

Study created by Christie.Wright@vermont.gov on 11/16/2022 at 4:45 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1330724864	555-175-10005	ADAMS IAN Location: 171 LEEWAY CIRCLE	ROUTE 2A LLC	0.48	6/19/2020	350,000	201,200	57.49			
L1325629440	555-175-10389	BONESTEEL LINDSAY Location: 60 BREEZY VALLEY LANE	IZZO FLORENCE	0.37	10/1/2020	552,500	532,500	96.38			
1002759232	555-175-10398	CRITES, ROBERT M Location: 90 BREEZY VALLEY LANE	SISSON, EDWARD R	0.38	5/20/2021	585,000	425,000	72.65			
458558528	555-175-10028	DANTZSCHER, ADAM Location: 7766 ROUTE 2A	RAYMOND J. BERARD RE...	0.67	6/24/2021	265,000	199,800	75.40			
1169013824	555-175-10225	DURKEE, AMANDA EVE Location: 151 LEEWAY CIRCLE	NEWMAN, RAYMOND W	0.71	12/7/2021	250,000	207,700	83.08			
L1424146432	555-175-10277	FLETCHER SARAH Location: 129 SHADY NOOK LANE	SOULE JR. CHARLES	0.76	3/22/2021	407,500	295,000	72.39			
L731029504	555-175-10262	GAY SR. JEFFREY Location: 43 LEEWAY CIRCLE	ROSARIO TRUST LINDA	0.76	2/18/2021	200,000	200,000	100.00			
L1320058880	555-175-10263	JENNY HANS Location: 785 FOREST ROAD	COHEN AMY	3.67	3/2/2020	452,000	418,400	92.57			
L217321472	555-175-10370	JOSH LETAW Location: 135 ACADIA LANE	WHITE RYAN	1.08	3/26/2021	565,000	438,100	77.54			
L1326612480	555-175-10427	KEENAN PATRICK Location: 55 APPLE BLOSSOM ROAD	ROUTE 2A LLC	0.68	8/19/2019	339,900	234,800	69.08			
L167149568	555-175-10393	MEACHAM JR. BRENT Location: 85 BREEZY VALLEY LANE	HAMDY GALAL	0.42	5/17/2019	465,000	384,900	82.77			
L316850176	555-175-10017	MUSTAPHA DAMILOLA Location: 7293 ROUTE 116	EVANS JOSEPH	1.68	3/24/2021	350,000	150,800	43.09			
L1745469440	555-175-10414	O'NEIL TRISTAN Location: 562 MARTEL LANE	OLVERA MICHELLE	1.83	4/24/2020	429,900	342,000	79.55			
2033536064	555-175-10133	PIERSON JR., DOUGLAS... Location: 500 WILLOW BROOK LANE	FOX FAMILY REVOCABLE...	3.00	7/30/2021	625,000	342,800	54.85			
L1723293696	555-175-10218	READ DARRELL Location: 18 LEEWAY CIRCLE	MORRIS DANIEL	0.53	6/14/2019	330,000	216,300	65.55			
L702496768	555-175-10020	RICH JUSTIN Location: 341 ROCKY RIDGE CIRCLE	ESTATE OF MARLYNE A....	0.94	7/6/2020	262,650	250,200	95.26			
2092256320	555-175-10263	RUHL, STEPHEN W Location: 785 FOREST ROAD	JENNY, HANS D	3.67	7/21/2021	630,000	418,400	66.41			
L753442816	555-175-10118	SCHRAG MATTHEW Location: 607 WILLOW BROOK LANE	NINA FRISCIA TRUSTEE...	3.70	3/6/2020	435,000	364,700	83.84			

**R1 - Residential with less than 6 acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1396941888	555-175-10416	SHAW, MICHAEL Location: 351 ACADIA LANE	GODBOUT, SCOTT C	2.00	5/21/2021	699,000	440,000	62.95			
L1011630080	555-175-10378	SWEM REBECCA Location: 10 BREEZY VALLEY LANE	LEBLANC MICHELLE	0.62	6/10/2020	460,000	318,100	69.15			
L1312985088	555-175-10382	TANDAN SARAH Location: 143 ACADIA LANE	CALVI RYAN	1.29	6/16/2020	500,000	434,400	86.88			
L96763904	555-175-10370	WHITE JESSICA Location: 135 ACADIA LANE	POULSEN DANA	1.08	5/21/2020	517,500	438,100	84.66			
L542900224	555-175-10371	WINTERS TOBIN Location: 40 BREEZY VALLEY LANE	GODBOUT JEFFREY	0.61	11/5/2019	484,900	355,100	73.23			
624616512	555-175-10409	ZITER, MICHAEL A Location: 80 BREEZY VALEY LANE	LUDWAR, MICHAEL M	0.37	4/23/2021	525,000	425,600	81.07			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>31.30</b>		<b>10,680,850</b>	<b>8,033,900</b>				

