

Study created by Christie.Wright@vermont.gov on 11/23/2022 at 1:57 PM.

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L875974656	531-167-10188	BARRETT AMY Location: 203 TRACY HILL ROAD	MCSHANE NANCY	0.84	7/24/2019	135,000	142,300	105.41			
2014667328	531-167-10443	CARPENTER, ADAM Location: 1052 EAST ROXBURY ROAD	ROBILLARD, THOMAS A	2.20	1/27/2022	190,000	172,900	91.00			
L770756608	531-167-10221	DAIGLE ANDREW Location: 3491 ROXBURY ROAD	HEBERT CAROLYNE	1.70	8/7/2019	150,000	173,300	115.53			
726129728	531-167-10395	FAASSE, HEATHER Location: 711 NORTHFIELD ROAD	CRUICKSHANK, DAVID	2.57	11/16/2021	185,500	184,100	99.25			
L1045757952	531-167-10062	FULLER MATHEW Location: 1432 ROXBURY RD.	LUNN SHELBY	0.25	4/21/2020	82,550	121,000	146.58	E	E	
150412352	531-167-10106	HARRIS, KYLE Location: 3839 STEELE HILL ROAD	LYFORD, BROCK	2.00	10/12/2021	375,000	305,500	81.47			
L1109286912	531-167-10565	KINNEY SARAH Location: 478 WARREN MOUNTAIN ROAD	ARTHUR WILLIS III RE...	0.67	4/23/2020	155,500	155,800	100.19			
1321143360	531-167-10221	WORTMAN, JEROME D Location: 3491 ROXBURY ROAD	DAIGLE, ANDREW	1.70	7/30/2021	200,000	173,300	86.65			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>11.93</b>		<b>1,473,550</b>	<b>1,428,200</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
8 Total Transactions	87.74 Low InterQuartile Value	86.25 Low 90% Value of Aggregate
184,194 Average Sales Price	113.00 High InterQuartile Value	107.60 High 90% Value of Aggregate
178,525 Average Listed Price	25.26 InterQuartile Range	96.92 Aggregate Ratio
103.26 Average Ratio		11.02% Sampling Error
99.72 Median Ratio	49.84 Value of Outlier Low Limit	0 Number of Low Outliers
81.47 Low Ratio	150.90 Value of Outlier High Limit	0 Number of High Outliers
146.58 High Ratio	11.94 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	188.79 Value of Extreme High Limit	0 Number of High Extremes/Influentials
13.71 COD		
2 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		

**R2 - Residential with 6 or more acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L228261888	531-167-10374	BOWER CRAIG Location: 839 THURSTON HILL ROAD	NEFF CHRISTOPHER	26.94	12/4/2020	285,000	292,800	102.74			
101521984	531-167-10460	CHAMPOUX, LUC Location: 1081 BEAVER MEADOW ROAD	PARTRIDGE, DYLAN C	24.00	3/25/2022	447,000	438,200	98.03			
L983683072	531-167-10553	CLYMER WILLIAM Location: 1641 WEST HILL ROAD	WATERMAN ALAN	44.80	12/16/2019	370,000	430,800	116.43			
2035596352	531-167-10435	COLLINS, CYRUS Location: 2838 STEELE HILL ROAD	FREYER, JOHN B	26.15	11/12/2021	590,000	545,900	92.53			
1274354752	531-167-10577	DESTEPHAN, JOSEPH A Location: 2266 CARRIE HOWE ROAD	WILT, ARTHUR J	9.92	10/27/2021	585,000	539,000	92.14			
L1706303488	531-167-10208	EDLUND DILLON Location: 1290 BEAVER MEADOW ROAD	KOENIG COREY	36.40	11/12/2020	229,000	236,200	103.14			
69659712	531-167-10185	HABIG, PATRICIA Location: 381 ROXBURY ROAD	GERDES, MARK R	70.21	9/24/2021	375,300	379,200	101.04			
L917446656	531-167-10549	KORNMAN CHARLES Location: 672 HORNER ROAD	KETNER BRENT	30.20	12/6/2019	256,500	266,500	103.90			
1427360832	531-167-10075	LANE, GAIL Location: 255 ROYCE ROAD	BENZIGER, KENT L	62.80	9/2/2021	325,000	315,000	96.92			
1111545920	531-167-10469	MODIRIAN, LISA Location: 215 DROWN ROAD	SCHOEMER, ADOLF	10.20	4/6/2021	337,000	305,000	90.50			
L1558863872	531-167-10019	ORCUTT KATHRYN Location: 1256 HERRIOTT ROAD	BAKER WILLIAM	10.00	10/7/2020	384,000	359,900	93.72			
L1177112576	531-167-10101	PH PROPERTIES LLC Location: 2157 WEST HILL ROAD	DAWLEY JANET	52.00	1/4/2021	330,000	308,500	93.48			
551040064	531-167-10605	SCOTT A SIMON REV TR... Location: 75 BEAVER MEADOW ROAD	HALPREN-RUDER, SARAH	10.40	6/10/2021	321,000	317,600	98.94			
1008591936	531-167-10431	SPENCER, STEPHEN C Location: 127 OXBOW ROAD	RAY, BRENDA L	155.16	5/14/2021	313,000	311,200	99.42			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>569.18</b>		<b>5,147,800</b>	<b>5,045,800</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
14 Total Transactions	93.24	Low InterQuartile Value	94.81 Low 90% Value of Aggregate
367,700 Average Sales Price	102.84	High InterQuartile Value	101.23 High 90% Value of Aggregate
360,414 Average Listed Price	9.59	InterQuartile Range	98.02 Aggregate Ratio
98.78 Average Ratio			3.27% Sampling Error
98.49 Median Ratio	78.49	Value of Outlier Low Limit	0 Number of Low Outliers
90.50 Low Ratio	118.49	Value of Outlier High Limit	0 Number of High Outliers
116.43 High Ratio	58.49	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	138.49	Value of Extreme High Limit	0 Number of High Extremes/Influentials
4.95 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
29% 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
572314176	531-167-10124	BUCK, JASON Location: 569 NORTHFIELD ROAD	EVELYN W. DRINKWINE ...	1.00	2/9/2022	25,000	26,100	104.40			
1054903360	531-167-10826	CIMINELLO, RAFFAELE Location: 2663 BULL RUN ROAD	WINZENRIED, THOMAS	2.01	8/5/2021	167,900	126,900	75.58		O	
<b>Totals for MHL - Mobile home landed</b>				<b>3.01</b>		<b>192,900</b>	<b>153,000</b>				

