

Study created by Christie.Wright@vermont.gov on 10/21/2022 at 9:25 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1044828160	453-143-10026	BAIRD ANDREW Location: 12 SMITH ROAD	BARTLETT GREGORY	0.89	10/31/2019	135,000	91,600	67.85			
L1022042112	453-143-10391	BUCK JO-ELLEN Location: ORANGE	JOHN D FRAVILLIG TRU...	3.00	9/8/2020	152,500	176,300	115.61			
L1665421312	453-143-10476	D'ANNA KEVIN Location: 24 STRONG ROAD	SMITH MICHAEL	2.00	5/18/2020	285,000	255,800	89.75			
177916992	453-143-10299	HOCH, GREGORY A Location: 72 SMITH ROAD	ESTATE OF JOSEPH TRO...	4.90	8/31/2021	165,000	122,500	74.24			
1383291968	453-143-10266	JOHNSON, LINDA Location: 188 RICHARDSON ROAD	JONES, REBECCA S	1.00	10/15/2021	175,000	105,300	60.17			
L1755824128	453-143-10322	KENNETH A. HEPBURN T... Location: 425 US ROUTE 302	PION A PAUL	2.50	10/29/2020	120,000	145,400	121.17			
1256700992	453-143-10264	LAGOR, ROBERT Location: 985 US ROUTE 302	JOHNSON, LINDA L	1.00	10/8/2021	175,000	133,000	76.00			
264293440	453-143-10171	NUTE, JAMES L Location: 44 VT RT 110	TALLMAN, RONALD D	1.50	7/23/2021	187,000	142,400	76.15			
819811392	453-143-10602	PINGEL, NATALIE J Location: 17 SHADY BROOK LANE	DAMIATA, JOSEPH	4.86	5/28/2021	440,000	290,100	65.93			
1419531840	453-143-10308	RICE, DOUGLAS R Location: 48 SMITH STREET	BEDELL, CORINA M	1.00	2/22/2022	90,000	125,900	139.89			
1749369920	453-143-10223	RYAN, DAWSON Location: 1192 US ROUTE 302	SANBORN, JAMES	1.87	4/9/2021	115,000	129,300	112.43			
1016777792	453-143-10458	WILLIAMS, KYLE L Location: 703 RESERVOIR ROAD	GREEN, KRISTOFFOR	2.07	6/11/2021	210,000	134,500	64.05			
Totals for R1 - Residential with less than 6 acres				26.59		2,249,500	1,852,100				

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
12 Total Transactions	66.41	Low InterQuartile Value	71.47 Low 90% Value of Aggregate
187,458 Average Sales Price	114.81	High InterQuartile Value	93.19 High 90% Value of Aggregate
154,342 Average Listed Price	48.40	InterQuartile Range	82.33 Aggregate Ratio
88.60 Average Ratio			13.19% Sampling Error
76.07 Median Ratio	- 6.19	Value of Outlier Low Limit	0 Number of Low Outliers
60.17 Low Ratio	187.42	Value of Outlier High Limit	0 Number of High Outliers
139.89 High Ratio	- 78.79	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	260.02	Value of Extreme High Limit	0 Number of High Extremes/Influentials
27.03 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
914289728	453-143-10167	CROSSETT, CHRISTOPHE... Location: 149 VT ROUTE 110	DOYLE, PATRICK M	14.75	6/28/2021	140,000	192,900	137.79			O
L1095983104	453-143-10139	DEBERVILLE DANE Location: 153 EMERY ROAD	CYR SUSANNE	30.00	3/23/2020	232,200	226,800	97.67			
688920640	453-143-10247	FREDERICK, ADAM Location: 24 TRICKLE BROOK ROAD	AMONES, BRIAN A	6.99	4/7/2021	300,000	302,500	100.83			
L1319600128	453-143-10564	HOMER JOHN Location: 377 GEORGE STREET	HUTCHENS JAMES	29.50	3/18/2020	172,300	153,100	88.86			
L780017664	453-143-10156	LEMIEUX MICHAEL Location: 1065 US ROUTE 302	DIMICK MELISSA	23.40	9/12/2019	130,000	135,600	104.31			
710757440	453-143-10639	LIZEE, KICHUNG Location: 33 FOSTER LANE	CHRISTIANSEN, RYAN	10.00	8/27/2021	195,000	192,900	98.92			
828197952	453-143-10584	MACAULEY-ROULEAU, AN... Location: 15 KNAPP DRIVE	KNAPP, LUKE, JR. L	28.10	7/13/2021	295,000	239,100	81.05			
L1815334912	453-143-10435	MAYER MELISSA Location: BENNETTS MILL ROAD	DIMICK JOSEPH	102.32	12/20/2019	200,000	178,300	89.15			
L1475760128	453-143-10228	PAYA JESSE Location: 27 GRIGGS ROAD	ESTATE OF JEAN GRIGG...	15.92	7/16/2020	280,000	293,200	104.71			
L1463029760	453-143-10338	SZAMREY NADIA Location: 28 EMERY ROAD	MAURICE ARMAND	10.70	7/24/2020	319,000	232,900	73.01			
Totals for R2 - Residential with 6 or more acres				271.68		2,263,500	2,147,300				

