

Study created by Christie.Wright@vermont.gov on 11/26/2022 at 3:26 AM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L795770880	522-164-10137	ANDREW SHELOFSKY Location: 1062 NORTH BRANCH ROAD	PFEIFER THOMAS	4.13	7/21/2020	290,000	274,100	94.52			
L3411968	522-164-10343	FRAZIER V JOHN WESLE... Location: 671 NORTH BRANCH ROAD	CARNEY PAUL	1.00	10/30/2020	171,000	162,200	94.85			
1318249536	522-164-10275	RIPTON HOUSE, LLC Location: 1202 VERMONT ROUTE 1202	COLLITT, RICHARD	1.66	6/1/2021	375,000	184,400	49.17			
L135532544	522-164-10032	THUT RACHEL Location: 732 MAIDEN LANE	BILLINGS CHARLES	0.74	6/21/2019	200,000	155,300	77.65			
L1210617856	522-164-10114	VAUGHAN WILLIAM Location: 669 MAIDEN LANE	FERLAND BRUCE	0.45	9/18/2020	162,000	93,700	57.84			
L1101529088	522-164-10223	VOLPE JARED Location: 220 LINCOLN ROAD	SMITH AARON	3.10	9/30/2020	387,000	290,800	75.14			
L1805164544	522-164-10143	WISELL GARY Location: 2943 NORTH BRANCH ROAD	GROLEAU NORMAN	2.70	6/15/2020	150,000	92,400	61.60			
Totals for R1 - Residential with less than 6 acres				13.78		1,735,000	1,252,900				

R1 - Residential 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
7 Total Transactions	57.84 Low InterQuartile Value	58.23 Low 90% Value of Aggregate
247,857 Average Sales Price	94.52 High InterQuartile Value	86.20 High 90% Value of Aggregate
178,986 Average Listed Price	36.68 InterQuartile Range	72.21 Aggregate Ratio
72.97 Average Ratio		19.37% Sampling Error
75.14 Median Ratio	2.82 Value of Outlier Low Limit	0 Number of Low Outliers
49.17 Low Ratio	149.53 Value of Outlier High Limit	0 Number of High Outliers
94.85 High Ratio	- 52.19 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	204.55 Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.71 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
L1196761088	522-164-10120	BALDWIN MATTHEW Location: 50 BILLINGS OLD TOWN ROAD	WALKER DAVID	10.39	11/20/2020	325,000	301,200	92.68			
159071296	522-164-10308	BUHMAN, BRIAN Location: 1897 NORTH BRANCH ROAD	BRAUN, BRADLEY P	6.60	11/18/2021	325,000	182,700	56.22			
L71446528	522-164-10067	BURKE ROBERT Location: 503 PEARL LEE ROAD	MORSE RAMONA	30.00	6/3/2019	417,000	468,600	112.37			O
902274112	522-164-10049	CARON, MARY F Location: 277 ROBBINS CROSSROAD	COX, MILLARD M	12.12	10/29/2021	422,000	385,600	91.37			
L1995300864	522-164-10265	CHUGG ANDREW Location: 3791 LINCOLN ROAD	RAMSEY PATRICIA	13.63	5/17/2019	195,000	153,000	78.46			
1609267264	522-164-10017	CROSS, WILLIAM Location: 1378 LINCOLN ROAD	LEDUC, JOSEPH MARCEL...	6.20	4/20/2021	255,000	145,300	56.98			
1770476608	522-164-10340	GALLNER, KYLE Location: 354 BILLINGS FARM ROAD	CONNORS, MICHAEL J	13.80	6/11/2021	315,000	241,600	76.70			
210089024	522-164-10203	HEINRICH, KENNETH P Location: 1494 LINCOLN ROAD	CHRISTIANO, THOMAS	9.70	6/29/2021	351,000	245,600	69.97			
L209666048	522-164-10208	KILZER XANTHE Location: 1207 LINCOLN ROAD	DANEK BRUCE	17.00	10/9/2020	260,000	191,800	73.77			
L2094579712	522-164-10211	ROCHE CHRISTOPHER Location: 202 ROBBINS CROSSROAD	MCCARTY D. BRUCE	10.01	10/30/2020	316,000	247,800	78.42			
L150097920	522-164-10242	SCHOELZEL DYLAN V.D. Location: 118 MAIDEN LANE	WEINSTEIN JENNIFER	37.61	5/15/2020	340,000	280,100	82.38			
L1510744064	522-164-10053	VOUTCHKOVA ADELINA Location: 498 OLD TOWN ROAD	COEBY ELEANOR	10.45	8/28/2020	295,000	239,600	81.22			
L1884037120	522-164-10480	ZIEGER JAMES Location: 299 COUNTY CROSS ROAD	BARKER ANN	17.97	3/26/2021	347,000	255,100	73.52			
Totals for R2 - Residential with 6 or more acres				195.48		4,163,000	3,338,000				

