

Study created by Christie.Wright@vermont.gov on 11/16/2022 at 5:18 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1211201600	510-160-10143	ALEXANDER, STEPHANIE Location: 596 TYSON ROAD	HARKINS, SHARON M	5.49	4/20/2021	179,000	143,100	79.94			
855858240	510-160-10235	BLACKMON, CHRISTOPHE... Location: 763 VT RTE 106	SINGLETON, DANIELLE	0.12	10/22/2021	137,000	121,500	88.69			
622285888	510-160-10503	CAGE, JEANINE Location: 845 VT RT. 106	RILEY, TIFFANY M	2.55	6/8/2021	525,000	444,400	84.65			
L233984000	510-160-10147	CHARBONNEAU JOSHUA Location: 620 ROUTE 106	DUTTON ALAN	0.52	9/18/2020	140,000	129,800	92.71			
L282640384	510-160-10097	CORBIN MARK Location: 1344 TYSON ROAD	GREENBACKER KAREN	0.57	10/16/2020	179,900	103,100	57.31			
L702726144	510-160-10606	DALLAS TYLER Location: 98 TYSON ROAD	DENNIS J. WYMAN TRUS...	0.60	3/26/2021	160,000	146,200	91.38			
L651657216	510-160-10629	DRAB MICHAEL Location: 6182 TYSON ROAD	BISHOP ROBERT	5.03	3/23/2021	489,000	360,900	73.80			
1768862784	510-160-10313	DRESSLER, DAVID Location: 3575 ROUTE 106	WARREN, ERIC	2.66	7/1/2021	895,000	566,400	63.28			
1580350528	510-160-10006	GILBERT, THOMAS M Location: 19 MILL STREET	ADAMS, EUGENE G	0.27	11/22/2021	89,800	78,500	87.42			
L1828261888	510-160-10066	KEARNEY BRYAN Location: 6828 TYSON ROAD, LOT B	RICHARDSON JR GEORGE	1.20	10/7/2020	53,000	65,300	123.21			O
L1777278976	510-160-10498	LUELL AMANDA Location: 108 PARK CIRCLE	HARTIG EDITA	0.50	9/25/2020	188,000	166,200	88.40			
L436490240	510-160-10568	MATOS JEANNE ANN Location: 9 VT 106	VITTUM GARY	5.76	5/24/2019	175,000	181,400	103.66			
L443219968	510-160-10133	NADEAU DONALD Location: 6830 TYSON ROAD	DEFAZIO FRANK	1.40	10/2/2020	75,000	80,000	106.67			
L1727012864	510-160-10133	NADEAU DONALD Location: 6830 TYSON ROAD	DEFAZIO FRANK	1.40	10/5/2020	75,000	80,000	106.67			
L165740544	510-160-10146	SHEEHAN PATRICK Location: 43 MATTHEWS DRIVE	DUPUIS SR. NORMAN	3.72	2/7/2020	222,000	193,700	87.25			
919772224	510-160-10498	SUAREZ, OSCAR Location: 108 PARK CIRCLE	LUELL, AMANDA W	0.50	10/18/2021	238,000	182,100	76.51			
389306432	510-160-10250	TATRO, SCOTT W Location: 1324 VERMONT ROUTE 106	GRAY, GEOFFREY	0.80	4/12/2021	195,000	170,900	87.64			
L345153536	510-160-10103	THOMPSON DAVID	MULLINS WADE	1.34	2/12/2021	195,000	181,300	92.97			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
Location: 975 VT ROUTE 106											
Totals for R1 - Residential with less than 6 acres				34.43		4,210,700	3,394,800				

