

Study created by Christie.Wright@vermont.gov on 10/21/2022 at 9:33 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
715067968	003-001-10049	ANGRESS FAMILY TRUST Location: 224 CEDAR DRIVE	LINDSEY, MARY A	0.90	12/6/2021	1,200,000	895,000	74.58			
L1104633856	003-001-10569	BARBER TYLER Location: 458 TRI-TOWN ROAD	LEBEAU MICHAEL	2.60	11/25/2019	207,000	188,100	90.87			
1545392704	003-001-10349	BILSKY, LEE G Location: 3595 MOUNTAIN ROAD	MARTIN, JORGE	5.05	1/14/2022	530,000	421,900	79.60			
236769856	003-001-10657	BONE, JACOB R Location: 5693 VERMONT ROUTE 22A	LEUCK, CALEB	1.10	1/18/2022	332,000	230,300	69.37			
L272252928	003-001-10716	BURNHAM ELLA Location: 1817 ROUTE 17 EAST	HILL JESSICA	0.50	12/13/2019	215,000	217,100	100.98			
L59449344	003-001-10484	BUSHEY JOCELYN Location: 482 STILLMEADOW LANE	SNELL WILLIAM	0.42	5/31/2019	246,600	261,800	106.16			
L387387392	003-001-11065	BYRNE KATHRYN Location: 259 VALLEY VIEW DRIVE	DUBOIS JOSH	4.56	3/9/2020	395,000	360,800	91.34			
L1947668480	003-001-10119	CAMPBELL DEREK Location: 6303 GOODRICH CORNER ROAD	HOLLER GARRETT	1.00	1/28/2020	172,000	190,700	110.87			
L385032192	003-001-10559	COCHRANE ALEXANDER Location: 53 TRI TOWN ROAD	WULFF LETITIA ALLYSO...	3.40	11/8/2019	405,000	467,800	115.51			
L102383616	003-001-10579	CURTIS JAY Location: 820 TRI-TOWN ROAD	KINSON ANTHONY	0.44	10/4/2019	375,000	289,700	77.25			
673780800	003-001-10070	DURKEE, MATTHEW K Location: 294 ELM POINT ROAD	STONE, GARDNER B	1.10	5/28/2021	1,225,000	920,600	75.15			
176331840	003-001-10586	ELLIOTT, KATHLEEN Location: 1002 TRITOWN ROAD	ELM BAY, LLC	0.19	8/31/2021	540,000	296,500	54.91			
L1814487040	003-001-10677	ELMORE MICHAEL Location: 7323 VT ROUTE 22A	SULLIVAN THERESA	1.00	1/12/2021	185,000	167,000	90.27			
L1626234880	003-001-10560	EVANS DAVID Location: 131 TRI-TOWN ROAD	WAGER PRISCILLA	2.56	4/22/2019	267,500	290,900	108.75			
L544645120	003-001-10315	FURMANCHIN RYAN Location: 1417 MOUNTAIN ROAD	KELLY JR CHARLES	2.00	8/12/2020	219,000	201,200	91.87			
L394993664	003-001-10657	LEUCK CALEB Location: 5693 VERMONT ROUTE 22A	GODARD REYNALD	1.10	6/14/2019	259,000	230,300	88.92			
L2051645440	003-001-10049	LINDSEY MARY Location: 224 CEDAR DRIVE	LAUREYNS MARYANNE	0.90	11/19/2019	803,905	895,000	111.33			
L1991512064	003-001-10560	MARCEAU MARY Location: 131 TRITOWN ROAD	EVANS DAVID	2.56	10/22/2020	290,000	290,900	100.31			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1464138816	003-001-10236	MASBACK, OWEN Location: 3255 LAKE ROAD	COSTELLO, SEAN	3.16	12/8/2021	395,000	202,200	51.19			
L599818240	003-001-10685	MURPHY STEPHEN Location: 7718 VT ROUTE 22A	JOHNSON ELLA	1.77	6/30/2020	289,000	283,700	98.17			
1248169024	003-001-10457	NOLTING, ANNE C Location: 135 PHEASANT RUN LANE	KAVANAUGH, RICHARD J	0.69	6/30/2021	750,000	541,800	72.24			
L1822490624	003-001-10454	ORTMYER ROBERT Location: 49 PHEASANT RUN	ESTATE OF GEORGE L. ...	0.66	5/16/2019	260,000	272,000	104.62			
L892420096	003-001-10179	RAAB BARBARA Location: 836 JERSEY STREET SOUTH	BYSTRAK CYNTHIA	0.37	10/15/2020	185,000	175,900	95.08			
1963646016	003-001-10685	SCHENAWOLF, HAROLD Location: 7718 VT ROUTE 22A	MURPHY, STEPHEN	1.77	8/31/2021	345,000	283,700	82.23			
1053207616	003-001-10766	SCHUPP, ROBERT C Location: 6682 VERMONT ROUTE 125	GORDON K. HALDEMAN A...	0.93	8/20/2021	320,000	248,700	77.72			
L1038553088	003-001-10768	SUTTER JUDITH CATHER... Location: 6724 VT ROUTE 125	SHAW JR JAMES	0.28	1/21/2020	289,000	232,600	80.48			
915012672	003-001-11092	TIMERMAN, SUZANNE Location: 484 WHITFORD ROAD	MCGINLEY, W L	5.06	12/1/2021	520,000	294,000	56.54			
L110821376	003-001-10751	VINCENT MARC Location: 5856 ROUTE 125	STEWART JAMES	3.19	9/11/2020	494,500	547,600	110.74			
875056192	003-001-10755	WRIGHT, JORDY Location: 6272 VT ROUTE 125	RHEAL GEVRY, TRUSTEE...	3.00	7/30/2021	205,000	201,600	98.34			
Totals for R1 - Residential with less than 6 acres				52.26		11,919,505	10,099,400				