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
10 Total Transactions	86.91 Low InterQuartile Value		85.86 Low 90% Value of Aggregate
226,350 Average Sales Price	104.41 High InterQuartile Value		103.87 High 90% Value of Aggregate
214,730 Average Listed Price	17.50 InterQuartile Range		94.87 Aggregate Ratio
97.63 Average Ratio			9.49% Sampling Error
98.30 Median Ratio	60.65 Value of Outlier Low Limit	0 Number of Low Outliers	
73.01 Low Ratio	130.67 Value of Outlier High Limit	1 Number of High Outliers	
137.79 High Ratio	34.39 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	156.92 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
11.88 COD			
2 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			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L368959488	453-143-10576	CHADWICK MITCHELL Location: 53 RESERVOIR ROAD	REAL LLC	0.51	2/16/2021	79,000	75,300	95.32			
L1823416320	453-143-10660	DIMICK MELISSA Location: 5 HIDE-A-WAY DRIVE	RENFREW ALLEN	1.40	9/13/2019	155,000	146,100	94.26			
L1124794368	453-143-10303	JACOBS GARY Location: 77 GEORGE STREET	FLORINDA LETOURNEAU ...	2.50	8/30/2019	90,000	91,300	101.44			
Totals for MHL - Mobile home landed				4.41		324,000	312,700				

MHL - Mobile home landed

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	
3 Total Transactions	94.26	Low InterQuartile Value	90.39	Low 90% Value of Aggregate
108,000 Average Sales Price	101.44	High InterQuartile Value	102.64	High 90% Value of Aggregate
104,233 Average Listed Price	7.19	InterQuartile Range	96.51	Aggregate Ratio
97.01 Average Ratio			6.35%	Sampling Error
95.32 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
94.26 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
1.01 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
2.51 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				

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1749192704	453-143-10428	BIGRAS STEVEN Location: 313 CLEMENT ROAD	READER JENNIFER	7.90	7/23/2020	116,000	111,500	96.12			
L717455360	453-143-10285	KEANE BRYAN Location: PRECHTL HILL ROAD	LAMSON GREG	10.70	7/10/2020	45,000	55,300	122.89			
L1699581952	453-143-10190	ROLSTON CHAD Location: 516 NOTCH TRAIL	BAGLEY PRESTON	22.20	8/21/2019	25,000	27,100	108.40			
Totals for S2 - Seasonal home with 6 or more acres				40.80		186,000	193,900				

