

Study created by Christie.Wright@vermont.gov on 10/21/2022 at 7:07 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L126275584	054-016-10054	BERMAN ESTHER Location: 1779 RT 144	BENNETT JR CRAIG	2.20	4/5/2019	80,000	88,500	110.63			
L1743454208	054-016-10550	BROOKS NICHOLAS Location: 1338 CARTER STREET	MORIARITY NAOMI	4.40	5/21/2020	75,000	46,000	61.33			
1950667840	054-016-10584	BROWN, HANNAH M Location: 2474 STAGE ROAD	FLETCHER, CHAD W	1.40	6/1/2021	160,000	156,800	98.00			
L949452800	054-016-10267	CIULLA MICHAEL Location: 532 TEMPLE ROAD	GILMORE SUSANNA	2.25	7/31/2020	175,000	226,200	129.26			
L600813568	054-016-10434	GOODYEAR AMY Location: 2719 STAGE ROAD	MCWAYNE JANIS	1.40	12/4/2019	80,000	90,000	112.50			
2078958656	054-016-10404	PAPPALARDO, NEIL Location: 2574 STAGE ROAD	HULTS, ERIC S	0.24	5/7/2021	144,000	131,100	91.04			
L848805888	054-016-10243	PARKER ZACHARY Location: 2702 STAGE ROAD	VERMONT SELECT PROPE...	0.30	9/1/2020	200,000	153,800	76.90			
L125997056	054-016-10321	PARTCH-WHITEHURST JE... Location: 44 SUNSET LAKE ROAD	MESSER KEVIN	2.62	5/28/2020	40,000	56,700	141.75			
1861192768	054-016-10430	RICH, EMILIE Location: 2354 STAGE ROAD	DARLEY, LINDA C	0.53	8/3/2021	225,000	165,400	73.51			
857594944	054-016-10370	ROGERS, JOSHUA E Location: 1863 HOWARD HILL ROAD	MOORE, GREGORY C	5.10	10/29/2021	399,000	318,700	79.87			
Totals for R1 - Residential with less than 6 acres				20.44		1,578,000	1,433,200				

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
10 Total Transactions	76.05	Low InterQuartile Value	78.79 Low 90% Value of Aggregate
157,800 Average Sales Price	116.69	High InterQuartile Value	102.85 High 90% Value of Aggregate
143,320 Average Listed Price	40.64	InterQuartile Range	90.82 Aggregate Ratio
97.48 Average Ratio			13.25% Sampling Error
94.52 Median Ratio	15.10	Value of Outlier Low Limit	0 Number of Low Outliers
61.33 Low Ratio	177.64	Value of Outlier High Limit	0 Number of High Outliers
141.75 High Ratio	- 45.86	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	238.60	Value of Extreme High Limit	0 Number of High Extremes/Influentials
22.16 COD			
1 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
752481344	054-016-10191	BOROWSKI, DAVID Location: 3598 ROUTE 144	SPEARS, ROBERT	61.10	6/28/2021	271,500	193,800	71.38			
337169472	054-016-10039	BRADY JR., WILLIAM ... Location: 330 ROUTE 144	BEAUREGARD, THOMAS E	10.00	7/23/2021	223,000	217,500	97.53			
848761920	054-016-10338	BROWN, DAVID M Location: 1665 FRAZIER HILL ROAD	HOPKINS, RONALD N	24.00	5/21/2021	380,000	250,000	65.79			
L1548144640	054-016-10489	CHALIDZE LISA Location: 860 HERRICK ROAD	PALMER EXEC OF EST O...	10.10	5/21/2019	119,400	119,100	99.75			
L902221824	054-016-10317	DUMAS TRAVIS Location: 747 ROUTE 144	REYNOLDS GRANT	10.04	5/6/2019	176,000	194,200	110.34			
769479744	054-016-10668	FLETCHER, CHAD Location: 1366 TEMPLE ROAD	ZIEGLER, CHRISTOPHER...	18.70	6/4/2021	250,000	190,200	76.08			
L468156416	054-016-10693	FONTAINE GREGORY Location: 591 TURKEY FARM ROAD	KENNEY ESTATE OF WAY...	11.00	10/16/2020	315,000	285,100	90.51			
L364253184	054-016-10462	HATHAWAY DAVID Location: 1351 STAGE ROAD	PEER KIM	10.10	9/27/2019	170,000	155,500	91.47			
L617283584	054-016-10446	HOLDEN MICHAEL Location: 3830 ROUTE 144	MILLER BETSY	11.40	9/8/2020	255,000	247,300	96.98			
L1574035456	054-016-10203	LUSSIER ALISON Location: 5166 ROUTE 22A	THE DENIS REVOCABLE ...	10.05	1/13/2021	130,000	121,100	93.15			
L1927864320	054-016-10256	MARAT OLGA Location: 2451 PARK HILL ROAD	BEAUJOLAIS REALTY TR...	100.01	3/9/2021	679,900	672,200	98.87			
L1492529152	054-016-10586	MITCHELL MAVERICK Location: 1069 BURNS ROAD	FREW CODY	23.80	12/6/2019	140,000	117,400	83.86			
988265536	054-016-10354	OUELLETTE, NICHOLAS Location: 731 HOWARD HILL ROAD	KIDDER FAMILY 2015 T...	12.54	10/28/2021	369,000	208,900	56.61			
Totals for R2 - Residential with 6 or more acres				312.84		3,478,800	2,972,300				

