

Study created by Christie.Wright@vermont.gov on 11/26/2022 at 1:40 AM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L787423232	459-145-10398	ANDRIANO JOSEPH Location: 485 MAIN STREET	LEBER JONATHAN	3.75	9/25/2020	365,000	340,600	93.32			
1409432640	459-145-10332	BOUFFARD, JONATHAN C Location: 14 CHURCH STREET	ABBOTT, KAREN L	0.50	11/12/2021	280,000	164,400	58.71			
814007360	459-145-10839	BUSBY, CLIFTON Location: STEVENS ORCHARD ROAD	STREICHER, BRANDON S	5.24	4/30/2021	42,500	36,100	84.94			
1906256960	459-145-10377	CANDIDO, JEREMIAH W Location: 636 VERMONT ROUTE 73	KIRBY, DUANE A	0.36	9/10/2021	222,500	169,400	76.13			
1367997504	459-145-10019	CARIE, NATHANIEL J Location: 98 STEVENS ORCHARD ROAD	PAULY, MACKENZIE T	5.25	12/9/2021	250,000	192,500	77.00			
1121168448	459-145-10574	COLLIE, PEYTON T Location: 106 BROWN LANE	SWOGGER, MALCOLM R	5.62	9/29/2021	599,000	359,700	60.05			
L82350080	459-145-10107	DUQUETTE DEVON Location: 44 KNOX HILL ROAD	MACEDO GEORGE	4.00	3/17/2021	229,000	177,100	77.34			
605707328	459-145-10459	KERNAN, PAMELA J Location: 27 YOUNG ROAD	MILLER, MARY	2.00	10/27/2021	225,000	144,500	64.22			
L449511424	459-145-10767	LEITE AMANDA Location: 22 YOUNG ROAD	HOLZHAMMER BROOKE	2.50	10/9/2020	150,000	131,000	87.33			
L1139245056	459-145-10103	MACEDO GEORGE Location: 567 MAIN STREET	BRIERE SUSAN	3.43	12/10/2020	349,000	286,800	82.18			
L1301549056	459-145-10409	MADISON DANIELLE Location: 599 MAIN STREET	CALLAHAN CHARLES	4.00	3/9/2020	195,000	177,300	90.92			
L1916370944	459-145-10492	MASTIN ELAN Location: 273 VERMONT ROUTE 22A	MYERS LESLIE	1.00	3/5/2021	157,000	125,800	80.13			
L189190144	459-145-10182	MCGRATH THOMAS Location: 80 BURKE ROAD	DUNDON MICHAEL	1.13	7/12/2019	205,000	169,000	82.44			
L251203584	459-145-10048	MONTELLO III NICHOLA... Location: 65 CHURCH STREET	BUXTON ANDREW	0.50	8/14/2020	175,000	167,100	95.49			
L1915428864	459-145-10296	O'NEILL TRACEY Location: 249 VT ROUTE 22A	HANSEN KRIS	3.00	3/27/2020	150,000	158,100	105.40			
105462848	459-145-10792	PAQUETTE, SEAN C Location: 582 MAIN STREET	ZAULI, KELLI L	1.34	11/15/2021	194,000	134,800	69.48			
L1723924480	459-145-10494	ROBCO TRUCKING LLC Location: 318 ROUTE 22A	DUNDON MICHAEL	5.00	8/27/2019	320,000	319,300	99.78			
1967029312	459-145-10202	RYAN, HEATHER Location: 782 ROUTE 73E	DUNDON, CHRISTOPHER ...	5.00	1/4/2022	285,000	224,200	78.67			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1557618688	459-145-10712	SHULTZ SAMANTHA Location: 568 MAIN STREET	BEESON PATRICK	0.25	12/23/2019	180,000	163,900	91.06			
L468385792	459-145-10241	SMALL JOBS SERVICES ... Location: 17 SHOREHAM DEPOT ROAD	REED RACHEL-ELIZABET...	2.00	9/30/2020	117,500	128,000	108.94			
L1122467840	459-145-10399	SMITH FRANCOISE Location: 28 HEMENWAY HILL ROAD	LEE LORETTA	4.00	6/19/2020	225,000	255,100	113.38			
1070091328	459-145-10238	SUDDABY, LYNNE Location: 8 MARTIN HILL ROAD	DISORDA, DAVID M	0.50	8/13/2021	150,000	124,700	83.13			
L1094258688	459-145-10102	TOBIN PETER Location: 618 E ROUTE 73	BREITIGAN DENNIS	3.00	12/11/2019	225,000	224,700	99.87			
L1324556288	459-145-10294	VOSE DYLAN Location: 515 MAIN STREET	BUXTON CORY	0.33	8/16/2019	220,000	215,800	98.09			
L1370603520	459-145-10624	WIMETT DANIEL Location: 94 PEARL ROAD	STEARNS SEAN	0.81	10/11/2019	165,000	131,400	79.64			
L2069061632	459-145-10559	WOOD LESLIE Location: 140 VERMONT ROUTE 73 WEST	PARENT RONALD	2.00	10/27/2020	60,000	63,400	105.67			
1515084864	459-145-10405	WOOD, CLIVE R Location: 78 ROUTE 22A	KELLOGG, THEODORE C	2.04	10/22/2021	300,000	194,600	64.87			
Totals for R1 - Residential with less than 6 acres				68.55		6,035,500	4,979,300				

