

Study created by Christie.Wright@vermont.gov on 10/10/2022 at 6:41 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1106100224	504-158-11131	BLUMBERG LINDA Location: 106 MAIN STREET	PROZZO CYNTHIA	0.00	7/9/2020	223,000	184,100	82.56			
2001427520	504-158-10015	BRELSFORD, VERONICA Location: 279 WESTMINSTER ROAD	FULLER, ITHIEL L	4.60	11/12/2021	482,000	311,200	64.56			
L1893216256	504-158-10268	BRICKLEY JESPER Location: 49 KIMBALL HILL	FARNUM HENRY	0.50	2/3/2020	73,000	134,100	183.70	O	E	E
L322478080	504-158-10762	BRODZIK MARC Location: 210 SOUTH PINE BANKS ROAD	HEBERT VALERIE	4.50	9/1/2020	311,000	308,800	99.29			
L1156091904	504-158-10280	BROWN JUSTIN Location: 49 VIEW POINT ROAD	FORMAN SANDRA	5.54	9/8/2020	377,500	404,000	107.02			
L883273728	504-158-10596	BUCHANAN MEGAN Location: 358 HICKORY RIDGE ROAD SOUTH	WOLFE RICHARD	2.80	8/20/2019	295,000	285,300	96.71			
L1327501312	504-158-10622	CASABONA MATTHEW Location: 279 RIVER ROAD SOUTH	MEYER THOMAS	4.68	2/8/2021	376,000	355,000	94.41			
L1493045248	504-158-10875	CAVANAUGH PATRICK Location: 505 RIVER ROAD SOUTH	ROBINSON WILLIAM	1.42	2/24/2021	185,000	144,100	77.89			
L544325632	504-158-10549	DESMARAIS JOHN Location: 83 MOUNTAIN VIEW DRIVE	VILLENEUVE MICHELLE	2.60	6/12/2019	198,000	177,200	89.49			
L416301056	504-158-10214	GIBSON DAVID Location: 1073 RIVER ROAD SOUTH	MARTEL JR. DAVID	0.61	2/3/2021	329,000	312,000	94.83			
1475271744	504-158-10476	GLUCKMAN, NEIL Location: 113 BANNING ROAD	MARGARET A. VIETS TR...	2.00	9/20/2021	242,000	148,000	61.16			
L954667008	504-158-11170	GREENE BRADFORD Location: 14 PUTNEY COMMONS WAY	COURSIN LAURIE	0.00	8/1/2019	357,000	303,600	85.04			
L401276928	504-158-10516	GREGORY W. FOX TRUST... Location: 8 CHRISTIAN SQUARE	KOCHINSKAS ROBERT	0.27	7/28/2020	282,500	221,500	78.41			
L2082652160	504-158-10757	HAISLEY STEVEN Location: 727 RIVER ROAD SOUTH	SHAPIRO KAREN	4.60	5/22/2020	205,000	175,900	85.80			
L1591103488	504-158-10805	HARLOW JUDITH Location: 211 EAST PUTNEY BROOK ROAD	SHAUNA J. WALL REVOC...	3.70	8/5/2019	185,000	186,200	100.65			
L780173312	504-158-10854	HEWITT KIM Location: 266 WESTMINSTER ROAD	SPRAGUE DAVID	2.03	11/4/2020	310,000	298,400	96.26			
L1087524864	504-158-10829	JOHNSON ERIK Location: 8 VIEW POINT ROAD	SMITH RANDALL	2.00	10/10/2019	289,000	268,200	92.80			
L1199751168	504-158-10106	KOCHINSKAS HANNAH Location: 164 EAST PUTNEY BROOK ROAD	BOUSQUET CURTIS	4.91	12/19/2019	139,000	149,700	107.70			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2048709184	504-158-10245	LIFTON-ZOLINE, PAMEL... Location: 181 WESTMINSTER ROAD	ROSENBLOOM, ERIC	1.20	1/31/2022	436,000	325,900	74.75			
354315328	504-158-10996	MAYER, DEBORAHANNE E Location: 45 HICKORY RIDGE ROAD	LOIS D WILLARD IRREV...	0.00	9/14/2021	325,000	198,600	61.11			
2065986624	504-158-10403	MCGOUGH, TYLER Location: 159 WESTMINSTER ROAD	HIAM, ALEXANDER W	1.20	7/15/2021	685,000	440,000	64.23			
399367232	504-158-10247	MIALKOWSKI, JORDAN Location: 78 OLD STAGE REOAD	JONES, STEVEN M	2.00	11/19/2021	150,000	141,500	94.33			
L1274183680	504-158-10180	PINDORF ALEXANDRA Location: 8 WILDFLOWER LANE	THE GREENWOOD SCHOOL...	1.20	7/24/2020	350,000	315,000	90.00			
L1999151104	504-158-10634	PREDOM COLE Location: 12 BARE HILL ROAD	LECK PATRICIA	2.00	10/29/2019	146,000	164,500	112.67			
L1544568832	504-158-10644	SARDINAS MICHAEL Location: 56 OLD STAGE RD	MOUSEL BENJAMIN	4.10	6/10/2019	200,000	236,400	118.20			
567520320	504-158-10183	SARGENT, JENNAFER Location: 28 OLD ROUTE 5 SOUTH	MCKAY, JOHN	0.30	9/30/2021	100,000	114,500	114.50			
L680206336	504-158-11144	SCHAAL JUDITH Location: 104 MAIN STREET	PEPE FAITH	0.00	6/20/2019	210,000	200,400	95.43			
L80216064	504-158-10470	SHAPIRO KAREN Location: 24 KIMBALL HILL ROAD	DAWSON ZACHARY	0.34	6/28/2019	187,000	150,800	80.64			
L699973632	504-158-11109	SMIDUTZ AMY Location: 96 MAIN STREET	KIMBALL JAYMES	0.41	11/6/2020	393,000	301,700	76.77			
L475496448	504-158-10322	STORROW ASHLEY Location: 30 WEST HILL ROAD	JANE ROBERTS GILL TR...	4.38	6/16/2020	247,500	264,500	106.87			
2089012288	504-158-10059	THE CHIARA PALMA CAR... Location: 49 EAST TOWN FARM ROAD	WILSON, LOUANNE	0.25	9/1/2021	102,150	91,200	89.28			
L1245581312	504-158-10356	WEISS MITCHELL Location: 878 BELLOWS FALLS ROAD	GREEN MOUNTAIN ORCHA...	3.24	11/26/2019	250,000	225,300	90.12			
1887759424	504-158-10304	ZUCKER, RICHARD Location: 71 OLD ROUTE 5 SOUTH	GADDIS, GEOFFREY B	0.70	9/30/2021	490,000	251,200	51.27			
Totals for R1 - Residential with less than 6 acres				68.08		9,130,650	7,788,800				

