

Study created by Teri.Gildersleeve@vermont.gov on 12/12/2022 at 7:31 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2078854208	165-052-10584	BEFORE, HELEN Location: 53 FARBERS MILL ROAD	TRIPP, KENNETH	1.80	8/2/2021	221,500	155,000	69.98			
L56889344	165-052-10100	BURNHAM EYTHAN Location: 5380 AIRPORT ROAD	MAXWELL ERIC	1.30	6/7/2019	172,000	165,900	96.45			
859327040	165-052-10256	CARRON, CHELSEY Location: 1532 VT ROUTE 14	KIMBALL, DEBRA A	0.64	1/27/2022	110,000	115,100	104.64			
L1185009664	165-052-10307	CHILAFoux KEENO Location: 11 COVENTRY HEIGHTS	COBB JAMES	1.00	4/22/2019	133,882	125,500	93.74			
2022120512	165-052-10653	DAVIS, TYLER C Location: 182 PIETTE ROAD	LIEBLEIN, LORRETTA	2.00	9/23/2021	350,000	266,700	76.20			
L1041809408	165-052-10641	EVANS SHAWN Location: 167 HODGDON ROAD	MARTIN DARRELL	2.10	5/16/2019	209,900	176,600	84.14			
1982837824	165-052-10566	JARRY, JONATHAN Location: 262 DROWNS MILL ROAD	COLUMBIA, SHAWN X	2.00	6/29/2021	165,000	115,400	69.94			
L590970880	165-052-10758	LAPORTE JAMES Location: 36 CONWAY COURT	JOHN M. MILLER III 2...	0.50	3/30/2021	179,000	176,600	98.66			
L1532534784	165-052-10091	LEBLANC DARCY Location: 3004 AIRPORT ROAD	CHASSE RICHARD	1.50	6/5/2020	190,000	193,200	101.68			
1028119616	165-052-10340	MEIGS, DALE Location: 55 CONWAY COURT	MILLER, III, JOHN M	0.35	11/8/2021	339,000	277,000	81.71			
L574480384	165-052-10010	MESSIER DARIK Location: 208 COVERED BRIDGE ROAD	WU GENE	0.54	8/27/2020	195,000	199,500	102.31			
1974742080	165-052-10313	MOULTROUP, IRIS Location: 329 MAIN STREET	LABRECQUE, DEANA M	0.24	8/5/2021	73,000	57,800	79.18			
L1093107712	165-052-10745	ROYER RANDI Location: 293 HANCOCK HILL	MACFARLANE JONATHAN	0.80	12/13/2019	95,000	95,100	100.11			
319079488	165-052-10693	VENTURO, FRANCESCO Location: 163 PIETTE ROAD	BENNETT, DALE R	1.01	4/26/2021	279,000	205,600	73.69			
1087197760	165-052-10262	WHITE, JR., EARL D Location: 4517 PINE HILL ROAD	BENEDICT, DONNA L	2.10	2/2/2022	189,000	156,000	82.54			
Totals for R1 - Residential with less than 6 acres				17.88		2,901,282	2,481,000				

