

Study created by Christie.Wright@vermont.gov on 12/5/2022 at 9:36 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1707921408	630-198-00011	ALLEN MARC Location: 158 BURR POND ROAD	SEWARD BRENT	2.41	7/31/2020	242,500	246,051	101.46			
L728272896	630-198-00485	ANDERSON PAUL Location: 56 BURR POND RD	WOODBURY JOHN	0.17	3/30/2021	193,000	154,000	79.79			
L1017729024	630-198-00196	CHASE KEITH Location: 5610 ROUTE 30	TAMBORINI PATRICIA	0.87	10/2/2020	317,000	337,500	106.47			
L1237843968	630-198-00162	CIOFFI ERNEST Location: 99 CROW BARN ROAD	GRADZIEL DAVID	1.23	10/23/2019	170,000	207,200	121.88			
L829366272	630-198-00223	COLALUCA CHRISTOPHER Location: 755 BURR POND	STEPHEN KARRAN	0.42	6/20/2019	152,000	145,800	95.92			
350792768	630-198-00129	EAGAN, TERENCE Location: 58 BURR POND ROAD	EISENHOWER, MATTHEW	0.95	9/7/2021	265,000	204,300	77.09			
2003038784	630-198-00400	EDER, STEPHANIE B Location: 378 WILLIAMS LANE	ESTATE OF AUGSTA SAL...	2.95	2/23/2022	500,000	337,745	67.55			
L962936832	630-198-00374	HAYES AUSTEN Location: 8 HUFF POND ROAD	ISLEIB CYNTHIA	2.10	4/26/2019	217,000	166,360	76.66			
L1025802240	630-198-00374	KLEIN KATE Location: 8 HUFF POND ROAD	HAYES AUSTEN	2.10	3/11/2021	223,000	166,360	74.60			
L508071936	630-198-00139	PAQUETTE JENNEFER Location: 1043 LAKE HORTONIA ROAD	ESTATE OF MAUREEN RE...	0.24	7/10/2020	137,000	107,200	78.25			
1805861952	630-198-00149	PONTO, JESSICA MAE Location: 4909 ROUTE 30	ANDREWS, JEFFREY A	2.50	4/30/2021	235,000	225,340	95.89			
L1662328832	630-198-00125	SCOTT LOREN Location: 1027 LAKE HORTONIA ROAD	DUNDON CHRISTOPHER	0.22	6/10/2020	130,000	151,066	116.20			
L1254588416	630-198-00109	SORRELL SCOTT Location: 135 SAWYER NEEDHAM ROAD	LITTLE TRAVIS	1.00	4/25/2019	180,000	163,528	90.85			
1658293312	630-198-00104	VTRESORT, LLC Location: 509 DELANCEY ROAD	DELANCEY, CRAIG C	1.65	6/30/2021	310,000	285,217	92.01			
Totals for R1 - Residential with less than 6 acres				18.81		3,271,500	2,897,667				

