

Study created by Christie.Wright@vermont.gov on 11/28/2022 at 4:30 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L824819712	477-150-01898	BOTTI KRISTINA Location: 4477 ROUTE 100	FUSTER JOSEPH	2.00	1/15/2021	250,000	269,500	107.80			
L1578434560	477-150-01843	BOWMAN MEGAN Location: 427 LOOKOUT ROAD	WRIGHT WENDY	1.50	2/26/2020	173,500	247,100	142.42		O	O
1799871552	477-150-02061	BROOKSHIRE, ELIZABET... Location: 63 HADLEY LANE	HEGEWALD, JEFFREY H	0.60	11/17/2021	235,000	217,100	92.38			
1141849152	477-150-02023	BUCK, NATHANIEL R Location: 121 TOWNSEND BROOK ROAD	BROCKLEHURST, PAMELA...	0.80	11/30/2021	579,000	549,000	94.82			
L1877151744	477-150-01886	CALLAHAN SHANNON Location: 117 SOUTH HILL ROAD	ZHAO LIN	2.20	3/4/2021	435,000	431,200	99.13			
L497688576	477-150-01995	DEITCH BRADLEY Location: 2040 UPPER MICHIGAN ROAD	CURTIN ROBERT	0.70	9/4/2020	360,000	335,900	93.31			
54946880	477-150-01677	DUVAL, LISA Location: 125 PARK PLACE	RICHARD S. FAZZUOLI ...	1.40	9/22/2021	375,000	365,900	97.57			
L1388744704	477-150-01782	GAMMON ERIN Location: 1485 ROUTE 100	GAGNON KIRSTEN	2.00	5/17/2019	260,500	321,900	123.57			
L1269112832	477-150-02000	GOOBY CALE Location: 68 CAHILL ROAD	SCATCHARD KENNETH	1.20	10/8/2020	280,000	283,100	101.11			
L46317568	477-150-01647	HNATH KERRY Location: 95 HAWK PATH	ETZEL EUGENE	1.90	3/20/2020	235,000	258,700	110.09			
L1018249216	477-150-02033	HUMMEL KAITLYN Location: 10 OLD SCHOOL HOUSE DRIVE	CONBOY MARGARET	2.66	1/22/2021	326,500	326,700	100.06			
1968998976	477-150-01675	INDO RENOVATION INC Location: 165 SILVER SPRING HILL ROAD	ESKIN, RONALD L	4.30	2/25/2022	190,000	213,500	112.37			
1931737152	477-150-01731	JURIS, MICHAEL Location: 39 LOOKOUT ROAD	THOMPSON, RONALD	1.30	4/9/2021	480,000	415,000	86.46			
L1286868992	477-150-01861	KOSTERMAN DOUGLAS Location: 102 SILVER SPRING HILL ROAD	SULLIVAN HELEN	1.00	12/11/2020	289,000	299,100	103.49			
L1363009536	477-150-02154	KOTONI ARDIT Location: 87 TOWNSEND BROOK ROAD	MURACH ROBERT F	0.70	8/27/2020	265,000	341,300	128.79			
L1003610112	477-150-02036	KULLMAN JAY Location: 1662 ROUTE 100	GRAY J. GORDON	0.60	10/9/2020	163,000	163,800	100.49			
L1637670912	477-150-01704	LIPTAY FRIEDEL Location: 1060 HAWK MOUNTAIN ROAD	MINIB LLC	1.30	11/5/2020	284,900	324,800	114.00			
L1743933440	477-150-01969	MCALPINE JEREMIAH Location: 2358 ROUTE 100, WINTERGREEN UNIT #201	KAZAKIS PETER	0.00	8/27/2020	68,000	67,300	98.97			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
926547008	477-150-01732	MCCLOSKEY, MATTHEW Location: 157 HAWK RUN ROAD	ROGAN, JOHN T	1.30	12/10/2021	280,000	274,600	98.07			
1795578944	477-150-02098	MCGRATH, JOSEPH E Location: 3827 VERMONT ROUTE 100	GAROFALO, RICHARD B	0.20	9/8/2021	236,000	227,800	96.53			
L1641144320	477-150-01609	NARENKIVICIUS PAULA Location: 66 HAWK TRAIL	WALKER CLAY	1.40	1/14/2021	280,000	284,800	101.71			
158886464	477-150-01661	OSIFCHIN, RICHARD Location: 112 HAWK TRAIL, HAWK RESORT	POCK, STEPHEN R	1.00	3/21/2022	390,000	362,800	93.03			
1794480192	477-150-01835	PHILHOWER, BETHANY A Location: 3681 ROUTE 100	GALARDI AND HARAN RE...	1.30	4/6/2021	110,000	122,000	110.91			
521940032	477-150-01950	RANELYCKE, CARISSA M Location: 449 HAWK MTN ROAD, PITTSFIELD, VT	HELD, JENNIFER	0.70	8/18/2021	295,000	287,500	97.46			
