

Study created by Christie.Wright@vermont.gov on 11/2/2022 at 8:26 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1110510656	624-196-10665	AMARANTE, JEVON Location: 479 JUSTIN MORRILL HIGHWAY	WARD, DANA	4.80	7/19/2021	275,000	255,200	92.80			
L420007936	624-196-10237	BEGNOCHE JASON Location: 10 WILLEY ROAD	MCPHEE KEVIN	3.72	10/25/2019	95,000	111,200	117.05			
1042037824	624-196-10447	CHUTE, NOAH Location: 1735 CROSS ROAD	OSMER, EUFEMIA	3.10	10/15/2021	75,000	90,000	120.00			
L1275645952	624-196-10054	CONNER JONATHAN Location: 219 JUSTIN MORRILL HIGHWAY	BONZ SCOTT	1.00	7/8/2019	254,000	310,220	122.13			
1268777536	624-196-10127	DEGENNARO, DANIEL J Location: 1806 CROSS ROAD	BROWN, AARON D	1.12	12/17/2021	155,000	146,400	94.45			
L308772864	624-196-10777	HOOKE MARGARET Location: 105 TURNPIKE ROAD	BECKER ERIC	3.00	7/15/2020	280,000	242,800	86.71			
1934953536	624-196-10381	LEE, JACOB Location: 5584 MILLER POND ROAD	MANNING, ALFORD C	1.00	7/15/2021	280,000	212,500	75.89			
L1778962432	624-196-10317	MATSON JOHANNA Location: 282 JUSTIN MORRILL HIGHWAY	KANOFF ILENE	3.00	6/21/2019	130,000	133,700	102.85			
L1407791104	624-196-10606	MCRAE JOHN Location: 242 ROUTE 132	BAUER ROBERT	2.30	10/1/2019	405,000	351,100	86.69			
L1363091456	624-196-10335	MONICA ALSUP Location: 228 JUSTIN MORRILL MEMORIAL HIGHWAY	ANDREW MIRALDI	0.25	2/1/2021	350,000	258,600	73.89			
L74342400	624-196-10747	MOORE JONATHAN Location: 458 JUSTIN MORRILL HWY	SPANEAS NICHOLAS	3.02	5/30/2019	132,000	147,600	111.82			
L940916736	624-196-10603	OGDEN LAURA Location: 17 WHITCOMB HILL ROAD	FLAHERTY CHRISTIAN	5.69	10/15/2020	255,000	234,200	91.84			
L6782976	624-196-10727	PAINE CYNTHIA Location: 4 WHITCOMB HILL	DAVEY KATHRYN	3.13	4/30/2020	190,000	164,800	86.74			
L959455232	624-196-10229	PAVICK NICOLE Location: 85 BROOK ROAD	DYER MALCOLM	1.50	7/17/2019	230,000	182,600	79.39			
214231616	624-196-10229	PIEPMEIER, III, ARTH... Location: 85 BROOK ROAD	PAVICK, NICOLE C	1.17	3/18/2022	352,000	182,600	51.88			
1035033664	624-196-10311	RULE, VANESSA Location: 74 ALGER BROOK ROAD	TROLAND, KIMBERLY E	5.10	10/8/2021	590,000	485,500	82.29			
L382291968	624-196-10358	RYAN TIMOTHY Location: 311 JUSTIN MORRILL HIGHWAY	ALLEN CRAIG	0.50	12/4/2019	280,000	202,400	72.29			
L1062772736	624-196-10655	SCHEFF BENJAMIN Location: 96 MINE ROAD	COFFIN RANDY	4.62	9/18/2020	232,000	274,500	118.32			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1877458944	624-196-10258	ALVAREZ CESAR Location: 143 ALGER BROOK ROAD	HANNON TRUSTEE GRETC...	23.10	10/20/2020	525,000	551,000	104.95			
L1926144000	624-196-10360	BARDALES JULIE Location: 100 VT ROUTE 132	SIMON TRISTAN	8.07	3/5/2021	214,000	192,600	90.00			
L961794048	624-196-10209	BREEN WILLIAM Location: 83 SAWNEE BEAN ROAD	VALERIE L. MILLER RE...	35.50	10/15/2019	690,000	535,200	77.57			
L1836007424	624-196-10270	COLLING GREGORY Location: 18 BROOK ROAD	JOHN F. HEMENWAY TRU...	13.80	10/18/2019	299,000	369,600	123.61			
L1799847936	624-196-10646	DUNCKLEE ANDREW Location: 103 VAN DYKE ROAD	NORTH SARAH	15.16	5/31/2019	425,000	409,400	96.33			
L1337606144	624-196-10424	EPP THERESA Location: 3564 SAWNEE BEAN ROAD	NASH PHILIP	39.40	5/29/2020	480,000	437,400	91.13			
1790037056	624-196-10300	ERBAUGH, JAMES Location: 115 WETMORE ROAD	JOHNSTON, KARL	31.80	8/27/2021	665,000	354,400	53.29			
L79056896	624-196-10132	GIBSON DANIEL Location: 57 FURNACE FLATS ROAD	CONDICT MARGUERITE	50.30	1/10/2020	387,000	378,600	97.83			
L638095360	624-196-10236	HILL JENNA Location: 317 BROOK ROAD	GEX STEPHEN	12.19	7/5/2019	255,000	240,700	94.39			
371057728	624-196-10067	HUMPHREY, DAVID T Location: 16 BROKAW ROAD	BROKAW FAMILY TRUST ...	11.40	5/14/2021	599,000	474,200	79.17			
L28884992	624-196-10020	JOHNSON JOHN Location: 119 PENNOCK ROAD	D'AGOSTINO-BAILEY EL...	25.00	10/1/2020	300,000	385,100	128.37			
L1561219072	624-196-10167	LEVINE JORDANA Location: 481 JUSTIN MORRILL HIGHWAY	MACPHAIL NEAL	27.02	10/30/2020	305,000	272,200	89.25			
L785920000	624-196-10437	MARCHANT JENNIE Location: 34 ONEIL LANE	LEWANDOSKI KEITH	9.53	10/21/2020	340,000	366,800	107.88			
L1862344704	624-196-10644	MARVEL DONNA LEE Location: 125 VAN DYKE ROAD	CYPHER DEREK	10.01	3/2/2020	160,000	169,600	106.00			
L323141632	624-196-10560	MCCALPIN WILLIAM Location: 119 OLD CITY FALLS ROAD	ESTATE OF BARBARA S....	50.50	1/27/2020	580,000	488,200	84.17			
L532070400	624-196-10262	RANDALL ELIZABETH Location: 117 PENNOCK ROAD	HARMON PHYLLIS	11.66	10/15/2020	520,000	425,200	81.77			
L148262912	624-196-10431	RIDDEL DANA Location: 28 OLD MOSES FARM ROAD	MELBERTH RICK	8.34	7/18/2019	483,000	351,700	72.82			
L1037500416	624-196-10244	RODIG JUSTIN Location: 238 OLD CITY FALLS ROAD	SCELZA LOGAN	11.00	6/21/2019	180,000	203,700	113.17			
1712077888	624-196-10157	SCHUMACHER, JASON	DENECHAUD, GUY	12.90	11/17/2021	472,000	348,300	73.79			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1096253440	624-196-10428	SMITH ADAM Location: 70 STATE ROAD	NICHOLS STEPHEN Location: 47 COBURN ROAD	44.10	4/8/2020	542,500	520,300	95.91			
Totals for R2 - Residential with 6 or more acres				450.78		8,421,500	7,474,200				