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
14 Total Transactions	76.99	Low InterQuartile Value	80.68 Low 90% Value of Aggregate
233,679 Average Sales Price	102.71	High InterQuartile Value	96.47 High 90% Value of Aggregate
206,976 Average Listed Price	25.73	InterQuartile Range	88.57 Aggregate Ratio
91.05 Average Ratio			8.92% Sampling Error
91.43 Median Ratio	38.39	Value of Outlier Low Limit	0 Number of Low Outliers
67.55 Low Ratio	141.31	Value of Outlier High Limit	0 Number of High Outliers
121.88 High Ratio	- 0.20	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	179.90	Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.46 COD			
1 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
1453931584	630-198-00604	BERNSTEIN, DAVID Location: HUFF POND ROAD	WILSON, JOHN F	31.15	11/19/2021	198,500	78,639	39.62			
2009640000	630-198-00014	BIRCHMORE, KEVIN Location: 909 ROUTE 73E	ESTATE OF CLIFTON AL...	10.00	8/18/2021	335,000	352,227	105.14			
L419938304	630-198-00134	BORRAS TRUSTEE RODRI... Location: 180 MOUNTAIN VIEW RIDGE	TROMBETTA CHRISTOPHE...	12.00	10/31/2019	352,500	364,000	103.26			
L755933184	630-198-00089	CAMPBELL LINDA Location: 798 FIDDLE HILL ROAD	CONNOLLY JOHN	13.50	9/10/2020	350,000	258,818	73.95			
L237314048	630-198-00101	DASHNAW NANCY Location: 926 FIDDLE HILL ROAD	CURTIS ANITA	10.50	12/20/2019	250,000	287,483	114.99			
L439795712	630-198-00214	DAVIS TODD Location: 1215 SAWYER NEEDHAM ROAD	THOMAS C. JONES III ...	53.74	4/1/2019	475,000	506,466	106.62			
L909709312	630-198-00240	DUNDON MICHAEL Location: 149 ROUTE 73 WEST	KETCHAM ROGER	11.50	8/27/2019	160,000	176,500	110.31			
L805474304	630-198-00379	FIELD SIMON Location: 1406 WILLOWBROOK ROAD	WHITNEY TRUSTEE LORR...	99.50	11/15/2019	568,000	813,300	143.19			
L1420722176	630-198-00242	MONDELLI CHRISTOPHER Location: 219 HORTON ROAD	KIMMEL PETER	30.00	7/21/2020	299,500	252,100	84.17			
L409853952	630-198-00224	PATTERSON BRETT Location: 892 WILLOWBROOK ROAD	BARRETT AMANDA	10.13	6/28/2019	165,000	169,570	102.77			
L2128044032	630-198-00431	RHOADS MICHAEL Location: 364 BURR POND ROAD	HORTON ROBERT	10.04	10/25/2019	242,000	255,968	105.77			
287743040	630-198-00501	SINOZICH, NOEL A Location: 422 SCHOOLHOUSE RD	LAVALLEE, CLYDE R	29.00	10/20/2021	500,000	496,283	99.26			
2125421632	630-198-00053	SMALL, MICHAEL Location: 353 SCHOOLHOUSE ROAD	TANGER, JOANNA A	15.67	11/12/2021	481,000	351,585	73.09			
1213399616	630-198-00348	ST GELAIS LIVING TRU... Location: 6024 ROUTE 30	CHRISTIAN R. PATNO T...	6.00	12/30/2021	610,000	424,900	69.66			
L1551409152	630-198-00159	STITES AMANDA Location: 339 MOUNTAIN VIEW RIDGE	CONGER HAROLD	27.60	7/14/2020	450,000	505,326	112.29			
L210444288	630-198-00516	WADE CHARLES ANDREW Location: 214 WILLOWBROOK ROAD	KAHN JR. GILBERT	12.69	7/12/2019	278,000	272,910	98.17			
365403200	630-198-00406	WILLIAMSON, DAVID C Location: 370 LAKE HORTONIA ROAD	SCHNEIDER, KURT	10.43	10/29/2021	569,900	355,422	62.37			
L1359749120	630-198-00130	WYLIE ROBERT Location: 1081 FIDDLEHILL ROAD	E. LOUISE EKSTROM TR...	28.00	10/23/2020	330,000	434,348	131.62			
Totals for R2 - Residential with 6 or more acres				421.45		6,614,400	6,355,845				

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	73.73	Low InterQuartile Value	84.94 Low 90% Value of Aggregate
367,467 Average Sales Price	110.81	High InterQuartile Value	107.24 High 90% Value of Aggregate
353,103 Average Listed Price	37.07	InterQuartile Range	96.09 Aggregate Ratio
96.46 Average Ratio			11.60% Sampling Error
103.02 Median Ratio	18.12	Value of Outlier Low Limit	0 Number of Low Outliers
39.62 Low Ratio	166.42	Value of Outlier High Limit	0 Number of High Outliers
143.19 High Ratio	- 37.49	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	222.03	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.81 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
L1454006272	630-198-00508	MAYHEW MATTHEW Location: 1518 FIDDLEHILL RD	CAPEN BETHANY	11.30	4/16/2020	180,000	187,469	104.15			

Totals for MHL - Mobile home landed				11.30		180,000	187,469				
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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	104.15	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
180,000 Average Sales Price	104.15	High InterQuartile Value	0.00	High 90% Value of Aggregate
187,469 Average Listed Price	0.00	InterQuartile Range	104.15	Aggregate Ratio
104.15 Average Ratio				Sampling Error
104.15 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
104.15 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
104.15 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
L560783360	630-198-00385	BAUER STEVEN Location: 73 STEELE ROAD	KELLEY JAMES	0.34	9/20/2019	170,000	187,492	110.29			
L437321728	630-198-00146	BAUREIS STEVEN Location: 450 EAST BURR POND ROAD	PAPPAS JOHN	0.23	9/30/2020	215,000	220,900	102.74			
L1796227072	630-198-00489	COLLINS KEVIN Location: 5862 ROUTE 30	WEBB WAYNE	0.20	3/30/2020	118,500	117,240	98.94			
L1915457536	630-198-00047	DEPERT RYAN Location: 5938 ROUTE 30	KITTS DAVID	0.20	6/17/2019	225,000	162,400	72.18			
L20848640	630-198-00080	FORD TODD Location: 646 FISHING ACCESS ROAD	GATES MARK	0.23	8/20/2019	163,000	129,910	79.70			
L226037760	630-198-00390	GIORDANO JAMES Location: 378 FISHING ACCESS ROAD	HEMPHILL MATTHEW	0.46	6/27/2019	215,000	277,392	129.02			
411610176	630-198-00035	GREENMAN, ELANIT Location: 691 BURR POND ROAD	HARTE, THOMAS	0.42	8/13/2021	210,000	152,800	72.76			
1333255232	630-198-00469	MCNOLTY, JASON Location: 1169 LAKE HORTONIA ROAD	WEIR, JOAN	0.28	10/14/2021	95,000	139,400	146.74			
L409436160	630-198-00373	PRESCOTT DAVID Location: 534 EAST BURR POND ROAD	MULCAHEY KERRI	0.33	12/21/2020	165,000	170,458	103.31			
870308928	630-198-00390	SCHNEIDER, KURT Location: 378 FISHING ACCESS RD	GIORDANO, JAMES V	0.46	10/29/2021	328,500	277,392	84.44			
L615223296	630-198-00482	TRENT RONALD Location: #3 WALKER GROVE	WIRTH LIVING TRUST C...	0.17	7/10/2019	160,000	95,575	59.73			
Totals for S1 - Vacation home with less than 6 acres				3.32		2,065,000	1,930,959				

