

Study created by Christie.Wright@vermont.gov on 11/26/2022 at 12:38 AM.

**R1 - Residential with less than 6 acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
733523008	462-146-10370	238 STATON, LLC Location: 1596 LAKE ROAD	SMITH FAMILY TRUST	5.50	7/21/2021	165,000	113,100	68.55			
L1049153536	462-146-10191	BIRCHMORE MONICA Location: 1410 VT 22A	BEAMISH RICHARD	3.70	12/30/2019	164,000	217,900	132.87			
112847936	462-146-10139	BUSKEY, JR, TIMOTHY ... Location: 1239 PANTON ROAD	HUFF, MARJORIE E.M.	2.65	10/7/2021	349,300	219,900	62.95			
L898375680	462-146-10383	COUTURE NATHAN Location: 685 VERMONT ROUTE 22A	ESTATE OF PATRICK J....	2.52	9/2/2020	269,000	214,000	79.55			
1608649792	462-146-10272	DEGRAAF, JOHN G Location: 2712 PANTON ROAD	FRANCES ANN SULLIVAN...	2.70	5/6/2021	185,000	233,000	125.95			
L13803520	462-146-10054	EHRENS JONATHAN Location: 1752 HOPKINS ROAD	CANNON KATHLEEN	5.04	1/29/2021	341,500	342,600	100.32			
L873586688	462-146-10117	JARING REECE Location: 844 PANTON ROAD	PIERCE JODY	0.80	1/6/2020	120,000	132,900	110.75			
L969826304	462-146-10101	MARTINI DAVID Location: 480 STATON DRIVE	FELIX BETSY	1.35	9/19/2019	961,000	896,900	93.33			
L14245888	462-146-10227	MSFE LLC Location: 404 STATON DRIVE	RICHARD S. CARRARA D...	1.92	4/3/2019	910,850	885,500	97.22			
1972312640	462-146-10307	OLSON, DEBORAH A Location: 3266 JERSEY STREET	ESTATE OF JAMES WHIT...	1.00	3/2/2022	310,000	174,200	56.19			
887618624	462-146-10138	SHACKETT, HEATHER E Location: 125 SUNSET KNOLL	CUSHING, ERIC W	2.43	11/3/2021	275,000	224,200	81.53			
L1720324096	462-146-10245	STANIS PAUL Location: 246 STATON DRIVE	JOHNSON MARIE-CLAUDE	0.90	9/23/2020	695,000	542,100	78.00			
L350167040	462-146-10385	THOMAS WAYNE MORGAN ... Location: LOT #7, HOPKINS ROAD	ESTATE OF PATRICK J....	5.42	10/15/2020	105,000	62,800	59.81			
1341705280	462-146-10108	WILLIAMS, KATHLEEN M Location: 1490 ARNOLD BAY ROAD	HARRIS, AARON	4.95	6/11/2021	1,100,000	969,000	88.09			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>40.88</b>		<b>5,950,650</b>	<b>5,228,100</b>				

**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
14 Total Transactions	67.15	Low InterQuartile Value	81.53 Low 90% Value of Aggregate
425,046 Average Sales Price	102.93	High InterQuartile Value	94.19 High 90% Value of Aggregate
373,436 Average Listed Price	35.78	InterQuartile Range	87.86 Aggregate Ratio
88.22 Average Ratio			7.20% Sampling Error
84.81 Median Ratio	13.48	Value of Outlier Low Limit	0 Number of Low Outliers
56.19 Low Ratio	156.60	Value of Outlier High Limit	0 Number of High Outliers
132.87 High Ratio	- 40.20	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	210.27	Value of Extreme High Limit	0 Number of High Extremes/Influentials
22.06 COD			
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
7%	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
L773423104	462-146-10267	CLARK SCOTT Location: 5181 JERSEY STREET	LOIS WILLIAMSON ABEL...	10.50	10/2/2019	299,900	409,900	136.68			
1385876544	462-146-10183	DUBE, DOMINIQUE A Location: 3488 JERSEY STREET	MARSHALL, GERALDINE ...	20.20	7/2/2021	430,000	325,300	75.65			
L1498169344	462-146-10234	EYMAN BARBARA Location: 667 PEASE ROAD	WYCKOFF CHRISTOPHER	11.83	7/27/2020	770,207	612,000	79.46			
L1615757312	462-146-10108	HARRIS AARON Location: 1490 ARNOLD BAY ROAD	JANE L. FORSYTH LIVI...	6.75	5/16/2019	939,000	969,000	103.19			
L1447829504	462-146-10223	HARTNETT JAMES Location: 843 VT RTE 22A	BOELEN THEODORE	12.80	12/7/2020	390,000	329,600	84.51			
L1821016064	462-146-10297	HERBICK ROBIN Location: 168 SPAULDING ROAD	VORSTEVELD MELISSA	11.08	2/5/2021	485,000	392,300	80.89			
L1817718784	462-146-10330	LABOUNTY ERLE Location: 280 ADAMS FERRY RAOD	MARKOWSKI EBEN	12.85	1/17/2020	285,000	216,700	76.04			
1018555456	462-146-10080	LANG, TYLER Location: 2044 LAKE ROAD	WINSTEN, ABBIE	8.20	8/17/2021	480,000	342,600	71.38			
1150929984	462-146-10282	MASSE, ANDREA JEANNE Location: 4851 JERSEY STREET	THE LYNDRID C. TOWLE...	16.00	6/4/2021	270,000	278,800	103.26			
L536707072	462-146-10030	MATSON DEREK Location: 3376 JERSEY STREET	BIELLO EDWARD	27.80	4/15/2019	576,000	596,800	103.61			
L2082332672	462-146-10315	MURPHY ANDREW Location: 110 RIDGELINE ROAD	BRIGITTE U. WOODY TR...	10.54	11/22/2019	345,000	292,800	84.87			
1374657600	462-146-10121	TETREAU, BRENDAN D Location: 159 HOPKINS ROAD	BURGESS, TYLER C	23.57	9/8/2021	425,000	268,500	63.18			
609201216	462-146-10275	WEST, KARA Q Location: 1771 LAKE ROAD	DORIS J. THOMPSON TR...	8.00	8/20/2021	381,000	367,000	96.33			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>180.12</b>		<b>6,076,107</b>	<b>5,401,300</b>				

**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
13 Total Transactions	75.84	Low InterQuartile Value	80.77 Low 90% Value of Aggregate
467,393 Average Sales Price	103.23	High InterQuartile Value	97.02 High 90% Value of Aggregate
415,485 Average Listed Price	27.38	InterQuartile Range	88.89 Aggregate Ratio
89.16 Average Ratio			9.15% Sampling Error
84.51 Median Ratio	34.77	Value of Outlier Low Limit	0 Number of Low Outliers
63.18 Low Ratio	144.30	Value of Outlier High Limit	0 Number of High Outliers
136.68 High Ratio	- 6.31	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	185.38	Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.51 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			

**S2 - Seasonal home with 6 or more acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1514651648	462-146-10112	DUNN THOMAS Location: 119 RUFFLED GROUSE LANE	MEYER ROBERT	14.07	7/9/2019	628,000	692,200	110.22			
L1748459520	462-146-10089	JOHNSTONE IAN Location: 503 TURKEY LANE	DESMARAIS CLAIRE	10.06	6/13/2019	600,000	653,800	108.97			
<b>Totals for S2 - Seasonal home with 6 or more acres</b>				<b>24.13</b>		<b>1,228,000</b>	<b>1,346,000</b>				

**S2 - Seasonal home 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	
2 Total Transactions	108.97	Low InterQuartile Value	106.81	Low 90% Value of Aggregate
614,000 Average Sales Price	110.22	High InterQuartile Value	112.41	High 90% Value of Aggregate
673,000 Average Listed Price	1.26	InterQuartile Range	109.61	Aggregate Ratio
109.59 Average Ratio			2.55%	Sampling Error
109.59 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
108.97 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
110.22 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
0.57 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
L129900544	462-146-10250	1072 PANTON ROAD LLC Location: 1072 PANTON ROAD	RULE SR JERRY	10.60	6/3/2019	412,925	439,900	106.53			

<b>Totals for C - Commercial</b>				<b>10.60</b>		<b>412,925</b>	<b>439,900</b>				
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**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	106.53	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
412,925 Average Sales Price	106.53	High InterQuartile Value	0.00	High 90% Value of Aggregate
439,900 Average Listed Price	0.00	InterQuartile Range	106.53	Aggregate Ratio
106.53 Average Ratio				Sampling Error
106.53 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
106.53 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
106.53 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
L1378529280	462-146-10343	FARRELL IV WILLIAM H... Location: LAKE ROAD	MEATH DAVID	27.00	6/26/2019	581,000	739,200	127.23			
767609920	462-146-10311	HUTCHENS, JAMES B Location: 2111 PANTON ROAD	ESTATE OF ARNOLD K. ...	32.00	7/1/2021	40,000	90,200	225.50	E		
L1497845760	462-146-10384	PEREIRA ADAM Location: LOT #3, HOPKINS ROAD	ESTATE OF PATRICK J....	2.48	9/28/2020	87,500	51,800	59.20			
<b>Totals for M - Miscellaneous</b>				<b>61.48</b>		<b>708,500</b>	<b>881,200</b>				

**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	59.20	Low InterQuartile Value	90.10	Low 90% Value of Aggregate
236,167 Average Sales Price	225.50	High InterQuartile Value	158.65	High 90% Value of Aggregate
293,733 Average Listed Price	166.30	InterQuartile Range	124.38	Aggregate Ratio
137.31 Average Ratio			27.55%	Sampling Error
127.23 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
59.20 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
225.50 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
43.57 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
29 Total Transactions	75.84	Low InterQuartile Value	85.51 Low 90% Value of Aggregate
457,061 Average Sales Price	103.44	High InterQuartile Value	95.19 High 90% Value of Aggregate
412,945 Average Listed Price	27.59	InterQuartile Range	90.35 Aggregate Ratio
90.11 Average Ratio			5.36% Sampling Error
84.87 Median Ratio	34.46	Value of Outlier Low Limit	0 Number of Low Outliers
56.19 Low Ratio	144.82	Value of Outlier High Limit	0 Number of High Outliers
136.68 High Ratio	- 6.93	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	186.21	Value of Extreme High Limit	0 Number of High Extremes/Influentials
20.03 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
1 Total Transactions	106.53	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
412,925 Average Sales Price	106.53	High InterQuartile Value	0.00 High 90% Value of Aggregate
439,900 Average Listed Price	0.00	InterQuartile Range	106.53 Aggregate Ratio
106.53 Average Ratio			Sampling Error
106.53 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
106.53 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
106.53 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
3 Total Transactions	59.20	Low InterQuartile Value	89.02 Low 90% Value of Aggregate
236,167 Average Sales Price	225.50	High InterQuartile Value	159.73 High 90% Value of Aggregate
293,733 Average Listed Price	166.30	InterQuartile Range	124.38 Aggregate Ratio
137.31 Average Ratio			28.42% Sampling Error
127.23 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
59.20 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
225.50 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
43.57 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
33 Total Transactions	75.84	Low InterQuartile Value	87.01 Low 90% Value of Aggregate
448,006 Average Sales Price	107.75	High InterQuartile Value	97.23 High 90% Value of Aggregate
412,697 Average Listed Price	31.91	InterQuartile Range	92.12 Aggregate Ratio
90.82 Average Ratio			5.55% Sampling Error
86.48 Median Ratio	27.98	Value of Outlier Low Limit	0 Number of Low Outliers
56.19 Low Ratio	155.61	Value of Outlier High Limit	1 Number of High Outliers
136.68 High Ratio	- 19.88	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	203.47	Value of Extreme High Limit	1 Number of High Extremes/Influentials
21.06 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			