

Study created by Christie.Wright@vermont.gov on 11/1/2022 at 8:56 PM.

R1 - Residential with less than 6 acres

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|---|---------------|--|---------------------|--------------|------------|------------------|------------------|--------|---|---|-----|
| | 018-006-10115 | APPRAISAL Location: 19 MILLER ROAD | | 1.60 | 3/31/2021 | 173,000 | 170,300 | 98.44 | | | |
| | 018-006-10116 | APPRAISAL Location: 84 BROOKLINE ROAD | | 1.90 | 3/31/2021 | 215,400 | 212,100 | 98.47 | | | |
| 528174144 | 018-006-10107 | BAILY, KATHRYN Location: 5 MEETINGHOUSE ROAD | LAVOIE, BRIAN K | 3.20 | 8/31/2021 | 160,000 | 103,500 | 64.69 | | | |
| 112458816 | 018-006-10129 | KENDALL, KIA Location: 229 BROOKLINE ROAD | MACINTYRE, ANDREW D | 3.07 | 12/30/2021 | 182,500 | 160,000 | 87.67 | | | |
| 1764000320 | 018-006-10163 | LAPOSTA, DAVID Location: 320 BROOKLINE ROAD | GRINDLAY, JEFFREY C | 0.23 | 12/29/2021 | 125,000 | 42,600 | 34.08 | | | |
| 1967361088 | 018-006-10093 | MARTINEZ, THOMAS W Location: 103 VALLEY CEMETERY ROAD | HOPKINS, CHESTER L | 10.00 | 7/16/2021 | 260,000 | 203,000 | 78.08 | | | |
| L1097334784 | 018-006-10276 | WADSWORTH STEPHEN TR... Location: 464 BROOKLINE ROAD | DUNPHY SEAMUS | 4.94 | 10/1/2020 | 140,000 | 83,200 | 59.43 | | | |
| 884032576 | 018-006-10098 | WICKER, ZECHARIAH Location: 22 VERMONT ROUTE 35 | JENNESS, CAROLYN T | 2.00 | 5/12/2021 | 182,500 | 201,700 | 110.52 | | | |
| Totals for R1 - Residential with less than 6 acres | | | | 26.94 | | 1,438,400 | 1,176,400 | | | | |

R1 - Residential 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 |
|---|---|--|
| 8 Total Transactions | 60.74 Low InterQuartile Value | 68.33 Low 90% Value of Aggregate |
| 179,800 Average Sales Price | 98.46 High InterQuartile Value | 95.24 High 90% Value of Aggregate |
| 147,050 Average Listed Price | 37.72 InterQuartile Range | 81.79 Aggregate Ratio |
| 78.92 Average Ratio | | 16.44% Sampling Error |
| 82.87 Median Ratio | 4.17 Value of Outlier Low Limit | 0 Number of Low Outliers |
| 34.08 Low Ratio | 155.04 Value of Outlier High Limit | 0 Number of High Outliers |
| 110.52 High Ratio | - 52.41 Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials |
| 0.96 PRD (Regression Index) | 211.61 Value of Extreme High Limit | 0 Number of High Extremes/Influentials |
| 23.96 COD | | |
| 2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | |
| 25% 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 |
|---|---------------|---|-------------------------|---------------|------------|------------------|------------------|--------|---|---|-----|
| | 018-006-10044 | APPRAISAL Location: 142 REED ROAD | | 10.00 | 3/31/2021 | 234,000 | 235,800 | 100.77 | | | |
| | 018-006-10003 | APPRAISAL Location: 23 WALKER ROAD | | 58.85 | 3/31/2021 | 375,400 | 361,500 | 96.30 | | | |
| | 018-006-10176 | APPRAISAL Location: 144 REED ROAD | | 10.00 | 3/31/2021 | 269,900 | 272,500 | 100.96 | | | |
| L1399885824 | 018-006-10258 | BERMAN MARK Location: 416 VERMONT RTE 35 | WIMBERLEY DEBORAH | 43.77 | 2/8/2021 | 276,000 | 314,400 | 113.91 | | | |
| 2072747072 | 018-006-10266 | GRIFFIN, JONATHAN R Location: 148 REED ROAD | THE ZETTERGREN LIVIN... | 10.00 | 10/6/2021 | 319,000 | 258,100 | 80.91 | | | |
| L1159667712 | 018-006-10042 | GUGLIOTTI CHRISTOPHE... Location: 118 VALLEY CEMETERY ROAD | SALOTTOLO RIED | 14.30 | 9/30/2020 | 165,000 | 183,900 | 111.45 | | | |
| 299695168 | 018-006-10042 | MOONEY, MARGARET Location: 118 VALLEY CEMETERY ROAD | GUGLIOTTI, CHRISTOPH... | 14.30 | 1/6/2022 | 245,000 | 183,900 | 75.06 | | | |
| 1048329280 | 018-006-10011 | PHILLIPS, ANDREA Location: 248 BROOKLINE ROAD | LARKIN, RACHAEL C | 50.00 | 10/21/2021 | 425,000 | 287,800 | 67.72 | | | |
| L1475510272 | 018-006-10251 | ROZAMUS JR. TRUSTEE ... Location: 193 ROUTE 35 | WEISS PETER | 40.42 | 8/13/2020 | 469,000 | 369,800 | 78.85 | | | |
| L777986048 | 018-006-10057 | SANCHEZ-ARTU LUIS Location: 126 BROOKLINE ROAD | BINGHAM CAROL | 21.10 | 7/27/2020 | 266,770 | 284,500 | 106.65 | | | |
| L1770225664 | 018-006-10135 | SHEA MATTHEW Location: 7 GROUT ROAD | MASCIA JOSEPH | 53.00 | 11/12/2020 | 279,000 | 166,400 | 59.64 | | | |
| Totals for R2 - Residential with 6 or more acres | | | | 325.74 | | 3,324,070 | 2,918,600 | | | | |