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	
27 Total Transactions	77.00	Low InterQuartile Value	76.91	Low 90% Value of Aggregate
223,537 Average Sales Price	98.09	High InterQuartile Value	88.09	High 90% Value of Aggregate
184,419 Average Listed Price	21.09	InterQuartile Range	82.50	Aggregate Ratio
85.49 Average Ratio			6.78%	Sampling Error
83.13 Median Ratio	45.36	Value of Outlier Low Limit	0	Number of Low Outliers
58.71 Low Ratio	129.73	Value of Outlier High Limit	0	Number of High Outliers
113.38 High Ratio	13.73	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	161.36	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.40 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L822812672	459-145-10596	BENARD THOMAS Location: 342 FISHER ROAD	STEELE BEATRICE	10.00	10/11/2019	190,000	181,500	95.53			
L954384384	459-145-10545	BLESSING JONATHAN Location: 325 MOUNT INDEPENDENCE ROAD	MICHAEL SCHMERTZLER ...	114.00	3/24/2021	821,500	1,036,000	126.11			
L813318144	459-145-10570	CARPENTER SAMUEL Location: 700 VERMONT ROUTE 73	POLLARD DONALD	47.00	6/19/2020	258,050	245,200	95.02			
1035611200	459-145-10517	COSEY, ALLISON JANE Location: 22 GRISWOLD LANE	ORR, PETER T	14.40	9/7/2021	249,900	180,800	72.35			
L1500463104	459-145-10576	EWING AJA Location: 81 STEVENS ORCHARD ROAD	DRAKE NATALIE	8.00	10/1/2019	209,900	197,000	93.85			
719830080	459-145-10149	FISHER, TIMOTHY Location: 138 HORTON ROAD	PAQUETTE, SEAN	11.00	11/15/2021	215,000	183,300	85.26			
L170627072	459-145-10356	GEIST TIMOTHY Location: 33 BURKE ROAD	JOHNSON TIMOTHY	247.92	7/25/2019	850,000	870,200	102.38			
69801024	459-145-10785	H&B LAND HOLDINGS LL... Location: 94 OLD STAGE ROAD	CANNONE, CHRISTOPHER...	80.00	5/28/2021	300,000	291,400	97.13			
71240768	459-145-10227	KELLEY, ORRIS P Location: 681 ROUTE 73	SWEATT, DAVID A	8.50	7/15/2021	462,500	297,900	64.41			
L943542272	459-145-10096	KELLOGG JOHN Location: 12 MOUNT INDEPENDENCE ROAD	PHYLLIS A. BONVOULOI...	50.00	7/12/2019	330,000	337,200	102.18			
994724928	459-145-10603	LAFRENIERE, JOHN T Location: 101 CLARK ROAD	CARPENTER, KENNETH E	55.00	7/16/2021	385,000	237,600	61.71			
2115779648	459-145-10575	LOMAURO, RUSSEL G Location: 30 MUD DOCK ROAD	PEAKE, CHARLES	25.00	10/19/2021	590,000	535,200	90.71			
369923136	459-145-10653	OFFICER, JEFFREY T Location: 21 MUTTON SQUARE ROAD	LARSEN, DAVID F	15.82	6/2/2021	450,000	401,200	89.16			
L1355390976	459-145-10340	PECKHAM AARON Location: 47 YOUNG ROAD	DAY EDWARD	20.42	5/29/2020	248,000	250,100	100.85			
930552896	459-145-10306	PETERS, RICHARD Location: 73 RTE 22 A	BERTRAND, BRYCE	10.60	10/8/2021	289,500	194,300	67.12			
L1951780864	459-145-10812	PIERRE KESLY Location: 68 DAIGNEAULT ROAD	COLLINS SEAN	10.00	4/26/2019	285,000	254,200	89.19			
1158313024	459-145-10733	RUSSELL, JOSEPH S Location: 213 YOUNG ROAD	TRUMPLER, MARIA J	122.60	7/23/2021	450,000	376,100	83.58			
L1768235008	459-145-10032	TAUBE PAXTON Location: 195 FISHER ROAD	ASH MICHAEL	11.32	8/14/2020	65,000	87,600	134.77	O	O	O
Totals for R2 - Residential with 6 or more acres				861.58		6,649,350	6,156,800				

