

Study created by Christie.Wright@vermont.gov on 11/9/2022 at 6:15 PM.

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L767893504	468-148-10224	EMMONS NATHANIEL Location: 110 MACKS MOUNTAIN ROAD	ROBERT & EDNA FURR ...	0.62	10/29/2019	120,000	140,400	117.00			
1631816768	468-148-10460	IRWIN, CLARE W Location: 600 PEACHAM DANVILLE ROAD	MULLER, RYAN A	1.00	7/2/2021	220,000	185,600	84.36			
L548675584	468-148-10741	KIM CHEONG-HWAN Location: 1424 PEACHAM DANVILLE ROAD	PERKINS ROLAND	1.00	9/30/2020	249,000	222,800	89.48			
1699703872	468-148-10495	LYDON, SARAH I Location: 665 BAYLEY HAZEN ROAD	ESTATE OF JEAN CLARK	1.87	9/10/2021	370,000	270,900	73.22			
L1980719104	468-148-10366	MEIERS MICHAEL Location: 775 SOUTH MAIN STREET	HILLIER JAY	2.60	7/24/2020	245,000	291,000	118.78			
L1034342400	468-148-10630	MORAGUES CANELA RACH... Location: 52 GOVERNOR MATTOCKS ROAD	TILLMAN BARBARA	0.44	12/11/2020	130,000	150,200	115.54			
L1565646848	468-148-10228	NORRIE WILLIAM Location: 2048 OLD COUNTY RD	BELIVEAU CHARLES	0.98	6/18/2020	160,000	130,000	81.25			
L757518336	468-148-10488	ORBERG WILLIAM Location: 17 GOV MATTOCKS ROAD	LAZOS STERGIOS	0.68	11/16/2020	265,000	252,200	95.17			
1604516928	468-148-10366	PARSONS, JOHN Location: 775 SOUTH MAIN STREET	MEIERS, MICHAEL	2.60	12/10/2021	423,750	291,000	68.67			
L2090598400	468-148-10627	POWERS VAUGHN ADDISO... Location: 86 FARROW FARM ROAD	THRESHER ARLENE	0.96	10/15/2019	148,000	154,700	104.53			
L1333145600	468-148-10027	QUINN EMMET Location: 679 BAYLEY HAZEN ROAD	KANE CECELIA	1.41	11/22/2019	171,000	177,500	103.80			
1160801344	468-148-10276	SERKALOW, KENNETH A Location: 45 FARROW FARM ROAD	HAMMOND, DOUGLAS W	0.82	8/25/2021	205,000	118,500	57.80			
L92090368	468-148-10305	THE CALEDONIA TRUST Location: 480 BAYLEY HAZEN ROAD	MORAGUES CANELA RACH...	1.00	8/27/2019	350,000	340,900	97.40			
946948672	468-148-10501	THOMAS, JACOB Location: 104 THADDEUS STEVENS ROAD	RICHARD M. QUIMBY AN...	1.10	3/4/2022	160,000	123,500	77.19			
L1506885632	468-148-10006	WASHBURN MARK Location: 440 MACKS MOUNTAIN ROAD	JAN S EASTMAN 1994 T...	4.80	12/11/2020	260,000	262,200	100.85			
L31723520	468-148-10668	WHEELER DANIEL Location: 614 BAYLEY HAZEN RD	SKAHAN KATHERINE	0.16	1/22/2021	240,000	207,000	86.25			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>22.04</b>		<b>3,716,750</b>	<b>3,318,400</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
16 Total Transactions	78.20	Low InterQuartile Value	81.77 Low 90% Value of Aggregate
232,297 Average Sales Price	104.35	High InterQuartile Value	96.80 High 90% Value of Aggregate
207,400 Average Listed Price	26.14	InterQuartile Range	89.28 Aggregate Ratio
91.96 Average Ratio			8.42% Sampling Error
92.32 Median Ratio	38.99	Value of Outlier Low Limit	0 Number of Low Outliers
57.80 Low Ratio	143.56	Value of Outlier High Limit	0 Number of High Outliers
118.78 High Ratio	- 0.22	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	182.77	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.90 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			