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
29 Total Transactions	76.20	Low InterQuartile Value	78.57 Low 90% Value of Aggregate
411,017 Average Sales Price	102.80	High InterQuartile Value	90.89 High 90% Value of Aggregate
348,255 Average Listed Price	26.59	InterQuartile Range	84.73 Aggregate Ratio
88.46 Average Ratio			7.27% Sampling Error
90.87 Median Ratio	36.31	Value of Outlier Low Limit	0 Number of Low Outliers
51.19 Low Ratio	142.69	Value of Outlier High Limit	0 Number of High Outliers
115.51 High Ratio	- 3.58	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	182.58	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.70 COD			
4 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
2094478400	003-001-10403	ANTHONY MARTELL, TRU... Location: 3634 OTTER CREEK ROAD	PRICE, JOSEPH S	10.18	7/1/2021	450,000	296,200	65.82			
L64749568	003-001-10637	AXTELL KAYLEIGH Location: 4792 VT RT 22A	GEVRY JR. RHEAL	9.73	8/21/2020	295,000	256,800	87.05			
L291704832	003-001-10257	BABCOCK CASEY Location: 4375 LAKE STREET	NOLAN TIMOTHY	10.07	11/23/2020	335,000	304,400	90.87			
L454156288	003-001-10187	BIRCHMORE JACOB Location: 1513 JERSEY STREET SOUTH	REED TODD	11.00	12/20/2019	240,000	239,700	99.88			
L2089652224	003-001-10544	BISHOP BRIAN Location: 520 TOWN HOUSE ROAD	PIERCE TYLER	10.10	8/7/2019	184,000	166,300	90.38			
L1388953600	003-001-10649	COUSINO JOSEPH Location: 5195 VERMONT ROUTE 22A	VAN ZYL DERRICK	11.75	11/18/2020	369,000	267,200	72.41			
L901840896	003-001-10259	DIEGO TUCKER Location: 4483 LAKE STREET	BAHRE THOMAS	31.00	11/1/2019	275,000	262,800	95.56			
L1371398144	003-001-10229	DUBOIS JOSHUA Location: 2931 LAKE STREET	HURLBURT ELIZABETH	34.20	6/11/2020	479,150	430,600	89.87			
L389615616	003-001-10362	GREENE MARY Location: 526 NORTONTOWN ROAD	BEDARD DANIEL	10.10	7/3/2019	190,000	186,600	98.21			
L267522048	003-001-10295	HILL JESSICA Location: 357 MOUNTAIN ROAD	5 TRILLIUM PARTNERS ...	15.18	12/13/2019	375,000	256,300	68.35			
L1018929152	003-001-10684	HOAGUE SHAWN Location: 7663 VT ROUTE 22A	GILBERT MARK	10.10	11/20/2020	236,000	187,400	79.41			
L1808306176	003-001-10130	KENNETT JOSHUA Location: 599 GRANDEY ROAD	HARTER JILL	10.50	7/6/2020	365,000	380,100	104.14			
L183181312	003-001-10903	LANDERMAN TRUST U/A ... Location: 301 WOLFE ROAD	BURNHAM DENNIS	11.42	7/27/2020	1,310,000	910,100	69.47			
1980087360	003-001-10110	MACH, JOHN P Location: 5783 GOODRICH CORNER ROAD	TISBERT, A. THOMAS	10.69	11/10/2021	670,000	248,100	37.03	O	O	
L2114158592	003-001-10229	MASSON ELIZABETH Location: 2931 LAKE STREET	LINDENMEYR TIMOTHY	34.20	6/26/2019	460,000	430,600	93.61			
L1741316096	003-001-10128	MOULTON JOSEPH Location: 377 GRANDEY ROAD	PARTRIDGE JEANNINE	10.10	9/24/2019	220,000	217,700	98.95			
L919502848	003-001-10358	PEIL WILLIAM Location: 155 NORTON TOWN ROAD	DESSUREAULT RONALD	10.25	1/29/2020	385,000	354,700	92.13			
L641273856	003-001-10357	PHILLIPS ARNE Location: 83 NORTON TOWN ROAD	LAROCHE KRISTA	11.65	6/14/2019	265,000	242,100	91.36			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1722768448	003-001-10370	NORTON, MATTHEW J Location: 880 NORTON TOWN ROAD	BARROWS, SR., KELLEY...	10.13	9/30/2021	110,000	106,200	96.55			

