

Study created by Christie.Wright@vermont.gov on 11/28/2022 at 5:40 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L523452416	591-186-00322	CALLICOTT LEONCE Location: 3351 ROUTE 22A	HUBBELL CHRISTOPHER	1.00	12/7/2020	236,000	179,200	75.93			
1268094016	591-186-00518	CROUNSE, BRIAN Location: 97 BROWN ROAD	BEATRICE PARWATIKAR ...	3.93	6/4/2021	405,000	202,500	50.00			
L1484734464	591-186-00678	DAIGLE LAURA Location: 364 DELONG LANE	JUDITH R. BUTTERFIEL...	0.56	8/12/2020	140,000	141,800	101.29			
L471711744	591-186-00671	FOURNIER REBECCA Location: 123 CAPITAL HILL DRIVE	BAKER AARON	0.29	3/16/2021	60,000	72,300	120.50			
291458112	591-186-00319	FRIEND, MATTHEW M Location: 107 FIREHOUSE RD	ZENO, HANNAH K	0.57	8/20/2021	330,000	204,900	62.09			
L824745984	591-186-00545	GREAT VERMONT & AMER... Location: 659 NORTH ORWELL ROAD	COMISKEY TIMOTHY	4.00	7/8/2019	380,000	475,000	125.00			
L801636352	591-186-00290	HARDING WILDER Location: 213 MAIN STREET	ELDRIDGE RACHEL	0.26	6/12/2019	165,000	162,900	98.73			
L1909465088	591-186-00637	HENSEL DWIGHT Location: 55 CAPITAL HILL DR	TABOR DONNA	0.52	8/12/2019	87,000	76,400	87.82			
L2037866496	591-186-00051	HEROUX DAVID Location: 628 DELONG LANE	JOHN A. CHMIELEWSKI ...	0.58	11/12/2020	228,700	228,700	100.00			
L1727418368	591-186-00285	HOLT-HARRIS SUSAN Location: 131 MAIN STREET	MULLER NICHOLAS	0.61	7/7/2020	243,450	195,700	80.39			
L1797783552	591-186-10809	KENNELLY RYAN Location: 53 OLIVER HOWE COURT	HALLEY HOMES LLC	0.50	11/22/2019	195,000	214,400	109.95			
285359168	591-186-10809	RICHARD, RYAN J Location: 53 OLIVER HOWE COURT	KENNELLY, RYAN	0.50	10/21/2021	275,000	214,400	77.96			
L1361334272	591-186-00220	SCHULHOF ADAM Location: 97 LITTLEFIELD LANE	MURDOCK GARY	1.70	10/22/2020	239,000	175,000	73.22			
L535494656	591-186-00034	SMITH DANIEL Location: 188 DELONG LANE	OAKS LINDA	1.40	8/28/2020	359,000	332,300	92.56			
L1050566656	591-186-10761	STEVENS PAULINE Location: 87 OLIVER HOWE COURT	DANIEL AND CHRISTINA...	0.50	1/29/2021	221,500	207,600	93.72			
L1333968896	591-186-00745	VIAU JUSTIN Location: 2846 ROUTE 22A	MUTH SYLVIA	1.10	8/30/2019	149,000	156,500	105.03			
L2047123456	591-186-00045	WAITE ANITA Location: 440 DELONG LANE	BROWN CRAIG	0.38	6/19/2020	160,000	175,900	109.94			
1296366656	591-186-00509	ZIMMER, JEFFREY W	MINER, JANE E	0.50	12/10/2021	367,000	229,200	62.45			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
Location: 130 TI VIEW LANE											
Totals for R1 - Residential with less than 6 acres				18.90		4,240,650	3,644,700				