**R2 - Residential with 6 or more acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1446786112	468-148-10735	CAVANAUGH, JOEL Location: 2150 COUNTY ROAD	GUZMAN, HECTOR L	108.30	6/11/2021	1,175,000	963,000	81.96			
L989671424	468-148-10783	CHENEY MALCOLM Location: 44 SCOTTLAND WAY	FRIEND RANDY	15.00	5/31/2019	215,000	204,400	95.07			
L171188224	468-148-10212	DILQUIE JOHN Location: 216 MARTINS POND LANE	COTA JR DONALD	6.50	7/10/2020	185,000	171,200	92.54			
L1095434240	468-148-10061	DYER LAURA Location: 767 THADDEUS STEVENS RD	THE NEIL H BRADLEY S...	43.80	11/13/2019	230,000	283,900	123.43			
L715558912	468-148-10053	FOX CAROL Location: 102 OLD CEMETERY ROAD	GITTLEMAN JOSEPH	27.60	7/10/2020	375,000	300,500	80.13			
L1284530176	468-148-10587	GOMEZ ALEXANDRA Location: 1400 GREAT ROAD	LINDA M. SOMERS TRUS...	26.50	7/31/2020	280,000	265,000	94.64			
1215265856	468-148-10679	GOODRICH, LINDA Location: 1404 HOLLOW WOOD RD	WELCH, RAYMOND ROBER...	59.00	11/1/2021	253,400	253,400	100.00			
L668155904	468-148-10528	KELLOGG DEAN Location: 536 PEACHAM BARNET ROAD	ROCKSTRAW LELAND	20.70	10/23/2020	112,500	155,900	138.58	O	O	O
L1146937344	468-148-10418	PAYNE CHRISTINE Location: 1510 BAYLEY HAZEN ROAD	COBB PHOEBE	7.40	8/21/2020	348,000	356,900	102.56			
L2043236352	468-148-10363	PEACOCK SUSAN Location: 1973 GREEN BAY LOOP	MACLEAN BRUCE	8.80	9/27/2019	296,500	312,100	105.26			
L1386799104	468-148-10542	PENDERGRAFT II WILLI... Location: 3056 MACKS MOUNTAIN ROAD	SAUTER SCOTT	94.60	6/12/2020	324,400	275,500	84.93			
1365199936	468-148-10678	ROCK N HORSE LLC Location: 524 GOV.WENTWORTH GRANT ROAD	BEAN, DAVID	210.00	8/12/2021	1,025,000	912,900	89.06			
1833921600	468-148-10146	THE GRAYE TRUST, U/T... Location: 1721 BAYLEY HAZEN ROAD	ESTATE OF RONALD E W...	29.50	9/8/2021	652,000	416,500	63.88			
L154902528	468-148-10106	THOMAS JACOB Location: 304 GREENBAY LOOP	DANIELS CYNTHIA	8.00	9/2/2020	197,400	196,500	99.54			
L334503936	468-148-10333	VIOLA EMANUELE Location: 927 GREEN BAY LOOP	KILEY MATTHEW	11.90	1/15/2021	435,150	295,800	67.98			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>677.60</b>		<b>6,104,350</b>	<b>5,363,500</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
15 Total Transactions	81.96	Low InterQuartile Value	81.13 Low 90% Value of Aggregate
406,957 Average Sales Price	102.56	High InterQuartile Value	94.60 High 90% Value of Aggregate
357,567 Average Listed Price	20.60	InterQuartile Range	87.86 Aggregate Ratio
94.64 Average Ratio			7.67% Sampling Error
94.64 Median Ratio	51.06	Value of Outlier Low Limit	0 Number of Low Outliers
63.88 Low Ratio	133.46	Value of Outlier High Limit	1 Number of High Outliers
138.58 High Ratio	20.16	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	164.36	Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.37 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
13% 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
L1678786560	468-148-10288	VANASSE GREGORY Location: 285 ONION POINT ROAD	BOOTH PROPERTIES II ...	14.20	8/2/2019	255,000	233,100	91.41			

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

**14.20                                  255,000                          233,100**

**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	
1 Total Transactions	91.41	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
255,000 Average Sales Price	91.41	High InterQuartile Value	0.00	High 90% Value of Aggregate
233,100 Average Listed Price	0.00	InterQuartile Range	91.41	Aggregate Ratio
91.41 Average Ratio				Sampling Error
91.41 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
91.41 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
91.41 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
566293056	468-148-10813	AUSTIN, ERIK Location: 310 YOUNG FARM ROAD	CULLEN, JONATHAN M	51.10	12/17/2021	95,000	88,300	92.95			
374303808	468-148-10697	CAMPBELL, JOHN S Location: 4500 BAYLEY HAZEN ROAD	WOOD, RICHARD C	16.00	9/9/2021	80,000	69,900	87.38			
15862336	468-148-10334	KLEEMICHEN, THOMAS Location: 700 YOUNG FARM ROAD EXTENDED	RICHARDSON, HOWARD	11.60	1/28/2022	43,000	37,200	86.51			
L1360732160	468-148-10705	LARRABEE ZACHARY Location: 560 YOUNG FARM ROAD	DAVISON DONALD PORTE...	31.50	10/19/2020	31,500	41,500	131.75			
L1413959680	468-148-10226	MORRISON DOUGLAS Location: 510 COW HILL ROAD	LAYN JOSEPH	54.70	12/11/2020	45,000	49,900	110.89			
L587862016	468-148-10169	WAINWRIGHT FRANK Location: 1000 GREEN BAY LOOP	TAYLOR THEODORE	10.30	7/31/2020	37,000	62,300	168.38	O		
1309669952	468-148-10615	WILLOUGHBY GRIT OUTD... Location: 500 STEVENSON ROAD	TAPIA, WALLACE W	15.20	3/24/2022	80,000	64,700	80.88			
<b>Totals for M - Miscellaneous</b>				<b>190.40</b>		<b>411,500</b>	<b>413,800</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	
7 Total Transactions	86.51	Low InterQuartile Value	83.46	Low 90% Value of Aggregate
58,786 Average Sales Price	131.75	High InterQuartile Value	117.66	High 90% Value of Aggregate
59,114 Average Listed Price	45.23	InterQuartile Range	100.56	Aggregate Ratio
108.39 Average Ratio			17.00%	Sampling Error
92.95 Median Ratio	18.66	Value of Outlier Low Limit	0	Number of Low Outliers
80.88 Low Ratio	199.60	Value of Outlier High Limit	0	Number of High Outliers
168.38 High Ratio	- 49.19	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	267.45	Value of Extreme High Limit	0	Number of High Extremes/Influentials
24.02 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		

