

Study created by Teri.Gildersleeve@vermont.gov on 12/12/2022 at 7:58 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2033090560	717-228-10017	ADACH THOMASZ Location: 320 SCHOOL STREET	CHALECKY JOHN	1.50	11/6/2020	150,000	103,400	68.93			
L1823006720	717-228-10080	BACON JAMES Location: 784 BALANCE ROCK ROAD	CONNOR BRIAN	1.00	11/19/2020	169,500	140,100	82.65			
L1439170560	717-228-10076	BATHALON THOMAS Location: 1465 VERMONT ROUTE 100	DESLANDES MARK	0.69	10/21/2019	160,000	156,500	97.81			
1907504192	717-228-10231	BULEY, DAVID Location: 1453 N. HILL ROAD	BROWNFIELD, JASON	3.43	6/11/2021	299,000	216,400	72.37			
L39124992	717-228-10260	CROWLEY TIMOTHY Location: 169 TAFT BROOK ROAD	VANAT NANCY	4.00	7/28/2020	164,900	154,100	93.45			
L232407040	717-228-10334	DEMERS DOUGLAS Location: 929 VERMONT ROUTE 100	DESLANDES MARK	0.39	6/28/2019	140,000	141,800	101.29			
1075723328	717-228-10497	ENGLISH, MARK STEWAR... Location: 2258 BUCK HILL ROAD	HUTSON PROPERTIES, I...	5.20	11/12/2021	160,000	140,800	88.00			
1133073472	717-228-10131	GOLDEN RULE INVESTME... Location: 195 VT ROUTE 242	MAIBAUM, STEPHEN J	4.60	5/28/2021	100,000	69,300	69.30			
1350196288	717-228-10339	GRACE, JENNIFER Location: 390 NORTH HILL ROAD	THOMAS C. SCHROCK ES...	2.03	10/14/2021	190,000	145,800	76.74			
L1151782912	717-228-10135	GREEN ANDREW Location: 1290 VT ROUTE 100	FALWORTH JOSEPH	1.00	10/13/2020	193,000	165,600	85.80			
L1673592832	717-228-10090	LABIER ZOE Location: 30 CHRISTMAS ROAD	CRAMER HANS	0.50	7/8/2019	163,500	153,600	93.94			
L1815678976	717-228-10324	LEYVA JUSTIN Location: 948 VT ROUTE 100	BATHALON EMILY	1.61	9/12/2019	182,000	181,000	99.45			
129569856	717-228-10372	PELLBRING, YARROW Location: 1102 KENNSION ROAD	BARRENGER, PAUL	1.50	5/21/2021	22,000	27,300	124.09			
L1209671680	717-228-10238	POTTER DOUGLAS Location: 22 FREEDOM DRIVE	BREAULT COREY	1.27	1/29/2021	270,000	230,800	85.48			
Totals for R1 - Residential with less than 6 acres				28.72		2,363,900	2,026,500				

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
14 Total Transactions	75.65	Low InterQuartile Value	80.70 Low 90% Value of Aggregate
168,850 Average Sales Price	98.22	High InterQuartile Value	90.76 High 90% Value of Aggregate
144,750 Average Listed Price	22.58	InterQuartile Range	85.73 Aggregate Ratio
88.52 Average Ratio			5.87% Sampling Error
86.90 Median Ratio	41.78	Value of Outlier Low Limit	0 Number of Low Outliers
68.93 Low Ratio	132.09	Value of Outlier High Limit	0 Number of High Outliers
124.09 High Ratio	7.92	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	165.95	Value of Extreme High Limit	0 Number of High Extremes/Influentials
12.88 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
14% 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
L1239433216	717-228-10284	BUTTAFUOCO CHRISTINE Location: 2770 VT ROUTE 100	LIDDY DENNIS	34.00	8/29/2019	268,000	308,700	115.19			
42586688	717-228-10346	CHRISTOPHER, JUSTIN Location: 2780 BUCK HILL ROAD	ESTATE OF RICHARD LO...	20.20	1/25/2022	170,000	152,200	89.53			
L1419186176	717-228-10018	DELISLE DENNIS Location: 1281 BUCK HILL ROAD	LG PROPERTIES LLC	21.25	3/24/2020	190,000	182,100	95.84			
L2020167680	717-228-10437	DIAZ CARMEN Location: 3375 VT ROUTE 100	BENSON BRENT	10.05	11/6/2020	42,000	59,100	140.71	O	O	O
L1421434880	717-228-10464	FILSKOV ROBERT Location: 850 NORTH HILL ROAD	AMYOT FOR MANOSH PRO...	6.93	11/4/2020	175,000	140,900	80.51			
L411680768	717-228-10064	KING JEFFREY Location: 2987 VT ROUTE 100	ESTATE OF ROGER HENR...	6.98	12/3/2020	155,000	147,500	95.16			
L3366912	717-228-10197	MORRISSETTE SASHA Location: 220 BUCK HILL ROAD	JACQUES JOHN	9.29	5/18/2020	35,000	26,400	75.43			
L600985600	717-228-10469	PICKETT GLENN Location: 1264 LOOP ROAD	MILLAR JR. WILLIAM	10.00	9/13/2019	299,900	253,500	84.53			
L1967931392	717-228-10358	RICHARDSON JR. DANIE... Location: 1074 VERMONT ROUTE 242	GOFF RONALD	6.29	12/4/2020	430,000	397,000	92.33			
693517376	717-228-10145	WITTEVEEN, DANIEL Location: 1462 BUCK HILL ROAD	WESTON, HELEN	20.20	11/1/2021	340,000	251,800	74.06			
Totals for R2 - Residential with 6 or more acres				145.19		2,104,900	1,919,200				