1684071488	477-150-01655	RODRIGUEZ ABAD, ADEL... Location: 96 HAWK TRAIL	ROBERT B RAFTERY EST...	1.40	5/5/2021	300,000	301,000	100.33			
442001984	477-150-01841	ROI ENTERPRISES LLC Location: LOT 83 199 HERITAGE HEIGHTS HIGHWOOD	EASTMOND JR, ARLINGT...	1.00	3/17/2022	340,000	248,500	73.09		O	O
L1437114368	477-150-01671	SMITH BRIAN Location: 63 TOZIER HILL ROAD	SALEM DANA	2.40	7/2/2019	300,000	371,700	123.90			
L1328627712	477-150-01676	STOCKBRIDGE INVESTME... Location: 1152 UPPER MICHIGAN ROAD	BROWN JEFFREY	0.30	12/22/2020	70,000	77,100	110.14			
L663261184	477-150-01879	TALERICO ALBERT Location: 26 FIDDLEHEAD LANE	ZEEMONT DAVID	1.80	6/8/2020	190,000	240,800	126.74			
1655059520	477-150-02031	VACCA, THOMAS Location: 275 SOUTH HILL ROAD	PELLICANI, FRANK	1.70	5/27/2021	382,500	361,000	94.38			
L970055680	477-150-01974	WEIDNER MARK Location: 2538 ROUTE 100 UNIT 105 WINTERGREEN CONDOMINIUMS	SPENCE LYNNE	0.10	1/13/2021	99,000	98,400	99.39			
L332079104	477-150-01613	WILLIAMS ANDREW Location: 153 EAGLE ROCK ROAD	ANDERSON ELLEN	1.30	7/14/2020	250,000	275,700	110.28			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>42.06</b>		<b>8,771,900</b>	<b>8,964,600</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
32 Total Transactions	96.76	Low InterQuartile Value	98.34 Low 90% Value of Aggregate
274,122 Average Sales Price	110.75	High InterQuartile Value	106.05 High 90% Value of Aggregate
280,144 Average Listed Price	13.99	InterQuartile Range	102.20 Aggregate Ratio
104.46 Average Ratio			3.77% Sampling Error
100.41 Median Ratio	75.77	Value of Outlier Low Limit	1 Number of Low Outliers
73.09 Low Ratio	131.74	Value of Outlier High Limit	1 Number of High Outliers
142.42 High Ratio	54.78	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	152.73	Value of Extreme High Limit	0 Number of High Extremes/Influentials
9.74 COD			
9 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
28% 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
L738340864	477-150-01943	CASEY MICHAEL Location: 298 MOOSE RUN ROAD	MARGARET H. CHARLEBO...	10.10	6/14/2019	660,000	695,700	105.41			
L506052608	477-150-01917	CIVETTA ANNE Location: 853 SOUTH HILL ROAD	WACKSMAN JEFFREY	11.00	3/5/2021	450,000	421,400	93.64			
L1227722752	477-150-01643	KEIS MATTHEW Location: 126 & 150 LIBERTY HILL ROAD	WINSTON TOWERS 1988 ...	6.80	11/20/2020	825,000	829,500	100.55			
L763916288	477-150-02076	KINCH III FREDERICK Location: 4217 ROUTE 100	REILL BARBARA	6.40	9/13/2019	249,000	250,500	100.60			
L134893568	477-150-01931	LIBECCI MICHAEL Location: 3589 LIBERTY HILL ROAD	MCCORMACK EDMUND	53.40	7/23/2020	295,000	321,500	108.98			
404307008	477-150-01858	MICCICHE, VAUGHN M Location: 1105 LOWER MICHIGAN ROAD	WISNER, NANCY C	26.30	11/19/2021	312,000	313,800	100.58			
L2075373568	477-150-01616	SHARROW NICOLE Location: 237 FELLOWS ROAD	ASHTON ROBERT	37.89	12/17/2019	199,000	262,900	132.11			O
L267665408	477-150-01617	TRAVEL CHOICE INC Location: 239 SILVER SPRING HILL	SILVERSPRING HILL LL...	7.50	3/6/2020	370,000	622,400	168.22	O	E	O
1443388480	477-150-02015	WHITE VALLEY PROPERT... Location: 3265 ROUTE 100	HEDGEHOG KNOLL LLC	118.30	10/29/2021	885,000	857,000	96.84			

