

Study created by Cy.Bailey@vermont.gov on 11/21/2022 at 6:38 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
771666496	072-022-11033	78 SOUTH PLEASANT, L... Location: 78 SOUTH PLEASANT STREET	SWITCHBACK TREASURE ...	0.45	2/18/2022	100,000	100,100	100.10			
L313675776	072-022-10033	ASHTON GEORGE Location: 76 WRIGHTS AVENUE	HINCKLEY DAVID	0.34	3/31/2020	172,000	161,900	94.13			
L630218752	072-022-10135	AUSTIN BRENDON Location: 2308 ROWELL BROOK ROAD	ZAMBON SCOTT	1.18	9/10/2020	218,500	171,400	78.44			
627794496	072-022-11063	BALDINO, ALYSSA L Location: 55 DAVIDSON ROAD	GAHAGAN, ANTHONY H	5.70	1/28/2022	275,000	238,300	86.65			
1743955008	072-022-11540	BEELEY, JESSE R Location: 6197 WAITS RIVER ROAD	ILSLEY, LANCE J	5.00	5/14/2021	155,000	74,700	48.19			
2436160	072-022-10966	BRILL, MORGAN L Location: 1182 GOSHEN ROAD	WADE, CHARLES A	1.00	8/13/2021	175,000	115,000	65.71			
L1326088192	072-022-10942	BUTTERFIELD PETER Location: 45 ESKER LANE PVT	MUSTY BENJAMIN	1.47	3/12/2021	205,000	134,000	65.37			
L57188352	072-022-10845	CALLAHAN BERNICE Location: 395 HIGH STREET	PENNEY SCOTT	0.63	1/21/2020	111,000	107,300	96.67			
L35934208	072-022-10359	CASWELL CHESTER Location: 88 ERWIN ROAD	YOUNG STEPHANIE	1.40	6/18/2020	150,000	120,000	80.00			
1672459328	072-022-10327	CATANI LLC Location: 73 GOSHEN ROAD	DOBBINS, LEONARD	0.10	7/9/2021	90,000	95,000	105.56			
251939904	072-022-10552	CHASE, RYAN Location: 385 HIGH STREET	SCRIBNER, BOBETTE G	0.46	8/31/2021	80,000	80,900	101.13			
L970932224	072-022-10472	CIANCI NICHOLAS Location: 883 FAIRGROUND ROAD	BARTLETT BRENT	1.90	6/5/2020	205,000	188,400	91.90			
L676986880	072-022-10213	CONCHA DARYL Location: 417 NORTH PLEASANT STREET, BRADFORD, VERMONT	DEGOOSH PENNY	0.97	11/18/2020	215,000	200,500	93.26			
L48205824	072-022-10180	CUSHMAN OWEN Location: 4718 SOUTH ROAD	WINCHESTER ERIC	3.40	1/21/2020	190,000	172,100	90.58			
L1936400384	072-022-10110	D'AMICO JAMES Location: 6 MAPLE STREET	ELLIOTT SANDRA	0.50	10/19/2020	215,000	165,000	76.74			
1476876352	072-022-11113	DEKLE, BRIAN A Location: 447 CROSS ROAD	BROOKS, TYLER	1.50	4/2/2021	180,000	134,000	74.44			
236117056	072-022-10988	DELMELLE, ANNE Location: 199 HIGH STREET	BEARCE, JUSTIN A	0.67	11/4/2021	255,000	135,900	53.29			
L1748738048	072-022-10667	DEMPSEY LINDA Location: 14 PLATEAU ACRES	GARONE GREGORY	0.48	5/1/2020	190,000	131,100	69.00			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L427962368	072-022-11256	DIBERNARDO VINCENT Location: 29 KIDDER ROAD	GRIFFIN JACQUELINE	0.81	6/20/2019	180,000	155,600	86.44			
L1838276608	072-022-10146	DICLEMENTE MATTHEW Location: 282 NORTH MAIN STREET	SUSAN BRADFORD TRUST...	1.00	2/14/2020	250,000	211,400	84.56			
L2108694528	072-022-10453	DOYLE LAWRENCE Location: 161 OLD POST ROAD	MARSH JASON	2.30	10/25/2019	272,000	252,200	92.72			
L2135965696	072-022-11293	DRUKER ALVA Location: 5138 WAITS RIVER ROAD	LOSCHIAVO JOHN	5.30	1/27/2021	225,000	170,100	75.60			
L1159020544	072-022-10396	EASTMAN JORDAN Location: 440 CHASE HOLLOW ROAD	LOSCHIAVO EVAN	1.40	1/8/2021	195,000	184,800	94.77			
968430656	072-022-10851	FIDDLEHEAD VENTURES ... Location: 172 SOUTH MAIN STREET	FORNWALT, JASON J	0.49	6/4/2021	40,000	28,900	72.25			
L69386240	072-022-10600	GENO TRAVIS Location: 50 PLATEAU ACRES W	PIKE JONATHAN	0.50	7/20/2020	219,000	184,800	84.38			
L504967168	072-022-10970	GIROIR ROBERT Location: 439 NORTH PLEASANT STREET	ARMSTRONG CHRISTINE	4.69	10/21/2020	213,000	216,700	101.74			
L818057216	072-022-10728	GOOD KATIE Location: 209 SOUTH PLEASANT STREET	ROSE KRISTIN	0.16	9/11/2020	119,500	87,200	72.97			
511876160	072-022-10258	GRAHAM, MARY D Location: 3830 SOUTH ROAD	FREDYMA, JOSHUA	5.20	10/13/2021	575,000	312,700	54.38			