**R1 - Residential with less than 6 acres**

*Category Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See Sampling Error.*

Category Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals
24 Total Transactions	67.08 Low InterQuartile Value	70.95 Low 90% Value of Aggregate
445,035 Average Sales Price	84.45 High InterQuartile Value	79.49 High 90% Value of Aggregate
334,746 Average Listed Price	17.37 InterQuartile Range	75.22 Aggregate Ratio
76.08 Average Ratio		5.68% Sampling Error
76.47 Median Ratio	41.02 Value of Outlier Low Limit	0 Number of Low Outliers
43.09 Low Ratio	110.51 Value of Outlier High Limit	0 Number of High Outliers
100.00 High Ratio	14.96 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	136.57 Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.24 COD		
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
4% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

**R2 - Residential with 6 or more acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L627167232	555-175-10289	CARROLL JOHN Location: 171 MARTEL EXTENSION	STOWELL JANE	10.00	11/25/2019	530,000	462,200	87.21			
L1634672640	555-175-10172	JOHANSSON MICHAEL Location: 104 AYER ROAD	ROCHELEAU THOMAS	10.18	8/23/2019	474,000	381,400	80.46			
120669248	555-175-10227	WAHL, JASON S Location: 300 MARTEL LANE	SOLOMON, RICHARD J	11.98	4/30/2021	999,000	732,300	73.30			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>32.16</b>		<b>2,003,000</b>	<b>1,575,900</b>				

**R2 - Residential with 6 or more acres**

*Category Sample Invalid: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.*

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
3 Total Transactions	73.30	Low InterQuartile Value	66.46	Low 90% Value of Aggregate
667,667 Average Sales Price	87.21	High InterQuartile Value	90.90	High 90% Value of Aggregate
525,300 Average Listed Price	13.90	InterQuartile Range	78.68	Aggregate Ratio
80.32 Average Ratio			15.53%	Sampling Error
80.46 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
73.30 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
87.21 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
5.76 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**MHU - Mobile home un-landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1994175552	555-175-10061	AMPARO, CLAUDETTE Location: 607 HEMLOCK ROAD	DEVINO, MICHAEL	0.00	6/29/2021	29,000	29,000	100.00			
1641057344	555-175-10274	BROWN, DANIELLE Location: 82 BIRCH RD	BOVAT, CLYDE	0.00	7/1/2021	26,900	30,500	113.38			
162229312	555-175-10322	BUTCHINO, KELSEY Location: 165 HEMLOCK ROAD	CARDINAL, JEANNINE	0.00	9/15/2021	33,500	31,200	93.13			
L176111616	555-175-10204	COUTURE JOSEPH Location: 364 HEMLOCK RD	RICH JUSTIN	0.00	8/17/2020	41,500	41,500	100.00			
L1359613952	555-175-10162	GABORIAULT ERIK Location: 106 BIRCH ROAD	CONROY ANNMARIE	0.00	4/13/2020	35,000	39,100	111.71			
L1077542912	555-175-10260	GALIADA WANIDA Location: 494 HEMLOCK ROAD	RING II WAYNE	0.00	8/21/2020	33,000	31,800	96.36			
L103649280	555-175-10010	GLENBOWSKI GINA Location: 342 HEMLOCK ROAD	BOVAT CLYDE	0.00	11/10/2020	17,000	25,900	152.35	O	O	O
L1554599936	555-175-10031	KIRBY JEFFREY Location: 477 HEMLOCK ROAD	RAYMOND DYLAN	0.00	8/17/2020	32,000	32,800	102.50			
494655040	555-175-10099	LAFLEUR, MICHAEL Location: 440 HEMLOCK ROAD	BERMUDEZ, HERMAN	1.00	12/27/2021	34,000	31,900	93.82			
L562696192	555-175-10062	LIVINGSTON KEAGAN Location: 8055 ROUTE 2A	CARDINAL DAMIEN	0.00	12/24/2020	52,000	41,400	79.62			
L799522816	555-175-10369	LUSSIER BRAD Location: 87 CHESTNUT STREET	BUTLER NICOLE	0.00	6/1/2020	22,000	30,800	140.00		O	O
1298082880	555-175-10096	MARATIN, JORDAN A Location: 612 HEMLOCK ROAD	AUSTIN, RANDALL L	0.00	8/20/2021	28,000	30,500	108.93			
L606707712	555-175-10191	MARSH JOSHUA Location: 7861 ROUTE 2A	TUCKER (F/K/A LANDRY...	0.00	2/22/2021	34,000	40,700	119.71			
L383193088	555-175-10021	PURRINGTON TAYLOR Location: 554 HEMLOCK RD	MAXFIELD CURTIS	0.00	3/15/2021	29,500	28,700	97.29			
L296259584	555-175-10185	RIGOLI MICHALA Location: 8045 ROUTE 2A	BOVAT CLYDE	0.00	2/4/2021	28,000	28,400	101.43			
L705437696	555-175-10101	SINGER STEVE Location: 553 HEMLOCK ROAD	DONLEY CHRISTINA	0.00	8/5/2020	45,000	44,800	99.56			
302384192	555-175-10183	WHITTEN, DEBRA Location: 597 HEMLOCK ROAD	STARTARI, AMANDA	0.00	4/16/2021	58,000	43,400	74.83			
<b>Totals for MHU - Mobile home un-landed</b>				<b>1.00</b>		<b>578,400</b>	<b>582,400</b>				

