

Study created by Christie.Wright@vermont.gov on 10/25/2022 at 4:29 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L125050880	579-182-10219	HERZOG CHRISTIAN Location: 58 TOWN HIGHWAY 16	FOSTER BENJAMIN	4.76	8/7/2020	155,000	118,300	76.32			
743637568	579-182-10132	HESS, CHRISTOPHER Location: 3125 VERMONT ROUTE 122	SALMONSEN, SCOTT	1.00	12/28/2021	100,000	74,700	74.70			
789871680	579-182-10250	MILLER, ZEKE E Location: 5 & 17 BERRY ROAD	MOCIAK, STEPHEN M	1.00	1/3/2022	149,000	115,400	77.45			
488496192	579-182-10299	PELOQUIN, COLIN Location: 2202 VT RTE 122	NELSON, PATRICIA G	0.75	11/15/2021	85,000	80,100	94.24			
659590208	579-182-10132	SALMONSEN, SCOTT Location: 3125 VT ROUTE 122	MARLEY, ARTHUR	1.00	8/13/2021	57,000	74,700	131.05		O	
Totals for R1 - Residential with less than 6 acres				8.51		546,000	463,200				

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	
5 Total Transactions	75.51	Low InterQuartile Value	70.62	Low 90% Value of Aggregate
109,200 Average Sales Price	112.64	High InterQuartile Value	99.05	High 90% Value of Aggregate
92,640 Average Listed Price	37.13	InterQuartile Range	84.84	Aggregate Ratio
90.75 Average Ratio			16.75%	Sampling Error
77.45 Median Ratio	19.81	Value of Outlier Low Limit	0	Number of Low Outliers
74.70 Low Ratio	168.34	Value of Outlier High Limit	0	Number of High Outliers
131.05 High Ratio	- 35.89	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	224.04	Value of Extreme High Limit	0	Number of High Extremes/Influentials
19.18 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
437630016	579-182-10246	CARNAHAN, COURTNEY C Location: 9216 VERMONT ROUTE 122	PERRON, LOGAN	36.00	6/24/2021	233,500	205,100	87.84			
L431558656	579-182-10156	HALL EDDIE Location: 6606 VERMONT ROUTE 122	SUND IV BERNHARD	47.88	7/9/2019	140,000	158,600	113.29			
L412876800	579-182-10394	HOLLAND DEVIN Location: 733 TRUCOTT DRIVE	ROSEMARK KAREN	54.50	9/17/2019	273,500	219,800	80.37			
L168722432	579-182-10021	JARDINE GLEN Location: 830 BERRY HILL ROAD	DAVID J. ELIASSEN AN...	11.50	5/3/2019	220,000	194,000	88.18			
L1280561152	579-182-10072	LEACH RONI Location: 450 KENISTON HILL ROAD	GILROY CAROL	39.00	11/12/2019	217,000	183,900	84.75			
L155062272	579-182-10089	LINDGREN NATHAN Location: 83 CHESLEY HILL RD	CASSIDY JOYCE	7.50	7/29/2019	128,000	141,000	110.16			
L1585307648	579-182-10141	MOLY STEPHANIE Location: 315 GILMAN FIELD ROAD	COOK CHARLES	10.50	10/6/2020	163,000	131,600	80.74			
L1211588608	579-182-10293	MURRAY HUNTER Location: 63 SHELDON FARM RD	KEITHAN THOMAS	10.00	6/28/2019	150,000	152,000	101.33			
L411979776	579-182-10158	NOBLE JAN Location: 8614 VT ROUTE 122	ROBERTSON LAURA	10.10	11/16/2020	110,000	110,700	100.64			
L1126141952	579-182-10421	POLFUS CLAIRE Location: 214 TOWN FARM ROAD	POIRIER ALPHONSE	9.57	11/27/2019	160,000	112,400	70.25			
L1531715584	579-182-10189	SCHADE MATTHEW Location: 8895 VT ROUTE 122	BOISVERT AGATHA	35.00	2/19/2021	212,500	147,000	69.18			
L1931001856	579-182-10487	WALKER LINDSAY Location: 6185 VERMONT ROUTE 122	HALL RYAN	73.00	11/26/2019	320,000	315,000	98.44			
L718929920	579-182-10094	WYATT DALE Location: 271 MAPLE ROW	CHESLEY CHERYL	30.10	7/16/2020	275,000	212,400	77.24			
Totals for R2 - Residential with 6 or more acres				374.65		2,602,500	2,283,500				

