

Study created by Teri.Gildersleeve@vermont.gov on 12/12/2022 at 7:11 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1885285440	561-177-10745	2997 LAKE DUNMORE RO... Location: 646 WEST SHORE ROAD	ROBINSON, WALTER A	1.10	7/27/2021	625,000	441,500	70.64			
223550528	561-177-10641	BENNER, AUBREY N Location: 1947 WEST SHORE ROAD	DRAGON, MORGAN M	1.00	8/27/2021	280,000	147,500	52.68			
L1340022784	561-177-10300	BERNO JOSHUA Location: 438 PIDGEON ROAD	GOODRICH CHRISTOPHER	2.00	10/22/2020	193,700	193,700	100.00			
1634757184	561-177-10264	BOOSKA, MATTHEW Location: 2885 UPPER PLAINS ROAD	MILLS, BAILEY H	2.09	3/14/2022	124,000	115,700	93.31			
L1793331200	561-177-10106	DOANE JENNIFER Location: 1994 UPPER PLAINS ROAD	TIMOTHY R. BUSHEY LI...	2.00	10/2/2020	200,000	160,500	80.25			
1506192448	561-177-10920	DURST, LISA M Location: 1557 WEST SHORE ROAD	SOUTHERLAND, BRENT D	3.41	8/16/2021	575,000	394,900	68.68			
1417106496	561-177-10604	GENDREAU, WYATT J Location: 303 SMEAD ROAD	DECELLE, SEATH R	0.22	5/11/2021	240,000	163,800	68.25			
226180160	561-177-10045	GOLPER, LEE ANN C Location: 82 SCHOOLHOUSE ROAD	GRIGGS, CHRISTOPHER	3.61	10/20/2021	650,000	439,600	67.63			
	561-177-10045	GRIGGS CHRIS Location: 82 SCHOOLHOUSE ROAD	MOATS JARED	3.61	8/27/2019	535,000	437,300	81.74			
L883073024	561-177-10440	GRIGGS CHRISTOPHER Location: 272,290 310 WEST SHORE ROAD	WILLIAM E. MALTAIS S...	3.00	6/3/2020	175,000	183,300	104.74			
	561-177-10236	GRIMES GARY Location: 810 WEST SHORE ROAD	DWIRE SALLY	0.01	7/16/2019	262,000	188,700	72.02			
L2736128	561-177-10157	HARRIS DALE Location: 647 MORGAN ROAD	CONANT NORBERT	2.50	2/22/2021	345,000	266,200	77.16			
999828544	561-177-10454	KARL A. GABBARD TRUS... Location: 24 NUTMEG LANE	MARTIN, JR., ELWOOD ...	0.21	7/2/2021	450,000	316,100	70.24			
L1649582080	561-177-10352	LAFOUNTAIN SETH Location: 318 PLAINS ROAD	GOODWIN RALENA	3.44	11/16/2020	374,000	299,800	80.16			
1922126912	561-177-10742	LAROCQUE, BRADY J Location: 1849 SHARD VILLA ROAD	SEVERY, NATHANIEL	3.20	4/16/2021	340,000	264,700	77.85			
1095318592	561-177-10317	LAROCQUE, PATRICK J Location: 647 UPPER PLAINS ROAD	OUELLETTE, NICHOLAS	2.42	10/28/2021	300,000	202,500	67.50			
1836083776	561-177-11028	MCDONALD, CAMERON R Location: 55 STORY DRIVE	ASHLEY, ERIC K	2.00	3/1/2022	279,000	155,100	55.59			
	561-177-10367	MCNULTY IAN Location: 241 PIDGEON ROAD	SCARPA MARY	5.41	7/26/2019	380,000	394,600	103.84			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L502169600	561-177-11034	NORRIS MEGAN Location: 2206 UPPER PLAINS ROAD	KENNETT JOSHUA	4.20	7/6/2020	260,000	263,400	101.31			
	561-177-10152	PALMER NATHAN Location: 2078 ROUTE 7	DUTTON WILLIAM	1.00	1/17/2020	135,000	70,900	52.52			
1557097024	561-177-10238	PETERS, CAROL Location: 1912 WEST SHORE ROAD	MASI, SARAH E	1.75	3/3/2022	210,000	160,300	76.33			
916245056	561-177-10065	RENWICK, STUART Location: 1921 LAKE DUNMORE ROAD	MIRAGLIOTTA, VINCENT	0.60	2/9/2022	328,000	215,800	65.79			
2124204608	561-177-10757	SARONSON, MATTHEW D Location: 829 WEST SHORE ROAD	WALDEN, INGEBORG I	0.00	2/7/2022	535,000	309,700	57.89			
	561-177-10093	SHEEHAN SAMUEL Location: 936 MAPLE STREET	ENSER RICHARD	2.00	8/29/2019	255,000	222,900	87.41			
	561-177-10920	SOUTHERLAND BRENT Location: 1557 WEST SHORE ROAD	BLAIR ERIC	3.41	7/1/2019	450,000	394,900	87.76			
L1133355008	561-177-10774	STONE JEFFREY Location: 2688 LAKE DUNMORE ROAD	MACKEY NEIL	0.38	4/24/2020	522,500	621,000	118.85			O
	561-177-10812	SULLIVAN MIKAEL Location: 772 UPPER PLAINS ROAD	DELABRUERE KYLE	3.57	1/13/2020	255,000	205,900	80.75			
L946544640	561-177-10438	VANT ELIZABETH Location: 84 CREEK ROAD	COREY EARL	0.87	4/21/2020	275,000	214,200	77.89			
L1958711296	561-177-10380	WAGNER KYLE Location: 594 LOWER PLAINS ROAD	KIMBALL MAXINE	1.20	7/24/2020	246,500	201,300	81.66			
5526592	561-177-10028	WIMETT, ALEXANDER Location: 361 KELLY CROSS ROAD	MINDA S BAGLEY REVOC...	2.00	4/30/2021	335,000	233,600	69.73			
Totals for R1 - Residential with less than 6 acres				62.21		10,134,700	7,879,400				