**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	
2 Total Transactions	75.58	Low InterQuartile Value	39.21	Low 90% Value of Aggregate
96,450 Average Sales Price	104.40	High InterQuartile Value	119.42	High 90% Value of Aggregate
76,500 Average Listed Price	28.82	InterQuartile Range	79.32	Aggregate Ratio
89.99 Average Ratio			50.55%	Sampling Error
89.99 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
75.58 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
104.40 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.13 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
16.01 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
L1901481984	531-167-10581	ALLEN JR. MICHAEL Location: 240 RAYNOR ROAD	WYAND JAMES	20.52	12/9/2019	145,000	169,900	117.17			
1154452544	531-167-10210	CINCOTTA, ERIC Location: 1911 BEAVER MEADOW ROAD	WILSON, LARRY	15.90	7/28/2021	140,000	131,000	93.57			
1509792832	531-167-10012	CROSS, GLEN Location: 949 NORTHFIELD ROAD	ANDERSON, JOHN	10.69	11/5/2021	270,000	252,700	93.59			
L1620586496	531-167-10355	LASKOVSKI NICHOLAS Location: 2323 WARREN MOUNTAIN ROAD	MONTGOMERY FRANCES L...	16.60	8/21/2019	342,000	367,600	107.49			
720910912	531-167-10114	MARQUIS, PHILIP J Location: 1673 BEAVER MEADOW ROAD	IZMIRLIC, ALMIR	16.80	3/31/2022	200,000	185,800	92.90			

