

Study created by Christie.Wright@vermont.gov on 11/27/2022 at 9:53 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1468247104	126-039-10738	AMUS BURGER COMPANY ... Location: 106 RIVER ROAD	VINCENT, ROGER O	0.26	10/1/2021	85,000	92,600	108.94			
L277782528	126-039-10482	BISSONNETTE CLAUDE Location: 413 VT ROUTE 253	MARQUIS ADRIEN	2.30	8/13/2020	135,000	144,900	107.33			
L1603928064	126-039-10384	BULLARD MARK Location: 186 CHRISTIAN HILL ROAD	PLACEY LANDON	0.40	11/6/2020	110,000	132,000	120.00			
1787742784	126-039-10319	CIRANNI, ANTHONY Location: 81 GALE STREET	JOHNSON, BETH A	0.50	2/28/2022	124,000	135,500	109.27			
1696377920	126-039-10282	CONNOR, FRANCIS Location: 54 JUDD ROAD	POULIOT, BRUNO	0.65	9/14/2021	230,000	222,900	96.91			
L60760064	126-039-10292	CUMMINGS STEPHANIE Location: 170 ETHAN ALLEN DRIVE	NOYES JEFFERY	0.50	9/18/2020	142,000	150,800	106.20			
L1684676608	126-039-10024	ELLIOTT CHARLES Location: 136 SCHOOL STREET	VARLEY CRAIG	0.30	4/22/2020	61,500	67,800	110.24			
L953638912	126-039-10792	GODIN MATTHEW Location: 607 VERMONT ROUTE 114	COTE EUGENE	2.81	6/24/2019	199,000	211,500	106.28			
L875212800	126-039-10736	HINKLEY ROBERT Location: 6624 VERMONT ROUTE 102	GRAVES JR GARRETT	0.30	12/10/2019	90,000	119,000	132.22	O	O	O
L1463635968	126-039-10572	KILSON SAMANTHA Location: 85 PARISEAU DRIVE	BOTELHO LAURA	0.30	1/15/2021	79,900	85,800	107.38			
2099262016	126-039-10055	KOLLER, NICHOLAS Location: 526 RIVER ROAD	WALSH, MARK D	0.30	2/18/2022	154,950	156,200	100.81			
L784617472	126-039-10437	LAFLAMME RICHARD Location: 323 RIVER ROAD	PIERNI BRIAN	0.74	11/30/2020	99,500	116,500	117.09			
327799872	126-039-10182	MERSON, RONALD G Location: 361 JACKSONS LODGE ROAD	CUNNINGHAM, EDWARD F	1.60	6/25/2021	186,500	191,200	102.52			
L2022768640	126-039-10373	MEYER DAVID Location: 464 GALE STREET	CRAWFORD TAMMY	0.50	2/5/2021	80,000	81,000	101.25			
185604160	126-039-10325	OLENIK, DANIEL J Location: 410 GALE STREET	ESTATE OF KENNETH K....	0.40	4/7/2021	75,000	80,600	107.47			
254629440	126-039-10818	PERRIN, III, LESLIE ... Location: 48 HILLTOP DRIVE	FOURNIER, BRANDON D	4.20	4/26/2021	436,840	405,500	92.83			
1856719936	126-039-10674	PIERNI, BRIAN J Location: 175 ETHAN ALLEN DRIVE	LEBLANC, JANICE	0.50	8/17/2021	174,900	170,700	97.60			
904531008	126-039-10750	RONAN, BRIAN J Location: 352 HALL STREAM ROAD	CROSS, KATRINA M	0.90	6/24/2021	92,500	97,100	104.97			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1738128448	126-039-10391	STRICKLAND, JESSICA ... Location: 43 EAST STREET	BOZZA, DAVID A	0.10	11/17/2021	99,900	101,700	101.80			
L1852276736	126-039-10386	TRAMMELL JR GORDON Location: 1679 VT RTE 102	LARO ADAM	1.13	11/16/2020	102,500	106,800	104.20			
138349632	126-039-10054	TRASK, GEORGE H Location: 4236 VT RTE 114	BOUDLE JR, CLIFTON C	0.60	7/22/2021	349,900	327,100	93.48			
940485696	126-039-10207	VASQUEZ, DANIEL A Location: 326 GALE STREET	DAY, RONALD M	0.20	9/17/2021	85,000	86,800	102.12			
L1508474880	126-039-10485	WOOD EDWARD Location: 367 RIVER ROAD	ESTATE OF LOUIS B. M...	0.50	10/7/2019	97,000	135,000	139.18	O	O	O