286510144	072-022-10840	GRAVLIN, JOSHUA Location: 318 SOUTH PLEASANT STREET	NEUBELT, THOMAS	0.86	9/10/2021	285,000	125,200	43.93			
2081307712	072-022-10309	GREENE, CARLOS R Location: 67 SUMMER STREET	THARP, BYRON	0.49	11/24/2021	224,000	186,600	83.30			
L390631424	072-022-10478	GRIFFITH GARY Location: 285 HIGH STREET	ROSENTHAL GERALD	0.51	6/19/2020	215,000	187,200	87.07			
671922752	072-022-10894	HALLENBECK, KEN Location: 131 CROSS RD	PARKIN, RICHARD A	5.20	3/30/2022	360,000	221,200	61.44			
659235392	072-022-10704	HEATHMAN, ADAM D Location: 163 HIGH ST	KLINE, BREANNA J	0.31	12/15/2021	180,000	130,800	72.67			
1207301184	072-022-10524	HUNTLEY, DYLAN Location: 538 UPPER PLAIN ROAD	LOCKWOOD, RYAN G	3.50	7/12/2021	164,000	169,700	103.48			
L1137086464	072-022-10281	JOHNSON ARLENE Location: 2503 SOUTH ROAD	CREMO DENNIS	1.00	12/6/2019	160,000	137,700	86.06			
2039075904	072-022-10435	KASIANCHUK, RYAN Location: 405 CROSS ROAD	SINGER, PHILIP	0.72	6/25/2021	230,000	128,300	55.78			
L1685303296	072-022-10794	KELLEY CRAIG	MIGNOGNA BRIDGETTE	1.20	9/9/2019	224,000	185,700	82.90			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
		Location: 588 ROGERS HILL ROAD									
116931136	072-022-10683	LONGTO ENTERPRISES L...	KULIKOWSKI, EDWARD	0.45	3/30/2022	225,000	218,800	97.24			
		Location: 1041 LOWER PLAIN									
L1044860928	072-022-10636	MATTHEWS JORDAN	BEVACQUA BRIAN	1.00	1/8/2021	200,000	182,800	91.40			
		Location: 356 GOSHEN ROAD									
L1029033984	072-022-10687	MATTHEWS LINDSEY	SALADINO RILEY	1.70	4/17/2020	139,000	114,100	82.09			
		Location: 1368 FLANDERS BROOK ROAD									
2081727040	072-022-10361	MECCA, SARAH	RENDON, LAURA	4.44	1/21/2022	74,000	71,100	96.08			
		Location: 1224 FLANDERS BROOK ROAD									
L731451392	072-022-10249	MESSENGER TIMOTHY	SHIRLEY W. CONRAD LI...	0.54	6/14/2019	179,000	157,700	88.10			
		Location: 246 UPPER PLAIN									
431109184	072-022-10443	MORRISSEY, DANIEL J	STANLEY, GLADYS L	0.49	6/25/2021	230,000	144,900	63.00			
		Location: 550 PLATEAU ACRES									
1688230976	072-022-10344	MYERS, KATE O	WHEELER, RANDALL L	0.40	11/2/2021	219,000	130,400	59.54			
		Location: 657 UPPER PLAIN									
L699408384	072-022-10393	O'BRIEN RICHARD	SLEEPER DEBORAH	2.70	10/7/2019	204,500	203,000	99.27			
		Location: 1728 SOUTH ROAD									
515517504	072-022-10043	ODELL, TIMOTHY	DONESKE, JILL	4.00	9/8/2021	170,000	152,000	89.41			
		Location: 407 KIDDER ROAD									
1153449024	072-022-10101	PARKIN, ANGEL L	MARTINO, COLBY	0.44	11/12/2021	249,000	114,700	46.06			
		Location: 42 BIRCH STREET									
914529344	072-022-10216	POORE, RANDY	CHERRIER, NANCY	0.48	10/8/2021	183,000	131,400	71.80			
		Location: 220 BLUE SPRUCE DRIVE									
L269684736	072-022-10539	RADNEY PAIGE	BALCOM GAYLE	2.16	3/18/2021	249,500	143,500	57.52			
		Location: 2204 WAITS RIVER ROAD									
L958844928	072-022-11121	REBOZO RYAN	STYGLES JODY	4.68	12/11/2020	280,000	152,600	54.50			
		Location: 258 KIDDER ROAD									
814816320	072-022-10811	RICHARD, JONAH H	SCHAEFER, DANIEL S	0.63	10/22/2021	150,000	109,900	73.27			
		Location: 61 NORTH PLEASANT STREET									
L245796864	072-022-10827	RIVERS AARON	BARTLETT BRENT	0.49	8/13/2020	279,000	239,000	85.66			
		Location: 138 UPPER PLAIN ROAD									
L2132828160	072-022-10069	ROSE AURI	HUNN HOLDINGS LLC	0.50	6/24/2019	140,000	146,600	104.71			
		Location: 71 ROWELL BROOK RD.									
L2076741632	072-022-10451	ROWLEE HAROLD	GRANT CHARLES TRUSTE...	4.40	7/24/2020	225,000	173,300	77.02			
		Location: 432 SOUTH ROAD									
L1648943104	072-022-11329	SCHWERER DAVID	CAREY THOMAS	3.30	11/18/2019	160,000	157,900	98.69			
		Location: 4442 WAITS RIVER ROAD									