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
13 Total Transactions	71.74	Low InterQuartile Value	72.41 Low 90% Value of Aggregate
320,231 Average Sales Price	86.88	High InterQuartile Value	87.95 High 90% Value of Aggregate
256,769 Average Listed Price	15.13	InterQuartile Range	80.18 Aggregate Ratio
78.77 Average Ratio			9.69% Sampling Error
78.42 Median Ratio	49.04	Value of Outlier Low Limit	0 Number of Low Outliers
56.22 Low Ratio	109.58	Value of Outlier High Limit	1 Number of High Outliers
112.37 High Ratio	26.34	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	132.28	Value of Extreme High Limit	0 Number of High Extremes/Influentials
12.88 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			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1875742720	522-164-10183	COLEBAUGH JOHN Location: 2571 NORTH BRANCH ROAD	ESTATE OF DEBORAH BO...	0.96	12/10/2020	84,000	74,400	88.57			
2030591040	522-164-10355	WITT, SCOTT A Location: 1792 LINCOLN ROAD	WINTER, MICHAEL-HANS	2.40	11/5/2021	65,000	40,300	62.00			
Totals for S1 - Vacation home with less than 6 acres				3.36		149,000	114,700				

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	
2 Total Transactions	62.00	Low InterQuartile Value	1.65	Low 90% Value of Aggregate
74,500 Average Sales Price	88.57	High InterQuartile Value	152.31	High 90% Value of Aggregate
57,350 Average Listed Price	26.57	InterQuartile Range	76.98	Aggregate Ratio
75.29 Average Ratio			97.86%	Sampling Error
75.29 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
62.00 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
88.57 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
17.65 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			

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1607118848	522-164-10193	BROZEFSKY CRAIG Location: 162 HEMLOCK LANE	WHITE DERRICK	10.00	6/13/2019	65,000	54,800	84.31			
59065408	522-164-10147	JOHNSON, DANIEL Location: 564 EAGLES NEST ROAD	HARDING, III, MALCOLM...	11.26	4/29/2021	75,000	41,800	55.73			
L38379520	522-164-10228	LOBERT LAWRENCE Location: 47 SCOTT ROAD	VIRGINIA R. ELLIS IR...	7.20	6/7/2019	57,000	55,200	96.84			
1254802496	522-164-10302	WULFMAN, JEFFREY S Location: 498 SCOTT ROAD	SWEET RETREAT, LLC	27.38	5/14/2021	283,800	180,300	63.53			

Totals for S2 - Seasonal home with 6 or more acres	55.84	480,800	332,100
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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	
4 Total Transactions	57.68	Low InterQuartile Value	55.23	Low 90% Value of Aggregate
120,200 Average Sales Price	93.71	High InterQuartile Value	82.92	High 90% Value of Aggregate
83,025 Average Listed Price	36.03	InterQuartile Range	69.07	Aggregate Ratio
75.10 Average Ratio			20.05%	Sampling Error
73.92 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
55.73 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
96.84 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
20.93 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			

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1169435712	522-164-10001	FLEISCHER, DAVID S Location: PEARL LEE ROAD	THE A. JOHNSON CO., ...	84.00	7/28/2021	185,000	165,800	89.62			

Totals for W - Woodland				84.00		185,000	165,800				
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W - Woodland

