

Study created by Christie.Wright@vermont.gov on 12/1/2022 at 4:25 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1784709120	087-027-10552	BARROWS CECILIA Location: 445 SWINTON ROAD	SCHOOLCRAFT BARBARA	2.08	2/12/2021	200,000	195,700	97.85			
L1855533056	087-027-10162	BLODGETT WILLIAM Location: 674 HEITMAN ROAD	D'AVIGNON ROCK	2.00	4/24/2020	184,000	211,900	115.16			
686038080	087-027-10156	BRODEUR, STEVE Location: 1820 LAKE STREET	CARTIER, JOHN	1.55	9/15/2021	900,000	424,000	47.11			
1400988736	087-027-10360	BUTLER, LARRY C Location: 1848 LAKE STREET	CORBO, THOMAS	0.42	5/26/2021	299,500	184,500	61.60			
1491020864	087-027-10182	DESMAIAIS, DAVID R Location: 971 TORREY LANE	MEYER, KEITH	0.52	9/16/2021	515,000	425,200	82.56			
L929660928	087-027-10266	FAUST DAVID Location: 59 WARD DRIVE	GRIER KEITH	0.41	8/12/2019	147,500	123,700	83.86			
L1616191488	087-027-10331	GERCHBERG ROLF Location: 143 DAISY LANE	RHEAL GEVRY TRUSTEE ...	0.54	7/24/2020	115,000	168,300	146.35	O	O	O
647809600	087-027-10039	GRABUS, TAYLOR Location: 947 TORREY LANE	GAMACHE, HOLLY M	0.38	3/11/2022	290,000	167,900	57.90			
L1525792768	087-027-10341	JANUARY LINDA Location: 3274 VT ROUTE 22A	DEVINO JR EDWARD	1.40	1/15/2021	189,000	178,900	94.66			
L1414062080	087-027-10206	JOHNSON JONATHAN Location: 1108 VT ROUTE 22A	PRIME MARC	0.75	12/3/2019	229,900	179,200	77.95			
L736321536	087-027-10176	LABERGE GABRIEL Location: 1840 MARKET ROAD	ESTATE OF CHERYL NAO...	3.50	4/30/2019	257,000	210,400	81.87			
L24199168	087-027-10613	LARKIN TREVOR Location: 2492 VERMONT ROUTE 125	WALLACE JOHN	5.61	3/2/2021	274,500	360,300	131.26			
L1062223872	087-027-10100	LIMOGE VALERIE Location: LOT 29, WAY LANE EXTENSION	BUTTERFIELD KIMLEE	0.34	1/29/2021	81,000	79,000	97.53			
711146560	087-027-10638	MCLEAN, RYAN D Location: 407 HEMENWAY ROAD	ESTATE OF DOUGLAS WO...	2.07	11/19/2021	150,000	134,300	89.53			
L1222553600	087-027-10102	NOVOSEL GARY Location: 1239 FORREST ROAD	WONG DEBRA	2.39	8/22/2019	355,000	299,100	84.25			
L1462378496	087-027-10372	RINEY JOSHUA Location: 200 SHORT STREET	ALEXANDER CHARLES	1.09	12/18/2020	270,000	189,500	70.19			
195249216	087-027-10510	RIORDAN, BENJAMIN Location: 6182 VT ROUTE 125	RANDALL, JEANETTE	1.00	4/28/2021	230,000	153,200	66.61			
L144498688	087-027-10070	ROUSE KYLE Location: 517 CROWN POINT ROAD	DOOREY JOANNE	1.75	7/22/2020	199,900	182,700	91.40			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L413720576	087-027-10697	RYKS BRIAN Location: 39 SHORT STREET	STOCKER JEREMY	2.06	11/20/2020	360,000	267,900	74.42			
L45170688	087-027-10550	STOCKMAN AMY Location: 789 VERMONT ROUTE 125	SCHOFIELD WHITMAN	3.28	2/5/2021	165,000	212,500	128.79			
1520528448	087-027-10679	TRAUTWEILER, GLEN Location: 165 CROWN POINT ROAD	SARGENT, DONALD, JR....	0.76	8/10/2021	350,000	213,200	60.91			
L139476992	087-027-10424	WINKLER LISA Location: 324 SWINTON ROAD	SIMMONS SUSAN	2.00	8/28/2020	258,500	230,300	89.09			

Totals for R1 - Residential with less than 6 acres				35.90	6,020,800	4,791,700					
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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		
22 Total Transactions	69.29	Low	InterQuartile Value	69.26	Low	90% Value of Aggregate
273,673 Average Sales Price	97.61	High	InterQuartile Value	89.91	High	90% Value of Aggregate
217,805 Average Listed Price	28.32		InterQuartile Range	79.59		Aggregate Ratio
87.77 Average Ratio				12.97%		Sampling Error
84.06 Median Ratio	26.81	Value of Outlier	Low Limit	0	Number of	Low Outliers
47.11 Low Ratio	140.09	Value of Outlier	High Limit	1	Number of	High Outliers
146.35 High Ratio	- 15.67	Value of Extreme	Low Limit	0	Number of	Low Extremes/Influentials
1.10 PRD (Regression Index)	182.57	Value of Extreme	High Limit	0	Number of	High Extremes/Influentials
21.68 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					