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L483065856	072-022-10435	SINGER PHILIP Location: 405 CROSS ROAD	GILBERT MARY	0.72	8/31/2020	169,102	128,300	75.87			
67590208	072-022-11431	SNELL, FRANCES E Location: 92 BIRCH STREET	HUNTINGTON, RON S	0.46	4/6/2021	185,000	160,100	86.54			
L1299087360	072-022-11006	SURETTE CURTIS Location: 21 MAPLE STREET	RIVERS AARON	0.25	11/13/2020	139,000	121,300	87.27			
L1170890752	072-022-11347	SWENSON RICHARD Location: 1024 ROWELL BROOK ROAD	JOHNS JASON	3.89	5/31/2019	270,000	244,000	90.37			
L436785152	072-022-10065	SYLVESTER MARIE Location: 152 BLUE SPRUCE DRIVE	MAGOON RONALD	0.47	11/1/2019	181,000	138,700	76.63			
1441377344	072-022-10398	TESSIER, BRANDON Location: 1621 FAIRGROUND ROAD	ROCKING PEARS LLC	0.90	9/23/2021	219,900	121,300	55.16			
975221824	072-022-10174	TEULLANE, FORREST Location: 656 ROGERS HILL ROAD	CACCAVARO, GERALD J	3.70	6/29/2021	308,000	228,300	74.12			
1658451008	072-022-10671	WELCH, AARON I Location: 60 COBBLESTONE ALLEY	KNIFE, LORI A	0.49	6/30/2021	169,500	115,800	68.32			
L802426880	072-022-10651	WHITE KEEHAN Location: 247 MAIN STREET	WILLIAMS DONNA	0.30	8/20/2020	207,000	157,700	76.18			
527977536	072-022-10644	WIGHTMAN, WENDY L Location: 146 UPPER PLAIN	THIBODEAU, CAMILLA N	0.44	8/31/2021	220,000	107,700	48.95			
L1117356032	072-022-10182	WILLARD GEORGE Location: 184 UPPER PLAIN	CARRIER PENELOPE	0.62	10/10/2019	169,000	194,200	114.91			
L2045722624	072-022-11189	WOOD TYLER Location: 1914 FAIRGROUND ROAD	SMITH CHRISTINE	2.00	6/24/2019	169,000	134,200	79.41			
1740975168	072-022-11303	WRIGHT, ALLISSA Location: 5001 SOUTH ROAD	WILCOX, WILLIAM	2.00	8/13/2021	199,000	119,300	59.95			
552392768	072-022-10267	YOUNG, KENNETH R Location: 900 UPPER PLAIN	PLYE, MICHAEL A	3.11	4/20/2021	385,000	278,300	72.29			
Totals for R1 - Residential with less than 6 acres				114.94		14,058,502	10,795,300				