R2 - Residential with 6 or more 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
10 Total Transactions	79.24	Low InterQuartile Value	82.89 Low 90% Value of Aggregate
210,490 Average Sales Price	100.68	High InterQuartile Value	99.47 High 90% Value of Aggregate
191,920 Average Listed Price	21.44	InterQuartile Range	91.18 Aggregate Ratio
94.33 Average Ratio			9.09% Sampling Error
90.93 Median Ratio	47.09	Value of Outlier Low Limit	0 Number of Low Outliers
74.06 Low Ratio	132.83	Value of Outlier High Limit	1 Number of High Outliers
140.71 High Ratio	14.94	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	164.98	Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.87 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			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1848479744	717-228-10186	LAJEUNESSE JUSTIN Location: 264 BIRCH ROAD	SNYDER BRETT	0.50	7/24/2020	159,000	169,300	106.48			
L853086208	717-228-10138	SALAGAN PASCAL Location: 70 BIRCH ROAD	FISHER THOMAS	1.30	7/12/2019	255,000	253,500	99.41			
L1579855872	717-228-10056	SEGUIN SYLVAIN Location: 52 EVERGREEN LANE CHALET #25	MICHAUD ANTOINE	1.31	5/16/2019	106,384	167,800	157.73	O	O	
1236866112	717-228-10390	TETSILL, JOANNE H Location: 201 BIRCH ROAD	SEGUIN, SYLVAIN	0.50	5/28/2021	258,000	106,400	41.24			
691811392	717-228-10165	WEISS, COLLIN A Location: 31 EVERGREEN LANE	SEGUIN, SYLVAIN	1.00	4/26/2021	260,000	140,100	53.88			
23852096	717-228-10056	ZENAR, DEJAN Location: 52 EVERGREEN LANE	SEGUIN, SYLVAIN	1.31	7/20/2021	254,000	167,800	66.06			
Totals for S1 - Vacation home with less than 6 acres				5.92		1,292,384	1,004,900				

S1 - Vacation home with less than 6 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
6 Total Transactions	50.72 Low InterQuartile Value	52.85 Low 90% Value of Aggregate
215,397 Average Sales Price	119.29 High InterQuartile Value	102.66 High 90% Value of Aggregate
167,483 Average Listed Price	68.57 InterQuartile Range	77.76 Aggregate Ratio
87.47 Average Ratio		32.02% Sampling Error
82.74 Median Ratio	- 52.13 Value of Outlier Low Limit	0 Number of Low Outliers
41.24 Low Ratio	222.14 Value of Outlier High Limit	0 Number of High Outliers
157.73 High Ratio	- 154.98 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	324.99 Value of Extreme High Limit	0 Number of High Extremes/Influentials
40.78 COD		
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
17% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1005919296	717-228-10395	WILLIS FAMILY REV TR...	TURNER, DAVID	28.00	10/19/2021	145,000	155,300	107.10			
Location: 2227 BUCK HILL ROAD											

Totals for S2 - Seasonal home with 6 or more acres **28.00** **145,000** **155,300**

S2 - Seasonal home 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	
1 Total Transactions	107.10	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
145,000 Average Sales Price	107.10	High InterQuartile Value	0.00	High 90% Value of Aggregate
155,300 Average Listed Price	0.00	InterQuartile Range	107.10	Aggregate Ratio
107.10 Average Ratio				Sampling Error
107.10 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
107.10 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
107.10 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				

