

Study created by Teri.Gildersleeve@vermont.gov on 12/9/2022 at 3:24 PM.

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L679731200	537-169-10063	COPPENS DANIEL Location: 14 SYKES HOLLOW ROAD	KUNZ CHRISTOPHER	3.00	10/14/2020	440,000	297,000	67.50			
L1231589376	537-169-10219	DAVENPORT ALBERT Location: 2640 ROUTE 153	BUSHEE JR VINCENT	0.34	3/15/2021	218,400	142,200	65.11			
L425840640	537-169-10291	DEBONA NANCY Location: 60 VT ROUTE 315	LEMIEUX DIANE	0.60	8/27/2019	209,000	207,300	99.19			
666205248	537-169-10271	DOW, JAMES Location: 155 ROGERS RD	KOUWENHOVEN, ELLEN D	4.43	11/29/2021	685,000	555,400	81.08			
L273182720	537-169-10378	DOWNING JACOB Location: 61 EAST STREET	MYCHACK PAUL	0.14	6/24/2019	162,500	160,400	98.71			
L109989888	537-169-10482	FULLER DEBRA Location: 2910 ROUTE 152	SHELDON ROBERT	0.62	10/9/2020	206,000	200,100	97.14			
581004352	537-169-10354	HILL, KENNETH R Location: 682 ROUTE 30	LEACH, NANCY L	1.10	8/26/2021	189,000	216,600	114.60			
L516857856	537-169-10352	HORTON MORGAN Location: 118 VERMONT ROUTE 315	SUNDAY R. TODD	0.46	3/1/2021	290,000	224,900	77.55			
L2045825024	537-169-10053	HURLBURT JAMES Location: 2438 ROUTE 30	BOYD LINDA	1.40	6/28/2019	200,000	191,800	95.90			
L483545088	537-169-10407	MCROY BRIAN Location: 3044 ROUTE 153	PELTON PETER	2.65	12/13/2019	170,500	188,900	110.79			
L2067365888	537-169-10169	PALMER JAMES Location: 3762 VT ROUTE 153	MACKEY TIMOTHY	0.78	3/31/2021	108,000	82,400	76.30			
L1849073664	537-169-10509	RAMSEY ADAM Location: 2826 PAWLET MOUNTAIN ROAD	FISHER DENISE	5.00	3/13/2020	213,542	247,300	115.81			
L1924145152	537-169-10372	RUPERT VILLAGE TRUST... Location: 2844 ROUTE 153	LOOMIS JESSE	0.35	5/1/2019	175,000	198,200	113.26			
798331968	537-169-10043	WERNER, ERIC G Location: 5491 ROUTE 315	TRUST U/W HAROLD R B...	5.41	6/9/2021	575,000	337,000	58.61			
453696576	537-169-10390	WILLS, JOSHUA Location: 1205 SANDGATE ROAD	CURRIE, RUSSELL W	3.35	9/16/2021	250,000	149,600	59.84			
L816164864	537-169-10291	YACKEL CARL Location: 60 VERMONT ROUTE 315	DEBONA NANCY	0.60	10/7/2019	202,000	207,300	102.62			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>30.23</b>		<b>4,293,942</b>	<b>3,606,400</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
16 Total Transactions	69.70	Low InterQuartile Value	74.98 Low 90% Value of Aggregate
268,371 Average Sales Price	108.75	High InterQuartile Value	93.00 High 90% Value of Aggregate
225,400 Average Listed Price	39.05	InterQuartile Range	83.99 Aggregate Ratio
89.63 Average Ratio			10.73% Sampling Error
96.52 Median Ratio	11.12	Value of Outlier Low Limit	0 Number of Low Outliers
58.61 Low Ratio	167.33	Value of Outlier High Limit	0 Number of High Outliers
115.81 High Ratio	- 47.45	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	225.90	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.50 COD			
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
13%	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
739308608	537-169-10428	CYNTHIA LYNN RUBIN 2... Location: 529 ANTONE MOUNTAIN VIEW ROAD	RANDELL, BARRY M	10.28	7/16/2021	570,000	374,200	65.65			
L331415552	537-169-10505	FRIED JUSTIN Location: 6958 ROUTE 153	DELLA BELLA MICHAEL	20.00	7/12/2019	438,000	461,100	105.27			
L399941632	537-169-10579	FRIENDSHIP TREE FARM... Location: 854 ROGERS ROAD	ZAPLETAL ROBERT	642.80	2/18/2020	3,050,000	3,323,200	108.96			
L428228608	537-169-10557	GEMMELL CRAIG NORMA... Location: 625 SYKES HOLLOW ROAD	WIEGAND ALAN	122.40	3/25/2021	1,225,000	787,100	64.25			
L550653952	537-169-10104	GREGORY H VAIL TRUST... Location: 318 ANTONE MOUNTAIN VIEW ROAD	CHAPMAN PHILIP	10.21	11/12/2019	380,000	454,900	119.71			
L673128448	537-169-10277	HOROWITZ ROBERT Location: 334 DOLE ROAD	EDWARD R. COLLIOUD T...	175.04	10/30/2020	950,000	1,198,500	126.16			
1204675648	537-169-10584	KITTS, DAVID L Location: 595 ANTONE MOUNTAIN ROAD	CLEARY, RICHARD	10.21	6/2/2021	350,000	354,300	101.23			
L47026176	537-169-10118	MICHAUD TED Location: 119 WATROUS ROAD	BERNASCO RICHARD	10.10	9/16/2019	250,000	187,300	74.92			
L756965376	537-169-10580	OGLE III JOHN Location: 57 IKE WRIGHT ROAD	DAVENPORT RYAN	150.50	10/13/2020	480,000	382,300	79.65			
L326115328	537-169-10520	PAXSON MICHAEL Location: 5388 ROUTE 315	DROBNYK BRUCE	12.61	11/2/2020	850,000	418,200	49.20			
L331841536	537-169-10477	PELTON PETER Location: 251 YOULIN ROAD	SEEGER NORMAN	60.00	10/15/2019	399,000	425,400	106.62			
L105930752	537-169-10617	SUNDBLAD WILLEM ERIK... Location: 4563 ROUTE 315	REEVES JONATHON	8.00	7/31/2020	430,000	284,200	66.09			
L1901150208	537-169-10176	SUSAN SOMMER TRUSTEE Location: 926 HEBRON ROAD	FRAM JANET	131.00	9/14/2020	910,000	857,300	94.21			
1335034432	537-169-10313	TRAYLOR, BRETT Location: 1426 ROUTE 153	LOURIE, JR., DONALD ...	173.00	12/29/2021	675,000	424,900	62.95			
285299776	537-169-10329	WYMER, MICHAEL G Location: 486 ROGERS ROAD	MANGRAVITE, JOHN A	47.46	6/14/2021	525,000	449,900	85.70			
L1114488832	537-169-10548	ZAPLETAL ROBERT Location: 63 SYKES HOLLOW ROAD	GOLOBISH DAVID	12.75	2/18/2020	795,000	721,500	90.75			
L1641271296	537-169-10138	ZIMMERMAN GREGORY LE... Location: 4451 ROUTE 315	VOGEL KEVIN	28.00	12/20/2019	265,000	315,900	119.21			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>1,624.36</b>		<b>12,542,000</b>	<b>11,420,200</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
17 Total Transactions	65.87	Low InterQuartile Value	79.37 Low 90% Value of Aggregate
737,765 Average Sales Price	107.79	High InterQuartile Value	102.74 High 90% Value of Aggregate
671,776 Average Listed Price	41.92	InterQuartile Range	91.06 Aggregate Ratio
89.44 Average Ratio			12.83% Sampling Error
90.75 Median Ratio	3.00	Value of Outlier Low Limit	0 Number of Low Outliers
49.20 Low Ratio	170.66	Value of Outlier High Limit	0 Number of High Outliers
126.16 High Ratio	- 59.88	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	233.53	Value of Extreme High Limit	0 Number of High Extremes/Influentials
21.58 COD			
1	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		