**MHU - Mobile home un-landed**

*Category Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See Sampling Error.*

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
17 Total Transactions	95.09	Low InterQuartile Value	93.68 Low 90% Value of Aggregate
34,024 Average Sales Price	112.55	High InterQuartile Value	107.71 High 90% Value of Aggregate
34,259 Average Listed Price	17.46	InterQuartile Range	100.69 Aggregate Ratio
104.98 Average Ratio			6.97% Sampling Error
100.00 Median Ratio	68.91	Value of Outlier Low Limit	0 Number of Low Outliers
74.83 Low Ratio	138.73	Value of Outlier High Limit	2 Number of High Outliers
152.35 High Ratio	42.73	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	164.91	Value of Extreme High Limit	0 Number of High Extremes/Influentials
12.67 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
24% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			



**Class - Residential (R2, MHU, MHL, S1, S2, R1, O)**

*Town Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See Sampling Error.*

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
44 Total Transactions	73.25	Low InterQuartile Value	73.28 Low 90% Value of Aggregate
301,415 Average Sales Price	99.89	High InterQuartile Value	80.42 High 90% Value of Aggregate
231,641 Average Listed Price	26.64	InterQuartile Range	76.85 Aggregate Ratio
87.53 Average Ratio			4.65% Sampling Error
84.25 Median Ratio	33.29	Value of Outlier Low Limit	0 Number of Low Outliers
43.09 Low Ratio	139.85	Value of Outlier High Limit	2 Number of High Outliers
152.35 High Ratio	- 6.67	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.14 PRD (Regression Index)	179.81	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.74 COD			
5 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
11% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**Class - Commercial/Industrial (C, CA, I)**

*Town Sample **Invalid**: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.*

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
1 Total Transactions	66.65	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
325,000 Average Sales Price	66.65	High InterQuartile Value	0.00 High 90% Value of Aggregate
216,600 Average Listed Price	0.00	InterQuartile Range	66.65 Aggregate Ratio
66.65 Average Ratio			Sampling Error
66.65 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
66.65 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
66.65 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
0.00 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			



**Class - Farm/Vacant (W, M, F)**

*Town Sample **Invalid**: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.*

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
0 Total Transactions	0.00 Low InterQuartile Value		0.00 Low 90% Value of Aggregate
Average Sales Price	0.00 High InterQuartile Value		0.00 High 90% Value of Aggregate
Average Listed Price	0.00 InterQuartile Range		100.00 Aggregate Ratio
0.00 Average Ratio			Sampling Error
0.00 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
0.00 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
0.00 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
<b>COD</b>			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
N/A Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

All Sales (R1, R2, MHU, MHL, S1, S2, C, CA, I, F, W, M, O)

*Town Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See Sampling Error.*

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
45 Total Transactions	72.94 Low InterQuartile Value		73.09 Low 90% Value of Aggregate
301,939 Average Sales Price	99.78 High InterQuartile Value		80.12 High 90% Value of Aggregate
231,307 Average Listed Price	26.84 InterQuartile Range		76.61 Aggregate Ratio
87.07 Average Ratio			4.58% Sampling Error
83.84 Median Ratio	32.68 Value of Outlier Low Limit	0 Number of Low Outliers	15.00% Weighted Standard Deviation
43.09 Low Ratio	140.03 Value of Outlier High Limit	1 Number of High Outliers	
152.35 High Ratio	- 7.57 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.14 PRD (Regression Index)	180.29 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.87 COD			
5 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
11% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			