

Study created by Christie.Wright@vermont.gov on 11/1/2022 at 3:26 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L380342272	378-117-10067	ALLEN ANDREW Location: 854 HIGLEY HILL ROAD	KENNEDY KEVIN	2.80	5/1/2020	225,000	190,000	84.44			
L1951551488	378-117-10146	DONNELLY PATRICIA Location: 96 NORTH POND ROAD	DEARTH WILLIAM	1.30	10/10/2019	217,000	184,700	85.12			
1427592256	378-117-10490	FROST, ANDREW C Location: 3880 AUGUR HOLE RD	RUNKLE, GEORGANN	3.50	6/15/2021	475,000	321,200	67.62			
1309967424	378-117-10014	GRIMALDI, EVA Location: 244 POOL FARM ROAD	AMES TRUSTEE, MARK A	2.00	4/30/2021	225,000	229,200	101.87			
L403447808	378-117-10523	SMALL STEPHEN Location: 1630 HIGLEY HILL ROAD	STORRS BENJAMIN	5.80	7/31/2020	324,000	294,400	90.86			
L1634144256	378-117-10326	THOMAS HARRIS LISSA Location: 1799 SOUTH ROAD	ESTATE OF ELIZABETH ...	3.49	8/22/2019	160,000	186,200	116.38			
Totals for R1 - Residential with less than 6 acres				18.89		1,626,000	1,405,700				