Totals for R1 - Residential with less than 6 acres				19.99		3,290,890	3,419,000				
---	--	--	--	--------------	--	------------------	------------------	--	--	--	--

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	
23 Total Transactions	101.25	Low InterQuartile Value	99.76	Low 90% Value of Aggregate
143,082 Average Sales Price	109.27	High InterQuartile Value	108.03	High 90% Value of Aggregate
148,652 Average Listed Price	8.02	InterQuartile Range	103.89	Aggregate Ratio
107.40 Average Ratio			3.98%	Sampling Error
106.20 Median Ratio	86.20	Value of Outlier Low Limit	0	Number of Low Outliers
92.83 Low Ratio	126.20	Value of Outlier High Limit	2	Number of High Outliers
139.18 High Ratio	66.20	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	146.20	Value of Extreme High Limit	0	Number of High Extremes/Influentials
6.83 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1643045440	126-039-10514	BENOIT, JONATHAN R Location: 465 POLLARD HILL	ALLEN, MARTHA W	40.08	2/2/2022	595,000	558,900	93.93			
L1561665536	126-039-10488	GALES DAVID Location: 54 RESERVOIR ROAD	MARQUIS SUZANNE	16.73	5/18/2020	220,000	303,500	137.95	O	O	
1895517248	126-039-10635	GUILBAULT, GARY Location: 6512 VT ROUTE 114	DAWSON, MARLENE J	20.90	8/6/2021	185,000	183,700	99.30			
1146106432	126-039-10524	HAMMOND, RICHARD L Location: 517 RIVER ROAD	BATES, CHARLES E	15.05	1/27/2022	180,000	175,100	97.28			
1738144832	126-039-10231	MULLAHY, JR, JOSEPH ... Location: HUDSON ROAD, LOT 4	GRAY, TIMOTHY D	20.02	12/22/2021	50,000	44,000	88.00			
L1095884800	126-039-10744	THORNTON JOSEPH Location: 325 LAKE VIEW	LEWIS KENNETH	10.09	12/15/2020	141,000	148,900	105.60			
Totals for R2 - Residential with 6 or more acres				122.87		1,371,000	1,414,100				

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	
6 Total Transactions	92.45	Low InterQuartile Value	88.18	Low 90% Value of Aggregate
228,500 Average Sales Price	113.69	High InterQuartile Value	118.10	High 90% Value of Aggregate
235,683 Average Listed Price	21.24	InterQuartile Range	103.14	Aggregate Ratio
103.68 Average Ratio			14.50%	Sampling Error
98.29 Median Ratio	60.59	Value of Outlier Low Limit	0	Number of Low Outliers
88.00 Low Ratio	145.55	Value of Outlier High Limit	0	Number of High Outliers
137.95 High Ratio	28.73	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	177.41	Value of Extreme High Limit	0	Number of High Extremes/Influentials
10.79 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
17%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

MHU - Mobile home un-landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1311583296	126-039-10165	BREAULT, LAURA Location: 55 CANAAN MOBILE HOME PARK, CANAAN, VT	CASH, JOHN	0.00	9/7/2021	20,000	18,100	90.50			
L2034208768	126-039-10647	NEWELL NATAHSA Location: 70 MOBILE HOME PARK	RIVERSIDE RENTAL PRO...	0.00	3/27/2020	30,000	30,300	101.00			
Totals for MHU - Mobile home un-landed				0.00		50,000	48,400				