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	
18 Total Transactions	75.25	Low InterQuartile Value	75.54	Low 90% Value of Aggregate
235,592 Average Sales Price	106.26	High InterQuartile Value	96.35	High 90% Value of Aggregate
202,483 Average Listed Price	31.00	InterQuartile Range	85.95	Aggregate Ratio
90.37 Average Ratio			12.10%	Sampling Error
93.14 Median Ratio	28.75	Value of Outlier Low Limit	0	Number of Low Outliers
50.00 Low Ratio	152.77	Value of Outlier High Limit	0	Number of High Outliers
125.00 High Ratio	- 17.76	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	199.27	Value of Extreme High Limit	0	Number of High Extremes/Influentials
18.00 COD				
3	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
17%	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
L683237376	591-186-00480	BIENVENU MICAJAH Location: 4467 RICHVILLE ROAD	DOMINICK THOMAS DEFE...	33.50	12/15/2020	525,000	344,800	65.68			
L131665920	591-186-10793	BOIVIN DAVID Location: 1573 SHACKSBORO ROAD	ROUSE COLLIN	11.50	6/27/2019	265,000	280,200	105.74			
L166277120	591-186-00467	BORNI OUALID Location: 642 WEBSTER ROAD	MURRAY JAMES	37.00	5/6/2019	365,000	406,300	111.32			
L1576423424	591-186-00226	CORBALAN FRANCISCO Location: 2274 SMITH STREET	BROADUS LUCY	10.30	7/15/2020	350,000	368,600	105.31			
L314605568	591-186-00397	CRESPO JR. ARMANDO Location: 532 SHACKSBORO ROAD	HERRICK ROBIN	10.16	7/17/2020	254,500	185,400	72.85			
L236707840	591-186-00385	DEGRAAF KURT Location: 489 RICHVILLE ROAD	CLARK TIMOTHY	10.12	5/17/2019	175,000	160,400	91.66			
2081289280	591-186-00095	EARL, AMY Location: 631 NORTH CREAM HILL ROAD	MCARDLE, SUSAN J	20.00	7/15/2021	330,000	232,700	70.52			
L973881344	591-186-00327	FERNANDEZ JOSEPH Location: 247 CEMETERY HILL ROAD	POPE KENNETH	8.70	6/9/2020	365,000	360,300	98.71			
1334150208	591-186-00201	FLAGG, ERIC A Location: 780 PALMER ROAD	BHAKTA, RAJ P	33.00	4/29/2021	587,000	356,800	60.78			
L1195986944	591-186-00698	HARRIS DAVID Location: 1079 SMITH STREET	LAMPRON LIVING TRUST	18.07	10/4/2019	498,000	407,400	81.81			
L673943552	591-186-00245	LILIE LYLE Location: 347 LAKE STREET	SAUERHAGE FLOYD	10.10	10/8/2019	199,900	201,000	100.55			
1779682368	591-186-00031	MAKI, WADE R Location: 2897 LAPHAM BAY ROAD	BEINHAUR, SEAN L	10.30	9/10/2021	405,000	267,500	66.05			
L1827569664	591-186-00215	POLLARD MATTHEW Location: 97 LAKE STREET	TURCOTTE GILLES	10.50	10/9/2020	310,000	217,600	70.19			
L7774208	591-186-00330	ROSE F. THOMAS Location: 553 WITHERELL ROAD	SHIV S. MENDIRATTA T...	38.10	12/18/2020	470,000	410,800	87.40			
L2016534528	591-186-00452	STONE JUSTIN Location: 193 SHOREHAM DEPOT ROAD	ST. GERMAIN JOHN	10.10	3/19/2021	265,000	191,300	72.19			
L813862912	591-186-00103	WASS KORRI Location: 1321 ROUTE 22A	BERGEVIN BRAD	10.10	8/28/2019	185,000	146,200	79.03			
64134208	591-186-00227	WHITE, JOHN G Location: 1087 WITHERELL ROAD	OFFICER, JEFFREY T	37.20	10/15/2021	427,000	288,500	67.56			
L1326985216	591-186-00071	WIERZBICKI HANNAH Location: 57 LAPHAM BAY ROAD	ROGERS CATHERINE	9.17	10/3/2019	298,700	221,900	74.29			
Totals for R2 - Residential with 6 or more acres				327.92		6,275,100	5,047,700				

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
18 Total Transactions	69.54 Low InterQuartile Value		73.66 Low 90% Value of Aggregate
348,617 Average Sales Price	99.17 High InterQuartile Value		87.22 High 90% Value of Aggregate
280,428 Average Listed Price	29.64 InterQuartile Range		80.44 Aggregate Ratio
82.31 Average Ratio			8.43% Sampling Error
76.66 Median Ratio	25.08 Value of Outlier Low Limit	0 Number of Low Outliers	
60.78 Low Ratio	143.63 Value of Outlier High Limit	0 Number of High Outliers	
111.32 High Ratio	- 19.37 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	188.08 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			
11% 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
1990136384	591-186-00678	CUTAJAR, JOHNNY Location: 364 DELONG LANE	DAIGLE, LAURA	0.56	12/30/2021	170,000	141,800	83.41			
282754112	591-186-00044	HOFF, KYLE Location: 422 DELONG LANE	ELLIS, MICHAEL M	0.45	12/23/2021	160,000	143,200	89.50			
L854859776	591-186-00068	MCGOVERN CHRISTINE Location: 297 LAPHAM BAY ROAD	DESROCHER DONALD	1.10	9/18/2020	124,500	66,600	53.49			
Totals for MHL - Mobile home landed				2.11		454,500	351,600				

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	
3 Total Transactions	53.49	Low InterQuartile Value	49.45	Low 90% Value of Aggregate
151,500 Average Sales Price	89.50	High InterQuartile Value	105.27	High 90% Value of Aggregate
117,200 Average Listed Price	36.01	InterQuartile Range	77.36	Aggregate Ratio
75.47 Average Ratio			36.08%	Sampling Error
83.41 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
53.49 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
89.50 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
14.39 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
1159156800	591-186-00578	CHOINIÈRE, ELIZABETH... Location: 2707 LAKE STREET	BIRD, SHARON I	0.58	6/16/2021	160,000	78,400	49.00			
749544000	591-186-00047	SAWYER, ROBERT C Location: 512 DELONG LANE	TYL, BARBARA	0.40	1/20/2022	400,000	206,500	51.63			
Totals for S1 - Vacation home with less than 6 acres				0.98		560,000	284,900				