**MHL - Mobile home landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L545980416	537-169-10403	HERPEL JESSICA Location: 3248 VT ROUTE 153	SAUNDERS TONYA	0.36	8/16/2019	15,000	20,700	138.00			
535126592	537-169-10679	WILSON, KENDRA Location: 1683 KENT HOLLOW ROAD	JONES, LAURIE A	2.07	1/28/2022	121,900	111,300	91.30			
<b>Totals for MHL - Mobile home landed</b>				<b>2.43</b>		<b>136,900</b>	<b>132,000</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	91.30	Low InterQuartile Value	43.90	Low 90% Value of Aggregate
68,450 Average Sales Price	138.00	High InterQuartile Value	148.94	High 90% Value of Aggregate
66,000 Average Listed Price	46.70	InterQuartile Range	96.42	Aggregate Ratio
114.65 Average Ratio			54.47%	Sampling Error
114.65 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
91.30 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
138.00 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.19 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
20.36 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
940925504	537-169-10326	BARBATO, JONATHAN Location: LAND OFF ROUTE 315	DELLVENERI, MICHAEL ...	4.30	1/17/2022	30,000	20,200	67.33			
L1618087936	537-169-10536	GEORGE LISA Location: 1035 SANDGATE ROAD	VITKA EDWARD	1.88	7/22/2019	199,000	234,200	117.69			
L262316032	537-169-10553	KNAPP STEVEN Location: 426 SANDGATE ROAD	ROBERTO LYNN	3.96	11/2/2020	135,000	130,100	96.37			
L1271902208	537-169-10524	WILSON CASSIDY Location: 0 PERKINS HOLLOW ROAD	TRIBOL JAMES EDWARD	4.40	8/30/2019	53,000	55,700	105.09			
<b>Totals for S1 - Vacation home with less than 6 acres</b>				<b>14.54</b>		<b>417,000</b>	<b>440,200</b>				