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 |
|---|---|-----------------------------|--|
| 11 Total Transactions | 75.06 | Low InterQuartile Value | 78.60 Low 90% Value of Aggregate |
| 302,188 Average Sales Price | 106.65 | High InterQuartile Value | 97.01 High 90% Value of Aggregate |
| 265,327 Average Listed Price | 31.58 | InterQuartile Range | 87.80 Aggregate Ratio |
| 90.20 Average Ratio | | | 10.49% Sampling Error |
| 96.30 Median Ratio | 27.68 | Value of Outlier Low Limit | 0 Number of Low Outliers |
| 59.64 Low Ratio | 154.02 | Value of Outlier High Limit | 0 Number of High Outliers |
| 113.91 High Ratio | - 19.69 | Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials |
| 1.03 PRD (Regression Index) | 201.40 | Value of Extreme High Limit | 0 Number of High Extremes/Influentials |
| 16.20 COD | | | |
| 2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |
| 18% 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 |
|------------|---------------|--|-------------|-------|-----------|------------|--------------|--------|---|---|-----|
| L835702784 | 018-006-10301 | LUFRANO JOSEPH Location: BEMIS ROAD | CLOUGH JOHN | 1.72 | 12/7/2020 | 85,500 | 99,600 | 116.49 | | | |

| | | | | | | | | | | | |
|--|--|--|--|-------------|--|---------------|---------------|--|--|--|--|
| Totals for MHL - Mobile home landed | | | | 1.72 | | 85,500 | 99,600 | | | | |
|--|--|--|--|-------------|--|---------------|---------------|--|--|--|--|

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 | 116.49 | Low InterQuartile Value | 0.00 | Low 90% Value of Aggregate |
| 85,500 Average Sales Price | 116.49 | High InterQuartile Value | 0.00 | High 90% Value of Aggregate |
| 99,600 Average Listed Price | 0.00 | InterQuartile Range | 116.49 | Aggregate Ratio |
| 116.49 Average Ratio | | | | Sampling Error |
| 116.49 Median Ratio | 0.00 | Value of Outlier Low Limit | 0 | Number of Low Outliers |
| 116.49 Low Ratio | 0.00 | Value of Outlier High Limit | 0 | Number of High Outliers |
| 116.49 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 |
|-------------------------------------|---------------|--|------------------|--------------|-----------|----------------|----------------|--------|---|---|-----|
| L1547304960 | 018-006-10157 | NOEL WILLIAM Location: 19 MEETINGHOUSE ROAD | PULITANO DOMINIC | 54.00 | 8/13/2020 | 65,000 | 82,400 | 126.77 | | | |
| L1864830976 | 018-006-10147 | WALKER TERENCE Location: LOT 13 OLD COUNTY ROAD | MOOSLIN MICHAEL | 26.95 | 12/6/2019 | 54,900 | 51,000 | 92.90 | | | |
| Totals for M - Miscellaneous | | | | 80.95 | | 119,900 | 133,400 | | | | |