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	
13 Total Transactions	73.73	Low InterQuartile Value	76.30	Low 90% Value of Aggregate
267,600 Average Sales Price	98.20	High InterQuartile Value	94.58	High 90% Value of Aggregate
228,638 Average Listed Price	24.47	InterQuartile Range	85.44	Aggregate Ratio
87.10 Average Ratio			10.70%	Sampling Error
91.47 Median Ratio	37.03	Value of Outlier Low Limit	0	Number of Low Outliers
56.61 Low Ratio	134.91	Value of Outlier High Limit	0	Number of High Outliers
110.34 High Ratio	0.32	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	171.61	Value of Extreme High Limit	0	Number of High Extremes/Influentials
12.82 COD				
2	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			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1574868032	054-016-10640	DIXON, ALYSSA Location: 1634 HOWARD HILL ROAD	HADVAB, RYAN	0.50	5/7/2021	90,000	81,300	90.33			
L896798720	054-016-10268	SEVERINO ONOFRIO Location: 622 FRAZIER HILL ROAD	GIPE GARY	10.80	3/29/2021	82,000	96,400	117.56			
Totals for MHL - Mobile home landed				11.30		172,000	177,700				

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	90.33	Low InterQuartile Value	19.12	Low 90% Value of Aggregate
86,000	Average Sales Price	117.56	High InterQuartile Value	187.51	High 90% Value of Aggregate
88,850	Average Listed Price	27.23	InterQuartile Range	103.31	Aggregate Ratio
103.95	Average Ratio			81.50%	Sampling Error
103.95	Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
90.33	Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
117.56	High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01	PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
13.10	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
L369172480	054-016-10270	ALBRECHT THOMAS Location: 1811 PERCH POND ROAD	GOODRICH ANN	0.36	2/27/2020	150,000	129,600	86.40			
L1466753024	054-016-10371	GILBERT JAMES Location: 104 LOWER PERCH POND ROAD	WOODROW EDWARD	0.50	10/23/2019	154,900	144,300	93.16			
L1321926656	054-016-10479	MCAHON MICHELE Location: 185 MORRIS LANE	NOEL SHIRLEY	0.38	5/21/2020	85,000	122,400	144.00			
Totals for S1 - Vacation home with less than 6 acres				1.24		389,900	396,300				

