

Study created by Christie.Wright@vermont.gov on 12/1/2022 at 4:21 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1362542592	006-002-10536	ANN'S SCHOOLHOUSELLC Location: 1393 SOUTH ALBANY ROAD	RUDD PAUL	0.20	5/8/2019	125,000	124,000	99.20			
97700928	006-002-10522	CLARK, TERRISA A Location: 43 OLD STREET	ROWELL, JASON	0.49	8/16/2021	156,000	168,000	107.69			
L767430656	006-002-10636	GOSSELIN LEATHER JEN... Location: 806 MAIN STREET	SCHNEIDER ANTHONY	0.76	5/2/2019	135,000	190,200	140.89	O	O	
L86507520	006-002-10058	GRICE CHRISTINA Location: 303 PRAY DRIVE	BURNHAM ERIC	4.90	9/18/2019	149,900	131,900	87.99			
373044288	006-002-10059	HOLDEN, WILLIAM Location: 855 MAIN STREET	MAYHEW, JASON	0.69	6/18/2021	159,000	133,800	84.15			
L1701281792	006-002-10087	JENNESS DONALD Location: 939 MAIN STREET	SUKKAEW CHETTA	0.82	7/2/2020	185,000	200,600	108.43			
L457211904	006-002-10509	MACHADO JR ROBERT Location: 690 MAIN STREET	RIVERS RICHARD	0.50	8/10/2020	110,000	148,000	134.55			
L1207046144	006-002-10404	MARTIN TANYA Location: 43 PRAY DRIVE	FOSTER JESSE	1.28	8/26/2019	155,000	186,900	120.58			
1923027520	006-002-10051	PROSTLER, RICHARD A Location: 1049 KINDGOM ROAD	MILLER, TREVOR	3.10	1/26/2022	110,000	86,500	78.64			
1770167360	006-002-10137	RIENDEAU, BRADLEY MA... Location: 3105 BARTON ROAD	RYAN, EDMUND B	4.00	10/7/2021	165,000	178,000	107.88			
L1924358144		TAYLOR HEIDI Location: VANCE ROAD E	LOUKES ALEXIS	1.00	10/23/2020	30,000	30,600	102.00			
L122593280	006-002-10538	WOOD MIANDA Location: 720 MAIN STREET	ZISSELSBERGER RONALD	2.50	2/22/2021	147,000	135,000	91.84			
Totals for R1 - Residential with less than 6 acres				20.24		1,626,900	1,713,500				

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	
12 Total Transactions	88.95	Low InterQuartile Value	96.05	Low 90% Value of Aggregate
135,575 Average Sales Price	117.54	High InterQuartile Value	114.60	High 90% Value of Aggregate
142,792 Average Listed Price	28.59	InterQuartile Range	105.32	Aggregate Ratio
105.32 Average Ratio			8.81%	Sampling Error
104.85 Median Ratio	46.07	Value of Outlier Low Limit	0	Number of Low Outliers
78.64 Low Ratio	160.43	Value of Outlier High Limit	0	Number of High Outliers
140.89 High Ratio	3.18	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	203.31	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.00 COD				
2 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				