**O - Other**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
373525568	468-148-10838	DAVIES, NICOLAS D Location: 0 MARTINS POND LANE LOT 2	HOWLAND, RACHEL E	1.84	7/28/2021	96,000	80,700	84.06			
L347291648	468-148-10531	LAMONDE JASON Location: 1035 DEVILS HILL ROAD	ROSSIGNOL DENNIS	0.50	5/29/2020	50,000	75,400	150.80	O	O	
821168704	468-148-10838	M. BRIAN HILDEBRAND ... Location: 301 MARTIN'S POND LANE	DAVIES, NICOLAS D	1.84	1/10/2022	150,000	80,700	53.80			
L855003136	468-148-10797	MATUSON GREGORY Location: 950 PEACHAM POND ROAD	BAPTISTA TONY	4.41	10/30/2020	175,000	157,500	90.00			
L1579716608	468-148-10285	SETH CHAPELL Location: 721 ONION POINT ROAD	DUSINI PAUL	0.44	6/30/2020	435,000	432,300	99.38			
L1265303552	468-148-10403	YIU STEPHANIE Location: 784 ONION POINT ROAD	NODA J. DAVID	1.20	9/3/2020	550,000	401,000	72.91			
<b>Totals for O - Other</b>				<b>10.23</b>		<b>1,456,000</b>	<b>1,227,600</b>				

**O - Other**

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	68.13 Low InterQuartile Value	68.45 Low 90% Value of Aggregate
242,667 Average Sales Price	112.23 High InterQuartile Value	100.17 High 90% Value of Aggregate
204,600 Average Listed Price	44.10 InterQuartile Range	84.31 Aggregate Ratio
91.83 Average Ratio		18.81% Sampling Error
87.03 Median Ratio	1.98 Value of Outlier Low Limit	0 Number of Low Outliers
53.80 Low Ratio	178.39 Value of Outlier High Limit	0 Number of High Outliers
150.80 High Ratio	- 64.18 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	244.54 Value of Extreme High Limit	0 Number of High Extremes/Influentials
24.78 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		

**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
38 Total Transactions	80.97 Low InterQuartile Value		83.60 Low 90% Value of Aggregate
303,476 Average Sales Price	102.87 High InterQuartile Value		92.30 High 90% Value of Aggregate
266,911 Average Listed Price	21.90 InterQuartile Range		87.95 Aggregate Ratio
92.98 Average Ratio			4.95% Sampling Error
91.98 Median Ratio	48.12 Value of Outlier Low Limit	0 Number of Low Outliers	
53.80 Low Ratio	135.71 Value of Outlier High Limit	2 Number of High Outliers	
150.80 High Ratio	15.28 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.06 PRD (Regression Index)	168.56 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
16.50 COD			
4 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
<b>COD</b>			
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
7 Total Transactions	86.51	Low InterQuartile Value	83.43 Low 90% Value of Aggregate
58,786 Average Sales Price	131.75	High InterQuartile Value	117.69 High 90% Value of Aggregate
59,114 Average Listed Price	45.23	InterQuartile Range	100.56 Aggregate Ratio
108.39 Average Ratio			17.03% Sampling Error
92.95 Median Ratio	18.66	Value of Outlier Low Limit	0 Number of Low Outliers
80.88 Low Ratio	199.60	Value of Outlier High Limit	0 Number of High Outliers
168.38 High Ratio	- 49.19	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	267.45	Value of Extreme High Limit	0 Number of High Extremes/Influentials
24.02 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
45 Total Transactions	81.60	Low InterQuartile Value	84.09 Low 90% Value of Aggregate
265,413 Average Sales Price	104.16	High InterQuartile Value	92.68 High 90% Value of Aggregate
234,587 Average Listed Price	22.56	InterQuartile Range	88.39 Aggregate Ratio
95.38 Average Ratio			4.85% Sampling Error
92.54 Median Ratio	47.76	Value of Outlier Low Limit	0 Number of Low Outliers
53.80 Low Ratio	138.00	Value of Outlier High Limit	3 Number of High Outliers
168.38 High Ratio	13.92	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	171.85	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.61 COD			
4	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
9%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		