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	
18 Total Transactions	79.09	Low InterQuartile Value	73.47	Low 90% Value of Aggregate
233,928 Average Sales Price	95.65	High InterQuartile Value	87.78	High 90% Value of Aggregate
188,600 Average Listed Price	16.56	InterQuartile Range	80.62	Aggregate Ratio
88.45 Average Ratio			8.88%	Sampling Error
88.02 Median Ratio	54.25	Value of Outlier Low Limit	0	Number of Low Outliers
57.31 Low Ratio	120.48	Value of Outlier High Limit	1	Number of High Outliers
123.21 High Ratio	29.41	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	145.32	Value of Extreme High Limit	0	Number of High Extremes/Influentials
12.40 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
1645161536	510-160-10338	ALFIERI, SCOTT T Location: 145 SOUTH PUCKERBRUSH	KIMBERLY J. MITCHELL...	104.30	8/26/2021	1,345,000	1,069,600	79.52			
119131200	510-160-10120	CATHERINE R. NORCOTT... Location: 410 TYSON ROAD	CRONSHEY, GAVIN	10.69	8/11/2021	531,000	259,700	48.91			
L1872035840	510-160-10281	CHACE DEREK Location: 419 BAILEYS MILLS ROAD	VOLLERS PETER	75.56	8/7/2020	475,000	474,700	99.94			
679778880	510-160-10074	COLETY, MADELINE G Location: 982 TOWN FARM HILL ROAD	DENTON, VIRGINIA T	9.36	3/29/2022	911,544	363,200	39.84			O
L1160216576	510-160-10087	DAYER ROBERT Location: 718 TATTLE STREET	SINOPOULOS-LLOYD SOP...	28.86	3/20/2020	289,000	281,900	97.54			
L146743296	510-160-10375	EDGERTON ROBERT Location: 334 MALAGASH ROAD	BOWEN STEN	10.30	2/5/2021	270,000	235,200	87.11			
L1362583552	510-160-10209	HENNIGAN MAUREEN Location: 668 STONE CHIMNEY ROAD	PATRICK JOSEPH MAHER...	11.48	12/16/2019	565,000	669,500	118.50			
1303231552	510-160-10292	KERR, BRIAN R Location: 3268 BROWN SCHOOLHOUSE ROAD	HERNON, BRIAN P	10.28	12/21/2021	350,000	174,200	49.77			
L698961920	510-160-10180	KOBYLENSKI RONALD Location: 397 BROWN SCHOOLHOUSE ROAD	GALLANT MARJORIE	22.78	10/20/2020	379,900	364,800	96.03			
770630208	510-160-10208	MOORE, RANDOLPH S Location: 74 TOWN FARM ROAD	GRIFFITH, ESTHER	34.98	2/7/2022	700,000	354,100	50.59			
1326928960	510-160-10087	MURRAY, STEPHEN Location: 718 TATTLE STREET	DAYER, ROBERT J	28.86	6/18/2021	391,000	281,900	72.10			
1383640128	510-160-10060	PEEBLES, EVAN Location: 299 MALAGASH ROAD	MCKENZIE, I. JEFFERS...	38.48	9/9/2021	799,000	653,800	81.83			
208596032	510-160-10625	THOMAS AND TAWNEE SM... Location: 1702 NORTH PUCKERBRUSH ROAD	FIRE, CATHY F	146.03	10/6/2021	1,112,500	1,575,400	141.61			O
Totals for R2 - Residential with 6 or more acres				531.96		8,118,944	6,758,000				

R2 - Residential 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
13 Total Transactions	50.18 Low InterQuartile Value		64.31 Low 90% Value of Aggregate
624,534 Average Sales Price	98.74 High InterQuartile Value		102.17 High 90% Value of Aggregate
519,846 Average Listed Price	48.56 InterQuartile Range		83.24 Aggregate Ratio
81.79 Average Ratio			22.74% Sampling Error
81.83 Median Ratio	- 22.66 Value of Outlier Low Limit	0 Number of Low Outliers	
39.84 Low Ratio	171.58 Value of Outlier High Limit	0 Number of High Outliers	
141.61 High Ratio	- 95.51 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.98 PRD (Regression Index)	244.42 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
28.20 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
8% 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
L1320722432	510-160-10014	3685 VT 106 LLC Location: 3685 ROUTE 106	M.C. REAL ESTATE GRO...	0.56	12/22/2020	272,500	269,800	99.01			

Totals for C - Commercial				0.56		272,500	269,800				
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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	99.01	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
272,500 Average Sales Price	99.01	High InterQuartile Value	0.00	High 90% Value of Aggregate
269,800 Average Listed Price	0.00	InterQuartile Range	99.01	Aggregate Ratio
99.01 Average Ratio				Sampling Error
99.01 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
99.01 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
99.01 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				