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
15 Total Transactions	76.20	Low InterQuartile Value	80.25 Low 90% Value of Aggregate
193,419 Average Sales Price	100.11	High InterQuartile Value	90.78 High 90% Value of Aggregate
165,400 Average Listed Price	23.91	InterQuartile Range	85.51 Aggregate Ratio
87.66 Average Ratio			6.16% Sampling Error
84.14 Median Ratio	40.34	Value of Outlier Low Limit	0 Number of Low Outliers
69.94 Low Ratio	135.96	Value of Outlier High Limit	0 Number of High Outliers
104.64 High Ratio	4.48	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	171.82	Value of Extreme High Limit	0 Number of High Extremes/Influentials
13.02 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
20% 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
1345779776	165-052-10304	BENNETT, DALE Location: 5572 AIRPORT ROAD	SIMPSON, SUE A	54.20	4/1/2021	255,000	208,000	81.57			
1518045760	165-052-10524	BROSCH, TERRY L Location: 275 PETIT ROAD	VANDEHEY, JAMES P	10.05	2/25/2022	535,000	445,200	83.21			
1599048768	165-052-10438	BRYAN, STEVEN M Location: 322 PETIT ROAD	REARDON, THOMAS J	9.76	7/30/2021	289,000	258,600	89.48			
L2043117568	165-052-10189	CHADBURN KYLE Location: 825 MAPLE RIDGE ROAD	MOORE TREVIN	10.20	11/18/2019	239,000	228,900	95.77			
L22269952	165-052-10381	FOURNIER DANA Location: 4955 PINE HILL ROAD	CHIARIZIO THERESA	12.40	10/25/2019	164,400	173,000	105.23			
L1553043456	165-052-10533	GOLDSMITH FRANK Location: 579 MAPLE RIDGE	DISANTO SETH	10.50	2/19/2021	541,000	499,900	92.40			
1436312128	165-052-10564	MARTELL, DALE PATRIC... Location: 1893 COVENTRY STATION ROAD	RODIER, RICHARD	20.14	1/12/2022	265,000	161,200	60.83			
L19603456	165-052-10489	MCPHERSON DEAN Location: 5883 AIRPORT ROAD	SIMPSON JOSEPH	12.50	3/27/2020	222,900	217,500	97.58			
321385536	165-052-10098	MENON, PRANEET Location: 5403 AIRPORT ROAD	LAWSON, MARK	23.26	6/22/2021	379,900	330,700	87.05			
50883648	165-052-10259	NUTBROWN, JASON Location: 4645 AIRPORT ROAD	KURON, GARY G	20.20	9/17/2021	459,000	348,900	76.01			
L1687183360	165-052-10234	PAULINE MICHAEL Location: 240 DROWN MILL ROAD	MARCOTTE NICHOLAS	12.00	8/19/2020	200,000	203,900	101.95			
L586317824	165-052-10652	PERKINS STACEY Location: 2199 RIVER ROAD	RACINE JOHN	18.80	10/23/2020	165,000	161,400	97.82			
L756678656	165-052-10082	PETERSON SHANE Location: 763 MAPLE RIDGE ROAD	MUSSO KARIN	10.50	10/18/2019	235,000	223,300	95.02			
L280584192	165-052-10214	RONDEAU DANIEL Location: 639 VT ROUTE 105	GUAY BENOIT	10.64	10/16/2020	249,400	251,200	100.72			
L145285120	165-052-10619	SEARLES TRAVIS Location: 4420 COVENTRY STATION ROAD	O'CONNOR WILLIAM	10.03	9/4/2020	250,000	252,500	101.00			
L807297024	165-052-10001	TAMARAH FITZSIMMONS ... Location: 1300 WEBSTER ROAD	MASON DENISE	20.34	10/8/2020	173,000	163,100	94.28			
140567616	165-052-10058	TANGUAY HOMES, INC Location: 3980 AIRPORT ROAD	BOWMAN, ESTHER R	9.51	5/3/2021	155,000	158,900	102.52			
158362176	165-052-10739	THOMLINSON, LARA L Location: 4154 PINE HILL ROAD	WONG, CHRISTOPHER	7.87	3/1/2022	390,370	304,100	77.90			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1255268352	165-052-10524	VANDEHEY SARA Location: 275 PETIT ROAD	TANGUAY DEBRA	10.05	1/22/2021	459,000	445,200	96.99			
L1319133184	165-052-10002	WEST WILLIAM Location: 477 LANE ROAD	AIKEN R. ALAN	10.20	9/30/2019	340,000	313,800	92.29			
Totals for R2 - Residential with 6 or more acres				303.15		5,966,970	5,349,300				

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	
20 Total Transactions	84.17	Low InterQuartile Value	85.77	Low 90% Value of Aggregate
298,349 Average Sales Price	100.00	High InterQuartile Value	93.52	High 90% Value of Aggregate
267,465 Average Listed Price	15.82	InterQuartile Range	89.65	Aggregate Ratio
91.48 Average Ratio			4.32%	Sampling Error
94.65 Median Ratio	60.44	Value of Outlier Low Limit	0	Number of Low Outliers
60.83 Low Ratio	123.73	Value of Outlier High Limit	0	Number of High Outliers
105.23 High Ratio	36.71	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	147.46	Value of Extreme High Limit	0	Number of High Extremes/Influentials
8.43 COD				
3	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
15%	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
L479223808	165-052-10095	HODGEMAN WILLIAM KEV... Location: 823 HANCOCK HILL ROAD	CLARK MAURICE	12.00	8/28/2020	114,000	118,200	103.68			
1604084288	165-052-10423	HODGEMAN, WILLIAM K Location: LINTON HILL ROAD	RIDEOUT, PAUL H	54.75	1/7/2022	80,000	86,700	108.38			
L88375296	165-052-10011	TYLER CARL Location: 419 DROWNS MILL ROAD	BALDWIN BERTHA	19.00	11/20/2020	165,000	160,600	97.33			
Totals for S2 - Seasonal home with 6 or more acres				85.75		359,000	365,500				

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	
3 Total Transactions	97.33	Low InterQuartile Value	93.51	Low 90% Value of Aggregate
119,667 Average Sales Price	108.37	High InterQuartile Value	110.11	High 90% Value of Aggregate
121,833 Average Listed Price	11.04	InterQuartile Range	101.81	Aggregate Ratio
103.13 Average Ratio			8.15%	Sampling Error
103.68 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
97.33 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
108.38 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
3.55 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
L659169280	165-052-10609	BOUCHARD NICHOLAS Location: 531 US ROUTE 105	B.P. LEE REALTY LLC	1.00	12/21/2020	161,000	156,500	97.20			
L394407936	165-052-10594	CLEARY NAOMI MARIE Location: AIRPORT ROAD (NEK INTERNATIONAL AIRPORT)	GAGE PETER	0.00	7/9/2019	75,000	61,400	81.87			
Totals for C - Commercial				1.00		236,000	217,900				