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1147139136	006-002-10165	CUSANELLO, ANTHONY Location: 891 BARTON ROAD	DUCHESNEAU, PHILIP	10.11	7/20/2021	210,000	231,700	110.33			
L1466966016	006-002-10561	DAVIS ETHAN Location: 391 W BAILEY HAZEN ROAD	JACKSON JR ALFRED	44.30	8/26/2020	260,000	270,000	103.85			
1165581376	006-002-10025	DEWEILER, JENNIFER Location: 5139 CREEK ROAD	RICHARDSON, STERLING...	10.40	10/18/2021	300,000	274,900	91.63			
541097024	006-002-10135	FELDER, KEVIN D Location: 2015 CREEK ROAD	TETRAULT, SHARON	101.00	12/17/2021	420,000	304,200	72.43			
633277504	006-002-10697	FOX MULLER FAMILY 20... Location: 1356 BARTON ROAD	DILLON, DAVID S	13.14	8/2/2021	340,000	246,400	72.47			
L1156730880	006-002-10093	FRANKS ERIC Location: 963 CENTER HILL ROAD	CHAFFEE THOMAS	14.50	7/28/2020	160,000	173,900	108.69			
1430092864	006-002-10277	GILMAN, TRAVIS M Location: 376 DELANO ROAD	JONES, TONY SCOTT	35.20	1/7/2022	250,000	257,400	102.96			
1212185664	006-002-10241	HEINRICHS, PETER E Location: 1020 DELANO ROAD	HICKEY, JOSEPH	11.74	12/14/2021	299,900	177,600	59.22			
L64086016	006-002-10020	KUSMIT JEFFREY Location: 1591 HARTWELL POND ROAD	KOSTMAYER LARRY	31.00	1/29/2021	84,000	83,400	99.29			
1382386752	006-002-10030	LABOUNTY, ALEXANDER ... Location: 2146 CHAMBERLIN HILL ROAD	BEAUDRY, ALBERT	10.00	7/30/2021	215,000	224,700	104.51			
447908928	006-002-10589	LETCHER, SCOTT G Location: 410 SOUTH PITKIN ROAD	DAVID J. SOLOMON, TR...	117.95	7/29/2021	995,000	709,500	71.31			
166222912	006-002-10388	MAIRESSE, EMMANUEL Location: 5088 CREEK ROAD	SUDERMAN, BRIAN J	51.50	9/29/2021	439,000	264,700	60.30			
L1390874624	006-002-10090	MARRS TODD Location: 3192 BARTON ROAD	LONGEST ALFRED	14.60	6/27/2019	300,000	287,400	95.80			
L1926025216	006-002-10287	MORGAN TIMOTHY Location: 1375 SOUTH ALBANY ROAD	KINSEY ERWIN	14.00	11/3/2020	180,000	182,500	101.39			
L1520885760	006-002-10667	PAONESSA ANDREW Location: 2278 CENTEBAR ROAD	PATRICIA HALE WHITCO...	263.90	2/12/2021	430,000	396,300	92.16			
1761102912	006-002-10586	PARKER, DONNIE Location: 1204 DELANO ROAD	LAMELL, DAVID	42.00	8/17/2021	285,000	252,100	88.46			
487224384	006-002-10138	SPRINGER, JUDITH D Location: 3112 BARTON RD	NIELSEN, JOHN W	10.10	7/22/2021	371,000	210,900	56.85	O		
Totals for R2 - Residential with 6 or more acres				795.44		5,538,900	4,547,600				

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
17 Total Transactions	71.87	Low InterQuartile Value	74.68 Low 90% Value of Aggregate
325,818 Average Sales Price	103.40	High InterQuartile Value	89.53 High 90% Value of Aggregate
267,506 Average Listed Price	31.54	InterQuartile Range	82.10 Aggregate Ratio
87.74 Average Ratio			9.05% Sampling Error
92.16 Median Ratio	24.56	Value of Outlier Low Limit	0 Number of Low Outliers
56.85 Low Ratio	150.71	Value of Outlier High Limit	0 Number of High Outliers
110.33 High Ratio	- 22.74	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	198.01	Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.22 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
12% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L471801856	006-002-10218	RIVERS RICHARD Location: 59 PLEASANT VIEW DRIVE	GOODWIN SCOTT	0.29	11/6/2020	70,000	72,400	103.43			
L733528064	006-002-10613	SICELY GARRETT Location: 33 EDEN MOUNTAIN ROAD	THOMPSON LEONARD	10.20	9/29/2020	155,000	146,900	94.77			
Totals for MHL - Mobile home landed				10.49		225,000	219,300				

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	
2 Total Transactions	94.77	Low InterQuartile Value	74.47	Low 90% Value of Aggregate
112,500 Average Sales Price	103.43	High InterQuartile Value	120.46	High 90% Value of Aggregate
109,650 Average Listed Price	8.65	InterQuartile Range	97.47	Aggregate Ratio
99.10 Average Ratio			23.59%	Sampling Error
99.10 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
94.77 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
103.43 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
4.37 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			