MHU - Mobile home un-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	90.50	Low InterQuartile Value	66.61	Low 90% Value of Aggregate
25,000 Average Sales Price	101.00	High InterQuartile Value	126.99	High 90% Value of Aggregate
24,200 Average Listed Price	10.50	InterQuartile Range	96.80	Aggregate Ratio
95.75 Average Ratio			31.19%	Sampling Error
95.75 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
90.50 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
101.00 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
5.48 COD				
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
50% 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
L1313296384	126-039-10070	MIELE PATRICK Location: 4443 ROUTE 114	ESTATE OF ROBERT L. ...	0.25	1/11/2021	155,000	154,000	99.35			
L739581952	126-039-10564	RIVER EDGE RENTAL LL... Location: 775 VT RTE 253	TETREAULT CAMIL	0.20	12/21/2020	82,000	82,800	100.98			
Totals for S1 - Vacation home with less than 6 acres				0.45		237,000	236,800				

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	
2 Total Transactions	99.35	Low InterQuartile Value	95.39	Low 90% Value of Aggregate
118,500 Average Sales Price	100.98	High InterQuartile Value	104.44	High 90% Value of Aggregate
118,400 Average Listed Price	1.62	InterQuartile Range	99.92	Aggregate Ratio
100.17 Average Ratio			4.52%	Sampling Error
100.17 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
99.35 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
100.98 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
0.81 COD				
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
100% 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
L566202368	126-039-10125	FULTON ROBERT Location: 225 COTE DRIVE, CANAAN, VT	LARSON DOUGLAS	49.80	1/29/2021	192,000	195,100	101.61			
1516047424	126-039-10855	HABECK, EDDIE W Location: 191 JACOB CHOPPING DRIVE	CANTARA, JEFFREY	17.34	7/22/2021	129,900	122,200	94.07			
L507691008	126-039-10797	MASSON DANA Location: 214 JACKSON LODGE ROAD	GERALD G. DEVOST TRU...	10.19	1/31/2020	170,000	177,400	104.35			
L1774821376	126-039-10772	MATSCHKE NALIEN Location: 160 ALL AMERICAN HIGHWAY	BROOKS CLINTON	12.10	11/5/2020	40,000	48,200	120.50			
1814413888	126-039-10196	ROYER, JR., LAWRENCE... Location: SOUTHERLY SIDE HUDSON ROAD	SIRAGUSA, JON	103.70	1/14/2022	100,000	99,600	99.60			
L2094272512	126-039-10802	TAGGART CHRISTIAN Location: 270 JACKSON LODGE ROAD	DEVOST GERALD	24.04	12/1/2020	215,000	228,900	106.47			
Totals for S2 - Seasonal home with 6 or more acres				217.17		846,900	871,400				

S2 - Seasonal home 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
6 Total Transactions	98.22 Low InterQuartile Value	99.13 Low 90% Value of Aggregate
141,150 Average Sales Price	109.97 High InterQuartile Value	106.66 High 90% Value of Aggregate
145,233 Average Listed Price	11.76 InterQuartile Range	102.89 Aggregate Ratio
104.43 Average Ratio		3.66% Sampling Error
102.98 Median Ratio	80.58 Value of Outlier Low Limit	0 Number of Low Outliers
94.07 Low Ratio	127.61 Value of Outlier High Limit	0 Number of High Outliers
120.50 High Ratio	62.95 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	145.24 Value of Extreme High Limit	0 Number of High Extremes/Influentials
5.83 COD		
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
33% 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
L177831936	126-039-10131	BEGIN RIVERSIDE PARK... Location: W SIDE OF VT ROUTE 102	COTE FAMILY TRUST	6.00	8/30/2019	265,000	270,800	102.19			
L1485422592	126-039-10432	LEMIEUX ROBERT Location: 125 GALE STREET	LATENDRESSE FRANCINE	0.30	10/1/2020	185,000	205,900	111.30			
Totals for C - Commercial				6.30		450,000	476,700				

