

Study created by Christie.Wright@vermont.gov on 10/10/2022 at 9:41 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1964064768	249-079-10185	BENSON PAULA Location: 2490 ROUTE 121 EAST	GOLDE ABIGAIL	3.00	9/4/2020	235,000	199,300	84.81			
L2022727680	249-079-10222	BRENNAN CRYSTAL Location: 38 RICHARDS ROAD	STINSON KIMBERLY	5.00	6/24/2020	279,400	348,200	124.62			
1628791872	249-079-10105	BROWN, JOCELYN P Location: 15 SCHOOL STREET	DAIGLE, WILLIAM J	0.50	5/24/2021	315,000	321,400	102.03			
1292777536	249-079-10514	COOPER, RICHARD Location: 163 ATHENS ROAD	PAULINE E. RIENDEAU ...	3.00	4/21/2021	285,000	257,700	90.42			
L773021696	249-079-10180	DIEBOLD ELIZABETH Location: 361 WRIGHT ORCHARD ROAD	SLATER HILARY	1.00	12/16/2019	168,000	161,200	95.95			
L1937645568	249-079-10583	DION MICHAEL Location: 709 EASTMAN ROAD	WILBUR LADD	2.16	2/20/2020	241,500	252,800	104.68			
L498188288	249-079-10251	EAGLEBROOK VT TRUST Location: 185 MAIN STREET	HAYDEL III VICTOR	0.54	5/10/2019	548,000	677,700	123.67			
L1233764352	249-079-10151	FEIDNER ERIC Location: 35 THERON FISHER ROAD	ESTATE OF IVA G. FIS...	5.50	11/10/2020	300,000	312,000	104.00			
L2143027200	249-079-10437	FIGLIOLA PETER Location: 83 AVERY PARK	HAAG ROBERT	3.70	8/21/2020	585,000	627,700	107.30			
L1869762560	249-079-10462	HENDRICK MARGARET Location: 556 WRIGHT ORCHARD ROAD	RICE JAMES	4.00	10/2/2020	185,000	189,800	102.59			
L1393901568	249-079-10726	KARIM S. DAMJI LIVIN... Location: 549 LEDGE ROAD	ESTATE OF STACEY KIR...	1.56	12/28/2020	116,000	119,600	103.10			
L1128300544	249-079-10300	KASTNER WENDY Location: 133 MAIN STREET	EDWARD A. KOVAL IRRE...	1.00	9/23/2020	305,000	326,000	106.89			
L996319232	249-079-10424	KEEGAN STEPHEN Location: 33 HINKLEY BROOK ROAD	PIEL MARK	5.00	10/1/2020	417,000	429,200	102.93			
L1670127616	249-079-10611	KRAICS MICHELLE Location: 151 TOWNSHEND ROAD	THE WINDHAM FOUNDATI...	1.00	1/8/2021	325,000	381,900	117.51			
L479920128	249-079-10094	KRAMER MICHELE Location: 30 ROUTE 121 EAST	JAMES REX	0.50	12/23/2020	557,000	511,000	91.74			
L723542016	249-079-10112	KRAYER NICOLE Location: 60 GIB LOCKERBY ROAD	GRAFTON REALTY I LLC	1.39	4/2/2019	204,000	236,300	115.83			
L358055936	249-079-10222	KUCIA THOMAS Location: 38 RICHARDS ROAD	BRENNAN CRYSTAL	5.00	3/26/2021	353,800	348,200	98.42			
1212492864	249-079-10112	LIX, JEAN D Location: 60 GIB LOCKERBY ROAD	KRAYER, NICOLE	1.39	8/2/2021	345,000	236,300	68.49	O	O	O