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
115868224	006-002-10220	DRIVER, PAMELA Location: 1318 DELANO ROAD	ROWELL, ANDY	60.05	12/20/2021	145,000	118,500	81.72			
L948056064	006-002-10152	FOX CHAD Location: NORTH PITKIN ROAD	DESMARAIS RAYMOND	74.00	7/30/2019	105,000	109,700	104.48			
1569135680	006-002-10547	GIBSON, MICHAEL Location: 754 SOUTH PITKIN ROAD	SAXMAN, ANNA E	103.00	9/24/2021	215,000	188,400	87.63			
L386564096	006-002-10581	LABOUNTY JAMES Location: 109 CENETEBAR ROAD	STEELE FAMILY LIVING...	108.00	2/26/2021	160,000	173,300	108.31			
1069974592	006-002-10548	MOORE, PETER Location: 822 CENTEBAR ROAD	SAYARATH, BOUAKETH	16.10	4/20/2021	119,000	102,100	85.80			

Totals for S2 - Seasonal home with 6 or more acres **361.15** **744,000** **692,000**

S2 - Seasonal home 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	
5 Total Transactions	83.76	Low InterQuartile Value	82.29	Low 90% Value of Aggregate
148,800 Average Sales Price	106.39	High InterQuartile Value	103.73	High 90% Value of Aggregate
138,400 Average Listed Price	22.63	InterQuartile Range	93.01	Aggregate Ratio
93.59 Average Ratio			11.53%	Sampling Error
87.63 Median Ratio	49.81	Value of Outlier Low Limit	0	Number of Low Outliers
81.72 Low Ratio	140.34	Value of Outlier High Limit	0	Number of High Outliers
108.31 High Ratio	15.86	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	174.29	Value of Extreme High Limit	0	Number of High Extremes/Influentials
10.33 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			

F - Farm

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L272912384	006-002-10787	BAKER CHESTER Location: 1001 VT ROUTE 14 S	REED ALLEN	178.97	12/4/2019	270,000	286,200	106.00			
L938205184	006-002-10088	CRAFTS ADAM Location: 696 KINGDOM ROAD	KOSCHAK DAVID ALLEN	25.30	6/24/2019	165,000	175,600	106.42			
Totals for F - Farm				204.27		435,000	461,800				

F - Farm

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	106.00	Low InterQuartile Value	104.97	Low 90% Value of Aggregate
217,500	Average Sales Price	106.42	High InterQuartile Value	107.35	High 90% Value of Aggregate
230,900	Average Listed Price	0.42	InterQuartile Range	106.16	Aggregate Ratio
106.21	Average Ratio			1.12%	Sampling Error
106.21	Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
106.00	Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
106.42	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
0.20	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
L1077731328	006-002-10083	BRAUN AMY Location: HARTWELL POND ROAD	CAVANAGH PATRICIA	20.00	3/15/2021	35,000	41,100	117.43			
1855918656	006-002-10463	HARVEY, DANA R Location: BARTON ROAD	PERKINS, JONATHAN J	22.20	2/10/2022	45,000	51,900	115.33			
L726417408	006-002-10050	MACLURE DANIEL Location: NORTH JOHNSON ROAD	THE VICTOR AND HELEN...	332.29	12/31/2020	257,000	278,000	108.17			
Totals for W - Woodland				374.49		337,000	371,000				