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
69 Total Transactions	68.66 Low InterQuartile Value		73.36 Low 90% Value of Aggregate
203,746 Average Sales Price	91.65 High InterQuartile Value		80.21 High 90% Value of Aggregate
156,454 Average Listed Price	22.99 InterQuartile Range		76.79 Aggregate Ratio
79.26 Average Ratio			4.45% Sampling Error
80.00 Median Ratio	34.17 Value of Outlier Low Limit	0 Number of Low Outliers	
43.93 Low Ratio	126.14 Value of Outlier High Limit	0 Number of High Outliers	
114.91 High Ratio	- 0.32 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	160.63 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
16.84 COD			
5 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
955444288	072-022-10767	1112 LOWER PLAIN LLC Location: 1112 LOWER PLAIN	MARCIA M. PIERCE REV...	12.77	9/28/2021	320,000	301,800	94.31			
L1795371008	072-022-10100	ALLEN CHERYL Location: 190 BOLANDER ROAD	RICHARD J. BOLANDER ...	163.40	12/6/2019	550,000	499,600	90.84			
L1135140864	072-022-11374	BRICK DANIEL III Location: 1431 CHELSEA ROAD	GARVIN RONALD	9.95	11/13/2020	490,000	403,900	82.43			
L1966673920	072-022-10937	BRUSSEAU GARETTE Location: 3565 GOSHEN ROAD	ALLARD KERRI	6.10	9/20/2019	264,000	219,500	83.14			
L629448704	072-022-10273	FOLLENSBEE TYLER Location: 1795 HACKETT HILL ROAD	BLAISDELL PETE	9.00	3/1/2021	286,000	207,400	72.52			
88360000	072-022-11290	HENING, SCOTT D Location: 1815 FAIRGROUND ROAD	WINSOR, RICKER	10.01	4/23/2021	280,000	212,700	75.96			
L1456054272	072-022-10388	JOHNSTON MELISSA Location: 16 FLANDERS BROOK ROAD	BRICK ANGELA	42.80	9/29/2020	270,000	194,200	71.93			
377440832	072-022-10226	KIELPINSKI, JASON Location: 813 GOSHEN ROAD	POORE, DANIEL C	12.00	2/28/2022	321,000	203,500	63.40			
L567070720	072-022-10048	KOZIK GRACE Location: 147 SKY MEADOW DRIVE	CATTANI JONNIE	10.47	9/8/2020	330,000	249,000	75.45			
L2126942208	072-022-10754	RICKER SYDNY Location: 218 OLD POST ROAD	MARTIN LEORA	10.50	9/30/2019	160,000	158,800	99.25			
L1677864960	072-022-11268	SHARON ANDREA Location: 89 APPLE RIDGE	WILMOT RONALD JR.	7.60	5/31/2019	162,000	148,700	91.79			
L229318656	072-022-10477	SMITH EMILE Location: 2283 CHASE HOLLOW ROAD	DUNNE MICHAEL	10.10	10/27/2020	235,000	199,800	85.02			
Totals for R2 - Residential with 6 or more acres				304.70		3,668,000	2,998,900				