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1789321216	249-079-10403	MACEACHERN PAUL Location: 750 WRIGHT ORCHARD ROAD	LAFAVE DAVID	5.33	2/26/2021	320,000	288,200	90.06			
L132341760	249-079-10057	MANDEL ROBERT Location: 130 PLEASANT STREET	GEURTS MAURICE	0.25	8/1/2019	495,000	492,700	99.54			
175041600	249-079-10042	MORTON, SHAWN Location: 771 EASTMAN ROAD	CANIS, PETER	2.39	9/24/2021	170,000	142,200	83.65			
1846081088	249-079-10062	MOUNT, PATRICK Location: 52 ZELLER CAMP ROAD	KEATING, CHRISTOPHER	2.00	2/9/2022	258,000	161,500	62.60	O	O	O
L200130560	249-079-10436	NASH PATRICIA Location: 1760 MIDDLETOWN ROAD	KNOWLTON JULIA	1.50	12/21/2020	339,000	304,500	89.82			
L1145606144	249-079-10509	PAJIC SETH Location: 3581 HOUGHTONVILLE ROAD	KRAICS MICHELLE	1.00	12/8/2020	359,500	313,500	87.20			
1682785344	249-079-10298	PATTERSON, JOHN N Location: 3332 HOUGHTONVILLE RD	HAEFFNER III, PETER ...	1.20	4/26/2021	435,000	403,900	92.85			
L1085169664	249-079-10278	PICONE JAMES Location: 3816 ROUTE 121 EAST	SABATELLI EVAN	0.25	8/21/2019	165,500	166,600	100.66			
L1057374208	249-079-10584	PROVO JR. SAMUEL Location: 47 SCHOOL STREET	CAVANAGH MICHELLE LY...	0.50	3/25/2021	410,000	380,200	92.73			
L269074432	249-079-10295	RABSTENEK THOMAS Location: 23 TURNER HILL ROAD	FRANKS DEBORAH	1.00	7/17/2020	237,000	233,700	98.61			
L178708480	249-079-10454	RANDLETT ERIC Location: 115 ANDERSON ROAD	RAO ARVIND	5.50	2/26/2021	225,000	206,100	91.60			
2061536320	249-079-10061	ROBINSON, RAYMOND G Location: 1561 TOWNSHEND ROAD	EVANS, JOHN I	3.50	7/21/2021	350,000	232,000	66.29	O	O	O
L693125120	249-079-10326	SHELDON JULIANA Location: 539 ROUTE 121 EAST	TOLVE ANDREW	1.00	10/14/2020	435,000	429,500	98.74			
L1787449344	249-079-10362	STITELMAN NOAH Location: 1065 CHESTER ROAD	JEZIORSKI PETER	3.00	9/25/2020	439,000	435,700	99.25			
L2000850944	249-079-10402	WISKE GREGORY Location: 77 HOUGHTONVILLE ROAD	DOWLER ROBERT	1.26	9/30/2020	436,000	415,000	95.18			
L109498368	249-079-10519	WITKOWSKI ADAM Location: 1528 TOWNSHEND ROAD	GEORGIU ELENA	2.22	12/9/2019	170,000	178,800	105.18			
Totals for R1 - Residential with less than 6 acres				77.14		11,008,700	10,720,400				

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
34 Total Transactions	90.33 Low InterQuartile Value		93.49 Low 90% Value of Aggregate
323,785 Average Sales Price	104.17 High InterQuartile Value		101.27 High 90% Value of Aggregate
315,306 Average Listed Price	13.84 InterQuartile Range		97.38 Aggregate Ratio
97.03 Average Ratio			3.99% Sampling Error
98.67 Median Ratio	69.57 Value of Outlier Low Limit	3 Number of Low Outliers	
62.60 Low Ratio	124.93 Value of Outlier High Limit	0 Number of High Outliers	
124.62 High Ratio	48.82 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.00 PRD (Regression Index)	145.68 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
10.08 COD			
6 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
18% 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
1676598336	249-079-10147	BUSER, JOHN Location: 351 LEDGE ROAD	ROBERTS, HOLLY E	27.10	10/1/2021	365,000	268,500	73.56			
L127721472	249-079-10219	DOWNING AMY Location: 199 ANDERSON ROAD	ATWOOD PHILIP	10.10	11/11/2020	45,000	46,900	104.22			
L129417216	249-079-10478	ELLIS HEATHER Location: 1718 MIDDLE TOWN ROAD	ROONEY VALERIE	12.60	8/24/2020	439,000	404,000	92.03			
L1669476352	249-079-10145	FIELD MICHAEL Location: 196 CHESTER RD	QUAINE WILLIAM	28.00	8/16/2019	780,000	912,800	117.03			
L1128435712	249-079-10343	FISHER CHARLES Location: 121 FAIRBANKS ROAD	MAASSEN FREDERICK	13.04	6/30/2020	322,000	331,000	102.80			
1758803008	249-079-10541	GOODWIN, SHAWN Location: 661 WRIGHT ORCHARD ROAD	VALENTE , JR., JOSEP...	20.10	6/15/2021	420,000	353,300	84.12			
794082368	249-079-10464	JOHNSON, GALEN Location: 2108 ROUTE 121 E	CARTA, CHARLES R	7.08	11/3/2021	300,000	186,700	62.23	O	O	
L252665856	249-079-10416	JONE BRUCE Location: 3502 HOUGHTONVILLE ROAD	ARLENE J. PARMELEE R...	51.90	6/30/2020	479,000	495,200	103.38			
L1357512704	249-079-10427	KAUFMAN BRENT Location: 748 EASTMAN ROAD	WEISNER DIANE	11.00	8/7/2019	369,000	385,900	104.58			
1790140992	249-079-10091	MURPHY, RYAN M Location: 551 LEDGE ROAD	PULTORAK, CRAIG ALLA...	6.03	12/17/2021	287,000	196,700	68.54	O	O	
L209338368	249-079-10266	NATHANSON LAWRENCE Location: 751 FOUR CHIMNEYS ROAD	HUGHES CARL	31.20	10/23/2020	695,000	687,100	98.86			
L1787568128	249-079-10679	RHEE DAVID Location: 792 HOUGHTONVILLE ROAD	RYAN FRANK	38.00	10/16/2020	670,000	662,500	98.88			
L954933248	249-079-10124	SAROFF JOHN Location: 1009 MIDDLETOWN RD	NANCY L. DUMAS TRUST...	14.30	8/12/2020	795,000	880,300	110.73			
125809728	249-079-10382	SMITH, GEORGE ELLSWO... Location: 785 STAGECOACH ROAD	MOZDZER, RICHARD	10.50	7/14/2021	310,000	327,200	105.55			
L1743945728	249-079-10388	TRIPLE D FAMILY TRUS... Location: 366 HOUGHTONVILLE ROAD	MURPHY RANDALL	34.09	7/30/2020	395,000	381,700	96.63			
Totals for R2 - Residential with 6 or more acres				315.04		6,671,000	6,519,800				