*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	89.62	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
185,000 Average Sales Price	89.62	High InterQuartile Value	0.00	High 90% Value of Aggregate
165,800 Average Listed Price	0.00	InterQuartile Range	89.62	Aggregate Ratio
89.62 Average Ratio				Sampling Error
89.62 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
89.62 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
89.62 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
L1105928192	522-164-10549	ALLEN CALEB Location: 0 LINCOLN RIPTON ROAD	STEWART WENDY	5.55	7/1/2020	45,000	49,700	110.44			
L578629632	522-164-10070	CHESMAN SAM Location: BILLINGS FARM ROAD	ESTATE OF JUSTINE B....	6.56	7/19/2019	34,000	32,100	94.41			
1267242048	522-164-10411	FOUTS-CLARK REVOCABL... Location: FIRE BROOK ROAD	EDWARD AND MAUREEN R...	52.00	6/10/2021	150,000	134,600	89.73			
824962112	522-164-10358	PASK, GREGORY M Location: NATURAL TURNPIKE RD	PLUMP JR, DONALD R	2.09	10/1/2021	48,000	26,400	55.00			
L2138968064	522-164-10358	PLUMP DONALD Location: NATURAL TURNPIKE	WOODHAMS CHARLES	2.09	6/29/2020	39,900	26,400	66.17			
1427118144	522-164-10345	RHOADS, EDITH SHARF Location: NORTH BRANCH ROAD	SILVER, JUDITH	9.20	4/1/2021	30,000	48,500	161.67	O		
L1298698240	522-164-10408	TICKNER JOEL Location: 00 OLD TOWN ROAD	COEBY ELEANOR	10.45	3/30/2021	53,000	39,300	74.15			
L1989582848	522-164-10282	WEBB BRIAN Location: OLD GOSHEN ROAD	ROSS BEVERLY	0.49	11/8/2019	10,000	13,000	130.00			
Totals for M - Miscellaneous				88.43		409,900	370,000				

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	
8 Total Transactions	68.16	Low InterQuartile Value	75.46	Low 90% Value of Aggregate
51,238 Average Sales Price	125.11	High InterQuartile Value	105.07	High 90% Value of Aggregate
46,250 Average Listed Price	56.95	InterQuartile Range	90.27	Aggregate Ratio
97.70 Average Ratio			16.40%	Sampling Error
92.07 Median Ratio	- 17.26	Value of Outlier Low Limit	0	Number of Low Outliers
55.00 Low Ratio	210.54	Value of Outlier High Limit	0	Number of High Outliers
161.67 High Ratio	- 102.69	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	295.96	Value of Extreme High Limit	0	Number of High Extremes/Influentials
28.71 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
26 Total Transactions	61.90 Low InterQuartile Value		71.22 Low 90% Value of Aggregate
251,069 Average Sales Price	89.27 High InterQuartile Value		83.13 High 90% Value of Aggregate
193,758 Average Listed Price	27.37 InterQuartile Range		77.17 Aggregate Ratio
76.38 Average Ratio			7.72% Sampling Error
77.17 Median Ratio	20.84 Value of Outlier Low Limit	0 Number of Low Outliers	
49.17 Low Ratio	130.33 Value of Outlier High Limit	0 Number of High Outliers	
112.37 High Ratio	- 20.22 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.99 PRD (Regression Index)	171.39 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
16.02 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			

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
COD			
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 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
9 Total Transactions	70.16	Low InterQuartile Value	80.15 Low 90% Value of Aggregate
66,100 Average Sales Price	120.22	High InterQuartile Value	99.98 High 90% Value of Aggregate
59,533 Average Listed Price	50.06	InterQuartile Range	90.07 Aggregate Ratio
96.80 Average Ratio			11.00% Sampling Error
89.73 Median Ratio	- 4.94	Value of Outlier Low Limit	0 Number of Low Outliers
55.00 Low Ratio	195.32	Value of Outlier High Limit	0 Number of High Outliers
161.67 High Ratio	- 80.03	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	270.41	Value of Extreme High Limit	0 Number of High Extremes/Influentials
26.20 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
35 Total Transactions	63.53 Low InterQuartile Value		72.80 Low 90% Value of Aggregate
203,506 Average Sales Price	92.68 High InterQuartile Value		83.70 High 90% Value of Aggregate
159,243 Average Listed Price	29.15 InterQuartile Range		78.25 Aggregate Ratio
81.63 Average Ratio			6.96% Sampling Error
78.42 Median Ratio	19.81 Value of Outlier Low Limit	0 Number of Low Outliers	19.95% Weighted Standard Deviation
49.17 Low Ratio	136.40 Value of Outlier High Limit	1 Number of High Outliers	
161.67 High Ratio	- 23.91 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	180.12 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
20.71 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			