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
11 Total Transactions	72.76	Low InterQuartile Value	81.74 Low 90% Value of Aggregate
187,727 Average Sales Price	110.29	High InterQuartile Value	105.28 High 90% Value of Aggregate
175,542 Average Listed Price	37.53	InterQuartile Range	93.51 Aggregate Ratio
96.35 Average Ratio			12.59% Sampling Error
98.94 Median Ratio	16.47	Value of Outlier Low Limit	0 Number of Low Outliers
59.73 Low Ratio	166.58	Value of Outlier High Limit	0 Number of High Outliers
146.74 High Ratio	- 39.82	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	222.87	Value of Extreme High Limit	0 Number of High Extremes/Influentials
20.52 COD			
1 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			

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
775529536	630-198-00262	RATH, JR., JOHN W Location: HUFF POND ROAD	CLAIRE LATHROP BAND ...	362.00	5/18/2021	417,000	235,600	56.50			

Totals for W - Woodland				362.00		417,000	235,600				
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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	
1 Total Transactions	56.50	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
417,000 Average Sales Price	56.50	High InterQuartile Value	0.00	High 90% Value of Aggregate
235,600 Average Listed Price	0.00	InterQuartile Range	56.50	Aggregate Ratio
56.50 Average Ratio				Sampling Error
56.50 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
56.50 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
56.50 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			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1967520832	630-198-00395	BEAMISH, JULIA H Location: ROUTE 73	FR-IV PROPERTIES, LL...	209.50	12/30/2021	365,000	164,500	45.07			
L2145730560	630-198-00425	NETELKOS CHRISTOPHER Location: 00 FIDDLEHILL ROAD	LAWES BRADLEY	40.00	11/6/2020	190,000	91,250	48.03			
2048172608	630-198-00370	WHITMAN, SCOTT J Location: 5911 ROUTE 30	BUSHEY, PAUL F	5.53	1/21/2022	105,000	53,102	50.57			
Totals for M - Miscellaneous				255.03		660,000	308,852				

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	
3 Total Transactions	45.07	Low InterQuartile Value	42.65	Low 90% Value of Aggregate
220,000 Average Sales Price	50.57	High InterQuartile Value	50.94	High 90% Value of Aggregate
102,951 Average Listed Price	5.50	InterQuartile Range	46.80	Aggregate Ratio
47.89 Average Ratio			8.85%	Sampling Error
48.03 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
45.07 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
50.57 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
3.82 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
44 Total Transactions	76.77	Low InterQuartile Value	87.27 Low 90% Value of Aggregate
275,702 Average Sales Price	106.59	High InterQuartile Value	100.22 High 90% Value of Aggregate
258,453 Average Listed Price	29.81	InterQuartile Range	93.74 Aggregate Ratio
94.88 Average Ratio			6.91% Sampling Error
98.55 Median Ratio	32.05	Value of Outlier Low Limit	0 Number of Low Outliers
39.62 Low Ratio	151.31	Value of Outlier High Limit	0 Number of High Outliers
146.74 High Ratio	- 12.67	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	196.03	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.94 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			

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
4 Total Transactions	45.81	Low InterQuartile Value	42.60 Low 90% Value of Aggregate
269,250 Average Sales Price	55.02	High InterQuartile Value	58.51 High 90% Value of Aggregate
136,113 Average Listed Price	9.21	InterQuartile Range	50.55 Aggregate Ratio
50.04 Average Ratio			15.75% Sampling Error
49.30 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
45.07 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
56.50 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
7.09 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
48 Total Transactions	73.31	Low InterQuartile Value	83.56 Low 90% Value of Aggregate
275,165 Average Sales Price	106.29	High InterQuartile Value	96.88 High 90% Value of Aggregate
248,258 Average Listed Price	32.99	InterQuartile Range	90.22 Aggregate Ratio
91.15 Average Ratio			7.38% Sampling Error
95.91 Median Ratio	23.83	Value of Outlier Low Limit	0 Number of Low Outliers
39.62 Low Ratio	155.77	Value of Outlier High Limit	0 Number of High Outliers
146.74 High Ratio	- 25.65	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	205.25	Value of Extreme High Limit	0 Number of High Extremes/Influentials
20.98 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			