<b>Totals for R2 - Residential with 6 or more acres</b>				<b>277.69</b>		<b>4,245,000</b>	<b>4,574,700</b>				
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**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	
9 Total Transactions	98.69	Low InterQuartile Value	96.18	Low 90% Value of Aggregate
471,667 Average Sales Price	120.55	High InterQuartile Value	119.35	High 90% Value of Aggregate
508,300 Average Listed Price	21.86	InterQuartile Range	107.77	Aggregate Ratio
111.88 Average Ratio			10.75%	Sampling Error
100.60 Median Ratio	65.91	Value of Outlier Low Limit	0	Number of Low Outliers
93.64 Low Ratio	153.33	Value of Outlier High Limit	1	Number of High Outliers
168.22 High Ratio	33.12	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	186.11	Value of Extreme High Limit	0	Number of High Extremes/Influentials
13.60 COD				
3	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			

**S1 - Vacation home with less than 6 acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L829857792	477-150-01774	LOSSMAN FRANK	ROBINSON WALTER	0.20	5/27/2020	38,000	45,100	118.68			
Location: 3352 LIBERTY HILL ROAD											

<b>Totals for S1 - Vacation home with less than 6 acres</b>				<b>0.20</b>	<b>38,000</b>	<b>45,100</b>					
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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	
1 Total Transactions	118.68	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
38,000 Average Sales Price	118.68	High InterQuartile Value	0.00	High 90% Value of Aggregate
45,100 Average Listed Price	0.00	InterQuartile Range	118.68	Aggregate Ratio
118.68 Average Ratio				Sampling Error
118.68 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
118.68 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
118.68 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				

**C - Commercial**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
43979328	477-150-02059	JCALMS SKIHAUSVT LLC Location: 4275 ROUTE 100, LOT 3	VERMONT COUNTRY INN,...	14.18	2/4/2022	1,500,000	1,431,800	95.45			