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1180434432	087-027-10283	BARNES KATHERINE Location: 5604 ROUTE 125	GREIG JR. DOUGLAS	11.00	6/21/2019	280,000	262,300	93.68			
834612288	087-027-10198	COMO, JOHN Location: 221 JONES DOCK ROAD	DUNCAN, JOAN A	10.29	9/3/2021	451,000	305,700	67.78			
231889984	087-027-10754	MOZA, THOMAS III A Location: 4362 LAKE STREET	MLYNARSKI, ANDRZEJ	10.29	10/22/2021	1,100,000	645,900	58.72			
L1213267968	087-027-10685	OLSON/DOMKE JOINT RE... Location: 878 BASIN HARBOR ROAD	BIERMAN CLINT	13.79	3/1/2021	477,075	353,500	74.10			
L517410816	087-027-10387	ROBINSON JOSHUA Location: 205 CROWN POINT ROAD	LINDBERG COLIN	6.58	6/30/2020	380,000	384,000	101.05			
L245710848	087-027-10596	ROELOFFS CHRIS Location: 1831 MOUNTAIN ROAD	TORREY ROSE	10.00	10/8/2019	181,000	177,300	97.96			
L1189548032	087-027-10415	SPRAGUE JASON Location: 4381 TOWN LINE ROAD	MICHAEL L CAPRA AND ...	10.10	9/30/2019	285,000	203,300	71.33			
1172542528	087-027-10235	STONE, JUSTIN G Location: 644 BASIN HARBOR ROAD	WOODWARD, THOMAS C	14.76	6/4/2021	477,500	333,000	69.74			
Totals for R2 - Residential with 6 or more acres				86.81		3,631,575	2,665,000				

R2 - Residential with 6 or more 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	68.27	Low InterQuartile Value	62.05	Low 90% Value of Aggregate
453,947 Average Sales Price	96.89	High InterQuartile Value	84.72	High 90% Value of Aggregate
333,125 Average Listed Price	28.61	InterQuartile Range	73.38	Aggregate Ratio
79.29 Average Ratio			15.45%	Sampling Error
72.72 Median Ratio	25.35	Value of Outlier Low Limit	0	Number of Low Outliers
58.72 Low Ratio	139.81	Value of Outlier High Limit	0	Number of High Outliers
101.05 High Ratio	- 17.57	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	182.73	Value of Extreme High Limit	0	Number of High Extremes/Influentials
17.05 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
13%	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
L1778528256	087-027-10346	BRADY PAMELA Location: 96 MIDDLE ROAD	CLARK ROBERT	0.78	9/3/2019	125,000	112,400	89.92			
186906688	087-027-10594	IBSEN, DAVID Location: 5555 LAKE STREET	ESTATE OF DIANE D. T...	2.00	4/20/2021	110,000	120,400	109.45			
L2089451520	087-027-10544	WILLIAMS NEIL Location: HEMENWAY ROAD	SANDRIAN JR PETER	79.15	3/19/2021	145,000	160,800	110.90			
Totals for MHL - Mobile home landed				81.93		380,000	393,600				

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	
3 Total Transactions	89.92	Low InterQuartile Value	84.35	Low 90% Value of Aggregate
126,667 Average Sales Price	110.90	High InterQuartile Value	122.81	High 90% Value of Aggregate
131,200 Average Listed Price	20.98	InterQuartile Range	103.58	Aggregate Ratio
103.42 Average Ratio			18.57%	Sampling Error
109.45 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
89.92 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
110.90 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
6.39 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			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1878114304	087-027-10279	ELLIS TURK Location: 795 TORREY LANE	HAYES SUSAN	0.00	7/29/2020	195,000	185,500	95.13			
2099145792	087-027-10597	HAESSLER, KAREN Location: 220 WAY LANE	WALKER, ROBERT A	0.17	9/10/2021	169,000	94,200	55.74			
L211300352	087-027-10411	HOXSIE PAUL Location: 1786 LAKE ST	SMITH JR DAVID	1.50	6/10/2019	231,000	166,600	72.12			
L1507287040	087-027-10412	LOVE PAMELA Location: 2006 LAKE STREET	L. MILLER & M. MILLE...	0.61	12/2/2019	163,000	147,500	90.49			
37332032	087-027-10355	ROCHFORD, ROBERT M Location: 1856 LAKE STREET	RICCIARDI, MARC A	1.45	5/21/2021	246,500	185,400	75.21			
L1080496128	087-027-10072	TESTONE MICHAEL Location: 4868 LAKE STREET	ANDREW LAZERUS TRUST...	0.37	5/24/2019	351,000	253,600	72.25			
L1995603968	087-027-10597	WALKER AMY Location: 220 WAY LANE	TOWER THOMAS	0.17	8/19/2020	121,540	94,200	77.51			
Totals for S1 - Vacation home with less than 6 acres				4.27		1,477,040	1,127,000				