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
30 Total Transactions	68.10	Low InterQuartile Value	72.58 Low 90% Value of Aggregate
337,823 Average Sales Price	87.50	High InterQuartile Value	82.91 High 90% Value of Aggregate
262,647 Average Listed Price	19.40	InterQuartile Range	77.75 Aggregate Ratio
78.34 Average Ratio			6.64% Sampling Error
77.51 Median Ratio	38.99	Value of Outlier Low Limit	0 Number of Low Outliers
52.52 Low Ratio	116.60	Value of Outlier High Limit	1 Number of High Outliers
118.85 High Ratio	9.89	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	145.71	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.69 COD			
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
7%	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
L680628224	561-177-11032	BAGLEY DEREK Location: 1904 LELAND ROAD	GOSSELIN JOSEPH	10.12	11/6/2020	110,000	102,000	92.73			
	561-177-10603	BHONSLAY MARIANNE Location: 496 COLUMBUS SMITH ROAD	HIGHTER RONALD	38.20	6/24/2019	565,000	349,700	61.89			
91046464	561-177-10764	CLARK, KRISTEN M Location: 1107 LELAND ROAD	SWEENEY & MORSE, LLC	10.51	12/20/2021	340,000	186,000	54.71			
L1821720576	561-177-10613	HAIGH JACOB Location: 179 MORGAN ROAD	REED MARY	6.00	1/22/2021	249,500	277,200	111.10			
L448761856	561-177-10318	STEPHENS CAITLAN Location: 392 BEAVER POND ROAD	OOSTENINK CHRISTOPHE...	8.32	9/30/2020	250,000	276,000	110.40			
1601915968	561-177-10764	SWEENEY & MORSE LLC Location: 1107 LELAND ROAD	LOPEZ, BERNARD M	10.51	6/30/2021	188,500	186,000	98.67			
L1602527232	561-177-10708	WEST MASON Location: 87 UPPER PLAINS ROAD	ESTATE OF MARTHA SUL...	25.33	12/2/2020	136,000	130,600	96.03			
421573696	561-177-10579	WHEATCROFT, KATE Location: 210 WILDLIFE ROAD	PLOOF JR., JAMES A	14.00	6/4/2021	470,000	302,600	64.38			
Totals for R2 - Residential with 6 or more acres				122.99		2,309,000	1,810,100				

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	
8 Total Transactions	62.52	Low InterQuartile Value	62.47	Low 90% Value of Aggregate
288,625 Average Sales Price	107.47	High InterQuartile Value	94.32	High 90% Value of Aggregate
226,263 Average Listed Price	44.95	InterQuartile Range	78.39	Aggregate Ratio
86.24 Average Ratio			20.32%	Sampling Error
94.38 Median Ratio	- 4.91	Value of Outlier Low Limit	0	Number of Low Outliers
54.71 Low Ratio	174.90	Value of Outlier High Limit	0	Number of High Outliers
111.10 High Ratio	- 72.34	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	242.33	Value of Extreme High Limit	0	Number of High Extremes/Influentials
18.87 COD				
1	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			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2019503168	561-177-10684	REED, VICTORIA E Location: 1329 SMEAD ROAD	BLAKE, JONATHAN L	13.93	8/18/2021	149,900	121,000	80.72			