R1 - Residential 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	
6 Total Transactions	80.24	Low InterQuartile Value	72.05	Low 90% Value of Aggregate
271,000 Average Sales Price	105.49	High InterQuartile Value	100.85	High 90% Value of Aggregate
234,283 Average Listed Price	25.26	InterQuartile Range	86.45	Aggregate Ratio
91.05 Average Ratio			16.66%	Sampling Error
87.99 Median Ratio	42.36	Value of Outlier Low Limit	0	Number of Low Outliers
67.62 Low Ratio	143.38	Value of Outlier High Limit	0	Number of High Outliers
116.38 High Ratio	4.47	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	181.26	Value of Extreme High Limit	0	Number of High Extremes/Influentials
13.62 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L463978496	378-117-10188	ALDRICH WESLEY Location: 2736 LOWER DOVER ROAD	GABRIELSEN WILLIAM	59.90	11/3/2020	150,000	141,700	94.47			
315804736	378-117-10101	BECKERT, JANINE Location: 2396 AMES HILL ROAD	WALSH, WILLIAM C	14.90	6/30/2021	335,000	214,400	64.00			
L32931840	378-117-10295	CLIFT DAVID Location: 971 LOWER DOVER ROAD	KRANE STEPHEN	17.00	7/15/2019	340,000	298,000	87.65			
L1525407744	378-117-10715	GRESSY HANNAH Location: 310 COW PATH 40	WARD DAVID	16.00	8/28/2019	269,900	217,200	80.47			
L286015488	378-117-10733	DIEBEL ANNE Location: 389 COWPATH 40	WURZBERGER C S	13.30	9/14/2020	115,000	89,500	77.83			
L632184832	378-117-10056	FARQUHAR DOUGLAS Location: 5936 VT ROUTE 9	BOYD LAURIE	18.90	7/12/2019	130,000	143,400	110.31			
L1671892992	378-117-10140	FORRESTER JR. WILLIA... Location: 215 GILBERT ROAD	AFNAN JAMSHID	44.50	5/10/2019	260,000	220,300	84.73			
L790102016	378-117-10131	FOX EDWARD Location: 1076 MOSS HOLLOW ROAD	DATER ALAN	40.80	9/10/2020	415,000	352,400	84.92			
1737096256	378-117-10645	GOODARZI, AFSHIN Location: 1604 AUGUR HOLE ROAD	LALUNA, ANTHONY J	43.86	12/9/2021	264,000	186,900	70.80			
1308709952	378-117-10290	GORDON-MACEY, SCOTT Location: 54 STAVER ROAD	LEMMON, RICHARD E	10.00	6/23/2021	500,000	500,400	100.08			
297489472	378-117-10087	GORHAM, KEITH A Location: 138 BUTTERFIELD ROAD	TALBOT, STEVE	10.80	6/7/2021	238,000	182,400	76.64			
1711766592	378-117-10145	HAGEDORN, WALTER F Location: 213 CHURCH HOLLOW ROAD	DES CHENES, JOHN	15.00	1/4/2022	176,400	153,300	86.90			
L1930694656	378-117-10160	HAMMARLUND ARNE Location: 2280 AMES HILL ROAD	ESTATE OF ROBERT ENG...	102.92	11/19/2019	670,000	797,900	119.09			
L545820672	378-117-10424	HIDDEN LAKE LLC Location: 232 HIDDEN LAKE ROAD	OUR HIDDEN LAKE LLC	100.60	9/12/2019	1,550,000	1,802,700	116.30			
L80420864	378-117-10108	KOTSAKIS NICHOLAS Location: 1338 LAHAR ROAD	COHEN NANCY	110.20	9/12/2019	220,000	333,000	151.36	O	O	O
L1715347456	378-117-10374	MCGUIRE WILLIAM Location: 2197 AMES HILL ROAD	SHEPARD ANDREW	7.20	9/13/2019	292,500	307,000	104.96			
1778866240	378-117-10281	MITKOWSKI, RONALD B Location: 203 JUDD ROAD	KEATING, ROBERT K	28.50	4/12/2021	285,000	249,100	87.40			
L591888384	378-117-10276	MUSCHLER SANDRA Location: 85 STRATTON HILL ROAD	POST TRUSTEE DIANA	14.10	9/6/2019	307,500	277,500	90.24			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1553719296	378-117-10609	RICHARDSON ANDREW Location: 1869 HIGLEY HILL ROAD	WHITNEY TIMOTHY	12.50	1/15/2020	130,000	168,400	129.54			
787065920	378-117-10227	SCHMITZ, ANDREW Location: 608 TOWN HILL ROAD	LEDGER, WILLIAM J	10.10	9/27/2021	360,000	277,700	77.14			
L1704058880	378-117-10445	SMITH FAMILY DECLARA... Location: 1412 SOUTH ROAD	PITTMAN-BATLLE GERAL...	13.80	12/4/2020	675,000	551,800	81.75			
L968269824	378-117-10087	TALBOT STEVE Location: 138 BUTTERFIELD ROAD	CARLEY BRIAN	10.80	3/10/2020	182,000	182,400	100.22			
1867922496	378-117-10501	TOGNAN, LOUIS Location: 224 STAVER ROAD	WILLIAMSON, DAVID C....	26.70	11/10/2021	712,500	542,900	76.20			
L1653243904	378-117-10485	ZULIP FARMS LLC Location: 1041 MOSS HOLLOW ROAD	MCLEOD JOHANNA	11.00	3/25/2021	160,000	126,900	79.31			
Totals for R2 - Residential with 6 or more acres				753.38		8,737,800	8,317,200				

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
24 Total Transactions	78.20 Low InterQuartile Value	86.47 Low 90% Value of Aggregate
364,075 Average Sales Price	103.77 High InterQuartile Value	103.91 High 90% Value of Aggregate
346,550 Average Listed Price	25.58 InterQuartile Range	95.19 Aggregate Ratio
93.01 Average Ratio		9.16% Sampling Error
87.15 Median Ratio	39.83 Value of Outlier Low Limit	0 Number of Low Outliers
64.00 Low Ratio	142.14 Value of Outlier High Limit	1 Number of High Outliers
151.36 High Ratio	1.47 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	180.50 Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.78 COD		
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
8% 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
1057930304	378-117-10432	GORDON, ROBERT C Location: STUARTS LANE	PARTENOPE, PAUL V	1.17	8/27/2021	25,400	25,400	100.00			
L1969688576	378-117-10442	SCULLY CHRISTOPHER Location: 1983 STRATTON HILL ROAD	PETERSON HELEN	2.38	10/28/2019	64,700	64,700	100.00			
Totals for S1 - Vacation home with less than 6 acres				3.55		90,100	90,100				