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
363288640	510-160-10083	BROWN, TYLER SCRICCA Location: CURTIS HOLLOW ROAD	BYRNE, MICHAEL JAMES	28.44	4/13/2021	115,000	56,300	48.96			
L1176395776	510-160-10682	DWYER ARTHUR Location: LOT 22C RIST HILL ROAD	CHRISTENSEN MARY ORR	12.69	9/1/2020	37,000	53,100	143.51			
183427648	510-160-10157	FRASER, NATHAN Location: BROWN SCHOOLHOUSE ROAD	FAGANS, RONALD	10.54	2/2/2022	38,000	53,200	140.00			
1324542528	510-160-10305	HAGEDORN, MEGHAN Location: 12 SPEAR CEMETERY ROAD SOUTH	HYYPPA, THOR A	50.94	3/22/2022	875,000	460,300	52.61			
L1879580672	510-160-10441	HAUPTMAN TYLER Location: GRASSHOPPER LANE 474	REITMEYER DOUGLAS	15.11	3/31/2021	119,000	124,200	104.37			
L597241856	510-160-10193	HRYCKIEWICZ II HENRY Location: 0 KITTRIDGE PASTURES ROAD	KNIGHT JEFFREY	77.16	12/4/2020	75,000	135,200	180.27	O		
2002912320	510-160-10461	KOLB, ERIC S Location: DELANO ROAD	READING PROPERTY LLC	31.70	4/30/2021	350,000	364,700	104.20			
1499270208	510-160-10680	REZENDES, JENNA Location: LOT 21B RIST HILL ROAD	CHRISTENSEN, MARY OR...	5.32	7/9/2021	35,000	30,300	86.57			
L1409122304	510-160-10055	STONE CHIMNEY PROPER... Location: STONE CHIMNEY ROAD	MENDOCINO GROUP INC.	211.90	11/6/2019	300,000	195,700	65.23			
1107442752	510-160-10001	STRICKLAND, THEODORE Location: GRASSHOPPER LANE	ABBOTT LIVING TRUST	9.25	10/28/2021	115,000	105,200	91.48			
835957824	510-160-10529	WODETZKI, JAMIE Location: 2621 VERMONT ROUTE 106	GAUDETTE, JASON A	4.41	7/7/2021	42,000	15,200	36.19			
Totals for M - Miscellaneous				457.46		2,101,000	1,593,400				

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
11 Total Transactions	52.61	Low InterQuartile Value	54.59 Low 90% Value of Aggregate
191,000 Average Sales Price	140.00	High InterQuartile Value	97.09 High 90% Value of Aggregate
144,855 Average Listed Price	87.39	InterQuartile Range	75.84 Aggregate Ratio
95.76 Average Ratio			28.02% Sampling Error
91.48 Median Ratio	- 78.49	Value of Outlier Low Limit	0 Number of Low Outliers
36.19 Low Ratio	271.09	Value of Outlier High Limit	0 Number of High Outliers
180.27 High Ratio	- 209.58	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.26 PRD (Regression Index)	402.18	Value of Extreme High Limit	0 Number of High Extremes/Influentials
38.04 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
33 Total Transactions	75.16	Low InterQuartile Value	71.01 Low 90% Value of Aggregate
381,504 Average Sales Price	97.54	High InterQuartile Value	94.02 High 90% Value of Aggregate
314,797 Average Listed Price	22.38	InterQuartile Range	82.51 Aggregate Ratio
86.07 Average Ratio			13.95% Sampling Error
87.42 Median Ratio	41.59	Value of Outlier Low Limit	1 Number of Low Outliers
39.84 Low Ratio	131.10	Value of Outlier High Limit	1 Number of High Outliers
141.61 High Ratio	8.02	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	164.67	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.80 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	99.01 Low InterQuartile Value		0.00 Low 90% Value of Aggregate
272,500 Average Sales Price	99.01 High InterQuartile Value		0.00 High 90% Value of Aggregate
269,800 Average Listed Price	0.00 InterQuartile Range		99.01 Aggregate Ratio
99.01 Average Ratio			Sampling Error
99.01 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
99.01 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
99.01 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 - 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
11 Total Transactions	52.61	Low InterQuartile Value	54.54 Low 90% Value of Aggregate
191,000 Average Sales Price	140.00	High InterQuartile Value	97.14 High 90% Value of Aggregate
144,855 Average Listed Price	87.39	InterQuartile Range	75.84 Aggregate Ratio
95.76 Average Ratio			28.09% Sampling Error
91.48 Median Ratio	- 78.49	Value of Outlier Low Limit	0 Number of Low Outliers
36.19 Low Ratio	271.09	Value of Outlier High Limit	0 Number of High Outliers
180.27 High Ratio	- 209.58	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.26 PRD (Regression Index)	402.18	Value of Extreme High Limit	0 Number of High Extremes/Influentials
38.04 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	72.95	Low InterQuartile Value	71.83 Low 90% Value of Aggregate
332,514 Average Sales Price	101.80	High InterQuartile Value	91.93 High 90% Value of Aggregate
272,256 Average Listed Price	28.85	InterQuartile Range	81.88 Aggregate Ratio
88.72 Average Ratio			12.27% Sampling Error
87.64 Median Ratio	29.68	Value of Outlier Low Limit	0 Number of Low Outliers
36.19 Low Ratio	145.07	Value of Outlier High Limit	1 Number of High Outliers
180.27 High Ratio	- 13.59	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	188.34	Value of Extreme High Limit	0 Number of High Extremes/Influentials
23.12 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		