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	
20 Total Transactions	79.82	Low InterQuartile Value	81.70	Low 90% Value of Aggregate
421,075 Average Sales Price	105.74	High InterQuartile Value	95.81	High 90% Value of Aggregate
373,710 Average Listed Price	25.92	InterQuartile Range	88.75	Aggregate Ratio
93.07 Average Ratio			7.95%	Sampling Error
92.76 Median Ratio	40.93	Value of Outlier Low Limit	0	Number of Low Outliers
53.29 Low Ratio	144.62	Value of Outlier High Limit	0	Number of High Outliers
128.37 High Ratio	2.05	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	183.50	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.85 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			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
712480832	624-196-10246	BROWN, LORRAINE	THOMAS, JILL	2.00	4/9/2021	165,000	147,600	89.45			
Location: 57 CARPENTER ROAD											

Totals for MHL - Mobile home landed				2.00		165,000	147,600				
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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	89.45	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
165,000 Average Sales Price	89.45	High InterQuartile Value	0.00	High 90% Value of Aggregate
147,600 Average Listed Price	0.00	InterQuartile Range	89.45	Aggregate Ratio
89.45 Average Ratio				Sampling Error
89.45 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
89.45 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
89.45 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			

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1650455616	624-196-10004	BEHR, CHRISTOPHER E Location: 4 STOCKLAS ROAD	DICKERSIN, KAY	95.87	7/21/2021	265,000	222,800	84.08			
663374912	624-196-10274	BEHR, CHRISTOPHER E Location: STOCKLAS ROAD	RHOADS, JARED M	36.00	7/21/2021	146,000	106,900	73.22			
1611310144	624-196-10599	JASON T LOOMIS AND M... Location: 41 LENT ROAD	TRACY, CLIFFORD	45.50	5/21/2021	184,000	143,800	78.15			
L534892544	624-196-10128	KENDALL BRIDGET Location: CROSS ROAD	COLE KEVIN	3.00	6/21/2019	30,000	50,300	167.67	O	O	
639265344	624-196-10435	LEVINE, JORDANA M Location: 543 JUSTIN MORRILL HIGHWAY	SMITH, KESTON	19.44	12/16/2021	65,000	67,800	104.31			