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	
2 Total Transactions	49.00	Low InterQuartile Value	44.25	Low 90% Value of Aggregate
280,000 Average Sales Price	51.62	High InterQuartile Value	57.50	High 90% Value of Aggregate
142,450 Average Listed Price	2.62	InterQuartile Range	50.88	Aggregate Ratio
50.31 Average Ratio			13.01%	Sampling Error
50.31 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
49.00 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
51.63 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
2.61 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
L1475399680	591-186-00465	AMMATUNA MARIA Location: WEBSTER ROAD	ABARE KAREN	13.95	9/9/2019	60,000	51,200	85.33			
2067348544	591-186-00755	BALDWIN, BRUCE Location: 2758 ROUTE 22A	RUSSMANN, LLC	3.91	11/24/2021	110,000	158,400	144.00			
1460329536	591-186-00035	DREW, DANNY J Location: DELONG LN	JAMIESON, STEPHEN	1.40	10/8/2021	127,500	142,800	112.00			
L1813553152	591-186-00499	LINDBERG COLIN Location: ROUTE 73	WOOD BROTHER LAND CO...	10.20	2/27/2020	200,000	214,200	107.10			
1169508928	591-186-00400	MANN, DANIEL H Location: CUTTING HILL ROAD	FENN, ETHAN	71.15	3/1/2022	95,000	72,700	76.53			
341408832	591-186-00171	PRATT, CHRISTOPHER Location: 138 ELMENDORF ROAD	WOLCOTT, MELODY	1.20	12/30/2021	60,000	45,000	75.00			
L711778304	591-186-00499	WOOD BROTHERS LAND C... Location: ROUTE 73	PARENT PAUL	10.20	8/29/2019	200,000	214,200	107.10			
Totals for M - Miscellaneous				112.01		852,500	898,500				

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	
7 Total Transactions	76.53	Low InterQuartile Value	91.97	Low 90% Value of Aggregate
121,786 Average Sales Price	112.00	High InterQuartile Value	118.82	High 90% Value of Aggregate
128,357 Average Listed Price	35.47	InterQuartile Range	105.40	Aggregate Ratio
101.01 Average Ratio			12.73%	Sampling Error
107.10 Median Ratio	23.32	Value of Outlier Low Limit	0	Number of Low Outliers
75.00 Low Ratio	165.21	Value of Outlier High Limit	0	Number of High Outliers
144.00 High Ratio	- 29.89	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.96 PRD (Regression Index)	218.42	Value of Extreme High Limit	0	Number of High Extremes/Influentials
16.84 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
42 Total Transactions	69.54	Low InterQuartile Value	75.61 Low 90% Value of Aggregate
282,268 Average Sales Price	100.14	High InterQuartile Value	86.14 High 90% Value of Aggregate
228,281 Average Listed Price	30.60	InterQuartile Range	80.87 Aggregate Ratio
83.69 Average Ratio			6.52% Sampling Error
81.10 Median Ratio	23.63	Value of Outlier Low Limit	0 Number of Low Outliers
49.00 Low Ratio	146.04	Value of Outlier High Limit	0 Number of High Outliers
125.00 High Ratio	- 22.27	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	191.94	Value of Extreme High Limit	0 Number of High Extremes/Influentials
20.11 COD			
5	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
12%	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
7 Total Transactions	76.53	Low InterQuartile Value	91.91 Low 90% Value of Aggregate
121,786 Average Sales Price	112.00	High InterQuartile Value	118.88 High 90% Value of Aggregate
128,357 Average Listed Price	35.47	InterQuartile Range	105.40 Aggregate Ratio
101.01 Average Ratio			12.79% Sampling Error
107.10 Median Ratio	23.32	Value of Outlier Low Limit	0 Number of Low Outliers
75.00 Low Ratio	165.21	Value of Outlier High Limit	0 Number of High Outliers
144.00 High Ratio	- 29.89	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.96 PRD (Regression Index)	218.42	Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.84 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
49 Total Transactions	71.35 Low InterQuartile Value		77.36 Low 90% Value of Aggregate
259,342 Average Sales Price	103.16 High InterQuartile Value		87.68 High 90% Value of Aggregate
214,006 Average Listed Price	31.81 InterQuartile Range		82.52 Aggregate Ratio
86.16 Average Ratio			6.25% Sampling Error
83.41 Median Ratio	23.64 Value of Outlier Low Limit	0 Number of Low Outliers	22.31% Weighted Standard Deviation
49.00 Low Ratio	150.87 Value of Outlier High Limit	0 Number of High Outliers	
144.00 High Ratio	- 24.07 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	198.58 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
20.60 COD			
5 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
10% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			