

Study created by Christie.Wright@vermont.gov on 11/10/2022 at 3:17 AM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1561683008	483-152-10472	268 HIGH LLC Location: 268 HIGH ST.	268 HIGH STREET, LLC	1.00	5/13/2021	288,500	217,300	75.32			
L1342345216	483-152-10105	BRADLEY JOHN GRAHAME Location: 54 SUGARWOOD ROAD	TOWNER DANIEL	2.38	6/21/2019	343,500	277,600	80.82			
L759336960	483-152-10352	BRISTOL HOLDINGS 5 L... Location: 50 HIGH ST.	MARTIN JEFFREY	0.63	9/22/2020	119,290	156,800	131.44	O	O	O
2055852608	483-152-10353	BURNS, EDWARD Location: 2014 COUNTRY CLUB WAY	KRUG, JOHN W	2.25	1/14/2022	319,587	186,400	58.33			
759110720	483-152-10208	CORNELL, CHRISTINA Location: 3302 LOWER ROAD	GORDON, JAMES O	5.00	10/4/2021	502,350	248,900	49.55			
L1151709184	483-152-10111	DECKER JACQUELINE Location: 34 WALKER LANE	NICHOLSON CORINE	0.41	10/18/2019	170,000	136,800	80.47			
598199360	483-152-10247	FINGAS, DANIEL W Location: 54 HARVEY HILL ROAD	KELLEY, LAUREN W	0.70	8/10/2021	284,900	134,600	47.24			
L1349410816	483-152-10532	FRINK JILL Location: 320 BEAN ROAD	HARRIS STEPHEN	1.40	9/17/2019	135,000	114,800	85.04			
36958784	483-152-10235	FRISBY, NICOLE A Location: 25 PEACEFUL WAY	LEBIECKI, LISA M	5.38	2/3/2022	249,000	180,300	72.41			
L1592459264	483-152-10616	GRANT KRISTEN Location: 84 EAST HILL ROAD	CLEMONS CHANDLER	0.60	10/29/2020	354,000	309,100	87.32			
319286336	483-152-10250	HATCHER, MARK J Location: 2832 COUNTRY CLUB ROAD	PEACOCK, BARRY	4.42	9/15/2021	409,000	268,600	65.67			
L1682145280	483-152-10395	HENRY SARA Location: 99 BROOK ROAD	WILLIAM C. NEWHALL E...	1.32	6/23/2020	187,000	171,600	91.76			
L265904128	483-152-10311	HODGKINS TRAVIS Location: 1928 UPPER ROAD	KILCULLEN KEVIN	2.32	5/29/2020	210,000	235,700	112.24			
2118374464	483-152-10016	HOLUBEC, NATALIA Location: 113 BARTLETT ROAD	BARG, LORI	4.80	5/14/2021	334,000	194,900	58.35			
L1222164480	483-152-10276	JAMELE PATRICIA Location: 73 HARVEY HILL ROAD	BOISVERT JULIE	1.06	5/22/2020	115,000	112,600	97.91			
677575744	483-152-10166	JOHNSTON, DAVID A Location: 970 UPPER RD	SULPASSO, CONSTANCE	5.25	11/15/2021	475,100	364,200	76.66			
L1336410112	483-152-10401	LANDRY ROBIN Location: 3235 EAST HILL ROAD	NOYES STEVEN	2.00	9/28/2020	142,500	133,900	93.96			
789240896	483-152-10318	MCGAULAN, PATRICIA E Location: 35 BROOK ROAD	LEE, DAVID P	0.85	9/21/2021	255,000	184,200	72.24			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L999137280	483-152-10250	PEACOCK BARRY Location: 2832 COUNTRY CLUB ROAD	LECLERC NANCY	4.42	2/19/2021	340,000	268,600	79.00			
L631672832	483-152-10568	POLUS JESSICA Location: 402 MIDDLE ROAD	BROSKY MICHAEL	2.00	7/24/2020	200,000	175,100	87.55			
1338526784	483-152-10543	PREVOST, CIERRA Location: 10 MARTIN MEADOW ROAD	VAN DER BELLEN, ALEX...	0.30	8/2/2021	220,000	136,400	62.00			
L825884672	483-152-10508	ROW JESS Location: 2514 BROOK ROAD	MOST KIM	3.00	7/15/2020	250,000	187,400	74.96			
2011552832	483-152-10178	THIBOUMERY, ARION Location: 1273 FOWLER ROAD	LEMIEUX, JASON G	5.00	10/1/2021	334,000	182,900	54.76			

<b>Totals for R1 - Residential with less than 6 acres</b>				<b>56.49</b>		<b>6,237,727</b>	<b>4,578,700</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	
23 Total Transactions	62.00	Low InterQuartile Value	67.48	Low 90% Value of Aggregate
271,206 Average Sales Price	87.55	High InterQuartile Value	79.32	High 90% Value of Aggregate