**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
4 Total Transactions	74.59 Low InterQuartile Value	87.46 Low 90% Value of Aggregate
104,250 Average Sales Price	114.54 High InterQuartile Value	123.66 High 90% Value of Aggregate
110,050 Average Listed Price	39.95 InterQuartile Range	105.56 Aggregate Ratio
96.62 Average Ratio		17.15% Sampling Error
100.73 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
67.33 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
117.69 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.92 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.66 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
L1242189824	537-169-10673	BIAGIOLI BRYAN Location: CLARK ROAD	CRUMLEY ETHAN	14.56	10/19/2020	77,000	66,800	86.75			
1270393920	537-169-10437	BUSHEE, JR., VINCENT... Location: ROUTE 153	PHILIP E. MAZZUCCO F...	10.10	8/18/2021	80,000	75,200	94.00			
<b>Totals for W - Woodland</b>				<b>24.66</b>		<b>157,000</b>	<b>142,000</b>				

**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	
2 Total Transactions	86.75	Low InterQuartile Value	68.19	Low 90% Value of Aggregate
78,500 Average Sales Price	94.00	High InterQuartile Value	112.70	High 90% Value of Aggregate
71,000 Average Listed Price	7.25	InterQuartile Range	90.45	Aggregate Ratio
90.38 Average Ratio			24.60%	Sampling Error
90.38 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
86.75 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
94.00 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
4.01 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			

**M - Miscellaneous**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1545494528	537-169-10619	HAPPY VALLEY COOPERA...	PARSONS JAMES	122.86	6/30/2020	295,000	290,600	98.51			
		Location: LAND ON SUNCREST ROAD									
849211968	537-169-10202	MORIN, MICHAEL	LEWIS, ALTHEA J	0.00	2/9/2022	18,000	23,100	128.33			
		Location: LAND ONLY OFF SANDGATE & KENT HOLLOW RDS									
<b>Totals for M - Miscellaneous</b>				<b>122.86</b>		<b>313,000</b>	<b>313,700</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	
2 Total Transactions	98.51	Low InterQuartile Value	80.15	Low 90% Value of Aggregate
156,500 Average Sales Price	128.33	High InterQuartile Value	120.30	High 90% Value of Aggregate
156,850 Average Listed Price	29.82	InterQuartile Range	100.22	Aggregate Ratio
113.42 Average Ratio			20.04%	Sampling Error
113.42 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
98.51 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
128.33 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
13.15 COD				
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
50% 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	67.50	Low InterQuartile Value	81.09 Low 90% Value of Aggregate
445,893 Average Sales Price	108.96	High InterQuartile Value	98.31 High 90% Value of Aggregate
399,969 Average Listed Price	41.46	InterQuartile Range	89.70 Aggregate Ratio
91.55 Average Ratio			9.60% Sampling Error
95.90 Median Ratio	5.31	Value of Outlier Low Limit	0 Number of Low Outliers
49.20 Low Ratio	171.14	Value of Outlier High Limit	0 Number of High Outliers
138.00 High Ratio	- 56.87	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	233.33	Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.21 COD			
3	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		

**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 **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	88.56	Low InterQuartile Value	90.73 Low 90% Value of Aggregate
117,500 Average Sales Price	120.88	High InterQuartile Value	103.18 High 90% Value of Aggregate
113,925 Average Listed Price	32.31	InterQuartile Range	96.96 Aggregate Ratio
101.90 Average Ratio			6.42% Sampling Error
96.25 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
86.75 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
128.33 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
11.97 COD			
1 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			

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
43 Total Transactions	74.92 Low InterQuartile Value		81.49 Low 90% Value of Aggregate
415,345 Average Sales Price	108.96 High InterQuartile Value		98.29 High 90% Value of Aggregate
373,360 Average Listed Price	34.04 InterQuartile Range		89.89 Aggregate Ratio
92.51 Average Ratio			9.34% Sampling Error
95.90 Median Ratio	23.86 Value of Outlier Low Limit	0 Number of Low Outliers	34.10% Weighted Standard Deviation
49.20 Low Ratio	160.01 Value of Outlier High Limit	0 Number of High Outliers	
138.00 High Ratio	- 27.19 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	211.07 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.54 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
9% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			