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	78.80	Low InterQuartile Value	81.80 Low 90% Value of Aggregate
200,192 Average Sales Price	100.98	High InterQuartile Value	93.69 High 90% Value of Aggregate
175,654 Average Listed Price	22.18	InterQuartile Range	87.74 Aggregate Ratio
89.41 Average Ratio			6.78% Sampling Error
87.84 Median Ratio	45.53	Value of Outlier Low Limit	0 Number of Low Outliers
69.18 Low Ratio	134.26	Value of Outlier High Limit	0 Number of High Outliers
113.29 High Ratio	12.25	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	167.54	Value of Extreme High Limit	0 Number of High Extremes/Influentials
13.09 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
23% 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
2019703872	579-182-10496	BAILLARGEON, PAUL Location: 58 MOUNTAIN VIEW DRIVE	THE YVETTE R. WALKER...	0.87	11/23/2021	73,000	45,000	61.64			
L36966400	579-182-10291	COURSER NEAL Location: 216 VERTICAL MILE ROAD	BONVOULOIR KENNETH	2.00	8/10/2020	36,400	52,800	145.05	O	O	
L1849831424	579-182-10149	DEGREENIA ALICIA Location: 57 MOUNTAIN VIEW DRIVE	FOX CANDY	0.90	6/21/2019	68,000	61,100	89.85			
135619136	579-182-10249	GAMBINO, CHARLES Location: 422 CHELSLEY HILL ROAD	BIGGINS, GREGORY	4.50	1/28/2022	115,000	94,200	81.91			
L1194942464	579-182-10362	PELOQUIN JESSICA Location: 72 BRIAN ROAD	SCHMIDT KENNETH	0.98	9/18/2020	91,000	89,900	98.79			

Totals for MHL - Mobile home landed				9.25		383,400	343,000				
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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	
5 Total Transactions	71.78	Low InterQuartile Value	70.88	Low 90% Value of Aggregate
76,680 Average Sales Price	121.92	High InterQuartile Value	108.05	High 90% Value of Aggregate
68,600 Average Listed Price	50.14	InterQuartile Range	89.46	Aggregate Ratio
95.45 Average Ratio			20.78%	Sampling Error
89.85 Median Ratio	- 3.44	Value of Outlier Low Limit	0	Number of Low Outliers
61.64 Low Ratio	197.14	Value of Outlier High Limit	0	Number of High Outliers
145.05 High Ratio	- 78.66	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	272.36	Value of Extreme High Limit	0	Number of High Extremes/Influentials
22.32 COD				
1 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				

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1097948224	579-182-10074	HOUGHTON, DANIEL Location: 3193 VERMONT ROUTE 122	BRYANT, GREGORY T	0.63	10/12/2021	100,000	97,400	97.40			
165459008	579-182-10302	LABOUNTY, DOUGLAS B Location: 185 BLAKE RD	NELSON, GARY R	1.10	7/12/2021	39,000	35,500	91.03			
Totals for S1 - Vacation home with less than 6 acres				1.73		139,000	132,900				

