

Study created by Christie.Wright@vermont.gov on 10/4/2022 at 8:56 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1117405184	219-071-10400	BEAUDET VALERIE Location: 98 BALD TOP ROAD	MALLETT KATHLEEN	0.90	12/27/2019	200,000	168,300	84.15			
L1634623488	219-071-10285	BOTT GEORGE Location: 160 GRAMLING DRIVE	BACHUS JASON	4.90	5/21/2019	190,000	183,300	96.47			
1622431808	219-071-10287	BRIERE, CANDACE L Location: 3862 ROUTE 5	HICKMAN, JOSHUA D	1.30	4/6/2021	200,000	197,900	98.95			
L1672331264	219-071-10228	CLEMSON MIRANDA Location: 315 US ROUTE 5 N	FINNEGAN MICHAEL	0.87	12/20/2019	245,000	175,800	71.76			
1710201920	219-071-10722	CONNERY, CLIFF P Location: 206 SAWYER MOUNTAIN DRIVE	DEINES, TYE A	3.15	10/8/2021	353,000	261,200	73.99			
L1790902272	219-071-10261	CUMMINGS-BIRCH CYNTH... Location: 261 ROUTE 5 N	DRAHEIM ROBERT	0.47	6/21/2019	230,000	213,300	92.74			
L615354368	219-071-10083	DARISSE MOLLY Location: 46 FERN HILL LANE	BORAGINE MARIO	3.30	8/6/2020	183,000	242,000	132.24			O
L1284145152	219-071-10055	ELY RAIL DEPOT LLC Location: 12 ELY ROAD	BARRETT JR. FRANK	0.16	3/19/2021	190,000	176,300	92.79			
L1923612672	219-071-10687	FICKE MICHELLE Location: 500 BRAGG HILL ROAD	JOSLIN JUSTIN	3.44	5/8/2020	334,000	299,500	89.67			
L2006360064	219-071-10389	HOLLOWAY LAUREN Location: 103 QUINIBECK ROAD	HUNN HOLDINGS LLC	3.10	5/10/2019	325,000	309,300	95.17			
L1470304256	219-071-10690	JANKEE KALINI Location: 52 O'DONNELL DRIVE	WALKER CRAIG	1.62	9/11/2020	470,000	279,900	59.55			
1477966912	219-071-10152	KERR, SKYE Location: 246 FAIRVIEW STREET	CULVER, MARGARET V	0.37	12/10/2021	289,500	227,700	78.65			
L306692096	219-071-10550	MALLETT KATHLEEN Location: 167 FAIRVIEW STREET	BELL KEVIN	0.73	6/17/2019	215,000	182,200	84.74			
L286769152	219-071-10497	MARTINDALE PHILIP Location: 1852 US ROUTE 5 N	ESTATE OF LLOYD RAYM...	0.54	4/24/2020	155,000	147,800	95.35			
L1631535104	219-071-10401	NORBY ADRIENNE Location: 89 INDIAN ACRES ROAD	ALLEN JOSHUA	0.80	11/5/2020	286,700	182,600	63.69			
L158498816	219-071-10030	PERRY MELISSA Location: 88 GRANDVIEW ROAD	PILCHER DOUGLAS	0.43	5/11/2020	325,000	307,500	94.62			
2051390528	219-071-10326	ROVELSKY, SUZETTE A Location: 40 TERRY HILL ROAD	HOOD, RAYMOND S	0.57	11/24/2021	285,000	155,700	54.63			
L1412063232	219-071-10048	SHIMER JOHN Location: 147 BRENNAN ROAD	BAGLEY GRACE	0.66	10/11/2019	180,000	207,200	115.11			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L737312768	219-071-10393	STEVENS ON ANDREW Location: 346 MOUNTAIN ROAD	OLSEN TAMMY	1.87	6/26/2020	329,000	291,100	88.48			
1600650304	219-071-10633	THE TULLAR GROUP, LL... Location: 881 TERRY HILL ROAD	WETZEL, ELIZABETH G	5.00	12/3/2021	300,000	268,800	89.60			
2021887040	219-071-10621	THURBER, ALISON E Location: 174 BALD TOP ROAD	VROOMAN, BRUCE M	5.50	7/21/2021	660,000	317,400	48.09			
L1030459392	219-071-10413	TRUSSELL ALICE Location: 2260 US ROUTE 5 NORTH	MAUCHLY JAMES	1.40	7/24/2020	262,250	199,800	76.19			