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	
3	Total Transactions	86.40	Low InterQuartile Value	61.61	Low 90% Value of Aggregate
129,967	Average Sales Price	144.00	High InterQuartile Value	141.68	High 90% Value of Aggregate
132,100	Average Listed Price	57.60	InterQuartile Range	101.64	Aggregate Ratio
107.85	Average Ratio			39.39%	Sampling Error
93.16	Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
86.40	Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
144.00	High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.06	PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
20.61	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
L609488896	054-016-10391	AMBROZAITIS JOSEPH Location: 229 STONY POINT ROAD	LOMBARDI PATRICK	10.00	10/16/2020	80,000	143,100	178.88	O		
L84836352	054-016-10874	GEARWAR PETER Location: 691 LAKE ROAD	KOLB MATTHEW	15.67	9/3/2019	60,000	60,800	101.33			
L2124976128	054-016-10946	GOAD BLAINE Location: 0 LAKE ROAD	BECKWITH SALLY	23.00	2/4/2021	60,000	53,500	89.17			
L608894976	054-016-10334	GUNDERSEN DAVID Location: 1046 TEMPLE ROAD	ZIEGLER CHRISTOPHER	10.40	6/30/2020	50,000	42,500	85.00			
L1052631040	054-016-10161	LAMORIA (JR) RAYMOND Location: STAGE ROAD	LAURIE COHEN TRUSTEE...	10.09	11/20/2020	29,000	35,600	122.76			
L1680949248	054-016-10944	SNOW WAYNE Location: TURKEY FARM ROAD	HIGGINS PATRICK	5.53	1/6/2021	100,000	107,100	107.10			
L1417883648	054-016-10106	TEPFENHART MICHELLE Location: TURKEY FARM ROAD	BRIGHAM HILL SOUTH L...	7.60	7/20/2020	65,000	135,500	208.46	E		
Totals for M - Miscellaneous				82.29		444,000	578,100				

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	
7 Total Transactions	89.17	Low InterQuartile Value	95.48	Low 90% Value of Aggregate
63,429 Average Sales Price	178.88	High InterQuartile Value	164.93	High 90% Value of Aggregate
82,586 Average Listed Price	89.71	InterQuartile Range	130.20	Aggregate Ratio
127.53 Average Ratio			26.67%	Sampling Error
107.10 Median Ratio	- 45.40	Value of Outlier Low Limit	0	Number of Low Outliers
85.00 Low Ratio	313.44	Value of Outlier High Limit	0	Number of High Outliers
208.46 High Ratio	- 179.96	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	448.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
31.29 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	
28	Total Transactions	77.64	Low InterQuartile Value	82.27	Low 90% Value of Aggregate
200,668	Average Sales Price	107.69	High InterQuartile Value	94.97	High 90% Value of Aggregate
177,839	Average Listed Price	30.05	InterQuartile Range	88.62	Aggregate Ratio
94.23	Average Ratio			7.17%	Sampling Error
92.31	Median Ratio	32.57	Value of Outlier Low Limit	0	Number of Low Outliers
56.61	Low Ratio	152.77	Value of Outlier High Limit	0	Number of High Outliers
144.00	High Ratio	- 12.50	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.06	PRD (Regression Index)	197.84	Value of Extreme High Limit	0	Number of High Extremes/Influentials
17.35	COD				
3	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 **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	
7	Total Transactions	89.17	Low InterQuartile Value	94.85	Low 90% Value of Aggregate
63,429	Average Sales Price	178.88	High InterQuartile Value	165.56	High 90% Value of Aggregate
82,586	Average Listed Price	89.71	InterQuartile Range	130.20	Aggregate Ratio
127.53	Average Ratio			27.16%	Sampling Error
107.10	Median Ratio	- 45.40	Value of Outlier Low Limit	0	Number of Low Outliers
85.00	Low Ratio	313.44	Value of Outlier High Limit	0	Number of High Outliers
208.46	High Ratio	- 179.96	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.98	PRD (Regression Index)	448.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
31.29	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				

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	83.86	Low InterQuartile Value	84.07	Low 90% Value of Aggregate
176,403	Average Sales Price	110.62	High InterQuartile Value	96.74	High 90% Value of Aggregate
159,474	Average Listed Price	26.77	InterQuartile Range	90.40	Aggregate Ratio
97.73	Average Ratio			7.01%	Sampling Error
93.16	Median Ratio	43.71	Value of Outlier Low Limit	0	Number of Low Outliers
56.61	Low Ratio	150.78	Value of Outlier High Limit	2	Number of High Outliers
178.88	High Ratio	3.55	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.08	PRD (Regression Index)	190.93	Value of Extreme High Limit	1	Number of High Extremes/Influentials
18.88	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				