199,074 Average Listed Price	25.55	InterQuartile Range	73.40	Aggregate Ratio
78.04 Average Ratio			8.07%	Sampling Error
76.66 Median Ratio	23.68	Value of Outlier Low Limit	0	Number of Low Outliers
47.24 Low Ratio	125.87	Value of Outlier High Limit	1	Number of High Outliers
131.44 High Ratio	- 14.65	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	164.20	Value of Extreme High Limit	0	Number of High Extremes/Influentials
19.10 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
95401024	483-152-10454	BAILEY, GREGG J Location: 2099 EAST HILL ROAD	ROBERTS, DOUGLAS	12.50	7/9/2021	425,500	263,300	61.88			
L1689157632	483-152-10555	BENNINGTON DOUGLAS Location: 2220 COUNTRY CLUB ROAD	BORKOWSKI KEVIN	7.30	5/20/2020	379,000	320,700	84.62			
L2047152128	483-152-10380	BOUTIN CHARLES Location: 2600 COUNTRY CLUB ROAD	TEDESCHI DAVID	8.30	7/24/2020	339,000	293,700	86.64			
L1161773056	483-152-10410	HAFFERMAN JAMES Location: 4614 BROOK ROAD	BEVERLY B THOMAS TRU...	9.73	9/2/2020	285,000	220,900	77.51			
L1109065728	483-152-10070	HUCKETT TYLER Location: 2534 UPPER ROAD	SLEEPER DILLON	12.70	11/12/2020	299,900	156,000	52.02			
L605229056	483-152-10533	PATNAUDE DONALD Location: 83 COUNTRY CLUB ROAD	TOFANI SR DONALD	45.20	3/5/2021	359,900	299,300	83.16			
L1106399232	483-152-10378	PROVOST ROGER Location: 145 FLOOD ROAD	MILLHISER TOMMY	10.20	6/23/2020	296,000	262,000	88.51			
437505088	483-152-10004	SCHULTHEIS, ERIC Location: 900 GONYEAU ROAD	ALBERT, SARAH	6.16	8/10/2021	295,000	201,900	68.44			
L1467092992	483-152-10626	SENER ISABEL MARIA Location: 1476 EAST HILL ROAD	HUFFMAN JESSE	7.40	11/12/2019	225,000	174,600	77.60			
L1335910400	483-152-10449	SIEGLE CARLA Location: 3669 EAST HILL ROAD	RICE DAVID	17.10	10/15/2019	334,000	299,700	89.73			
1337418816	483-152-10561	SILVA, ALBERTO R Location: 280 LOWER ROAD	PULEO, LUKE S	10.10	4/30/2021	350,000	209,500	59.86			
1875397696	483-152-10439	SLATON, JEFFREY B Location: 413 MAXFIELD ROAD	GEISLER, GRANT G	10.20	7/23/2021	680,000	536,500	78.90			
L681246720	483-152-10209	VAN BUSKIRK ANDREW Location: 3500 LOWER ROAD	CARLEEN ZIMBALATTI	7.00	10/5/2020	375,000	293,500	78.27			
L287592448	483-152-10127	WOODWORTH III DONALD Location: 3276 UPPER ROAD	DIMICK JOE	6.00	8/27/2020	290,000	218,000	75.17			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>169.89</b>		<b>4,933,300</b>	<b>3,749,600</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	68.44 Low InterQuartile Value		72.13 Low 90% Value of Aggregate
349,108 Average Sales Price	86.64 High InterQuartile Value		82.70 High 90% Value of Aggregate
270,267 Average Listed Price	18.20 InterQuartile Range		77.42 Aggregate Ratio
77.51 Average Ratio			6.82% Sampling Error
78.27 Median Ratio	41.15 Value of Outlier Low Limit	0 Number of Low Outliers	
52.02 Low Ratio	113.93 Value of Outlier High Limit	0 Number of High Outliers	
100.36 High Ratio	13.85 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.00 PRD (Regression Index)	141.23 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
11.88 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			





**M - Miscellaneous**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
910769216	483-152-10642	BURGESS, EDWARD J Location: 2000 COUNTRY CLUB ROAD	COOKSON, CHESTER J	7.58	10/27/2021	145,000	88,100	60.76			
931697728	483-152-10666	HERZER, RICHARD P Location: 3244 LOWER ROAD	COPPING, DAVID R	61.20	5/21/2021	170,000	196,800	115.76			