Totals for R1 - Residential with less than 6 acres

41.08 6,207,450 4,994,600

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	73.43	Low InterQuartile Value	72.40	Low 90% Value of Aggregate
282,157 Average Sales Price	95.22	High InterQuartile Value	88.52	High 90% Value of Aggregate
227,027 Average Listed Price	21.78	InterQuartile Range	80.46	Aggregate Ratio
85.30 Average Ratio			10.02%	Sampling Error
89.04 Median Ratio	40.76	Value of Outlier Low Limit	0	Number of Low Outliers
48.09 Low Ratio	127.89	Value of Outlier High Limit	1	Number of High Outliers
132.24 High Ratio	8.09	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	160.56	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.76 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
5%	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
1377782848	219-071-10027	BLAIR, MITCHELL R Location: 299 MAURICE ROBERTS MEMORIAL HIGHWAY	AMEDEN, PHILIP D	10.20	8/16/2021	400,000	297,800	74.45			
L613306368	219-071-10177	BRADLEY EDWARD Location: 88 HILLSIDE DRIVE	O'DONNELL DOUGLAS	6.10	6/25/2020	238,500	253,500	106.29			
L1112760320	219-071-10435	BURKHART DEVIN Location: 1537 TERRY HILL ROAD	MOLDAVER MICHAEL	19.70	8/16/2019	380,000	422,200	111.11			
L1388945408	219-071-10064	HOPKINS JOHNS Location: 1985 VERMONT ROUTE 5 NORTH	BENNETTE STEPHEN	64.00	6/1/2020	537,500	519,700	96.69			
1813462080	219-071-10597	LENNING, GERHARD W Location: 507 HEBBARD ROAD	POWERS, STEPHEN R	19.90	11/19/2021	584,000	358,100	61.32			

Totals for R2 - Residential with 6 or more acres				119.90		2,140,000	1,851,300				
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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	67.88	Low InterQuartile Value	65.56	Low 90% Value of Aggregate
428,000 Average Sales Price	108.70	High InterQuartile Value	107.46	High 90% Value of Aggregate
370,260 Average Listed Price	40.81	InterQuartile Range	86.51	Aggregate Ratio
89.97 Average Ratio			24.22%	Sampling Error
96.69 Median Ratio	6.66	Value of Outlier Low Limit	0	Number of Low Outliers
61.32 Low Ratio	169.92	Value of Outlier High Limit	0	Number of High Outliers
111.11 High Ratio	- 54.55	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	231.14	Value of Extreme High Limit	0	Number of High Extremes/Influentials
16.88 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
L815972352	219-071-10447	ODELL WALKER PROPERT... Location: 192 U.S. RTE 5N	NEWTON DONALD	0.26	11/23/2020	117,500	144,900	123.32			

Totals for C - Commercial

0.26 **117,500** **144,900**

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	
1 Total Transactions	123.32	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
117,500 Average Sales Price	123.32	High InterQuartile Value	0.00	High 90% Value of Aggregate
144,900 Average Listed Price	0.00	InterQuartile Range	123.32	Aggregate Ratio
123.32 Average Ratio				Sampling Error
123.32 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
123.32 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
123.32 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				

CA - Commercial Apartments

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1015573568	219-071-10581	MACGREGOR, JOHN Location: 428 U.S. ROUTE 5	OLSEN ENTERPRISE, LL...	0.35	9/10/2021	385,000	264,500	68.70			

Totals for CA - Commercial Apartments				0.35		385,000	264,500				
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CA - Commercial Apartments

*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	68.70	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
385,000 Average Sales Price	68.70	High InterQuartile Value	0.00	High 90% Value of Aggregate
264,500 Average Listed Price	0.00	InterQuartile Range	68.70	Aggregate Ratio
68.70 Average Ratio				Sampling Error
68.70 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
68.70 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
68.70 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
526210112	219-071-10697	OLENCKI, BRIAN Location: 36 O'DONNELL DRIVE	DENNIS O'DONNELL BUI...	2.18	6/4/2021	85,000	42,800	50.35			