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 | 92.90 | Low InterQuartile Value | 8.46 | Low 90% Value of Aggregate |
| 59,950 Average Sales Price | 126.77 | High InterQuartile Value | 214.06 | High 90% Value of Aggregate |
| 66,700 Average Listed Price | 33.87 | InterQuartile Range | 111.26 | Aggregate Ratio |
| 109.83 Average Ratio | | | 92.40% | Sampling Error |
| 109.83 Median Ratio | 0.00 | Value of Outlier Low Limit | 0 | Number of Low Outliers |
| 92.90 Low Ratio | 0.00 | Value of Outlier High Limit | 0 | Number of High Outliers |
| 126.77 High Ratio | 0.00 | Value of Extreme Low Limit | 0 | Number of Low Extremes/Influentials |
| 0.99 PRD (Regression Index) | 0.00 | Value of Extreme High Limit | 0 | Number of High Extremes/Influentials |
| 15.42 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 |
|---|---|--|-----------------------------------|
| 20 Total Transactions | 69.55 Low InterQuartile Value | | 79.57 Low 90% Value of Aggregate |
| 242,399 Average Sales Price | 105.23 High InterQuartile Value | | 93.48 High 90% Value of Aggregate |
| 209,730 Average Listed Price | 35.67 InterQuartile Range | | 86.52 Aggregate Ratio |
| 87.00 Average Ratio | | | 8.04% Sampling Error |
| 91.98 Median Ratio | 16.05 Value of Outlier Low Limit | 0 Number of Low Outliers | |
| 34.08 Low Ratio | 158.73 Value of Outlier High Limit | 0 Number of High Outliers | |
| 116.49 High Ratio | - 37.46 Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials | |
| 1.01 PRD (Regression Index) | 212.24 Value of Extreme High Limit | 0 Number of High Extremes/Influentials | |
| 19.99 COD | | | |
| 4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |
| 20% 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 **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 |
|--|---|--|------------------------------------|
| 2 Total Transactions | 92.90 Low InterQuartile Value | | 8.46 Low 90% Value of Aggregate |
| 59,950 Average Sales Price | 126.77 High InterQuartile Value | | 214.06 High 90% Value of Aggregate |
| 66,700 Average Listed Price | 33.87 InterQuartile Range | | 111.26 Aggregate Ratio |
| 109.83 Average Ratio | | | 92.40% Sampling Error |
| 109.83 Median Ratio | 0.00 Value of Outlier Low Limit | 0 Number of Low Outliers | |
| 92.90 Low Ratio | 0.00 Value of Outlier High Limit | 0 Number of High Outliers | |
| 126.77 High Ratio | 0.00 Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials | |
| 0.99 PRD (Regression Index) | 0.00 Value of Extreme High Limit | 0 Number of High Extremes/Influentials | |
| 15.42 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 |
|---|---|-----------------------------|--|
| 22 Total Transactions | 73.23 | Low InterQuartile Value | 80.29 Low 90% Value of Aggregate |
| 225,812 Average Sales Price | 107.61 | High InterQuartile Value | 93.95 High 90% Value of Aggregate |
| 196,727 Average Listed Price | 34.39 | InterQuartile Range | 87.12 Aggregate Ratio |
| 89.08 Average Ratio | | | 7.84% Sampling Error |
| 94.60 Median Ratio | 21.64 | Value of Outlier Low Limit | 0 Number of Low Outliers |
| 34.08 Low Ratio | 159.20 | Value of Outlier High Limit | 0 Number of High Outliers |
| 126.77 High Ratio | - 29.94 | Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials |
| 1.02 PRD (Regression Index) | 210.78 | Value of Extreme High Limit | 0 Number of High Extremes/Influentials |
| 19.30 COD | | | |
| 4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |
| 18% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |