

Study created by Christie.Wright@vermont.gov on 12/1/2022 at 4:36 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1226846784	465-147-10019	ALLEN, MICHAEL B Location: 1465 DANBY PAWLET RD.	ANDRUS, NANCY S	1.03	12/17/2021	325,000	223,240	68.69			
L478318592	465-147-10053	AYERS KIMBERLY Location: 3406 ROUTE 153	BEECHER MICHAEL	0.58	10/15/2019	100,700	107,020	106.28			
L1225850880	465-147-10053	BAKER ALLEN Location: 3406 VT ROUTE 153	AYERS KIMBERLY	0.58	8/24/2020	119,000	107,020	89.93			
L1166954496	465-147-10699	BARNES LYNSI Location: 2812 ROUTE 30	SMITH NATALE	4.89	8/14/2020	305,000	358,390	117.50			
1673868352	465-147-10206	BARRETT, DONNA Location: 4492 VT ROUTE 153	EBERTH, KARL A	1.50	6/28/2021	345,000	174,530	50.59			
L405807104	465-147-10765	BICE MICHAEL Location: 316 EDWARDS LANE	UDELL DAVID	3.70	6/7/2019	170,000	173,580	102.11			
L814915584	465-147-10058	BIONDI ANDREW Location: 3615 VT ROUTE 153	WATERMAN CHRISTOPER	1.00	12/29/2020	290,000	252,440	87.05			
L1364221952	465-147-10520	BREMEL AMY Location: 82 SCHOOL STREET	SWEETLAND MARY BETH	0.19	8/25/2020	145,000	158,060	109.01			
L1589514240	465-147-10171	BROWN MAUREEN Location: 3502 ROUTE 153	TORNYOS JEFFREY	0.30	11/22/2019	88,000	75,430	85.72			
L1234665472	465-147-10635	CARANGIO RAYLEEN Location: 1250 VT ROUTE 149	SLADE DALE	0.43	5/22/2020	115,000	112,690	97.99			
L1829048320	465-147-10235	CRUMB JEREMY Location: 66 RAILROAD AVENUE	LACOSTE RONALD	0.10	3/8/2021	193,000	142,450	73.81			
L482869248	465-147-10159	DIECKERT EDWARD Location: 3339 VT ROUTE 30	COREY MILDRED	1.10	7/12/2019	174,500	194,540	111.48			
818633792	465-147-10125	DIETHELM, LETA E Location: 75 SCHOOL STREET	GILBERT, ARTHUR	0.16	10/15/2021	159,000	114,640	72.10			
L1710596096	465-147-10099	DOGLIO MARIA Location: 2724 VERMONT ROUTE 153	MARTHA CAREY CO-EXEC...	0.28	10/24/2019	155,000	127,950	82.55			
609115200	465-147-10661	GATES, DAVID E Location: 98 SCHOOL STREET	KEILTY, JAMES T	0.21	10/8/2021	230,000	122,230	53.14			
L878501888	465-147-10637	GENOVART-LONG JOAN Location: 2675 ROUTE 153 SOUTH	ROSENTHAL GREGORY	0.46	7/15/2020	169,000	125,120	74.04			
L384978944	465-147-10144	GISLASON JENNIFER Location: 188 TADMER HILL ROAD	COLE ROBERT	1.10	11/23/2020	220,000	268,570	122.08			
L1610915840	465-147-10887	GRINOLD PAUL Location: 315 MAPLE GROVE	ZYLSTRA JONATHAN	2.75	6/30/2020	305,000	322,540	105.75			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L473927680	465-147-10784	HUERTA JR. RICHARD Location: 183 ROUTE 133	WEISS JONATHAN	4.15	1/10/2020	150,000	218,550	145.70	O	O	
L550412288	465-147-10212	KAMP KARIN Location: 281 SARGENT HILL ROAD	PEARSON PAMELA	5.00	3/5/2021	265,000	225,620	85.14			
L1030381568	465-147-10661	KEILTY SARA Location: 98 SCHOOL STREET	SCHOENEMANN ROBERT	0.21	7/15/2020	134,000	122,230	91.22			
2017367104	465-147-10068	KINSLEY, CHRISTIAN Location: 2772 VT ROUTE 153	SHEDD, DANIEL M	0.40	5/27/2021	200,000	162,430	81.22			
1637665344	465-147-10364	KOOPMAN, PETER L Location: 2632 VERMONT 30	ESTATE OF RONALD C. ...	5.20	3/11/2022	70,000	51,380	73.40			
L2058027008	465-147-10343	LACROSS ALICIA Location: 55 NEW STREET	WOODS ASHLEY	0.16	11/24/2020	95,000	74,370	78.28			
L960663552	465-147-10220	LAPLANTE GLENN Location: 43 NEW STREET	TYLER KATRINA	0.26	6/25/2020	107,750	94,200	87.42			
L1691734016	465-147-10245	LAVOY ELIPTO Location: 3860 VERMONT ROUTE 30	THE DAVID H. LEVINE ...	0.54	7/1/2020	164,000	143,700	87.62			
L1288372224	465-147-10172	MOOREY ELLERY Location: 5180 VERMONT ROUTE 153	JACKSON THOMAS	1.70	11/23/2020	475,000	321,210	67.62			
1981004864	465-147-10752	NASH, ANN C Location: 513 ROUTE 133	TIFFT, GORDON	0.98	11/16/2021	169,000	120,010	71.01			
2093702208	465-147-10828	PITTS, JACOB Location: 162 ROUTE 133	BRICE, WILLIAM E	0.70	10/15/2021	210,000	99,440	47.35			
L701579264	465-147-10585	PLISCOFSKY CHAD Location: 3805 ROUTE 153 -SPRUCE GUM	PECUE III CHARLES	1.20	12/29/2020	78,500	84,090	107.12			
L1572806656	465-147-10744	RODIN CHRISTOPHER Location: 57 ROUTE 30 NORTH	HUMPHRIES WILLIAM	5.60	12/11/2020	245,000	215,320	87.89			
L966701056	465-147-10623	SULLIVAN JENNIFER Location: 2888 ROUTE 153 - CHURCH STREET	KELLY LAUREN	0.25	9/4/2019	109,000	68,210	62.58			
L47194112	465-147-10367	THOMAS HEATHER Location: 1279 VT. ROUTE 149	VALENTIC SAMIRA	0.28	10/3/2019	68,000	58,590	86.16			
L1262714880	465-147-10506	VERDIN ZACHARY Location: 864 HEATHERINGTON ROAD	MILLER MARK	5.69	10/5/2020	337,000	298,040	88.44			
333964352	465-147-10104	VOCI, NICHOLAS C Location: 183 MAPLE GROVE ROAD	BUSH JR, THOMAS D	5.73	5/17/2021	397,000	329,370	82.96			
L1731633152	465-147-10601	WHITE CLIFFORD Location: 3075 ROUTE 153	BUTLER SR. JOHNATHAN	0.12	1/27/2020	30,300	45,550	150.33	O	O	
Totals for R1 - Residential with less than 6 acres				58.53		6,912,750	5,892,750				

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
36 Total Transactions	73.50 Low InterQuartile Value		78.92 Low 90% Value of Aggregate
192,021 Average Sales Price	104.84 High InterQuartile Value		91.57 High 90% Value of Aggregate
163,688 Average Listed Price	31.34 InterQuartile Range		85.24 Aggregate Ratio
88.65 Average Ratio			7.43% Sampling Error
86.61 Median Ratio	26.50 Value of Outlier Low Limit	0 Number of Low Outliers	
47.35 Low Ratio	151.85 Value of Outlier High Limit	0 Number of High Outliers	
150.33 High Ratio	- 20.51 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	198.85 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.20 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
1733258304	465-147-10062	BALZANO, ANTHONY Location: 140 SUGAR LANE	BERGES, FAITH C	14.50	8/27/2021	350,000	243,200	69.49			
416625728	465-147-10821	BASSALIK, JUAN M Location: 1143 NORTH PAWLET ROAD	BARRETT, MITCHELL A	10.50	6/17/2021	570,000	464,630	81.51			
L1620221952	465-147-10709	CATHLEEN R. SQUIRES ... Location: 165 PATTERN LANE	BORKOSKI II EDMUND	41.20	12/11/2020	550,000	435,720	79.22			
2068802624	465-147-10656	CINO FAMILY TRUST Location: 317 EDWARDS LANE	SATKOWSKI, DAVID A	10.10	8/12/2021	320,000	263,020	82.19			
L1079312384	465-147-10119	DORAN DEREK Location: 449 THREE MEADOW DRIVE	PELLETIER STEVE	7.05	11/30/2020	299,000	147,570	49.35			
L1505923072	465-147-10687	FRANTZ RONALD Location: 3537 ROUTE 153	GASCHEL JOSHUA	12.50	9/29/2020	289,900	303,770	104.78			
703063104	465-147-10183	GARCIA, CHRISTOPHER ... Location: 3341 VT ROUTE 30	ZUIDHOEK, MICKEL	22.00	5/14/2021	222,000	176,610	79.55			
L743329792	465-147-10969	GJ TRUST Location: 1881 HERRICK BROOK ROAD	ROCHLIN MATTHEW	27.84	8/14/2020	885,000	862,130	97.42			
L284065792	465-147-10781	HETHERINGTON ANNE Location: 999 BRIAR HILL ROAD	CHARLTON GARDINER	30.00	10/29/2020	219,000	247,750	113.13			
L918585344	465-147-10753	HOFMEISTER RAYMOND Location: 4514 VERMONT ROUTE 153	STEVENS GLENN	16.00	9/15/2020	410,655	324,290	78.97			
L66969600	465-147-10358	KANE STACEY Location: 400 TOWSLEE HILL ROAD	MCLELLAN CHESTER	10.10	9/29/2020	465,000	319,210	68.65			
L512643072	465-147-10533	KELSEY URSA YARROW Location: 251 SUGAR LANE	HENNE MICHAEL	19.60	7/15/2020	315,000	247,800	78.67			
L1109344256	465-147-10607	KOOPMAN PETER Location: 3618 & 3609 ROUTE 30	DOLORES POWER FAMILY...	50.55	4/18/2019	150,000	220,020	146.68	O	O	E
L696463360	465-147-10452	LARKIN WILLIAM Location: 115 SUGAR LANE	115 SUGAR LANE LLC	20.00	9/4/2020	1,020,000	818,410	80.24			
L2073186304	465-147-10738	MCKENZIE ALAN Location: 1312 HERRICK BROOK ROAD	TATHAM GLENN	34.70	4/12/2019	535,000	412,520	77.11			
488649280	465-147-10664	MORLEY, CHRISTOPHER ... Location: 1361 RUPERT MOUNTAIN ROAD	SCOTT, EMILY	56.72	12/15/2021	599,000	469,550	78.39			
L275156992	465-147-10451	MYERSON BRADLEY Location: 2731 HERRICK BROOK ROAD	MARCHESE PAUL	13.60	6/30/2020	560,000	301,020	53.75			
L1077100544	465-147-10085	SKIFF SCOTT Location: 1851 VERMONT ROUTE 30	MAPLE LAWN FARM LLC	13.49	12/7/2020	470,000	299,480	63.72			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
824193600	465-147-10901	WEBB, II, MICHAEL C Location: 4705 VT ROUTE 133	HAYER, MICKEY C	14.00	12/17/2021	440,000	251,570	57.18			
L1145982976	465-147-10876	ZIMMER EDWARD Location: 1146 DANBY PAWLET ROAD	ALBERT WAYNE	9.50	5/12/2020	330,000	296,020	89.70			
Totals for R2 - Residential with 6 or more acres				433.95		8,999,555	7,104,290				

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	
20 Total Transactions	68.86	Low InterQuartile Value	72.12	Low 90% Value of Aggregate
465,766 Average Sales Price	87.83	High InterQuartile Value	83.46	High 90% Value of Aggregate
362,330 Average Listed Price	18.97	InterQuartile Range	77.79	Aggregate Ratio
78.05 Average Ratio			7.29%	Sampling Error
78.97 Median Ratio	40.40	Value of Outlier Low Limit	0	Number of Low Outliers
49.35 Low Ratio	116.28	Value of Outlier High Limit	1	Number of High Outliers
113.13 High Ratio	11.95	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	144.73	Value of Extreme High Limit	1	Number of High Extremes/Influentials
14.09 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
L1851789312	465-147-10126	SINGHAI VTRE LLC Location: 1108 VT ROUTE 149	LB-UBS 2006-C7 NE PR...	0.22	3/29/2021	267,750	236,210	88.22			
L647405568	465-147-10836	SIRJANE BRUCE Location: 2849 ROUTE 153 SOUTH	BEAUTIFUL DOWNTOWN W...	0.05	11/8/2019	67,500	65,270	96.70			
Totals for C - Commercial				0.27		335,250	301,480				

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	
2 Total Transactions	88.22	Low InterQuartile Value	73.26	Low 90% Value of Aggregate
167,625 Average Sales Price	96.70	High InterQuartile Value	106.59	High 90% Value of Aggregate
150,740 Average Listed Price	8.48	InterQuartile Range	89.93	Aggregate Ratio
92.46 Average Ratio			18.53%	Sampling Error
92.46 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
88.22 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
96.70 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
4.58 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			

I - Industrial											
Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
555758144	465-147-10691	MHG SOLAR LLC Location: 1308 BUTTON FALLS ROAD	DUNSTER, NELSON G	22.00	1/28/2022	125,000	81,770	65.42			
Totals for I - Industrial				22.00		125,000	81,770				

I - Industrial
*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	65.42	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
125,000 Average Sales Price	65.42	High InterQuartile Value	0.00	High 90% Value of Aggregate
81,770 Average Listed Price	0.00	InterQuartile Range	65.42	Aggregate Ratio
65.42 Average Ratio				Sampling Error
65.42 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
65.42 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
65.42 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
L634511360	465-147-10173	HAYNES III DALLAS Location: 2150 ROUTE 133	JONES STEVEN	109.99	1/29/2021	370,000	176,150	47.61			
299799616	465-147-10952	HOWE, NICOLAS C Location: 640 EDWARDS LANE WEST	LEACH, DOUGLAS W	70.00	5/28/2021	259,000	129,560	50.02			
L1713954816	465-147-10359	TASSEV STANOY Location: 710 HERRICK BROOK ROAD	LINDER ERIC	89.80	11/11/2020	325,000	176,040	54.17			
1629499968	465-147-10457	TAYLOR, JR., RONALD ... Location: 364 BAUER ROAD	PARO, TERESA	43.00	12/23/2021	84,500	44,570	52.75			
Totals for M - Miscellaneous				312.79		1,038,500	526,320				

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	
4 Total Transactions	48.21	Low InterQuartile Value	46.53	Low 90% Value of Aggregate
259,625 Average Sales Price	53.81	High InterQuartile Value	54.84	High 90% Value of Aggregate
131,580 Average Listed Price	5.60	InterQuartile Range	50.68	Aggregate Ratio
51.14 Average Ratio			8.21%	Sampling Error
51.38 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
47.61 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
54.17 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
4.52 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
57 Total Transactions	72.75 Low InterQuartile Value		77.49 Low 90% Value of Aggregate
280,786 Average Sales Price	97.70 High InterQuartile Value		85.79 High 90% Value of Aggregate
229,224 Average Listed Price	24.95 InterQuartile Range		81.64 Aggregate Ratio
85.88 Average Ratio			5.08% Sampling Error
82.19 Median Ratio	35.32 Value of Outlier Low Limit	0 Number of Low Outliers	
47.35 Low Ratio	135.13 Value of Outlier High Limit	3 Number of High Outliers	
150.33 High Ratio	- 2.11 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	172.56 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.75 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 - 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
3 Total Transactions	65.42	Low InterQuartile Value	62.60 Low 90% Value of Aggregate
153,417 Average Sales Price	96.70	High InterQuartile Value	103.94 High 90% Value of Aggregate
127,750 Average Listed Price	31.28	InterQuartile Range	83.27 Aggregate Ratio
83.44 Average Ratio			24.82% Sampling Error
88.22 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
65.42 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
96.70 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
11.82 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	48.82 Low InterQuartile Value		40.96 Low 90% Value of Aggregate
327,700 Average Sales Price	71.34 High InterQuartile Value		88.11 High 90% Value of Aggregate
211,488 Average Listed Price	22.53 InterQuartile Range		64.54 Aggregate Ratio
58.61 Average Ratio			36.52% Sampling Error
52.75 Median Ratio	15.02 Value of Outlier Low Limit	0 Number of Low Outliers	
47.61 Low Ratio	105.13 Value of Outlier High Limit	0 Number of High Outliers	
88.52 High Ratio	- 18.77 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.91 PRD (Regression Index)	138.93 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
17.08 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
65 Total Transactions	69.09 Low InterQuartile Value		76.14 Low 90% Value of Aggregate
278,516 Average Sales Price	93.96 High InterQuartile Value		84.12 High 90% Value of Aggregate
223,177 Average Listed Price	24.87 InterQuartile Range		80.13 Aggregate Ratio
83.67 Average Ratio			4.98% Sampling Error
81.51 Median Ratio	31.78 Value of Outlier Low Limit	0 Number of Low Outliers	20.10% Weighted Standard Deviation
47.35 Low Ratio	131.26 Value of Outlier High Limit	3 Number of High Outliers	
150.33 High Ratio	- 5.52 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	168.56 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
20.62 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			