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
18 Total Transactions	80.77	Low InterQuartile Value	83.36 Low 90% Value of Aggregate
369,408 Average Sales Price	101.18	High InterQuartile Value	101.83 High 90% Value of Aggregate
342,044 Average Listed Price	20.41	InterQuartile Range	92.59 Aggregate Ratio
91.74 Average Ratio			9.98% Sampling Error
92.28 Median Ratio	50.16	Value of Outlier Low Limit	0 Number of Low Outliers
61.71 Low Ratio	131.80	Value of Outlier High Limit	1 Number of High Outliers
134.77 High Ratio	19.54	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	162.41	Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.71 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
6% 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
1414943808	459-145-10640	GAGNON, VALARIE L Location: 200 FISHER ROAD	RUSSELL, JOSEPH S	10.10	6/10/2021	203,000	148,200	73.00			
707769408	459-145-10312	POPE, TYLER Location: 40 GRISWOLD LANE	RYAN, ROSS P	10.00	7/2/2021	203,000	126,300	62.22			
Totals for MHL - Mobile home landed				20.10		406,000	274,500				

MHL - Mobile home landed

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	62.22	Low InterQuartile Value	35.14	Low 90% Value of Aggregate
203,000 Average Sales Price	73.00	High InterQuartile Value	100.08	High 90% Value of Aggregate
137,250 Average Listed Price	10.79	InterQuartile Range	67.61	Aggregate Ratio
67.61 Average Ratio			48.03%	Sampling Error
67.61 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
62.22 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
73.00 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
7.98 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			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
762184256	459-145-10696	AVETA, VINCENT F Location: 505 SINGING CEDARS ROAD	STARK TRUSTEE, PETER...	1.77	1/11/2022	275,000	239,700	87.16			
1823904832	459-145-10746	CHEEVER, BRUCE M Location: 193 STEVENS ORCHARD ROAD	VEINS FAMILY TRUST, ...	2.00	6/16/2021	328,000	263,000	80.18			
732501056	459-145-10456	LANG AND GALLUP LLC Location: 171 MEADOW LANE	MEAD, BRIAN	1.00	5/21/2021	210,000	213,500	101.67			
L1053806592	459-145-10626	STUDER DAVID Location: 281 SINGING CEDARS	WATLEY JUSTIN	0.50	10/23/2020	108,500	160,200	147.65	O	O	
1989982272	459-145-10467	WILK (JR.), FRANK L Location: 61 SUNRISE LAKE ROAD	HARTER (II), PAUL R	0.50	4/16/2021	165,000	163,700	99.21			