W - Woodland

Category Sample Invalid : 90% confident that true aggregate ratio is <u>not</u> within 10% of sample ratio. See Sampling Error.											
Category Statistics			Limits Established by Original Sales Data				Ratios/Confidence Intervals				
3	Total Transactions		108.17	Low	InterQuartile Value		104.00	Low	90% Value of Aggregate		
112,333	Average Sales Price		117.43	High	InterQuartile Value		116.18	High	90% Value of Aggregate		
123,667	Average Listed Price		9.26	InterQuartile Range			110.09	Aggregate Ratio			
113.64	Average Ratio						5.53%	Sampling Error			
115.33	Median Ratio		0.00	Value of Outlier Low Limit		0	Number of Low Outliers				
108.17	Low Ratio		0.00	Value of Outlier High Limit		0	Number of High Outliers				
117.43	High Ratio		0.00	Value of Extreme Low Limit		0	Number of Low Extremes/Influentials				
1.03	PRD (Regression Index)		0.00	Value of Extreme High Limit		0	Number of High Extremes/Influentials				
2.68	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
L1106255872	006-002-10753	BYRNES LIA Location: CHAMBERLIN HILL ROAD	DRIVER JR. WILLIAM	6.86	2/5/2021	33,000	32,200	97.58			
1008065600	006-002-10637	COLUMBIA, BROCK G Location: 3614 VT ROUTE 14N	SKINNER, EDWARD SR	6.00	10/21/2021	52,500	56,500	107.62			
L430825472	006-002-10816	DVORAK PAVEL Location: WEST DANIELS ROAD	PETERCUSKIE JANE	30.26	7/3/2019	60,000	54,200	90.33			
L1681866752	006-002-10738	KATZENBACH CLARK Location: 699 MAIN STREET	POTTER GARY	2.86	12/1/2020	48,000	55,200	115.00			
L1212014592	006-002-10244	KEGLOR MARTHA-JAYNE Location: 2693 BARTON ROAD	SHEDD RAYMOND	42.00	8/7/2020	73,000	68,800	94.25			
1670663232	006-002-10811	LEFEBVRE, KIERAN Location: MAXFIELD ROAD	MARSH, PAMELA	10.10	7/13/2021	22,900	35,100	153.28	O	O	
Totals for M - Miscellaneous				98.08		289,400	302,000				

M - Miscellaneous

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	
6 Total Transactions	93.27	Low InterQuartile Value	91.99	Low 90% Value of Aggregate
48,233 Average Sales Price	124.57	High InterQuartile Value	116.72	High 90% Value of Aggregate
50,333 Average Listed Price	31.30	InterQuartile Range	104.35	Aggregate Ratio
109.67 Average Ratio			11.85%	Sampling Error
102.60 Median Ratio	46.32	Value of Outlier Low Limit	0	Number of Low Outliers
90.33 Low Ratio	171.52	Value of Outlier High Limit	0	Number of High Outliers
153.28 High Ratio	- 0.63	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	218.47	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.23 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	
36	Total Transactions	84.56	Low InterQuartile Value	81.87	Low 90% Value of Aggregate
225,967	Average Sales Price	106.90	High InterQuartile Value	94.46	High 90% Value of Aggregate
199,233	Average Listed Price	22.33	InterQuartile Range	88.17	Aggregate Ratio
95.04	Average Ratio			7.13%	Sampling Error
97.50	Median Ratio	51.06	Value of Outlier Low Limit	0	Number of Low Outliers
56.85	Low Ratio	140.40	Value of Outlier High Limit	1	Number of High Outliers
140.89	High Ratio	17.56	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.08	PRD (Regression Index)	173.90	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.68	COD				
4	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
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
COD			
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			

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

*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	
11	Total Transactions	97.58	Low InterQuartile Value	103.64	Low 90% Value of Aggregate
96,491	Average Sales Price	115.33	High InterQuartile Value	110.20	High 90% Value of Aggregate
103,164	Average Listed Price	17.76	InterQuartile Range	106.92	Aggregate Ratio
110.13	Average Ratio			3.07%	Sampling Error
107.62	Median Ratio	70.94	Value of Outlier Low Limit	0	Number of Low Outliers
90.33	Low Ratio	141.97	Value of Outlier High Limit	1	Number of High Outliers
153.28	High Ratio	44.30	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03	PRD (Regression Index)	168.61	Value of Extreme High Limit	0	Number of High Extremes/Influentials
9.68	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	
47	Total Transactions	87.99	Low InterQuartile Value	84.38	Low 90% Value of Aggregate
195,664	Average Sales Price	108.17	High InterQuartile Value	96.29	High 90% Value of Aggregate
176,749	Average Listed Price	20.18	InterQuartile Range	90.33	Aggregate Ratio
98.57	Average Ratio			6.60%	Sampling Error
101.39	Median Ratio	57.72	Value of Outlier Low Limit	1	Number of Low Outliers
56.85	Low Ratio	138.44	Value of Outlier High Limit	2	Number of High Outliers
153.28	High Ratio	27.45	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.09	PRD (Regression Index)	168.71	Value of Extreme High Limit	0	Number of High Extremes/Influentials
13.93	COD				
4	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				