

Study created by Christie.Wright@vermont.gov on 10/21/2022 at 8:15 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1909640256	099-031-10181	COLLINS, JUSTIN Location: 227 HILL ROAD	SEGESDY, SARAH E	0.50	8/16/2021	150,000	148,900	99.27			
L1710710784	099-031-10052	DUKE STUART Location: 432 GRASSY BROOK ROAD	WHEELER JORDAN	4.20	12/1/2020	320,000	249,600	78.00			
1641204800	099-031-10020	ENGLISH, SUSAN D Location: 455 HILL ROAD	BARKER, CATHERINE A	3.75	8/5/2021	254,000	220,500	86.81			
L1960251392	099-031-10001	FRIEDMAN REUBEN Location: 124 PUTNEY MOUNTAIN ROAD	BLANCHET CARRON	1.00	3/1/2021	95,000	89,200	93.89			
1574621760	099-031-10051	GAGNON, BRADFORD N Location: 376 GRASSY BROOK ROAD	BROWN, ALAN C	2.40	1/4/2022	290,000	209,500	72.24			
L489127936	099-031-10260	GUERRERA TRACIE Location: 120 WHITNEY HILL ROAD	ALTSHULER ADAM	5.00	3/30/2020	250,000	232,000	92.80			
1958538304	099-031-10227	HARMON-TOWNSEND, TYL... Location: 14 MURDOCK ROAD	HORNER PROPERTIES, L...	1.50	9/10/2021	134,000	64,300	47.99			
133745728	099-031-10172	HICKEY, MARY C Location: 60 SUNNY LANE	LAUGHMAN, JEREMIAH	2.81	8/27/2021	350,000	255,600	73.03			
L781361152	099-031-10134	HIRSCHL NOAH Location: 1195 GRASSY BROOK ROAD	FALK JR GEORGE	2.25	2/22/2021	242,000	169,600	70.08			
662791232	099-031-10227	HORNER PROPERTIES, L... Location: 14 MURDOCK ROAD	PAJAK, JOHN S	1.50	5/25/2021	70,000	64,300	91.86			
L1821884416	099-031-10245	HORRIGAN PATRICK Location: 322 HILL ROAD	BROOKS KEVIN	0.57	11/19/2020	185,000	175,400	94.81			
L1856352256	099-031-10194	LOGAN SHARON Location: 469 HILL ROAD	GOLDMAN EDWARD	0.50	8/2/2019	155,000	151,200	97.55			
L545935360	099-031-10266	RAE WALTER Location: 931 GRASSY BROOK ROAD	RAMIREZ JR RAUL	1.00	9/10/2020	170,000	131,000	77.06			
1398510144	099-031-10175	ROACH, DAVID Location: 38 SUNNY LANE	LIMOGES, MARK	2.67	2/4/2022	448,000	361,600	80.71			
1820576832	099-031-10149	SCHOENER, DANIEL Location: 1119 GRASSY BROOK ROAD	BUCHANAN-GAUTHIER, M...	4.90	8/30/2021	260,000	149,300	57.42			
L94314496	099-031-10099	SCIPIONE EDMUND Location: 25 ELLEN WARE ROAD	E.W. BROOKLINE ASSOC...	3.80	6/12/2020	240,000	250,600	104.42			
L369307648	099-031-10003	SENSALE DEREK Location: 310 HILL ROAD	D'CORSEY GRACE SUZAN...	1.00	9/18/2019	180,000	172,000	95.56			
L1582452736	099-031-10278	SHEPHARD SCOTT Location: 102 WHITNEY HILL ROAD	CUSMA AMY	5.00	12/2/2019	217,000	145,000	66.82			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L453128192	099-031-10208	AMES OLIVER Location: 872 GRASSY BROOK ROAD	CAROLINE L.D. PATTON...	82.93	10/23/2019	649,000	695,400	107.15			
L134877184	099-031-10328	BOURNE SAMUEL Location: 195 WHITNEY HILL ROAD	WELCH DOUGLAS	6.00	12/5/2019	200,000	201,100	100.55			
1380166720	099-031-10338	DALY, CHRISTINA M Location: 6 PARKER ROAD	DOBSON, DANIEL B	6.87	9/24/2021	620,000	304,400	49.10			
L1326972928	099-031-10282	LAWLEY STEPHEN Location: 842 GRASSY BROOK ROAD	SOLOMON TRUSTEE NORM...	56.90	5/28/2020	425,000	489,200	115.11			
L1006448640	099-031-10132	WILLIS ROBERT Location: 793 GRASSY BROOK ROAD	GREENE JOHN	10.00	4/26/2019	395,000	395,500	100.13			

Totals for R2 - Residential with 6 or more acres				162.70		2,289,000	2,085,600				
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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	
5 Total Transactions	74.61	Low InterQuartile Value	60.55	Low 90% Value of Aggregate
457,800 Average Sales Price	111.13	High InterQuartile Value	121.67	High 90% Value of Aggregate
417,120 Average Listed Price	36.52	InterQuartile Range	91.11	Aggregate Ratio
94.41 Average Ratio			33.54%	Sampling Error
100.55 Median Ratio	19.84	Value of Outlier Low Limit	0	Number of Low Outliers
49.10 Low Ratio	165.90	Value of Outlier High Limit	0	Number of High Outliers
115.11 High Ratio	- 34.94	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	220.68	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.53 COD				
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
40% 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
24 Total Transactions	72.44 Low InterQuartile Value		76.45 Low 90% Value of Aggregate
272,833 Average Sales Price	98.84 High InterQuartile Value		93.45 High 90% Value of Aggregate
231,767 Average Listed Price	26.40 InterQuartile Range		84.95 Aggregate Ratio
85.32 Average Ratio			10.01% Sampling Error
92.33 Median Ratio	32.84 Value of Outlier Low Limit	0 Number of Low Outliers	
47.99 Low Ratio	138.44 Value of Outlier High Limit	0 Number of High Outliers	
115.11 High Ratio	- 6.76 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.00 PRD (Regression Index)	178.03 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.59 COD			
3 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			

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
1 Total Transactions	96.95 Low InterQuartile Value		0.00 Low 90% Value of Aggregate
525,000 Average Sales Price	96.95 High InterQuartile Value		0.00 High 90% Value of Aggregate
509,000 Average Listed Price	0.00 InterQuartile Range		96.95 Aggregate Ratio
96.95 Average Ratio			Sampling Error
96.95 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
96.95 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
96.95 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			

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
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			

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
25 Total Transactions	72.63 Low InterQuartile Value		77.82 Low 90% Value of Aggregate
282,920 Average Sales Price	98.41 High InterQuartile Value		93.86 High 90% Value of Aggregate
242,856 Average Listed Price	25.77 InterQuartile Range		85.84 Aggregate Ratio
85.78 Average Ratio			9.34% Sampling Error
92.80 Median Ratio	33.98 Value of Outlier Low Limit	0 Number of Low Outliers	24.39% Weighted Standard Deviation
47.99 Low Ratio	137.07 Value of Outlier High Limit	0 Number of High Outliers	
115.11 High Ratio	- 4.68 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.00 PRD (Regression Index)	175.73 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.07 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
12% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			