Totals for S1 - Vacation home with less than 6 acres				5.77		1,086,500	1,040,100				
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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	
5 Total Transactions	83.67	Low InterQuartile Value	78.58	Low 90% Value of Aggregate
217,300 Average Sales Price	124.66	High InterQuartile Value	112.88	High 90% Value of Aggregate
208,020 Average Listed Price	40.98	InterQuartile Range	95.73	Aggregate Ratio
103.18 Average Ratio			17.91%	Sampling Error
99.21 Median Ratio	22.20	Value of Outlier Low Limit	0	Number of Low Outliers
80.18 Low Ratio	186.14	Value of Outlier High Limit	0	Number of High Outliers
147.65 High Ratio	- 39.28	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	247.61	Value of Extreme High Limit	0	Number of High Extremes/Influentials
16.52 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
L278364160	459-145-10771	BROWN KEVIN Location: PEARL ROAD	WILLIAMS HAROLD	11.10	11/13/2020	75,000	70,300	93.73			
72887360	459-145-10851	DENNIS, ANDRE Location: OFF DAIGNEAULT HILL RD	BONNER, GLORIA	11.09	9/3/2021	55,500	46,600	83.96			
550050880	459-145-10840	PERKINS, ELIZABETH W Location: SAWMILL ROAD	PHELPS, WALTER E	27.20	10/1/2021	160,000	71,500	44.69			
L2048598016	459-145-10598	STEVENSON PATRICIA Location: ROUTE 73 EAST	PRATICO GARY	135.43	8/7/2020	183,000	170,500	93.17			
L329256960	459-145-10854	TARANOVICH JEFFREY Location: SINGING CEDARS ROAD	H&B LAND HOLDINGS LL...	52.00	2/15/2021	172,000	111,400	64.77			

Totals for M - Miscellaneous				236.82		645,500	470,300				
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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
5 Total Transactions	54.73 Low InterQuartile Value	50.37 Low 90% Value of Aggregate
129,100 Average Sales Price	93.45 High InterQuartile Value	95.34 High 90% Value of Aggregate
94,060 Average Listed Price	38.72 InterQuartile Range	72.86 Aggregate Ratio
76.06 Average Ratio		30.85% Sampling Error
83.96 Median Ratio	- 3.36 Value of Outlier Low Limit	0 Number of Low Outliers
44.69 Low Ratio	151.54 Value of Outlier High Limit	0 Number of High Outliers
93.73 High Ratio	- 61.44 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	209.62 Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.45 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
53 Total Transactions	76.57	Low InterQuartile Value	82.41 Low 90% Value of Aggregate
269,856 Average Sales Price	99.50	High InterQuartile Value	92.81 High 90% Value of Aggregate
236,425 Average Listed Price	22.93	InterQuartile Range	87.61 Aggregate Ratio
88.20 Average Ratio			5.94% Sampling Error
87.33 Median Ratio	42.17	Value of Outlier Low Limit	0 Number of Low Outliers
58.71 Low Ratio	133.89	Value of Outlier High Limit	2 Number of High Outliers
147.65 High Ratio	7.78	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	168.28	Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.15 COD			
6 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
1 Total Transactions	93.93 Low InterQuartile Value		0.00 Low 90% Value of Aggregate
280,000 Average Sales Price	93.93 High InterQuartile Value		0.00 High 90% Value of Aggregate
263,000 Average Listed Price	0.00 InterQuartile Range		93.93 Aggregate Ratio
93.93 Average Ratio			Sampling Error
93.93 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
93.93 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
93.93 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			

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	54.73	Low InterQuartile Value	50.21 Low 90% Value of Aggregate
129,100 Average Sales Price	93.45	High InterQuartile Value	95.51 High 90% Value of Aggregate
94,060 Average Listed Price	38.72	InterQuartile Range	72.86 Aggregate Ratio
76.06 Average Ratio			31.09% Sampling Error
83.96 Median Ratio	- 3.36	Value of Outlier Low Limit	0 Number of Low Outliers
44.69 Low Ratio	151.54	Value of Outlier High Limit	0 Number of High Outliers
93.73 High Ratio	- 61.44	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	209.62	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.45 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
59 Total Transactions	76.13 Low InterQuartile Value		82.10 Low 90% Value of Aggregate
258,099 Average Sales Price	98.09 High InterQuartile Value		92.10 High 90% Value of Aggregate
224,810 Average Listed Price	21.96 InterQuartile Range		87.10 Aggregate Ratio
87.27 Average Ratio			5.74% Sampling Error
87.33 Median Ratio	43.20 Value of Outlier Low Limit	0 Number of Low Outliers	23.96% Weighted Standard Deviation
44.69 Low Ratio	131.03 Value of Outlier High Limit	2 Number of High Outliers	
147.65 High Ratio	10.27 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.00 PRD (Regression Index)	163.96 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
16.20 COD			
6 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
10% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			