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	100.00	Low InterQuartile Value	100.00	Low 90% Value of Aggregate
45,050 Average Sales Price	100.00	High InterQuartile Value	100.00	High 90% Value of Aggregate
45,050 Average Listed Price	0.00	InterQuartile Range	100.00	Aggregate Ratio
100.00 Average Ratio			0.00%	Sampling Error
100.00 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
100.00 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
100.00 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				
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				

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L316936192	378-117-10110	BENSON KEVIN Location: SOUTH ROAD	COLE JEFFREY	6.42	1/22/2021	50,000	55,200	110.40			
826029120	378-117-10447	FLYNN, GLENN M Location: SHEARER HILL ROAD	GRASSO, JAMES	10.00	6/21/2021	67,500	63,200	93.63			
272536640	378-117-10074	PERL, JOSHUA Location: LAND OFF AUGUR HOLE ROAD	LEBLOND, ROBERT	17.60	5/28/2021	99,000	76,300	77.07			
L1079320576	378-117-10560	REDDEN EMMA Location: 13.3 ACRES OFF ROUTE 9	TRUMPLER DAVID	13.30	4/1/2020	26,000	26,600	102.31			

Totals for W - Woodland				47.32		242,500	221,300				
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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	
4 Total Transactions	81.21	Low InterQuartile Value	72.16	Low 90% Value of Aggregate
60,625 Average Sales Price	108.38	High InterQuartile Value	110.36	High 90% Value of Aggregate
55,325 Average Listed Price	27.17	InterQuartile Range	91.26	Aggregate Ratio
95.85 Average Ratio			20.93%	Sampling Error
97.97 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
77.07 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
110.40 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
10.72 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
33 Total Transactions	78.57 Low InterQuartile Value		86.04 Low 90% Value of Aggregate
319,755 Average Sales Price	101.04 High InterQuartile Value		101.37 High 90% Value of Aggregate
299,627 Average Listed Price	22.47 InterQuartile Range		93.71 Aggregate Ratio
92.57 Average Ratio			8.17% Sampling Error
87.40 Median Ratio	44.86 Value of Outlier Low Limit	0 Number of Low Outliers	
64.00 Low Ratio	134.75 Value of Outlier High Limit	1 Number of High Outliers	
151.36 High Ratio	11.15 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.99 PRD (Regression Index)	168.47 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.92 COD			
5 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			

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
4 Total Transactions	81.21 Low InterQuartile Value		72.15 Low 90% Value of Aggregate
60,625 Average Sales Price	108.38 High InterQuartile Value		110.37 High 90% Value of Aggregate
55,325 Average Listed Price	27.17 InterQuartile Range		91.26 Aggregate Ratio
95.85 Average Ratio			20.94% Sampling Error
97.97 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
77.07 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
110.40 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
10.72 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
37 Total Transactions	78.57 Low InterQuartile Value		86.15 Low 90% Value of Aggregate
291,741 Average Sales Price	102.09 High InterQuartile Value		101.16 High 90% Value of Aggregate
273,216 Average Listed Price	23.52 InterQuartile Range		93.65 Aggregate Ratio
92.92 Average Ratio			8.02% Sampling Error
87.65 Median Ratio	43.29 Value of Outlier Low Limit	0 Number of Low Outliers	27.83% Weighted Standard Deviation
64.00 Low Ratio	137.36 Value of Outlier High Limit	1 Number of High Outliers	
151.36 High Ratio	8.02 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.99 PRD (Regression Index)	172.64 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.83 COD			
5 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
14% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			