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
12 Total Transactions	73.25 Low InterQuartile Value		76.56 Low 90% Value of Aggregate
305,667 Average Sales Price	91.55 High InterQuartile Value		86.96 High 90% Value of Aggregate
249,908 Average Listed Price	18.30 InterQuartile Range		81.76 Aggregate Ratio
82.17 Average Ratio			6.36% Sampling Error
82.79 Median Ratio	45.80 Value of Outlier Low Limit	0 Number of Low Outliers	
63.40 Low Ratio	119.00 Value of Outlier High Limit	0 Number of High Outliers	
99.25 High Ratio	18.35 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.01 PRD (Regression Index)	146.45 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
10.33 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
8% 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
L1700335616	072-022-11046	CARBEE ELSIE Location: 294 HIGH STREET	HUNTINGTON PAUL	0.30	12/2/2019	85,000	71,400	84.00			
L1872928768	072-022-10188	HUNN HOLDINGS LLC Location: 146 SADDLEBACK ROAD	GRANT KATE	2.40	8/7/2020	100,000	81,800	81.80			
L1669046272	072-022-11372	POST MATTHEW Location: 116 JACOB LANE	FISCHER-VEAR JENNIE	2.00	3/30/2021	135,500	104,700	77.27			
1208874048	072-022-10320	TILLOTSON, GARY Location: 317 ROGERS HILL ROAD	DION, ANDRE	5.50	7/30/2021	140,000	86,500	61.79			
Totals for MHL - Mobile home landed				10.20		460,500	344,400				

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	
4 Total Transactions	65.66	Low InterQuartile Value	62.68	Low 90% Value of Aggregate
115,125 Average Sales Price	83.45	High InterQuartile Value	86.90	High 90% Value of Aggregate
86,100 Average Listed Price	17.79	InterQuartile Range	74.79	Aggregate Ratio
76.21 Average Ratio			16.19%	Sampling Error
79.53 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
61.79 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
84.00 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
8.41 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
L2102419456	072-022-10641	WELLS ERIKA	KEMPTON LELAND III	0.81	8/14/2020	45,000	63,800	141.78	O	O	
Location: 1376 HACKETT HILL ROAD											

Totals for S1 - Vacation home with less than 6 acres				0.81	45,000	63,800					
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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	
1 Total Transactions	141.78	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
45,000 Average Sales Price	141.78	High InterQuartile Value	0.00	High 90% Value of Aggregate
63,800 Average Listed Price	0.00	InterQuartile Range	141.78	Aggregate Ratio
141.78 Average Ratio				Sampling Error
141.78 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
141.78 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
141.78 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			