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	84.12 Low InterQuartile Value		91.00 Low 90% Value of Aggregate
444,733 Average Sales Price	104.58 High InterQuartile Value		104.46 High 90% Value of Aggregate
434,653 Average Listed Price	20.46 InterQuartile Range		97.73 Aggregate Ratio
94.88 Average Ratio			6.89% Sampling Error
98.88 Median Ratio	53.43 Value of Outlier Low Limit	0 Number of Low Outliers	
62.23 Low Ratio	135.27 Value of Outlier High Limit	0 Number of High Outliers	
117.03 High Ratio	22.74 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.97 PRD (Regression Index)	165.96 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
11.62 COD			
2 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			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L907739136	249-079-10501	HUFF MAUREEN Location: 372 VERMONT 121	CASE BRIAN	1.67	10/15/2020	395,000	400,700	101.44			
1401199680	249-079-10315	SUNFISH SELECT GRAFT... Location: 1087 STAGE COACH ROAD	CUOCO, JOSEPH M	2.17	10/8/2021	250,000	144,500	57.80	O	O	
Totals for S1 - Vacation home with less than 6 acres				3.84		645,000	545,200				

S1 - Vacation home with less than 6 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
2 Total Transactions	57.80	Low InterQuartile Value	(36.58) Low 90% Value of Aggregate
322,500 Average Sales Price	101.44	High InterQuartile Value	205.64 High 90% Value of Aggregate
272,600 Average Listed Price	43.64	InterQuartile Range	84.53 Aggregate Ratio
79.62 Average Ratio			143.27% Sampling Error
79.62 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
57.80 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
101.44 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.94 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
27.41 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			

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L971005952	249-079-10269	MICHAUD JACOB Location: 2600 CHESTER HILL ROAD	IMBURGIA GEORGE	81.20	6/14/2019	100,000	110,400	110.40			
667202112	249-079-10038	SHALOM IV, LLC Location: LOTS 1 & 2 ADA BELL ROAD	HARTUNG, DAVID	74.77	1/31/2022	135,000	136,700	101.26			
L1409429504	249-079-10558	TERRY MICHAEL Location: 1158 EASTMAN ROAD	WAGNER SIGRID	24.50	8/16/2019	95,000	93,100	98.00			
L954146816	249-079-10433	THOMAS LISA Location: 205 ANDERSON ROAD	PLACZEK JOHN	10.10	12/9/2020	20,000	73,800	369.00	E	E	
L1947869184	249-079-10689	WITTENBERG EVE Location: 499 WRIGHT ORCHARD ROAD	CYNTHIA J. NEWMAN TR...	6.52	3/1/2021	375,000	287,500	76.67			

Totals for S2 - Seasonal home with 6 or more acres				197.09		725,000	701,500				
---	--	--	--	---------------	--	----------------	----------------	--	--	--	--