<b>Totals for S2 - Seasonal home with 6 or more acres</b>				<b>80.51</b>		<b>1,097,000</b>	<b>1,107,000</b>				
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**S2 - Seasonal home 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	
5 Total Transactions	93.24	Low InterQuartile Value	92.04	Low 90% Value of Aggregate
219,400 Average Sales Price	112.33	High InterQuartile Value	109.79	High 90% Value of Aggregate
221,400 Average Listed Price	19.09	InterQuartile Range	100.91	Aggregate Ratio
100.94 Average Ratio			8.80%	Sampling Error
93.59 Median Ratio	64.60	Value of Outlier Low Limit	0	Number of Low Outliers
92.90 Low Ratio	140.97	Value of Outlier High Limit	0	Number of High Outliers
117.17 High Ratio	35.96	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	169.61	Value of Extreme High Limit	0	Number of High Extremes/Influentials
8.16 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
1267291200	531-167-10583	ACCIAVATTI, PAUL Location: W/S BEAVER MEADOW ROAD	BAYROOT LLC	65.00	6/10/2021	94,000	90,600	96.38			
1685027904	531-167-10130	ALBERTSON, MARY KATH... Location: WEST SIDE TH 27, BEAVER MEADOW ROAD	O'KELLY, LESLIE DUNN...	68.10	12/1/2021	122,200	111,000	90.83			
1965044288	531-167-10038	CROWLEY, ELIZABETH Location: 2042 ROXBURY MOUNTAIN ROAD	FAIR, COURTNEY	1.21	2/17/2022	27,000	28,400	105.19			
L122298368	531-167-10038	FAIR COURTNEY Location: LOT 4 - 2078 ROXBURY MOUNTAIN ROAD	WADSWORTH REVOCABLE ...	1.21	10/30/2020	22,000	28,400	129.09	O		
L1068359680	531-167-10066	FENN ELLEN Location: SHAW ROAD	CARR ALVAN	12.50	5/24/2019	25,000	34,200	136.80	O		
L1765408768	531-167-10468	GERSTENBERGER BRETT Location: PARCEL ON WEST SIDE OF WINCH HILL ROAD (TH.12)	CORNELIUS W & RUTH R...	51.00	10/28/2020	140,000	108,800	77.71			
L782917632	531-167-10180	GRAY MATTHEW Location: OFF SOUTH TH6	GAUTHIER VINCENT	91.00	10/2/2020	85,000	79,100	93.06			
L2140479488	531-167-10090	HILL TO DIE ON LLP Location: 392 WARREN MOUNTAIN ROAD	MEEHAN TIMOTHY	30.40	4/3/2020	110,000	92,800	84.36			
944587840	531-167-10778	KLINE, MARK J Location: 5.3 ACRES OFF NORTHFIELD RD.	GINGA, DONNA A	5.30	4/30/2021	55,000	36,900	67.09	O		
567774272	531-167-10583	MARRIOTT, ERIC Location: S/S FOUR MILE WOOD ROAD	BAYROOT LLC	48.00	8/6/2021	66,000	75,100	113.79			
L531300352	531-167-10805	MCLAUGHLIN SEAN Location: 1140 WARREN MTN RD LOT 3	DUNBAR WALTER	14.10	10/9/2020	42,000	43,800	104.29			
390396992	531-167-10583	MUELLER, ANNA-MARIA Location: E/S BEAVER MEADOW ROAD	BAYROOT LLC	235.00	12/17/2021	279,000	247,700	88.78			
<b>Totals for M - Miscellaneous</b>				<b>622.82</b>		<b>1,067,200</b>	<b>976,800</b>				

**M - Miscellaneous**

*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	85.47	Low InterQuartile Value	85.82 Low 90% Value of Aggregate
88,933 Average Sales Price	111.64	High InterQuartile Value	97.24 High 90% Value of Aggregate
81,400 Average Listed Price	26.17	InterQuartile Range	91.53 Aggregate Ratio
98.95 Average Ratio			6.24% Sampling Error
94.72 Median Ratio	46.21	Value of Outlier Low Limit	0 Number of Low Outliers
67.09 Low Ratio	150.89	Value of Outlier High Limit	0 Number of High Outliers
136.80 High Ratio	6.96	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	190.14	Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.16 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
30 Total Transactions	92.81	Low InterQuartile Value	94.44 Low 90% Value of Aggregate
275,472 Average Sales Price	104.02	High InterQuartile Value	99.92 High 90% Value of Aggregate
267,710 Average Listed Price	11.22	InterQuartile Range	97.18 Aggregate Ratio
97.97 Average Ratio			2.82% Sampling Error
98.03 Median Ratio	78.49	Value of Outlier Low Limit	1 Number of Low Outliers
75.58 Low Ratio	118.49	Value of Outlier High Limit	1 Number of High Outliers
117.17 High Ratio	58.49	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	138.49	Value of Extreme High Limit	1 Number of High Extremes/Influentials
7.28 COD			
6 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
20% 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	
<b>COD</b>			
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
12 Total Transactions	85.47	Low InterQuartile Value	85.82 Low 90% Value of Aggregate
88,933 Average Sales Price	111.64	High InterQuartile Value	97.24 High 90% Value of Aggregate
81,400 Average Listed Price	26.17	InterQuartile Range	91.53 Aggregate Ratio
98.95 Average Ratio			6.24% Sampling Error
94.72 Median Ratio	46.21	Value of Outlier Low Limit	0 Number of Low Outliers
67.09 Low Ratio	150.89	Value of Outlier High Limit	0 Number of High Outliers
136.80 High Ratio	6.96	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	190.14	Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.16 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
42 Total Transactions	91.85	Low InterQuartile Value	94.02 Low 90% Value of Aggregate
220,876 Average Sales Price	104.60	High InterQuartile Value	99.02 High 90% Value of Aggregate
213,180 Average Listed Price	12.74	InterQuartile Range	96.52 Aggregate Ratio
98.26 Average Ratio			2.59% Sampling Error
96.92 Median Ratio	72.74	Value of Outlier Low Limit	1 Number of Low Outliers
67.09 Low Ratio	123.71	Value of Outlier High Limit	3 Number of High Outliers
136.80 High Ratio	53.62	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	142.83	Value of Extreme High Limit	1 Number of High Extremes/Influentials
9.88 COD			
6 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
14% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			