Totals for W - Woodland				199.81		690,000	591,600				
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W - Woodland

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	75.69	Low InterQuartile Value	73.85	Low 90% Value of Aggregate
138,000 Average Sales Price	135.99	High InterQuartile Value	97.63	High 90% Value of Aggregate
118,320 Average Listed Price	60.30	InterQuartile Range	85.74	Aggregate Ratio
101.48 Average Ratio			13.87%	Sampling Error
84.08 Median Ratio	- 14.77	Value of Outlier Low Limit	0	Number of Low Outliers
73.22 Low Ratio	226.44	Value of Outlier High Limit	0	Number of High Outliers
167.67 High Ratio	- 105.22	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.18 PRD (Regression Index)	316.89	Value of Extreme High Limit	0	Number of High Extremes/Influentials
28.69 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
1411777600	624-196-10487	SIDEL, STEVEN Location: 5125 MILLER POND RD	SICHEL, WENDY J	1.90	4/27/2021	59,900	43,500	72.62			
L188317696	624-196-10099	THE ROWAN TRUST Location: 66 ALGER BROOK ROAD	CASTRO JEANNE	196.00	3/31/2021	425,000	283,200	66.64			
L1804443648	624-196-10494	TITUS RUTH Location: 314 JUSTIN MORRILL HWY	KENDALL NICOLE	1.00	2/15/2021	30,000	30,000	100.00			
3126336	624-196-10458	WORTH, THOMAS C Location: 56 ALGER BROOK ROAD	CASTELLINI, NATHAN	30.10	7/1/2021	110,000	107,800	98.00			
Totals for M - Miscellaneous				229.00		624,900	464,500				

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	
4 Total Transactions	68.13	Low InterQuartile Value	56.93	Low 90% Value of Aggregate
156,225 Average Sales Price	99.50	High InterQuartile Value	91.73	High 90% Value of Aggregate
116,125 Average Listed Price	31.37	InterQuartile Range	74.33	Aggregate Ratio
84.31 Average Ratio			23.41%	Sampling Error
85.31 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
66.64 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
100.00 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
17.21 COD				
2 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
44 Total Transactions	79.99 Low InterQuartile Value		83.93 Low 90% Value of Aggregate
325,474 Average Sales Price	105.74 High InterQuartile Value		93.32 High 90% Value of Aggregate
288,441 Average Listed Price	25.75 InterQuartile Range		88.62 Aggregate Ratio
93.89 Average Ratio			5.30% Sampling Error
91.48 Median Ratio	41.36 Value of Outlier Low Limit	0 Number of Low Outliers	
51.88 Low Ratio	144.37 Value of Outlier High Limit	1 Number of High Outliers	
158.37 High Ratio	2.73 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.06 PRD (Regression Index)	183.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
16.61 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
2% 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
9 Total Transactions	72.92	Low InterQuartile Value	70.16 Low 90% Value of Aggregate
146,100 Average Sales Price	102.15	High InterQuartile Value	90.47 High 90% Value of Aggregate
117,344 Average Listed Price	29.23	InterQuartile Range	80.32 Aggregate Ratio
93.85 Average Ratio			12.64% Sampling Error
84.08 Median Ratio	29.07	Value of Outlier Low Limit	0 Number of Low Outliers
66.64 Low Ratio	146.00	Value of Outlier High Limit	1 Number of High Outliers
167.67 High Ratio	- 14.78	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	189.86	Value of Extreme High Limit	0 Number of High Extremes/Influentials
23.70 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
22% 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
53 Total Transactions	78.66 Low InterQuartile Value		83.55 Low 90% Value of Aggregate
295,014 Average Sales Price	104.63 High InterQuartile Value		92.30 High 90% Value of Aggregate
259,387 Average Listed Price	25.97 InterQuartile Range		87.92 Aggregate Ratio
93.88 Average Ratio			4.98% Sampling Error
91.12 Median Ratio	39.70 Value of Outlier Low Limit	0 Number of Low Outliers	19.81% Weighted Standard Deviation
51.88 Low Ratio	143.59 Value of Outlier High Limit	2 Number of High Outliers	
167.67 High Ratio	0.74 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.07 PRD (Regression Index)	182.54 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
17.70 COD			
3 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			