S1 - Vacation home 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	
7 Total Transactions	72.12	Low InterQuartile Value	68.71	Low 90% Value of Aggregate
211,006 Average Sales Price	90.49	High InterQuartile Value	83.89	High 90% Value of Aggregate
161,000 Average Listed Price	18.37	InterQuartile Range	76.30	Aggregate Ratio
76.92 Average Ratio			9.95%	Sampling Error
75.21 Median Ratio	44.57	Value of Outlier Low Limit	0	Number of Low Outliers
55.74 Low Ratio	118.05	Value of Outlier High Limit	0	Number of High Outliers
95.13 High Ratio	17.01	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	145.60	Value of Extreme High Limit	0	Number of High Extremes/Influentials
11.97 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
200668224	087-027-10049	COLE, GABRIEL Location: 4492 LAKE STREET	SUSAN SHANDER, TRUST...	10.10	7/30/2021	700,000	498,300	71.19			
Totals for S2 - Seasonal home with 6 or more acres				10.10		700,000	498,300				

S2 - Seasonal home with 6 or more 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	71.19 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
700,000 Average Sales Price	71.19 High InterQuartile Value	0.00 High 90% Value of Aggregate
498,300 Average Listed Price	0.00 InterQuartile Range	71.19 Aggregate Ratio
71.19 Average Ratio		Sampling Error
71.19 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
71.19 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
71.19 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		

F - Farm

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L246812672	087-027-10624	TRIPLE E FARMS LLC	WELCH HAROLD	360.00	5/22/2019	850,000	754,400	88.75			
Location: 1609 AND 1446 HAPPY VALLEY ROAD											
Totals for F - Farm				360.00		850,000	754,400				

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	
1 Total Transactions	88.75	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
850,000 Average Sales Price	88.75	High InterQuartile Value	0.00	High 90% Value of Aggregate
754,400 Average Listed Price	0.00	InterQuartile Range	88.75	Aggregate Ratio
88.75 Average Ratio				Sampling Error
88.75 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
88.75 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
88.75 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
156216384	087-027-10409	CURTIS, CADEN Location: RATTLIN BRIDGE ROAD	MENDS, MARCELLINE	10.00	10/6/2021	55,000	59,900	108.91			
L1003048960	087-027-10140	LAWTON HENRY Location: HEMENWAY ROAD	DIRT CAPITAL PARTNER...	156.00	3/2/2020	195,000	295,700	151.64	O		
1854446656	087-027-10726	SIMMONS, BRADFRORD R Location: 15.21 ACRES RATTLIN BRIDGE ROAD	DAVIS, ROGER P	15.21	10/8/2021	79,000	67,200	85.06			
Totals for M - Miscellaneous				181.21		329,000	422,800				

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	
3 Total Transactions	85.06	Low InterQuartile Value	66.76	Low 90% Value of Aggregate
109,667 Average Sales Price	151.64	High InterQuartile Value	190.26	High 90% Value of Aggregate
140,933 Average Listed Price	66.58	InterQuartile Range	128.51	Aggregate Ratio
115.20 Average Ratio			48.05%	Sampling Error
108.91 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
85.06 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
151.64 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.90 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
20.38 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
41 Total Transactions	70.69 Low InterQuartile Value		71.64 Low 90% Value of Aggregate
297,791 Average Sales Price	96.33 High InterQuartile Value		83.58 High 90% Value of Aggregate
231,112 Average Listed Price	25.64 InterQuartile Range		77.61 Aggregate Ratio
85.00 Average Ratio			7.69% Sampling Error
82.56 Median Ratio	32.22 Value of Outlier Low Limit	0 Number of Low Outliers	
47.11 Low Ratio	134.80 Value of Outlier High Limit	1 Number of High Outliers	
146.35 High Ratio	- 6.25 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.10 PRD (Regression Index)	173.26 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.91 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
2% 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
4 Total Transactions	85.99 Low InterQuartile Value		68.31 Low 90% Value of Aggregate
294,750 Average Sales Price	140.96 High InterQuartile Value		131.38 High 90% Value of Aggregate
294,300 Average Listed Price	54.97 InterQuartile Range		99.85 Aggregate Ratio
108.59 Average Ratio			31.58% Sampling Error
98.83 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
85.06 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
151.64 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.09 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
21.94 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
45 Total Transactions	71.26 Low InterQuartile Value		73.51 Low 90% Value of Aggregate
297,520 Average Sales Price	97.69 High InterQuartile Value		85.62 High 90% Value of Aggregate
236,729 Average Listed Price	26.43 InterQuartile Range		79.57 Aggregate Ratio
87.10 Average Ratio			7.60% Sampling Error
84.25 Median Ratio	31.61 Value of Outlier Low Limit	0 Number of Low Outliers	25.06% Weighted Standard Deviation
47.11 Low Ratio	137.34 Value of Outlier High Limit	2 Number of High Outliers	
151.64 High Ratio	- 8.03 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.09 PRD (Regression Index)	176.98 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
20.41 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
2% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			