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
33 Total Transactions	78.15 Low InterQuartile Value		78.85 Low 90% Value of Aggregate
283,052 Average Sales Price	99.97 High InterQuartile Value		90.18 High 90% Value of Aggregate
239,209 Average Listed Price	21.82 InterQuartile Range		84.51 Aggregate Ratio
88.59 Average Ratio			6.71% Sampling Error
90.06 Median Ratio	45.42 Value of Outlier Low Limit	0 Number of Low Outliers	
51.27 Low Ratio	132.70 Value of Outlier High Limit	1 Number of High Outliers	
118.20 High Ratio	12.69 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	165.43 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
14.19 COD			
2 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
L1344475136	504-158-10424	BACHLER MATTHEW Location: 135 GREAT MEADOWS RIDGE	HEGEMANN MANFRED	11.40	6/26/2019	289,000	300,500	103.98			
L1746788352	504-158-10974	BURCH JULIE ANNE Location: 51 DUSTY RIDGE RD	WATERHOUSE TRUST NAN...	18.37	12/4/2019	560,000	531,700	94.95			
723809344	504-158-10281	CONNELL, RICHARD F Location: 615 WEST HILL ROAD	GLEJZER, RICHARD R	9.90	7/14/2021	730,000	436,800	59.84			
45362240	504-158-10095	FIELD, ROBERT S Location: 352 E. TOWN FARM ROAD	BOBROW, MARC A	18.44	7/30/2021	315,000	249,400	79.17			
L750731264	504-158-10374	HIAM ALEX Location: 53 HICKORY RIDGE ROAD SOUTH	PETTIT DENNIS	7.93	12/1/2020	750,000	617,100	82.28			
L1431740416	504-158-10823	LANG DANIEL Location: 63 ROUNDS HILL ROAD	SEEKINS EDWARD	9.90	4/11/2019	335,000	398,700	119.01			
1685470272	504-158-10300	MASTER, TIMOTHY Location: 104 WARDON ROAD	FRELICH, ANNE	10.80	11/22/2021	341,500	252,600	73.97			
L155770880	504-158-10102	RANNEY DAIRY FARM LL... Location: 20 DUSTY RIDGE RD	BOSWELL CHARLES	28.30	10/11/2019	567,500	516,600	91.03			
1583395392	504-158-10184	ROSS, KENNETH Location: 284 E TOWN FARM RD	PALMERI, JUDITH C	21.90	2/4/2022	550,000	338,800	61.60			
1563970112	504-158-10640	SIGMAN, ADAM J Location: 129 GREAT MEADOWS RIDGE	MORGAN, BRIAN G	10.20	2/25/2022	493,500	292,900	59.35			
121142336	504-158-10298	TARMY, HENRY I Location: 9 ALLYN ROAD	DOUGLAS FRANK 2011 R...	11.00	12/15/2021	390,000	307,900	78.95			
L1338490880	504-158-11029	YESKEL ZACH Location: 81 EARLS WAY	LAFAYETTE ELISA	10.74	7/13/2020	355,000	305,500	86.06			
Totals for R2 - Residential with 6 or more acres				168.88		5,676,500	4,548,500				

