

Study created by Christie.Wright@vermont.gov on 9/26/2022 at 3:31 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L372817920	102-032-10095	BANKS PHILIP Location: 3459 HINMAN SETTLER ROAD	CHERRINGTON MARSHA	3.80	9/18/2020	210,000	175,900	83.76			
L87687168	102-032-10273	BUTLER III CLAYTON Location: 2000 EVANSVILLE ROAD	TREMBLAY HOLLY	2.00	9/25/2020	127,400	124,100	97.41			
L2003771392	102-032-10361	COTE JONATHAN Location: 64 HUNT HILL ROAD	MACEACHERN ANNE MARI...	0.57	8/8/2019	110,000	101,300	92.09			
L1288863744	102-032-10084	GORHAM DAVID Location: 1061 FROG POND ROAD	CARTER JAMES	0.32	7/26/2019	30,000	43,300	144.33			
L1699356672	102-032-10126	HANOVER LAWRENCE Location: 2953 EVANSVILLE ROAD	HUBERT MICHELE	1.50	7/15/2020	168,000	156,900	93.39			
1513241664	102-032-10451	MARCH, DANIEL Location: 2400 EVANSVILLE ROAD	PEPIN, EDWARD O	3.00	11/24/2021	225,000	190,200	84.53			
L1178550272	102-032-10635	MAXWELL JESSE Location: 1260 PEPIN ROAD	WHITMORE JENNIFER	4.50	4/24/2020	105,000	138,900	132.29			
688012352	102-032-10378	MURPHY, ROBERT C Location: 1198 HINMAN SETTLER ROAD	BLAKE, JUSTIN	1.30	10/29/2021	160,000	156,300	97.69			
213707840	102-032-10193	NEWTON, STEVEN Location: 38 SCHOOLHOUSE ROAD	BURDICK, TRISTAN	1.20	9/17/2021	180,000	133,100	73.94			
1380891712	102-032-10129	OWENS, MIRIAM Location: 3148 EVANSVILLE ROAD	BUTLER, SHARON M	3.70	11/19/2021	215,000	124,600	57.95			
L146751488	102-032-10340	PETERSON CHRISTOPHER Location: 2062 EVANSVILLE ROAD	LEGGE LIVING TRUST	4.30	11/4/2020	175,000	161,900	92.51			
L86740992		SMITH CHRISTINA Location: 78 KITTREDGE RD	JENNISON INVESTMENTS...	5.07	9/15/2019	20,000	26,700	133.50			
916691008	102-032-10156	STURGEON, CHRISTOPHE... Location: 1163 HINMAN SETTLOR ROAD	ESTATE OF VIRGINIA J...	0.72	4/1/2021	155,000	120,600	77.81			
L2006917120	102-032-10108	TINE MICHAEL Location: 1223 HINMAN SETTLER ROAD	TANGUAY HOMES INC.	0.72	8/14/2020	130,000	98,500	75.77			
Totals for R1 - Residential with less than 6 acres				32.70		2,010,400	1,752,300				