1820971584	483-152-10682	POJEDINEC, ALEXANDER Location: 3814 EAST HILL ROAD	MCELWAIN, DARIEN	1.50	1/14/2022	106,000	69,100	65.19			
L1742127104	483-152-10561	PULEO LUKE Location: 250 LOWER ROAD	WATERFALL TOM	10.10	9/11/2019	58,500	67,700	115.73			
<b>Totals for M - Miscellaneous</b>				<b>80.38</b>		<b>479,500</b>	<b>421,700</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
4 Total Transactions	61.87 Low InterQuartile Value	50.49 Low 90% Value of Aggregate
119,875 Average Sales Price	115.76 High InterQuartile Value	125.40 High 90% Value of Aggregate
105,425 Average Listed Price	53.89 InterQuartile Range	87.95 Aggregate Ratio
89.36 Average Ratio		42.58% Sampling Error
90.46 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
60.76 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
115.76 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials
29.17 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
39 Total Transactions	65.67	Low InterQuartile Value	71.52 Low 90% Value of Aggregate
303,445 Average Sales Price	87.32	High InterQuartile Value	79.27 High 90% Value of Aggregate
228,782 Average Listed Price	21.64	InterQuartile Range	75.39 Aggregate Ratio
77.90 Average Ratio			5.15% Sampling Error
78.27 Median Ratio	33.21	Value of Outlier Low Limit	0 Number of Low Outliers
47.24 Low Ratio	119.78	Value of Outlier High Limit	1 Number of High Outliers
131.44 High Ratio	0.74	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	152.25	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.72 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	125.00	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
90,000 Average Sales Price	125.00	High InterQuartile Value	0.00 High 90% Value of Aggregate
112,500 Average Listed Price	0.00	InterQuartile Range	125.00 Aggregate Ratio
125.00 Average Ratio			Sampling Error
125.00 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
125.00 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
125.00 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
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
4 Total Transactions	61.87	Low InterQuartile Value	50.36 Low 90% Value of Aggregate
119,875 Average Sales Price	115.76	High InterQuartile Value	125.53 High 90% Value of Aggregate
105,425 Average Listed Price	53.89	InterQuartile Range	87.95 Aggregate Ratio
89.36 Average Ratio			42.73% Sampling Error
90.46 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
60.76 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
115.76 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
29.17 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
44 Total Transactions	65.31 Low InterQuartile Value		72.34 Low 90% Value of Aggregate
281,906 Average Sales Price	88.27 High InterQuartile Value		80.14 High 90% Value of Aggregate
214,925 Average Listed Price	22.96 InterQuartile Range		76.24 Aggregate Ratio
80.01 Average Ratio			5.12% Sampling Error
78.58 Median Ratio	30.87 Value of Outlier Low Limit	0 Number of Low Outliers	15.98% Weighted Standard Deviation
47.24 Low Ratio	122.72 Value of Outlier High Limit	2 Number of High Outliers	
131.44 High Ratio	- 3.58 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	157.16 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.29 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
2% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			