**Totals for C - Commercial**

<b>14.18</b>	<b>1,500,000</b>	<b>1,431,800</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	95.45 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
1,500,000 Average Sales Price	95.45 High InterQuartile Value	0.00 High 90% Value of Aggregate
1,431,800 Average Listed Price	0.00 InterQuartile Range	95.45 Aggregate Ratio
95.45 Average Ratio		Sampling Error
95.45 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
95.45 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
95.45 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
L624525312	477-150-01630	DEUTSCH DIANE Location: 380 FORSHA ROAD	KESSELRING NICOLE	3.90	3/31/2021	60,000	38,700	64.50			
L532201472	477-150-02148	GIGLIO WILLIAM Location: 191 BOMBADIL PATH	KINCH FREDERICK	4.87	10/13/2020	64,500	83,100	128.84			
L623517696	477-150-02161	HONCHO RIDGE LLC Location: 232 ROUTE 100 NORTH	FRANKEL STEPHEN	20.60	9/9/2020	42,000	79,400	189.05	E		
L789168128	477-150-01804	JC PROPERTY GROUP IN... Location: 620 ROUTE 100	PUSCHEL ANDREW	18.90	6/3/2020	13,000	77,500	596.15	E	O	O
L35332096	477-150-01624	MACRIS CONSTANTINE Location: 1700 FORSHA ROAD	THIRD BRANCH INVESTM...	67.30	8/14/2020	110,000	102,600	93.27			
L1083781120	477-150-01830	PHILIPSEN CHRISTOPHE... Location: 800 LOWER MICHIGAN ROAD	SIMPSON ROBERT	17.20	7/24/2020	40,000	50,400	126.00			
L1740161024	477-150-01804	WALSH BRENDAN Location: 620 VT.ROUTE 100	JC PROPRERTY GROUP I...	18.90	10/16/2020	30,000	77,500	258.33	E		
<b>Totals for M - Miscellaneous</b>				<b>151.67</b>		<b>359,500</b>	<b>509,200</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	
7 Total Transactions	93.27	Low InterQuartile Value	85.12	Low 90% Value of Aggregate
51,357 Average Sales Price	258.33	High InterQuartile Value	198.17	High 90% Value of Aggregate
72,743 Average Listed Price	165.06	InterQuartile Range	141.64	Aggregate Ratio
208.02 Average Ratio			39.91%	Sampling Error
128.84 Median Ratio	- 154.32	Value of Outlier Low Limit	0	Number of Low Outliers
64.50 Low Ratio	505.92	Value of Outlier High Limit	1	Number of High Outliers
596.15 High Ratio	- 401.91	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.47 PRD (Regression Index)	753.52	Value of Extreme High Limit	0	Number of High Extremes/Influentials
84.24 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
L1051123712	477-150-01966	FRYER TRICIA Location: 2358 ROUTE 100	DRGAN NICHOLE	0.00	2/15/2021	76,000	75,700	99.61			
<b>Totals for O - Other</b>				<b>0.00</b>		<b>76,000</b>	<b>75,700</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	
1 Total Transactions	99.61	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
76,000 Average Sales Price	99.61	High InterQuartile Value	0.00	High 90% Value of Aggregate
75,700 Average Listed Price	0.00	InterQuartile Range	99.61	Aggregate Ratio
99.61 Average Ratio				Sampling Error
99.61 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
99.61 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
99.61 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				
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
100% 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
43 Total Transactions	97.46 Low InterQuartile Value		99.29 Low 90% Value of Aggregate
303,831 Average Sales Price	110.91 High InterQuartile Value		105.05 High 90% Value of Aggregate
310,421 Average Listed Price	13.45 InterQuartile Range		102.17 Aggregate Ratio
104.76 Average Ratio			2.82% Sampling Error
100.56 Median Ratio	77.28 Value of Outlier Low Limit	1 Number of Low Outliers	
73.09 Low Ratio	131.09 Value of Outlier High Limit	3 Number of High Outliers	
142.42 High Ratio	57.10 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	151.26 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
9.18 COD			
13 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
30% 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	95.45 Low InterQuartile Value		0.00 Low 90% Value of Aggregate
1,500,000 Average Sales Price	95.45 High InterQuartile Value		0.00 High 90% Value of Aggregate
1,431,800 Average Listed Price	0.00 InterQuartile Range		95.45 Aggregate Ratio
95.45 Average Ratio			Sampling Error
95.45 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
95.45 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
95.45 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
7 Total Transactions	93.27	Low InterQuartile Value	84.98 Low 90% Value of Aggregate
51,357 Average Sales Price	258.33	High InterQuartile Value	198.30 High 90% Value of Aggregate
72,743 Average Listed Price	165.06	InterQuartile Range	141.64 Aggregate Ratio
208.02 Average Ratio			40.00% Sampling Error
128.84 Median Ratio	- 154.32	Value of Outlier Low Limit	0 Number of Low Outliers
64.50 Low Ratio	505.92	Value of Outlier High Limit	1 Number of High Outliers
596.15 High Ratio	- 401.91	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.47 PRD (Regression Index)	753.52	Value of Extreme High Limit	0 Number of High Extremes/Influentials
84.24 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
51 Total Transactions	96.84	Low InterQuartile Value	99.24 Low 90% Value of Aggregate
310,529 Average Sales Price	118.68	High InterQuartile Value	106.95 High 90% Value of Aggregate
320,140 Average Listed Price	21.85	InterQuartile Range	103.09 Aggregate Ratio
105.75 Average Ratio			3.74% Sampling Error
100.56 Median Ratio	64.06	Value of Outlier Low Limit	0 Number of Low Outliers
64.50 Low Ratio	151.46	Value of Outlier High Limit	4 Number of High Outliers
168.22 High Ratio	31.29	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	184.23	Value of Extreme High Limit	3 Number of High Extremes/Influentials
11.55 COD			
13 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
25% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			