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	91.03	Low InterQuartile Value	80.06	Low 90% Value of Aggregate
69,500 Average Sales Price	97.40	High InterQuartile Value	111.17	High 90% Value of Aggregate
66,450 Average Listed Price	6.37	InterQuartile Range	95.61	Aggregate Ratio
94.21 Average Ratio			16.27%	Sampling Error
94.21 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
91.03 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
97.40 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
3.38 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
L76890112	579-182-10286	119 PROPERTY ASSOCIA... Location: 4121 OLD DUCK POND ROAD	GRISWOLD ERIC	23.30	1/8/2021	71,000	69,300	97.61			
L1018068992	579-182-10218	BARRON STEPHEN Location: 3208 OLD DUCK POND ROAD	BENOIT BETHANY	10.70	7/30/2020	85,000	72,900	85.76			
L589762560	579-182-10164	BLAIR MICHAEL Location: 756 DRAKE PLACE RD	GERVAIS DARRELL	9.00	1/24/2020	48,750	45,600	93.54			
499461184	579-182-10535	CLARK, JOHN A Location: 291 GILBERT ROAD	SILVA, JOSEPH A	46.70	8/9/2021	63,000	68,300	108.41			
1340070976	579-182-10337	FREEMAN, LYNDSLEY Location: 245 GILMAN FIELD ROAD	PARRY, SHIRLEY	10.50	10/21/2021	40,000	50,000	125.00			O
L1297424384	579-182-10077	GENTILE ANDREW Location: 2863 BERRY HILL ROAD	BURRINGTON MICHAEL	25.91	10/29/2020	280,000	173,500	61.96			
L1650081792		HERRIN RODD Location: 2246B NEW DUCK POND ROAD	DALE R. DAWSON 2005 ...	39.00	12/20/2019	37,260	33,500	89.91			
L1028050944	579-182-10111	HERRIN RODD Location: 2246A NEW DUCK POND ROAD	ELIZABETH L. DAWSON ...	27.40	12/20/2019	100,740	90,400	89.74			
576863296	579-182-10174	MAY, JESSICA A Location: 541 DUNN MOUNTAIN ROAD	GOODRICH LIVING TRUS...	10.50	11/15/2021	125,000	98,100	78.48			
L2073944064	579-182-10457	NEUHAUSER MARTIN Location: 2879 OLD DUCK POND ROAD	TERRIEN DALE	26.40	8/28/2020	145,000	109,800	75.72			
857435200	579-182-10553	NEWLAND, DARREN C Location: 6892 VT ROUTE 122	HUBBARD, SCOTT	10.10	9/24/2021	150,000	141,000	94.00			
14825536	579-182-10408	RIENDEAU, RUSSELL Location: 6349 VT RTE 122	SAYARATH, BOUAKETH	40.00	4/16/2021	64,950	62,000	95.46			
L679550976	579-182-10387	RUTHRAFF COURTNEY Location: 1879 OLD DUCK POND ROAD	BURRILL CURTIS	29.70	3/13/2020	105,000	94,900	90.38			
Totals for S2 - Seasonal home with 6 or more acres				309.21		1,315,700	1,109,300				

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
13 Total Transactions	82.12 Low InterQuartile Value		75.03 Low 90% Value of Aggregate
101,208 Average Sales Price	96.53 High InterQuartile Value		93.60 High 90% Value of Aggregate
85,331 Average Listed Price	14.41 InterQuartile Range		84.31 Aggregate Ratio
91.23 Average Ratio			11.02% Sampling Error
90.38 Median Ratio	60.51 Value of Outlier Low Limit	0 Number of Low Outliers	
61.96 Low Ratio	118.15 Value of Outlier High Limit	1 Number of High Outliers	
125.00 High Ratio	38.89 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.08 PRD (Regression Index)	139.76 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
11.27 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
L1214914560	579-182-10060	119 PROPERTY ASSOCIA... Location: OLD DUCK POND ROAD	BONA LAWRENCE	22.80	10/9/2020	18,500	21,100	114.05			
647881792	579-182-10342	CARTER, JOHN Location: VERMONT ROUTE 122	PERKINS, JAMES C	213.00	5/18/2021	320,000	174,300	54.47			
L565665792	579-182-10253	KRAUS ROBERT Location: 56 DRAKE PLACE ROAD	MANNIX JR CHARLES	73.00	2/7/2020	69,500	67,000	96.40			
L438796288	579-182-10091	LUSSIER NICHOLAS Location: NEW DUCK POND ROAD	RIENDEAU REGINALD	95.00	9/16/2019	81,250	63,300	77.91			
L309223424	579-182-10414	SHEFFIELD HEIGHTS LL... Location: ROUTE 122	NORTH COUNTRY FOREST...	168.00	11/15/2019	104,000	164,500	158.17	O		
L742952960	579-182-10388	SMITH KERRI Location: DUCK POND RD	RONAN BRIAN	27.40	8/14/2020	21,000	57,900	275.71	E	O	
Totals for W - Woodland				599.20		614,250	548,100				