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	81.87	Low InterQuartile Value	51.52	Low 90% Value of Aggregate
118,000 Average Sales Price	97.20	High InterQuartile Value	133.14	High 90% Value of Aggregate
108,950 Average Listed Price	15.34	InterQuartile Range	92.33	Aggregate Ratio
89.54 Average Ratio			44.20%	Sampling Error
89.54 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
81.87 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
97.20 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.97 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
8.57 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
L1140367360	165-052-10128	STRINGER BRENDAN Location: 3371 US ROUTE 5	DALPE JOANNE	11.00	7/24/2020	15,000	16,800	112.00			
L378638336	165-052-10048	WARNER MARK Location: HI ACRES ROAD	BLAKE KEVIN	13.00	2/22/2021	45,000	42,900	95.33			
Totals for W - Woodland				24.00		60,000	59,700				

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	95.33	Low InterQuartile Value	99.50	Low 90% Value of Aggregate
30,000 Average Sales Price	112.00	High InterQuartile Value	99.50	High 90% Value of Aggregate
29,850 Average Listed Price	16.67	InterQuartile Range	99.50	Aggregate Ratio
103.67 Average Ratio			0.00%	Sampling Error
103.67 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
95.33 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
112.00 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
8.04 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
621077568	165-052-10266	DEMERS, DANIEL L Location: 261 NATURAL HILL	LANDERS, ROSALIND A	10.10	5/21/2021	30,000	40,500	135.00	O		
927994944	165-052-10170	POIRIER, HUNTER G Location: 4130 AIRPORT ROAD	HINTON, JOSEPH	11.71	5/21/2021	42,500	41,800	98.35			
L822886400	165-052-10582	RICHARDSON PROPERTIE... Location: 417 VT ROUTE 105	TANGUAY ANTHONY	1.14	11/2/2020	525,000	513,900	97.89			
Totals for M - Miscellaneous				22.95		597,500	596,200				

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	
3 Total Transactions	97.89	Low InterQuartile Value	91.26	Low 90% Value of Aggregate
199,167 Average Sales Price	135.00	High InterQuartile Value	108.31	High 90% Value of Aggregate
198,733 Average Listed Price	37.11	InterQuartile Range	99.78	Aggregate Ratio
110.41 Average Ratio			8.55%	Sampling Error
98.35 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
97.89 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
135.00 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
12.58 COD				
1 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				

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	81.64	Low InterQuartile Value	85.89 Low 90% Value of Aggregate
229,823 Average Sales Price	100.86	High InterQuartile Value	91.85 High 90% Value of Aggregate
204,246 Average Listed Price	19.22	InterQuartile Range	88.87 Aggregate Ratio
90.98 Average Ratio			3.35% Sampling Error
95.02 Median Ratio	52.81	Value of Outlier Low Limit	0 Number of Low Outliers
57.69 Low Ratio	129.69	Value of Outlier High Limit	0 Number of High Outliers
118.20 High Ratio	23.98	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	158.52	Value of Extreme High Limit	0 Number of High Extremes/Influentials
10.97 COD			
7 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			

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	81.87 Low InterQuartile Value		51.33 Low 90% Value of Aggregate
118,000 Average Sales Price	97.20 High InterQuartile Value		133.33 High 90% Value of Aggregate
108,950 Average Listed Price	15.34 InterQuartile Range		92.33 Aggregate Ratio
89.54 Average Ratio			44.41% Sampling Error
89.54 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
81.87 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
97.20 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.97 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
8.57 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	96.61	Low InterQuartile Value	94.58 Low 90% Value of Aggregate
131,500 Average Sales Price	123.50	High InterQuartile Value	104.93 High 90% Value of Aggregate
131,180 Average Listed Price	26.89	InterQuartile Range	99.76 Aggregate Ratio
107.71 Average Ratio			5.18% Sampling Error
98.35 Median Ratio	56.27	Value of Outlier Low Limit	0 Number of Low Outliers
95.33 Low Ratio	163.84	Value of Outlier High Limit	0 Number of High Outliers
135.00 High Ratio	15.94	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	204.17	Value of Extreme High Limit	0 Number of High Extremes/Influentials
10.94 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
20% 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
48 Total Transactions	82.03	Low InterQuartile Value	86.78 Low 90% Value of Aggregate
214,922 Average Sales Price	100.93	High InterQuartile Value	92.50 High 90% Value of Aggregate
192,665 Average Listed Price	18.90	InterQuartile Range	89.64 Aggregate Ratio
92.66 Average Ratio			3.19% Sampling Error
96.11 Median Ratio	53.69	Value of Outlier Low Limit	0 Number of Low Outliers
57.69 Low Ratio	129.27	Value of Outlier High Limit	1 Number of High Outliers
135.00 High Ratio	25.35	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	157.62	Value of Extreme High Limit	0 Number of High Extremes/Influentials
10.93 COD			
8 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			