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
14 Total Transactions	77.30	Low InterQuartile Value	79.31 Low 90% Value of Aggregate
143,600 Average Sales Price	106.34	High InterQuartile Value	95.01 High 90% Value of Aggregate
125,164 Average Listed Price	29.04	InterQuartile Range	87.16 Aggregate Ratio
95.50 Average Ratio			9.01% Sampling Error
92.30 Median Ratio	33.74	Value of Outlier Low Limit	0 Number of Low Outliers
57.95 Low Ratio	149.90	Value of Outlier High Limit	0 Number of High Outliers
144.33 High Ratio	- 9.82	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	193.46	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.98 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
L1511170048	102-032-10043	BRYANT GREGORY Location: 132 BIRCH LANE	BIRCH KENT	19.00	12/29/2020	175,000	162,300	92.74			
L1879724032	102-032-10455	COTE CELINE Location: 1081 DUTTON BROOK LANE	PERRY DEAN	26.00	7/10/2020	240,000	250,000	104.17			
L1902579712	102-032-10698	DEMERS LAUREL Location: 1594 PARKER ROAD	COOK CYNTHIA	24.35	8/1/2019	210,000	244,100	116.24			
L238592000	102-032-10474	DIMAURO LUCAS Location: 3397 CHILAFoux ROAD	DUPUIS LINDA	41.61	7/1/2020	90,000	112,300	124.78			
893774400	102-032-10159	GALLARDO, TAMINA Location: 45 HINMAN SETTLER ROAD	DEWING ESTATE, DENIS...	10.10	3/31/2022	137,000	127,900	93.36			
L1278201856	102-032-10574	HANSEN MAIA Location: 170 VETERINARY LANE	GAGNON JESSY	9.70	7/24/2020	172,000	161,200	93.72			
L206409728	102-032-10274	HERRING ALANNAH Location: 99 CANDLE LANE	RAYBOLD LOUISE	90.60	11/26/2019	327,000	410,600	125.57			
L612929536	102-032-10653	HOADLEY ERIC Location: 260 OLD CEMETERY LANE	FORTIN JEREMY	10.50	7/24/2019	155,000	168,800	108.90			
178351168	102-032-10418	HOGAN, SEAN H Location: 4141 HINMAN SETTLER ROAD	ROYER, LARRY SR. C	11.19	9/17/2021	400,000	343,800	85.95			
1124385856	102-032-10643	JONATHAN B. LEE REVO... Location: 2181 HINMAN SETTLER ROAD	THIBEAULT, MICHELLE	81.00	5/5/2021	310,000	254,000	81.94			
L256491520	102-032-10326	MCMANUS JOHN Location: 835 TICEHURST ROAD	FIELD CALLIE	18.65	1/15/2021	336,000	326,000	97.02			
L1391886336	102-032-10473	RODRIGUEZ ALEJANDRO Location: 3513 CHILAFoux ROAD	PINKHAM JOHN	47.86	11/27/2019	351,000	326,300	92.96			
457458752	102-032-10498	RUSSELL, CHRISTOPHER Location: 2230 PEPIN ROAD	CORTEZ, SANDRA H	10.40	4/20/2021	285,000	171,200	60.07			
L947429376	102-032-10168	TELLSTONE LISA Location: 3328 TICEHURST ROAD	ECKEL STEPHAN	16.84	9/11/2020	205,000	167,100	81.51			
L2077642752	102-032-10278	WRIGHT THERESA Location: 2009 EVANSVILLE RD	KALINEN JOHN	33.18	5/8/2019	185,000	212,800	115.03			
Totals for R2 - Residential with 6 or more acres				450.98		3,578,000	3,438,400				

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
15 Total Transactions	85.95	Low InterQuartile Value	87.78 Low 90% Value of Aggregate
238,533 Average Sales Price	115.03	High InterQuartile Value	104.41 High 90% Value of Aggregate
229,227 Average Listed Price	29.08	InterQuartile Range	96.10 Aggregate Ratio
98.26 Average Ratio			8.65% Sampling Error
93.72 Median Ratio	42.33	Value of Outlier Low Limit	0 Number of Low Outliers
60.07 Low Ratio	158.64	Value of Outlier High Limit	0 Number of High Outliers
125.57 High Ratio	- 1.28	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	202.26	Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.45 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			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
507309120	102-032-10221	BISSONETTE, AMY Location: 166 OLD CEMETERY LANE	GRIGGS, LINDA	21.00	9/17/2021	70,000	74,900	107.00			
L145334272	102-032-10198	BUTTON MICHAEL Location: 2264 PEPIN ROAD	JANSSON MORGAN	11.95	3/5/2021	102,000	98,000	96.08			
L2019622912	102-032-10052	CARPENTER RICHARD Location: 1114 PARKER ROAD	EDWARD DZINDOLET EST...	10.34	1/17/2020	40,000	55,600	139.00			
1127566400	102-032-10577	CHAPUT, JACOB Location: 30 TICEHURST ROAD	HADVAB, MATTHEW D	0.34	8/11/2021	130,099	87,100	66.95			
L516423680	102-032-10656	CHASE CHARLES Location: 3586 PEPIN ROAD	MOORE FAY	5.00	9/6/2019	65,000	72,400	111.38			
L1544716288	102-032-10035	NORMANDIN MICHELLE Location: 659 TICEHURST ROAD	MONFETTE JACKIE	12.80	7/8/2019	67,500	61,200	90.67			
556608576	102-032-10192	SPRAGUE, II, ROBERT Location: 1288 PEPIN ROAD	POLHEMUS, KARIN A	9.80	8/20/2021	135,000	92,500	68.52			
Totals for MHL - Mobile home landed				71.23		609,599	541,700				