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
6 Total Transactions	72.05 Low InterQuartile Value	41.52 Low 90% Value of Aggregate
102,375 Average Sales Price	187.56 High InterQuartile Value	136.94 High 90% Value of Aggregate
91,350 Average Listed Price	115.51 InterQuartile Range	89.23 Aggregate Ratio
129.45 Average Ratio		53.47% Sampling Error
105.23 Median Ratio	- 101.22 Value of Outlier Low Limit	0 Number of Low Outliers
54.47 Low Ratio	360.82 Value of Outlier High Limit	0 Number of High Outliers
275.71 High Ratio	- 274.48 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.45 PRD (Regression Index)	534.09 Value of Extreme High Limit	0 Number of High Extremes/Influentials
50.55 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
L593059840	579-182-10592	COWBURN ROBERT Location: SHEFFIELD SQUARE ROAD	BEDOR DAVID	4.90	11/22/2019	20,000	23,300	116.50			
L1022631936	579-182-10319	JOHNSON SETH Location: 2155 SHEFFIELD SQUARE RD	YORK EDWARD	95.00	10/30/2020	180,000	120,800	67.11			
Totals for M - Miscellaneous				99.90		200,000	144,100				

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	67.11	Low InterQuartile Value	18.21	Low 90% Value of Aggregate
100,000 Average Sales Price	116.50	High InterQuartile Value	125.89	High 90% Value of Aggregate
72,050 Average Listed Price	49.39	InterQuartile Range	72.05	Aggregate Ratio
91.81 Average Ratio			74.73%	Sampling Error
91.81 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
67.11 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
116.50 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.27 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
26.90 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
38 Total Transactions	78.22	Low InterQuartile Value	82.77 Low 90% Value of Aggregate
131,226 Average Sales Price	98.53	High InterQuartile Value	90.97 High 90% Value of Aggregate
113,997 Average Listed Price	20.30	InterQuartile Range	86.87 Aggregate Ratio
91.26 Average Ratio			4.72% Sampling Error
89.88 Median Ratio	47.77	Value of Outlier Low Limit	0 Number of Low Outliers
61.64 Low Ratio	128.98	Value of Outlier High Limit	2 Number of High Outliers
145.05 High Ratio	17.31	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	159.44	Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.16 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
11% 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
8 Total Transactions	69.81	Low InterQuartile Value	52.84 Low 90% Value of Aggregate
101,781 Average Sales Price	147.75	High InterQuartile Value	117.18 High 90% Value of Aggregate
86,525 Average Listed Price	77.94	InterQuartile Range	85.01 Aggregate Ratio
120.04 Average Ratio			37.84% Sampling Error
105.23 Median Ratio	- 47.11	Value of Outlier Low Limit	0 Number of Low Outliers
54.47 Low Ratio	264.67	Value of Outlier High Limit	1 Number of High Outliers
275.71 High Ratio	- 164.02	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.41 PRD (Regression Index)	381.59	Value of Extreme High Limit	0 Number of High Extremes/Influentials
43.78 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
46 Total Transactions	77.79 Low InterQuartile Value		80.86 Low 90% Value of Aggregate
128,441 Average Sales Price	100.81 High InterQuartile Value		90.99 High 90% Value of Aggregate
110,360 Average Listed Price	23.02 InterQuartile Range		85.92 Aggregate Ratio
92.28 Average Ratio			5.90% Sampling Error
89.91 Median Ratio	43.27 Value of Outlier Low Limit	0 Number of Low Outliers	21.19% Weighted Standard Deviation
54.47 Low Ratio	135.34 Value of Outlier High Limit	3 Number of High Outliers	
158.17 High Ratio	8.74 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.07 PRD (Regression Index)	169.86 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
16.79 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			