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1943453696	717-228-10195	BELISLE JASON Location: 1219 VT ROUTE 100	HAASE ANDREW	1.00	4/5/2019	240,000	250,500	104.38			

Totals for C - Commercial				1.00		240,000	250,500				
----------------------------------	--	--	--	-------------	--	----------------	----------------	--	--	--	--

C - Commercial

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	
1 Total Transactions	104.38	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
240,000 Average Sales Price	104.38	High InterQuartile Value	0.00	High 90% Value of Aggregate
250,500 Average Listed Price	0.00	InterQuartile Range	104.37	Aggregate Ratio
104.37 Average Ratio				Sampling Error
104.37 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
104.38 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
104.38 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			

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1261572672	717-228-10427	EASTMAN, CYRUS H	PROFERA, JOSEPH R	85.55	1/7/2022	95,000	71,300	75.05			
Location: 85.55 +/- ACRES OFF OF CRAWFORD TRAIL											

Totals for W - Woodland

85.55 95,000 71,300

W - Woodland

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
1 Total Transactions	75.05 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
95,000 Average Sales Price	75.05 High InterQuartile Value	0.00 High 90% Value of Aggregate
71,300 Average Listed Price	0.00 InterQuartile Range	75.05 Aggregate Ratio
75.05 Average Ratio		Sampling Error
75.05 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
75.05 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
75.05 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		

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1024303104	717-228-10443	BROOKES THOMAS Location: LOOP ROAD	CHIMILESKI ROBERT	63.62	7/31/2019	135,000	130,900	96.96			
230642240	717-228-10180	PAXMAN, KEVIN Location: VT ROUTE 100	DAVIS-PERRY, TERRIE	20.88	2/4/2022	65,000	51,800	79.69			
Totals for M - Miscellaneous				84.50		200,000	182,700				

M - Miscellaneous

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	
2 Total Transactions	79.69	Low InterQuartile Value	44.94	Low 90% Value of Aggregate
100,000 Average Sales Price	96.96	High InterQuartile Value	137.76	High 90% Value of Aggregate
91,350 Average Listed Price	17.27	InterQuartile Range	91.35	Aggregate Ratio
88.33 Average Ratio			50.80%	Sampling Error
88.33 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
79.69 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
96.96 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.97 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
9.78 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 - 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
31 Total Transactions	75.43 Low InterQuartile Value		80.43 Low 90% Value of Aggregate
190,522 Average Sales Price	99.45 High InterQuartile Value		92.47 High 90% Value of Aggregate
164,706 Average Listed Price	24.02 InterQuartile Range		86.45 Aggregate Ratio
90.79 Average Ratio			6.96% Sampling Error
89.53 Median Ratio	39.40 Value of Outlier Low Limit	0 Number of Low Outliers	
41.24 Low Ratio	135.48 Value of Outlier High Limit	2 Number of High Outliers	
157.73 High Ratio	3.36 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	171.52 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.56 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
10% 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	104.38	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
240,000 Average Sales Price	104.38	High InterQuartile Value	0.00 High 90% Value of Aggregate
250,500 Average Listed Price	0.00	InterQuartile Range	104.37 Aggregate Ratio
104.37 Average Ratio			Sampling Error
104.37 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
104.38 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
104.38 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
3 Total Transactions	75.05	Low InterQuartile Value	64.08 Low 90% Value of Aggregate
98,333 Average Sales Price	96.96	High InterQuartile Value	108.12 High 90% Value of Aggregate
84,667 Average Listed Price	21.91	InterQuartile Range	86.10 Aggregate Ratio
83.90 Average Ratio			25.57% Sampling Error
79.69 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
75.05 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
96.96 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.97 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
9.16 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			

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
35 Total Transactions	75.43 Low InterQuartile Value		81.44 Low 90% Value of Aggregate
184,034 Average Sales Price	99.45 High InterQuartile Value		92.77 High 90% Value of Aggregate
160,297 Average Listed Price	24.02 InterQuartile Range		87.10 Aggregate Ratio
90.59 Average Ratio			6.51% Sampling Error
89.53 Median Ratio	39.40 Value of Outlier Low Limit	0 Number of Low Outliers	20.64% Weighted Standard Deviation
41.24 Low Ratio	135.48 Value of Outlier High Limit	2 Number of High Outliers	
157.73 High Ratio	3.36 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	171.52 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
17.92 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
9% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			