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
554351680	072-022-10690	GRIFFIN, ANTHONY J Location: 548 UPPER PLAIN	LANE, DANNY A	0.32	11/17/2021	130,000	88,100	67.77			

Totals for C - Commercial

0.32 130,000 88,100

C - Commercial

*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	67.77 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
130,000 Average Sales Price	67.77 High InterQuartile Value	0.00 High 90% Value of Aggregate
88,100 Average Listed Price	0.00 InterQuartile Range	67.77 Aggregate Ratio
67.77 Average Ratio		Sampling Error
67.77 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
67.77 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
67.77 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		

CA - Commercial Apartments

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1397923840	072-022-10955	54 FAIRGROUND LLC Location: 54 FAIRGROUND ROAD	POLLI DAVID	0.17	3/23/2021	300,000	196,600	65.53			
L1128775680	072-022-10938	ALBEE PAUL Location: 110 WRIGHTS AVENUE	LEITSCHUH ROBERT	0.29	12/19/2019	170,000	140,400	82.59			
Totals for CA - Commercial Apartments				0.46		470,000	337,000				

CA - Commercial Apartments

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	65.53	Low InterQuartile Value	25.19	Low 90% Value of Aggregate
235,000 Average Sales Price	82.59	High InterQuartile Value	118.21	High 90% Value of Aggregate
168,500 Average Listed Price	17.05	InterQuartile Range	71.70	Aggregate Ratio
74.06 Average Ratio			64.87%	Sampling Error
74.06 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
65.53 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
82.59 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
11.51 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
L1221857280	072-022-10038	CARRIE C. BELLAVANCE... Location: 0 FAIRGROUND ROAD	BARRETT FAMILY TRUST	15.30	10/16/2020	95,000	58,400	61.47			
54020672	072-022-11253	JENNINGS, MICHAEL Location: 0 WAITS RIVER ROAD	WESSELHOEFT, DIANNE	79.00	3/4/2022	105,500	83,700	79.34			
Totals for W - Woodland				94.30		200,500	142,100				

W - Woodland

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	61.47	Low InterQuartile Value	17.14	Low 90% Value of Aggregate
100,250 Average Sales Price	79.34	High InterQuartile Value	124.61	High 90% Value of Aggregate
71,050 Average Listed Price	17.86	InterQuartile Range	70.87	Aggregate Ratio
70.41 Average Ratio			75.83%	Sampling Error
70.41 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
61.47 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
79.34 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
12.69 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
35877952	072-022-11388	CHAFFEE, ERIC W Location: 0 FOREST LANE	GAUTREAU, JEFFREY A	7.50	7/20/2021	60,500	44,500	73.55			
L852758528	072-022-11040	DAVID ALLEN REVOCABL... Location: 702 KENYON ROAD	SCARANO JAMES	7.50	12/22/2020	45,000	33,400	74.22			
1518703680	072-022-11140	FIDDLEHEAD VENTURE L... Location: 240 SOUTH PLEASANT STREET	VERMONT TRACTOR PART...	0.57	6/4/2021	37,000	35,700	96.49			
783952960	072-022-11417	KOSLOWSKY, ZACHARY P Location: GOSHEN ROAD	GREGORY, SHILO	4.00	9/1/2021	32,000	38,300	119.69			
L2008588288	072-022-11132	LEHNING WILLIAM Location: 0 TARBOX ROAD	FRANCES M. TARBOX TR...	18.40	9/14/2020	45,000	47,100	104.67			
L1275142144	072-022-11436	LELAND WILLIAM Location: HIGH STREET	GARONE DONNA	0.23	3/3/2020	10,000	14,700	147.00	O		
1957809216	072-022-10486	MOORE, RICHARD E Location: 0 TARBOX RD	WILLIAM H. HARTWELL ...	1.45	8/27/2021	18,000	17,700	98.33			
L153292800	072-022-10635	O'DONNELL DAVID Location: TARBOX ROAD	GRANT CHARLES	1.32	5/10/2019	20,000	25,800	129.00	O		
L1970946048	072-022-10931	RESELLI STEPHEN Location: WAITS RIVER ROAD	ROBERT F. WELSH II T...	10.20	12/18/2020	19,900	45,700	229.65	E	O	O
L1566752768	072-022-10803	SYMES JOHN Location: OLD POST ROAD	THOMAS PAUL	10.53	12/17/2020	45,000	26,300	58.44			
Totals for M - Miscellaneous				61.70		332,400	329,200				