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
12 Total Transactions	64.69 Low InterQuartile Value		71.16 Low 90% Value of Aggregate
473,042 Average Sales Price	93.97 High InterQuartile Value		89.09 High 90% Value of Aggregate
379,042 Average Listed Price	29.28 InterQuartile Range		80.13 Aggregate Ratio
82.52 Average Ratio			11.18% Sampling Error
80.73 Median Ratio	20.78 Value of Outlier Low Limit	0 Number of Low Outliers	
59.35 Low Ratio	137.88 Value of Outlier High Limit	0 Number of High Outliers	
119.01 High Ratio	- 23.13 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	181.79 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
16.97 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			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L216227840	504-158-10438	SEEKINS EDWARD	J. HIAM LLC	2.90	4/11/2019	125,000	93,000	74.40			
Location: 80 AIKEN ROAD											

Totals for MHL - Mobile home landed				2.90		125,000	93,000				
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MHL - Mobile home landed

*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	74.40	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
125,000 Average Sales Price	74.40	High InterQuartile Value	0.00	High 90% Value of Aggregate
93,000 Average Listed Price	0.00	InterQuartile Range	74.40	Aggregate Ratio
74.40 Average Ratio				Sampling Error
74.40 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
74.40 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
74.40 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			

I - Industrial											
Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
761524800	504-158-10737	SUNNY ACRES LLC	GREEN ACRES OF VERMO...	22.01	2/9/2022	100,000	80,300	80.30			
Location: RIVER ROAD SOUTH											
Totals for I - Industrial				22.01		100,000	80,300				