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	
7 Total Transactions	68.52	Low InterQuartile Value	72.83	Low 90% Value of Aggregate
87,086 Average Sales Price	111.38	High InterQuartile Value	104.89	High 90% Value of Aggregate
77,386 Average Listed Price	42.87	InterQuartile Range	88.86	Aggregate Ratio
97.09 Average Ratio			18.04%	Sampling Error
96.08 Median Ratio	4.22	Value of Outlier Low Limit	0	Number of Low Outliers
66.95 Low Ratio	175.68	Value of Outlier High Limit	0	Number of High Outliers
139.00 High Ratio	- 60.08	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	239.98	Value of Extreme High Limit	0	Number of High Extremes/Influentials
19.52 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
921283648	102-032-10733	DAVIS, THEODORE B Location: WEST ROAD	LAWES, DAVID A	30.51	9/24/2021	249,000	101,900	40.92		O	O
L1296269312	102-032-10410	MCCOY CONNIE Location: 1687 HINMAN SETTLER ROAD	CARON FARM LLC	67.00	11/20/2020	70,000	112,800	161.14		O	
L2000617472	102-032-10269	MILLER DAVID Location: 755 OLD STONE HOUSE ROAD	MATTEI BRIAN	52.27	5/31/2019	66,500	76,400	114.89			
L1731141632		MILLER DAVID Location: 753 OLD STONE HOUSE ROAD	PETERCUSKIE JANE	52.28	5/31/2019	66,500	76,400	114.89			
L551157760	102-032-10718	MITCHELL SARAH Location: CHILAFoux ROAD	KEEGAN MICHAEL	11.09	6/3/2020	36,000	40,600	112.78			
L240459776	102-032-10042	NEIGHORHOOD EQUITIES... Location: 2200 HINMAN SETTLER ROAD	RICHARD B BIRCH TRUS...	45.30	10/9/2020	90,000	94,200	104.67			
L1671290880	102-032-10438	PAGE CALVIN Location: 26 WILLOUGHBY LAKE ROAD	TIENKEN CAROL	5.02	7/13/2020	224,000	162,600	72.59			
L1261678592	102-032-10396	PERRY PETER Location: TICEHURST RD	ESTATE OF ANNAMARIA ...	34.80	12/12/2019	32,000	38,800	121.25			
L1382359040	102-032-10409	SHETLER ANDREW Location: 451 FROG POND ROAD	DELAGE SAUL	29.50	12/11/2020	69,000	73,200	106.09			

Totals for M - Miscellaneous **327.77** **903,000** **776,900**

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	
9 Total Transactions	88.63	Low InterQuartile Value	58.65	Low 90% Value of Aggregate
100,333 Average Sales Price	118.07	High InterQuartile Value	113.42	High 90% Value of Aggregate
86,322 Average Listed Price	29.44	InterQuartile Range	86.04	Aggregate Ratio
105.47 Average Ratio			31.82%	Sampling Error
112.78 Median Ratio	44.47	Value of Outlier Low Limit	1	Number of Low Outliers
40.92 Low Ratio	162.23	Value of Outlier High Limit	0	Number of High Outliers
161.14 High Ratio	0.31	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.23 PRD (Regression Index)	206.39	Value of Extreme High Limit	0	Number of High Extremes/Influentials
18.51 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			

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
45 Total Transactions	82.85	Low InterQuartile Value	87.29 Low 90% Value of Aggregate
163,720 Average Sales Price	112.04	High InterQuartile Value	97.63 High 90% Value of Aggregate
151,373 Average Listed Price	29.19	InterQuartile Range	92.46 Aggregate Ratio
96.56 Average Ratio			5.59% Sampling Error
93.72 Median Ratio	39.06	Value of Outlier Low Limit	0 Number of Low Outliers
53.07 Low Ratio	155.82	Value of Outlier High Limit	0 Number of High Outliers
144.33 High Ratio	- 4.72	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	199.61	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.14 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 - 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
10 Total Transactions	93.45	Low InterQuartile Value	60.73 Low 90% Value of Aggregate
95,300 Average Sales Price	116.48	High InterQuartile Value	112.85 High 90% Value of Aggregate
82,710 Average Listed Price	23.03	InterQuartile Range	86.79 Aggregate Ratio
104.96 Average Ratio			30.03% Sampling Error
109.43 Median Ratio	58.90	Value of Outlier Low Limit	1 Number of Low Outliers
40.92 Low Ratio	151.02	Value of Outlier High Limit	1 Number of High Outliers
161.14 High Ratio	24.36	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.21 PRD (Regression Index)	185.57	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.30 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			

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
55 Total Transactions	83.76 Low InterQuartile Value		86.44 Low 90% Value of Aggregate
151,280 Average Sales Price	114.89 High InterQuartile Value		97.18 High 90% Value of Aggregate
138,889 Average Listed Price	31.13 InterQuartile Range		91.81 Aggregate Ratio
98.09 Average Ratio			5.85% Sampling Error
97.02 Median Ratio	37.07 Value of Outlier Low Limit	0 Number of Low Outliers	24.85% Weighted Standard Deviation
40.92 Low Ratio	161.58 Value of Outlier High Limit	0 Number of High Outliers	
161.14 High Ratio	- 9.61 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.07 PRD (Regression Index)	208.26 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.97 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			