Totals for MHL - Mobile home landed				10.13		110,000	106,200				
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MHL - Mobile home landed

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	96.55	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
110,000 Average Sales Price	96.55	High InterQuartile Value	0.00	High 90% Value of Aggregate
106,200 Average Listed Price	0.00	InterQuartile Range	96.55	Aggregate Ratio
96.55 Average Ratio				Sampling Error
96.55 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
96.55 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
96.55 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			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1650404416	003-001-10093	ACER, LLC Location: 68 FISHER POINT ROAD SOUTH	ALLEN & OLSSON ADDIS...	0.49	8/6/2021	342,500	273,400	79.82			
L386551808	003-001-10528	BREITIGAN DENNIS Location: 56 TEN ACRE DRIVE	RUSSELL GARY	0.15	9/11/2020	82,500	71,500	86.67			
L1822367744	003-001-10447	KURAK KIM Location: 204 POTASH BAY	ELLYN MACK REVOCABLE...	0.21	6/26/2020	238,000	277,300	116.51			
781306944	003-001-10814	LIGHTFOOT, DEBORAH A Location: 7176 VERMONT ROUTE 17 WEST	BUCKMAN, JEFFREY B	1.94	7/27/2021	1,549,000	757,900	48.93			
1532279872	003-001-10481	REDMANN, MARK Location: 430 STILLMEADOW LANE	MERRIFIELD, THOMAS J	0.18	11/10/2021	379,900	230,200	60.59			
L1387208704	003-001-10091	THE BAYDEN ARMSTRONG... Location: 16 FISHER POINT SOUTH	CARRIGAN JOHN	0.47	7/26/2019	300,000	259,400	86.47			
L169598976	003-001-10052	WALTER KOENIG REVOCA... Location: 243 CEDAR DRIVE	GRECO LINDA	0.64	11/20/2019	121,600	122,600	100.82			
Totals for S1 - Vacation home with less than 6 acres				4.08		3,013,500	1,992,300				

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	
7 Total Transactions	60.59	Low InterQuartile Value	45.83	Low 90% Value of Aggregate
430,500 Average Sales Price	100.82	High InterQuartile Value	86.40	High 90% Value of Aggregate
284,614 Average Listed Price	40.23	InterQuartile Range	66.11	Aggregate Ratio
82.83 Average Ratio			30.69%	Sampling Error
86.47 Median Ratio	0.25	Value of Outlier Low Limit	0	Number of Low Outliers
48.93 Low Ratio	161.16	Value of Outlier High Limit	0	Number of High Outliers
116.51 High Ratio	- 60.09	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.25 PRD (Regression Index)	221.50	Value of Extreme High Limit	0	Number of High Extremes/Influentials
18.94 COD				
1	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			

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
59 Total Transactions	74.58 Low InterQuartile Value		75.41 Low 90% Value of Aggregate
414,257 Average Sales Price	98.95 High InterQuartile Value		86.75 High 90% Value of Aggregate
335,875 Average Listed Price	24.37 InterQuartile Range		81.08 Aggregate Ratio
86.34 Average Ratio			6.99% Sampling Error
90.38 Median Ratio	38.03 Value of Outlier Low Limit	1 Number of Low Outliers	
37.03 Low Ratio	135.51 Value of Outlier High Limit	0 Number of High Outliers	
116.51 High Ratio	1.47 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.06 PRD (Regression Index)	172.07 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.67 COD			
8 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			

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	88.43	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
420,000 Average Sales Price	88.43	High InterQuartile Value	0.00 High 90% Value of Aggregate
371,400 Average Listed Price	0.00	InterQuartile Range	88.43 Aggregate Ratio
88.43 Average Ratio			Sampling Error
88.43 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
88.43 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
88.43 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
1 Total Transactions	100.00 Low InterQuartile Value		0.00 Low 90% Value of Aggregate
73,000 Average Sales Price	100.00 High InterQuartile Value		0.00 High 90% Value of Aggregate
73,000 Average Listed Price	0.00 InterQuartile Range		100.00 Aggregate Ratio
100.00 Average Ratio			Sampling Error
100.00 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
100.00 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
100.00 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			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
100% 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
61 Total Transactions	74.87 Low InterQuartile Value		75.62 Low 90% Value of Aggregate
408,757 Average Sales Price	99.41 High InterQuartile Value		86.90 High 90% Value of Aggregate
332,148 Average Listed Price	24.55 InterQuartile Range		81.26 Aggregate Ratio
86.60 Average Ratio			6.94% Sampling Error
90.38 Median Ratio	38.05 Value of Outlier Low Limit	1 Number of Low Outliers	27.40% Weighted Standard Deviation
37.03 Low Ratio	136.24 Value of Outlier High Limit	0 Number of High Outliers	
116.51 High Ratio	1.22 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.07 PRD (Regression Index)	173.06 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.37 COD			
9 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
15% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			