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	80.30	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
100,000 Average Sales Price	80.30	High InterQuartile Value	0.00	High 90% Value of Aggregate
80,300 Average Listed Price	0.00	InterQuartile Range	80.30	Aggregate Ratio
80.30 Average Ratio				Sampling Error
80.30 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
80.30 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
80.30 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
L391331840	504-158-11105	DIMMOCK HAROLD Location: TAYLOR ROAD	REAL ESTATE PROPERTY...	3.30	10/10/2019	16,500	19,800	120.00			
1081901632	504-158-11076	EDWARDS, KIRSTEN D Location: 17 NINA LEE	GORDON, RUTH D	2.16	11/23/2021	30,000	53,000	176.67	O		
L1186930688	504-158-10577	HOCKERTLOTZ RYAN Location: 63 WEST HILL RD	QUINNEY JACOB	4.59	8/21/2020	53,000	76,000	143.40			
L1666600960	504-158-10555	MILLER JOSEPH Location: 0 SOUTH PINE BANKS ROAD	LIMA ROBERT	10.10	10/7/2019	73,000	75,100	102.88			
917195840	504-158-11257	SKEELE, KORA Location: 0 VIEW POINT ROAD	BOROFSKY, BRADLEY E	1.96	8/12/2021	55,000	64,500	117.27			
1142739520	504-158-10094	STIEGER, RONALD D Location: PARKMAN WOOD ROAD	BLOEMEKE, ELIZABETH	23.90	1/25/2022	260,000	136,000	52.31			
L1935736832	504-158-10867	WERNER JESSICA Location: LOWER CASSIDY ROAD	MICHALEK CHARLES	6.20	3/30/2020	50,000	67,600	135.20			
Totals for M - Miscellaneous				52.21		537,500	492,000				

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	102.88	Low InterQuartile Value	49.56	Low 90% Value of Aggregate
76,786 Average Sales Price	143.40	High InterQuartile Value	133.51	High 90% Value of Aggregate
70,286 Average Listed Price	40.52	InterQuartile Range	91.53	Aggregate Ratio
121.10 Average Ratio			45.86%	Sampling Error
120.00 Median Ratio	42.10	Value of Outlier Low Limit	0	Number of Low Outliers
52.31 Low Ratio	204.18	Value of Outlier High Limit	0	Number of High Outliers
176.67 High Ratio	- 18.68	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.32 PRD (Regression Index)	264.95	Value of Extreme High Limit	0	Number of High Extremes/Influentials
21.76 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
48 Total Transactions	77.05 Low InterQuartile Value		78.52 Low 90% Value of Aggregate
318,971 Average Sales Price	98.84 High InterQuartile Value		87.82 High 90% Value of Aggregate
265,302 Average Listed Price	21.80 InterQuartile Range		83.17 Aggregate Ratio
88.40 Average Ratio			5.59% Sampling Error
89.49 Median Ratio	44.36 Value of Outlier Low Limit	0 Number of Low Outliers	
51.27 Low Ratio	131.54 Value of Outlier High Limit	2 Number of High Outliers	
157.93 High Ratio	11.66 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.06 PRD (Regression Index)	164.23 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
16.34 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4% 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	80.30	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
100,000 Average Sales Price	80.30	High InterQuartile Value	0.00 High 90% Value of Aggregate
80,300 Average Listed Price	0.00	InterQuartile Range	80.30 Aggregate Ratio
80.30 Average Ratio			Sampling Error
80.30 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
80.30 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
80.30 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	102.88	Low InterQuartile Value	49.48 Low 90% Value of Aggregate
76,786 Average Sales Price	143.40	High InterQuartile Value	133.59 High 90% Value of Aggregate
70,286 Average Listed Price	40.52	InterQuartile Range	91.53 Aggregate Ratio
121.10 Average Ratio			45.95% Sampling Error
120.00 Median Ratio	42.10	Value of Outlier Low Limit	0 Number of Low Outliers
52.31 Low Ratio	204.18	Value of Outlier High Limit	0 Number of High Outliers
176.67 High Ratio	- 18.68	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.32 PRD (Regression Index)	264.95	Value of Extreme High Limit	0 Number of High Extremes/Influentials
21.76 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
56 Total Transactions	78.02 Low InterQuartile Value		79.26 Low 90% Value of Aggregate
280,396 Average Sales Price	106.15 High InterQuartile Value		88.56 High 90% Value of Aggregate
235,279 Average Listed Price	28.13 InterQuartile Range		83.91 Aggregate Ratio
94.04 Average Ratio			5.54% Sampling Error
90.58 Median Ratio	35.83 Value of Outlier Low Limit	0 Number of Low Outliers	21.39% Weighted Standard Deviation
51.27 Low Ratio	148.33 Value of Outlier High Limit	3 Number of High Outliers	
183.70 High Ratio	- 6.36 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.12 PRD (Regression Index)	190.52 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
21.37 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			