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	
2 Total Transactions	102.19	Low InterQuartile Value	79.68	Low 90% Value of Aggregate
225,000 Average Sales Price	111.30	High InterQuartile Value	132.19	High 90% Value of Aggregate
238,350 Average Listed Price	9.11	InterQuartile Range	105.93	Aggregate Ratio
106.74 Average Ratio			24.79%	Sampling Error
106.74 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
102.19 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
111.30 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
4.27 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
L1314856960	126-039-10273	FRIZZELL JUSTIN Location: JUDD ROAD	VIENS DOMINIC	134.80	12/14/2020	53,500	61,000	114.02			
930827328	126-039-10799	LAFLAMME, SUSAN V Location: JUDD ROAD	LEMIEUX, GAETAN L	193.00	8/26/2021	160,000	163,400	102.13			
L91127808	126-039-10745	PLACEY RANSOM Location: CANAAN HILL ROAD	LAFOE LOGGING LLC	116.00	11/13/2020	78,000	85,800	110.00			
L276684800	126-039-10193	RANCOURT JESSE Location: 10193 VT RTE 114	DEVOST MATTHEW	83.85	12/10/2020	95,500	95,100	99.58			
Totals for W - Woodland				527.65		387,000	405,300				

W - Woodland

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	
4 Total Transactions	100.22	Low InterQuartile Value	98.66	Low 90% Value of Aggregate
96,750 Average Sales Price	113.01	High InterQuartile Value	110.80	High 90% Value of Aggregate
101,325 Average Listed Price	12.80	InterQuartile Range	104.73	Aggregate Ratio
106.43 Average Ratio			5.80%	Sampling Error
106.06 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
99.58 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
114.02 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
5.26 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
25%	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
39 Total Transactions	99.30	Low InterQuartile Value	99.79 Low 90% Value of Aggregate
148,610 Average Sales Price	107.47	High InterQuartile Value	106.90 High 90% Value of Aggregate
153,582 Average Listed Price	8.17	InterQuartile Range	103.35 Aggregate Ratio
105.40 Average Ratio			3.43% Sampling Error
102.52 Median Ratio	82.52	Value of Outlier Low Limit	0 Number of Low Outliers
88.00 Low Ratio	122.52	Value of Outlier High Limit	3 Number of High Outliers
139.18 High Ratio	62.52	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	142.52	Value of Extreme High Limit	0 Number of High Extremes/Influentials
7.58 COD			
9 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
23% 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
2 Total Transactions	102.19 Low InterQuartile Value		79.10 Low 90% Value of Aggregate
225,000 Average Sales Price	111.30 High InterQuartile Value		132.77 High 90% Value of Aggregate
238,350 Average Listed Price	9.11 InterQuartile Range		105.93 Aggregate Ratio
106.74 Average Ratio			25.34% Sampling Error
106.74 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
102.19 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
111.30 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	
4.27 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 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
5 Total Transactions	99.79	Low InterQuartile Value	99.36 Low 90% Value of Aggregate
85,400 Average Sales Price	112.01	High InterQuartile Value	109.21 High 90% Value of Aggregate
89,060 Average Listed Price	12.22	InterQuartile Range	104.29 Aggregate Ratio
105.14 Average Ratio			4.72% Sampling Error
102.12 Median Ratio	82.12	Value of Outlier Low Limit	0 Number of Low Outliers
99.58 Low Ratio	122.12	Value of Outlier High Limit	0 Number of High Outliers
114.02 High Ratio	62.12	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	142.12	Value of Extreme High Limit	0 Number of High Extremes/Influentials
4.79 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			

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
46 Total Transactions	99.52 Low InterQuartile Value		100.45 Low 90% Value of Aggregate
145,061 Average Sales Price	109.02 High InterQuartile Value		106.71 High 90% Value of Aggregate
150,254 Average Listed Price	9.50 InterQuartile Range		103.58 Aggregate Ratio
105.43 Average Ratio			3.02% Sampling Error
102.35 Median Ratio	82.35 Value of Outlier Low Limit	0 Number of Low Outliers	13.11% Weighted Standard Deviation
88.00 Low Ratio	122.35 Value of Outlier High Limit	3 Number of High Outliers	
139.18 High Ratio	62.35 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	142.35 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
7.16 COD			
11 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
24% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			