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	96.12	Low InterQuartile Value	80.71	Low 90% Value of Aggregate
62,000 Average Sales Price	122.89	High InterQuartile Value	127.78	High 90% Value of Aggregate
64,633 Average Listed Price	26.77	InterQuartile Range	104.25	Aggregate Ratio
109.14 Average Ratio			22.57%	Sampling Error
108.40 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
96.12 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
122.89 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
8.23 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
L1801248768	453-143-10159	BETTY JASON Location: CLEMENT ROAD	GRAHAM BARRY	20.20	12/15/2020	35,000	34,300	98.00			
L1525137408	453-143-10233	HOLLSTEIN JENNIFER Location: OFF NOTCH RD	HALL RICHARD	115.60	8/7/2020	80,000	115,600	144.50			
Totals for W - Woodland				135.80		115,000	149,900				

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	98.00	Low InterQuartile Value	9.53	Low 90% Value of Aggregate
57,500 Average Sales Price	144.50	High InterQuartile Value	251.16	High 90% Value of Aggregate
74,950 Average Listed Price	46.50	InterQuartile Range	130.35	Aggregate Ratio
121.25 Average Ratio			92.68%	Sampling Error
121.25 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
98.00 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
144.50 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.93 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
19.18 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				

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1400262656	453-143-10590	LYFORD AIDAN Location: OFF OF OLD TOWN HGWY 25	MCGUIRE MAIA	10.30	1/23/2020	20,000	12,400	62.00			
L270475264	453-143-10416	THAYER PAUL Location: CLEMENT ROAD	PETERSON JUDY	20.50	7/10/2020	24,000	53,300	222.08	E		
L1142898688	453-143-10137	TILTON JEREMY Location: FISH POND ROAD	WURTZBURG DARREN	8.50	10/30/2019	19,000	10,300	54.21			
Totals for M - Miscellaneous				39.30		63,000	76,000				

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	54.21	Low InterQuartile Value	(42.36) Low 90% Value of Aggregate
21,000 Average Sales Price	222.08	High InterQuartile Value	283.63 High 90% Value of Aggregate
25,333 Average Listed Price	167.87	InterQuartile Range	120.63 Aggregate Ratio
112.76 Average Ratio			135.12% Sampling Error
62.00 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
54.21 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
222.08 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.93 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
90.25 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
28 Total Transactions	76.04	Low InterQuartile Value	83.21 Low 90% Value of Aggregate
179,393 Average Sales Price	107.48	High InterQuartile Value	96.20 High 90% Value of Aggregate
160,929 Average Listed Price	31.44	InterQuartile Range	89.71 Aggregate Ratio
94.93 Average Ratio			7.23% Sampling Error
95.72 Median Ratio	28.88	Value of Outlier Low Limit	0 Number of Low Outliers
60.17 Low Ratio	154.64	Value of Outlier High Limit	0 Number of High Outliers
139.89 High Ratio	- 18.29	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	201.80	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.40 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
11% 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
5 Total Transactions	58.11	Low InterQuartile Value	82.31 Low 90% Value of Aggregate
35,600 Average Sales Price	183.29	High InterQuartile Value	171.51 High 90% Value of Aggregate
45,180 Average Listed Price	125.19	InterQuartile Range	126.91 Aggregate Ratio
116.16 Average Ratio			35.14% Sampling Error
98.00 Median Ratio	- 129.67	Value of Outlier Low Limit	0 Number of Low Outliers
54.21 Low Ratio	371.07	Value of Outlier High Limit	0 Number of High Outliers
222.08 High Ratio	- 317.45	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.92 PRD (Regression Index)	558.85	Value of Extreme High Limit	0 Number of High Extremes/Influentials
51.10 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
33 Total Transactions	75.12	Low InterQuartile Value	83.90 Low 90% Value of Aggregate
161,781 Average Sales Price	110.42	High InterQuartile Value	96.85 High 90% Value of Aggregate
146,206 Average Listed Price	35.30	InterQuartile Range	90.37 Aggregate Ratio
94.27 Average Ratio			7.17% Sampling Error
95.72 Median Ratio	22.18	Value of Outlier Low Limit	0 Number of Low Outliers
54.21 Low Ratio	163.36	Value of Outlier High Limit	1 Number of High Outliers
144.50 High Ratio	- 30.77	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	216.31	Value of Extreme High Limit	1 Number of High Extremes/Influentials
19.35 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
12% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			