Totals for MHL - Mobile home landed				13.93		149,900	121,000				
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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	80.72	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
149,900 Average Sales Price	80.72	High InterQuartile Value	0.00	High 90% Value of Aggregate
121,000 Average Listed Price	0.00	InterQuartile Range	80.72	Aggregate Ratio
80.72 Average Ratio				Sampling Error
80.72 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
80.72 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
80.72 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			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
	561-177-11112	100 PINE LANE LLC Location: 100 PINE LANE	BRATLAND TONE	0.13	9/23/2019	110,000	95,800	87.09			
	561-177-10119	ALBRECHT CHRISTOPHER Location: 64 OAK LANE	CAMPELL ALAN	0.23	8/13/2019	484,000	378,500	78.20			
	561-177-10066	ANDRES MELISSA Location: 2727 LAKE DUNMORE ROAD	BLAKE JONATHAN	1.32	9/30/2019	200,000	166,000	83.00			
1649693760	561-177-10769	BELL, CHRISTINA Location: 64 LAKE VIEW DRIVE	POMARICO, KATRINA	0.24	4/30/2021	275,000	141,000	51.27			
	561-177-10658	BROWN JOSEPH Location: 451 RUSTIC LANE	BLAIR ERIC	0.47	8/14/2019	670,000	436,500	65.15			
222903360	561-177-10803	HARBOR HOLDINGS, LLC Location: 1890 LAKE DUNMORE ROAD	ZECCARDI LIVING TRUS...	0.17	10/15/2021	296,000	204,900	69.22			
1519901760	561-177-10605	INVESTMONT LLC Location: 1094 WEST SHORE ROAD	QUIGLEY, THOMAS V	1.50	8/27/2021	170,000	153,200	90.12			
1603556416	561-177-10277	PLOOF, MATTHEW Location: 1794 LAKE DUNMORE ROAD	THE LAWRENCE ALLEN F...	0.20	4/28/2021	260,000	231,400	89.00			
345496640	561-177-10489	SICILIANO, ARTHUR F Location: 818 WEST SHORE ROAD	VIGUE, MELISSA A	0.00	9/15/2021	365,000	200,200	54.85			
967488576	561-177-11074	SMITH, THOMAS Location: 69 PINE LANE	TJOSSEM, NORMAN K	0.20	5/7/2021	170,000	133,000	78.24			
	561-177-10735	SULLIVAN THOMAS Location: 1842 LAKE DUNMORE ROAD	MARLIN JOHN	0.20	7/15/2019	276,000	234,700	85.04			
239680576	561-177-10804	TAYLOR, BAISHAKHI Location: 1898 LAKE DUNMORE ROAD	ZECCARDI LIVING TRUS...	0.18	11/2/2021	549,000	300,300	54.70			
	561-177-10489	VIGUE PETER Location: 818 WEST SHORE ROAD	LAROCHE SARAH	0.00	10/11/2019	262,000	200,200	76.41			
Totals for S1 - Vacation home with less than 6 acres				4.84		4,087,000	2,875,700				

S1 - Vacation home 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
13 Total Transactions	60.00 Low InterQuartile Value		63.90 Low 90% Value of Aggregate
314,385 Average Sales Price	86.06 High InterQuartile Value		76.83 High 90% Value of Aggregate
221,208 Average Listed Price	26.06 InterQuartile Range		70.36 Aggregate Ratio
74.02 Average Ratio			9.20% Sampling Error
78.20 Median Ratio	20.90 Value of Outlier Low Limit	0 Number of Low Outliers	
51.27 Low Ratio	125.16 Value of Outlier High Limit	0 Number of High Outliers	
90.12 High Ratio	- 18.19 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	164.26 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
13.86 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
53 Total Transactions	67.57 Low InterQuartile Value		72.25 Low 90% Value of Aggregate
316,992 Average Sales Price	89.56 High InterQuartile Value		80.21 High 90% Value of Aggregate
241,638 Average Listed Price	21.99 InterQuartile Range		76.23 Aggregate Ratio
78.94 Average Ratio			5.22% Sampling Error
78.20 Median Ratio	34.58 Value of Outlier Low Limit	0 Number of Low Outliers	
51.27 Low Ratio	122.55 Value of Outlier High Limit	0 Number of High Outliers	
118.85 High Ratio	1.59 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	155.54 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
16.97 COD			
4 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	
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 **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	57.55 Low InterQuartile Value		0.00 Low 90% Value of Aggregate
159,000 Average Sales Price	57.55 High InterQuartile Value		0.00 High 90% Value of Aggregate
91,500 Average Listed Price	0.00 InterQuartile Range		57.55 Aggregate Ratio
57.55 Average Ratio			Sampling Error
57.55 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
57.55 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
57.55 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			

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
54 Total Transactions	67.07	Low InterQuartile Value	72.09 Low 90% Value of Aggregate
314,067 Average Sales Price	89.28	High InterQuartile Value	80.02 High 90% Value of Aggregate
238,857 Average Listed Price	22.21	InterQuartile Range	76.05 Aggregate Ratio
78.54 Average Ratio			5.22% Sampling Error
78.05 Median Ratio	33.76	Value of Outlier Low Limit	0 Number of Low Outliers
51.27 Low Ratio	122.59	Value of Outlier High Limit	0 Number of High Outliers
118.85 High Ratio	0.45	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	155.90	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.18 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
7% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			