Totals for M - Miscellaneous				2.18		85,000	42,800				
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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	
1 Total Transactions	50.35	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
85,000 Average Sales Price	50.35	High InterQuartile Value	0.00	High 90% Value of Aggregate
42,800 Average Listed Price	0.00	InterQuartile Range	50.35	Aggregate Ratio
50.35 Average Ratio				Sampling Error
50.35 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
50.35 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
50.35 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			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1745338368	219-071-10636	BRISSON MARK Location: 124 REDMOND ROAD	GIBSON GEORGE	0.35	9/16/2019	275,000	191,300	69.56			
387062848	219-071-10553	CRAWFORD, BRISTOL J Location: 95 LAKEHOUSE DRIVE	MILLER, MICHAEL	2.55	9/22/2021	2,232,000	1,581,100	70.84			
L1063428096	219-071-10557	HENIS JENNIFER Location: 692 QUINIBECK ROAD	SPENCER TRUSTEE PATR...	8.15	9/10/2020	895,000	959,900	107.25			
L78544896	219-071-10056	HUNNICUTT JONATHAN Location: 1318 LAKE MOREY ROAD	ALBERTA E BARRETT LI...	0.32	11/9/2020	1,000,000	647,900	64.79			
L632963072	219-071-10484	KERR DARCY Location: 998 LAKE MOREY ROAD	PISEGNA VINCENT	0.28	9/2/2020	540,000	391,200	72.44			
1875919424	219-071-10099	LANG, CAROLE L Location: 1702 LAKE MOREY ROAD	GARY T. BROOKS REVOC...	0.80	1/7/2022	900,000	523,800	58.20			
L1077510144	219-071-10278	LAWE STEPHEN Location: 4894 LAKE MOREY ROAD	OSHEYACK DEBORAH	0.20	3/1/2021	425,000	443,800	104.42			
L2034728960	219-071-10537	MACDONALD FRANCIS Location: 1255 LAKE MOREY ROAD	SCHADTLE ROBERT	14.50	11/25/2019	527,500	567,400	107.56			
L2112741376	219-071-10091	PISEGNA VINCENT Location: 1408 LAKE MOREY ROAD	BREETZ WILLIAM	0.44	8/23/2019	736,000	627,000	85.19			
261510208	219-071-10197	SIDHU, JOHN PAL Location: 4706 LAKE MOREY ROAD	STEPHEN R. EVERETT T...	0.19	6/11/2021	611,000	408,800	66.91			
L1703960576	219-071-10242	THOMAS E. WARD III R... Location: 290 QUINIBECK ROAD	HARWOOD SIBYL	10.30	8/12/2020	600,000	574,200	95.70			
Totals for O - Other				38.08		8,741,500	6,916,400				

O - Other

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
11 Total Transactions	66.91	Low InterQuartile Value	69.58 Low 90% Value of Aggregate
794,682 Average Sales Price	104.42	High InterQuartile Value	88.67 High 90% Value of Aggregate
628,764 Average Listed Price	37.52	InterQuartile Range	79.12 Aggregate Ratio
82.08 Average Ratio			12.07% Sampling Error
72.44 Median Ratio	10.63	Value of Outlier Low Limit	0 Number of Low Outliers
58.20 Low Ratio	160.70	Value of Outlier High Limit	0 Number of High Outliers
107.56 High Ratio	- 45.64	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	216.97	Value of Extreme High Limit	0 Number of High Extremes/Influentials
21.31 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
38 Total Transactions	70.52	Low InterQuartile Value	74.97 Low 90% Value of Aggregate
449,709 Average Sales Price	96.53	High InterQuartile Value	86.09 High 90% Value of Aggregate
362,166 Average Listed Price	26.01	InterQuartile Range	80.53 Aggregate Ratio
84.98 Average Ratio			6.90% Sampling Error
86.84 Median Ratio	31.51	Value of Outlier Low Limit	0 Number of Low Outliers
48.09 Low Ratio	135.54	Value of Outlier High Limit	0 Number of High Outliers
132.24 High Ratio	- 7.50	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	174.55	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.91 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
3% 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	68.70	Low InterQuartile Value	(40.05) Low 90% Value of Aggregate
251,250 Average Sales Price	123.32	High InterQuartile Value	202.99 High 90% Value of Aggregate
204,700 Average Listed Price	54.62	InterQuartile Range	81.47 Aggregate Ratio
96.01 Average Ratio			149.16% Sampling Error
96.01 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
68.70 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
123.32 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.18 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
28.44 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
1 Total Transactions	50.35	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
85,000 Average Sales Price	50.35	High InterQuartile Value	0.00 High 90% Value of Aggregate
42,800 Average Listed Price	0.00	InterQuartile Range	50.35 Aggregate Ratio
50.35 Average Ratio			Sampling Error
50.35 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
50.35 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
50.35 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			

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
41 Total Transactions	69.13 Low InterQuartile Value		74.89 Low 90% Value of Aggregate
431,133 Average Sales Price	96.58 High InterQuartile Value		85.94 High 90% Value of Aggregate
346,695 Average Listed Price	27.45 InterQuartile Range		80.41 Aggregate Ratio
84.68 Average Ratio			6.88% Sampling Error
85.19 Median Ratio	27.96 Value of Outlier Low Limit	0 Number of Low Outliers	21.67% Weighted Standard Deviation
48.09 Low Ratio	137.75 Value of Outlier High Limit	0 Number of High Outliers	
132.24 High Ratio	- 13.21 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	178.93 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.48 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			