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	
5 Total Transactions	87.33	Low InterQuartile Value	68.32	Low 90% Value of Aggregate
145,000 Average Sales Price	239.70	High InterQuartile Value	125.19	High 90% Value of Aggregate
140,300 Average Listed Price	152.37	InterQuartile Range	96.76	Aggregate Ratio
151.07 Average Ratio			29.38%	Sampling Error
101.26 Median Ratio	- 141.22	Value of Outlier Low Limit	0	Number of Low Outliers
76.67 Low Ratio	468.25	Value of Outlier High Limit	0	Number of High Outliers
369.00 High Ratio	- 369.77	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.56 PRD (Regression Index)	696.80	Value of Extreme High Limit	0	Number of High Extremes/Influentials
60.19 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				

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1689472064	249-079-10398	CECUNJANIN, KEMAL Location: PUTNAM FOREST ROAD	NORTHIAND PROPERTIES...	72.00	5/6/2021	87,000	115,400	132.64	O		
L165068800	249-079-10338	CHICKERING PATRICK Location: VERMONT ROUTE 121 EAST	LORD FORESTS L.L.C.	84.70	6/7/2019	105,000	129,500	123.33			
L850403328	249-079-10021	MANDEL ROBERT Location: CHESTER HILL ROAD	JUDITH M. DICKISON R...	152.80	4/19/2019	220,000	229,700	104.41			
L1695174656	249-079-10600	PARENT GLENN Location: CHESTER HILL ROAD	THE WINDHAM FOUNDATI...	12.70	8/7/2020	63,000	54,000	85.71			
L1509724160	249-079-10733	SPRING HILL FARM INC Location: 792 HOUGHTONVILLE RD	RYAN FRANK	37.40	8/14/2019	93,750	88,900	94.83			

Totals for M - Miscellaneous				359.60		568,750	617,500				
-------------------------------------	--	--	--	---------------	--	----------------	----------------	--	--	--	--

M - Miscellaneous

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	
5 Total Transactions	90.27	Low InterQuartile Value	94.85	Low 90% Value of Aggregate
113,750 Average Sales Price	127.99	High InterQuartile Value	122.29	High 90% Value of Aggregate
123,500 Average Listed Price	37.72	InterQuartile Range	108.57	Aggregate Ratio
108.19 Average Ratio			12.64%	Sampling Error
104.41 Median Ratio	33.69	Value of Outlier Low Limit	0	Number of Low Outliers
85.71 Low Ratio	184.57	Value of Outlier High Limit	0	Number of High Outliers
132.64 High Ratio	- 22.88	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	241.14	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				

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
56 Total Transactions	90.15 Low InterQuartile Value		93.43 Low 90% Value of Aggregate
345,995 Average Sales Price	104.49 High InterQuartile Value		100.09 High 90% Value of Aggregate
334,784 Average Listed Price	14.34 InterQuartile Range		96.76 Aggregate Ratio
95.78 Average Ratio			3.44% Sampling Error
98.86 Median Ratio	68.64 Value of Outlier Low Limit	6 Number of Low Outliers	
57.80 Low Ratio	126.00 Value of Outlier High Limit	1 Number of High Outliers	
124.62 High Ratio	47.14 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.99 PRD (Regression Index)	147.51 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
10.87 COD			
11 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			

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 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	90.27	Low InterQuartile Value	94.80 Low 90% Value of Aggregate
113,750 Average Sales Price	127.99	High InterQuartile Value	122.34 High 90% Value of Aggregate
123,500 Average Listed Price	37.72	InterQuartile Range	108.57 Aggregate Ratio
108.19 Average Ratio			12.68% Sampling Error
104.41 Median Ratio	33.69	Value of Outlier Low Limit	0 Number of Low Outliers
85.71 Low Ratio	184.57	Value of Outlier High Limit	0 Number of High Outliers
132.64 High Ratio	- 22.88	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	241.14	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			

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	
61 Total Transactions	90.24	Low InterQuartile Value	93.84	Low 90% Value of Aggregate
326,641 Average Sales Price	104.63	High InterQuartile Value	100.37	High 90% Value of Aggregate
317,177 Average Listed Price	14.39	InterQuartile Range	97.10	Aggregate Ratio
96.81 Average Ratio			3.37%	Sampling Error
98.87 Median Ratio	68.66	Value of Outlier Low Limit	6	Number of Low Outliers
57.80 Low Ratio	126.21	Value of Outlier High Limit	2	Number of High Outliers
132.64 High Ratio	47.08	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	147.79	Value of Extreme High Limit	1	Number of High Extremes/Influentials
11.33 COD				
11	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
18%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			