

Study created by Christie.Wright@vermont.gov on 10/2/2022 at 8:45 PM.

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L45203456	048-014-10280	CAREAU SCOTT Location: 1048 BACK ROAD	JOHNSON RAY	2.50	5/13/2019	122,000	141,600	116.07			
2126574144	048-014-10220	FULLER, RODNEY L Location: 555 BOG ROAD	STYGLES, DAVID	4.11	2/14/2022	340,000	248,800	73.18			
L319488000	048-014-10066	JASON CASTONGUAY Location: 1447 VT ROUTE 118	BOISSONEAULT JASON	1.58	10/2/2019	169,000	205,600	121.66			
1224154176	048-014-10284	LEIKERT, MARGOT Location: 324 LARAWAY MOUNTAIN ROAD	MARSH, JAY K	4.40	9/28/2021	305,000	289,500	94.92			
L504889344	048-014-10125	MCFADDEN MARISSA Location: 2896 VT ROUTE 109	BUGBEE ALLEN	0.80	11/4/2020	129,900	142,900	110.01			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>13.39</b>		<b>1,065,900</b>	<b>1,028,400</b>				

**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	
5 Total Transactions	84.05	Low InterQuartile Value	76.03	Low 90% Value of Aggregate
213,180 Average Sales Price	118.86	High InterQuartile Value	116.94	High 90% Value of Aggregate
205,680 Average Listed Price	34.81	InterQuartile Range	96.48	Aggregate Ratio
103.16 Average Ratio			21.21%	Sampling Error
110.01 Median Ratio	31.83	Value of Outlier Low Limit	0	Number of Low Outliers
73.18 Low Ratio	171.08	Value of Outlier High Limit	0	Number of High Outliers
121.66 High Ratio	- 20.39	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	223.30	Value of Extreme High Limit	0	Number of High Extremes/Influentials
12.66 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			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
786979904	048-014-10108	CARDINAL, MASON Location: 1041 VT ROUTE 118 NORTH	COTE, TREY C	6.00	10/1/2021	245,000	196,900	80.37			
L1055924224	048-014-10247	CHEVRIER JR. ARMAND Location: 881 VT ROUTE 118N	TANNER ROBERT	58.32	1/20/2021	270,000	360,000	133.33			
L1134166016	048-014-10108	COTE TREY Location: 1041 ROUTE 118	ANASTACIO MATTHEW	6.00	3/6/2020	177,000	196,900	111.24			
L1177673728	048-014-10019	CURRAN KATHRYN Location: 259 LARAWAY MOUNTAIN ROAD	BARRY MICHAEL	30.40	3/24/2021	399,000	421,700	105.69			
1074768448	048-014-10059	NOWELL, PAUL Location: 70 VERMONT ROUTE 118	BURLESON, BERT A	6.89	3/18/2022	335,000	290,400	86.69			
L762216448	048-014-10252	ST. AMOUR TIRRELL Location: 3385 VT ROUTE 109	GIRR DAVID	8.50	7/27/2020	225,000	311,600	138.49			
973993024	048-014-10114	TRIPP, DONALD J Location: 750 VT RTE 109	NOLAN, KEVIN A	11.40	7/23/2021	404,000	398,600	98.66			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>127.51</b>		<b>2,055,000</b>	<b>2,176,100</b>				

**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	
7 Total Transactions	86.69	Low InterQuartile Value	92.57	Low 90% Value of Aggregate
293,571 Average Sales Price	133.33	High InterQuartile Value	119.22	High 90% Value of Aggregate
310,871 Average Listed Price	46.65	InterQuartile Range	105.89	Aggregate Ratio
107.78 Average Ratio			12.59%	Sampling Error
105.69 Median Ratio	16.72	Value of Outlier Low Limit	0	Number of Low Outliers
80.37 Low Ratio	203.30	Value of Outlier High Limit	0	Number of High Outliers
138.49 High Ratio	- 53.25	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	273.27	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.86 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			

**S1 - Vacation home with less than 6 acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1521377280	048-014-10208	SOUZA PAUL Location: 345 LAWRENCE ROAD	REMILLARD JUSTIN	1.00	9/27/2019	23,500	33,900	144.26			
277146688	048-014-10166	TINDALL, STEVEN L Location: 0 VT ROUTE 109	RUBLEE, PAUL F	0.40	9/15/2021	65,000	80,100	123.23			
<b>Totals for S1 - Vacation home with less than 6 acres</b>				<b>1.40</b>		<b>88,500</b>	<b>114,000</b>				

**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	
2 Total Transactions	123.23	Low InterQuartile Value	79.07	Low 90% Value of Aggregate
44,250 Average Sales Price	144.26	High InterQuartile Value	178.56	High 90% Value of Aggregate
57,000 Average Listed Price	21.02	InterQuartile Range	128.81	Aggregate Ratio
133.74 Average Ratio			38.62%	Sampling Error
133.74 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
123.23 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
144.26 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
7.86 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
L624168960	048-014-10329	HECO KENAN Location: LOT B BOG ROAD	DAVID STYGLES	10.25	6/11/2020	48,000	49,300	102.71			
651320384	048-014-10156	NICKERSON, STEPHEN Location: 90 BOG ROAD	LOUCKS, BRIAN	11.80	10/21/2021	80,000	82,900	103.63			
<b>Totals for M - Miscellaneous</b>				<b>22.05</b>		<b>128,000</b>	<b>132,200</b>				

**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	
2 Total Transactions	102.71	Low InterQuartile Value	100.62	Low 90% Value of Aggregate
64,000 Average Sales Price	103.62	High InterQuartile Value	105.94	High 90% Value of Aggregate
66,100 Average Listed Price	0.92	InterQuartile Range	103.28	Aggregate Ratio
103.17 Average Ratio			2.58%	Sampling Error
103.17 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
102.71 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
103.62 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
0.44 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
14 Total Transactions	92.86	Low InterQuartile Value	93.45 Low 90% Value of Aggregate
229,243 Average Sales Price	125.76	High InterQuartile Value	113.35 High 90% Value of Aggregate
237,036 Average Listed Price	32.90	InterQuartile Range	103.40 Aggregate Ratio
109.84 Average Ratio			9.62% Sampling Error
110.63 Median Ratio	43.52	Value of Outlier Low Limit	0 Number of Low Outliers
73.18 Low Ratio	175.10	Value of Outlier High Limit	0 Number of High Outliers
144.26 High Ratio	- 5.83	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	224.45	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.42 COD			
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
7%	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	
<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			

**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
2 Total Transactions	102.71	Low InterQuartile Value	100.61 Low 90% Value of Aggregate
64,000 Average Sales Price	103.62	High InterQuartile Value	105.96 High 90% Value of Aggregate
66,100 Average Listed Price	0.92	InterQuartile Range	103.28 Aggregate Ratio
103.17 Average Ratio			2.59% Sampling Error
103.17 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
102.71 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
103.62 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
0.44 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
16 Total Transactions	95.85 Low InterQuartile Value		93.91 Low 90% Value of Aggregate
208,588 Average Sales Price	122.84 High InterQuartile Value		112.88 High 90% Value of Aggregate
215,669 Average Listed Price	26.98 InterQuartile Range		103.39 Aggregate Ratio
109.01 Average Ratio			9.18% Sampling Error
107.85 Median Ratio	55.38 Value of Outlier Low Limit	0 Number of Low Outliers	22.31% Weighted Standard Deviation
73.18 Low Ratio	163.31 Value of Outlier High Limit	0 Number of High Outliers	
144.26 High Ratio	14.91 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	203.79 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
14.63 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
6% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			