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
10 Total Transactions	74.06	Low InterQuartile Value	77.82 Low 90% Value of Aggregate
33,240 Average Sales Price	133.50	High InterQuartile Value	120.25 High 90% Value of Aggregate
32,920 Average Listed Price	59.44	InterQuartile Range	99.04 Aggregate Ratio
113.10 Average Ratio			21.42% Sampling Error
101.50 Median Ratio	- 15.11	Value of Outlier Low Limit	0 Number of Low Outliers
58.44 Low Ratio	222.67	Value of Outlier High Limit	1 Number of High Outliers
229.65 High Ratio	- 104.28	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.14 PRD (Regression Index)	311.83	Value of Extreme High Limit	0 Number of High Extremes/Influentials
32.41 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			

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
86 Total Transactions	71.90	Low InterQuartile Value	75.00 Low 90% Value of Aggregate
212,000 Average Sales Price	91.50	High InterQuartile Value	80.80 High 90% Value of Aggregate
165,144 Average Listed Price	19.60	InterQuartile Range	77.90 Aggregate Ratio
80.25 Average Ratio			3.72% Sampling Error
81.94 Median Ratio	42.49	Value of Outlier Low Limit	0 Number of Low Outliers
43.93 Low Ratio	120.90	Value of Outlier High Limit	1 Number of High Outliers
141.78 High Ratio	13.09	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	150.30	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.92 COD			
6 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
3 Total Transactions	65.53 Low InterQuartile Value		55.66 Low 90% Value of Aggregate
200,000 Average Sales Price	82.59 High InterQuartile Value		86.04 High 90% Value of Aggregate
141,700 Average Listed Price	17.05 InterQuartile Range		70.85 Aggregate Ratio
71.96 Average Ratio			21.44% Sampling Error
67.77 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
65.53 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
82.59 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	
8.39 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
12 Total Transactions	73.72	Low InterQuartile Value	73.03 Low 90% Value of Aggregate
44,408 Average Sales Price	126.67	High InterQuartile Value	103.85 High 90% Value of Aggregate
39,275 Average Listed Price	52.95	InterQuartile Range	88.44 Aggregate Ratio
105.99 Average Ratio			17.42% Sampling Error
97.41 Median Ratio	- 5.71	Value of Outlier Low Limit	0 Number of Low Outliers
58.44 Low Ratio	206.10	Value of Outlier High Limit	1 Number of High Outliers
229.65 High Ratio	- 85.13	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.20 PRD (Regression Index)	285.52	Value of Extreme High Limit	0 Number of High Extremes/Influentials
32.92 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
8% 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
101 Total Transactions	71.86 Low InterQuartile Value		75.05 Low 90% Value of Aggregate
193,450 Average Sales Price	92.99 High InterQuartile Value		80.58 High 90% Value of Aggregate
150,531 Average Listed Price	21.12 InterQuartile Range		77.81 Aggregate Ratio
81.60 Average Ratio			3.56% Sampling Error
81.94 Median Ratio	40.18 Value of Outlier Low Limit	0 Number of Low Outliers	17.35% Weighted Standard Deviation
43.93 Low Ratio	124.67 Value of Outlier High Limit	4 Number of High Outliers	
147.00 High Ratio	8.49 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	156.36 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
17.32 COD			
7 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			