

Study created by Christie.Wright@vermont.gov on 10/21/2022 at 7:48 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L984014848	645-203-10292	ANDREWS NATHAN Location: 581 MOUNTAIN VIEW ROAD	PHILLIPS LAURIE	2.70	8/14/2020	185,000	168,300	90.97			
L756588544	645-203-10151	BRONZO ZACHARY Location: 105 WHITE BIRCH DRIVE	MACLEOD JR KENNETH	0.11	8/28/2019	174,000	158,500	91.09			
L957915136	645-203-10190	DAVIS ZEBULON Location: 1148 ROUTE 140	FITZGERALD MARK	1.94	9/23/2019	40,500	71,800	177.28	O	O	O
L1844723712	645-203-10015	JONES KAYLA Location: 68 TINMOUTH POND ROAD	CHISAMORE MATTHEW	1.70	3/2/2020	140,000	157,400	112.43			
L2073100288	645-203-10086	MCQUILKEN KARL Location: 32 CHIPMUNK CROSSING DRIVE	NOBLE KENNETH	0.94	8/12/2020	659,000	403,200	61.18			
L1032912896	645-203-10085	MINER NATHANEIL Location: 572 ROUTE 140	DIXON GEOFFREY	2.35	7/20/2020	142,500	154,400	108.35			
L1126678528	645-203-10222	SMITH ELSIE Location: 86 WEST SHORE DRIVE	LIDSTONE PHILIP	2.70	8/17/2020	334,000	340,900	102.07			
L2011832320	645-203-10331	TATE THOMAS Location: 639 EAST ROAD	CARABEAU JILL	2.50	8/14/2020	275,000	268,300	97.56			
350121024	645-203-10181	WHITEHEAD, JACK R Location: 111 TINMOUTH POND ROAD	BAKER, GEORGE	0.24	9/9/2021	331,500	155,200	46.82			
Totals for R1 - Residential with less than 6 acres				15.18		2,281,500	1,878,000				

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
9 Total Transactions	76.08	Low InterQuartile Value	64.93 Low 90% Value of Aggregate
253,500 Average Sales Price	110.39	High InterQuartile Value	99.70 High 90% Value of Aggregate
208,667 Average Listed Price	34.31	InterQuartile Range	82.31 Aggregate Ratio
98.64 Average Ratio			21.13% Sampling Error
97.56 Median Ratio	24.61	Value of Outlier Low Limit	0 Number of Low Outliers
46.82 Low Ratio	161.86	Value of Outlier High Limit	1 Number of High Outliers
177.28 High Ratio	- 26.86	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.20 PRD (Regression Index)	213.32	Value of Extreme High Limit	0 Number of High Extremes/Influentials
23.92 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
L947015680	645-203-10324	JOHNSON MARK Location: 25 WHITE BIRCH DRIVE	SCHMELZENBACH THOMAS	10.00	10/18/2019	420,000	395,800	94.24			
2098902592	645-203-10391	KAPITAN, MATTHEW J Location: 22 CROW HILL ROAD	SMITH, TIMOTHY	10.17	2/11/2022	400,000	285,200	71.30			
241132608	645-203-10289	LAMON, AUSTIN C Location: 200 ROUTE 133 WEST TINMOUTH ROAD	CONSTANCE BEATY BENE...	6.15	5/13/2021	505,000	341,400	67.60			
L1835012096	645-203-10308	LAYUGAN SHALANE Location: 25 RICKETTS ROAD	DALTON STEVAN	14.57	3/23/2021	237,500	163,500	68.84			
L949288960	645-203-10411	VOIGTLAENDER ERIC Location: 159 MORGAN ROAD	RODERICK DANNY	10.40	11/13/2019	270,000	270,300	100.11			
329788480	645-203-10229	WALKER, JUSTIN R Location: 123 UPPER GULF RD	LONERGAN, TIMOTHY P	10.64	8/25/2021	410,000	235,600	57.46			
Totals for R2 - Residential with 6 or more acres				61.93		2,242,500	1,691,800				

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
6 Total Transactions	65.07 Low InterQuartile Value	62.49 Low 90% Value of Aggregate
373,750 Average Sales Price	95.71 High InterQuartile Value	88.40 High 90% Value of Aggregate
281,967 Average Listed Price	30.64 InterQuartile Range	75.44 Aggregate Ratio
76.59 Average Ratio		17.18% Sampling Error
70.07 Median Ratio	19.11 Value of Outlier Low Limit	0 Number of Low Outliers
57.46 Low Ratio	141.66 Value of Outlier High Limit	0 Number of High Outliers
100.11 High Ratio	- 26.84 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	187.62 Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.06 COD		
1 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		

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1465527360	645-203-10340	ALLEN, JOSHUA M Location: 88 SNOW MOUNTAIN LANE	BUFFUM, HOWARD C	61.50	7/13/2021	250,000	171,700	68.68			
L1889984512	645-203-10257	FALLAR RICHARD Location: 48 WEST SHORE DRIVE	MILLARD HARRY	0.22	11/3/2020	85,000	79,900	94.00			
L1005862912	645-203-10285	STONE EVAN Location: 51 CHANNEL ROAD	BUCKLES JOHN	16.10	11/8/2019	145,000	141,300	97.45			
Totals for MHL - Mobile home landed				77.82		480,000	392,900				

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	68.68	Low InterQuartile Value	52.64	Low 90% Value of Aggregate
160,000 Average Sales Price	97.45	High InterQuartile Value	111.07	High 90% Value of Aggregate
130,967 Average Listed Price	28.77	InterQuartile Range	81.85	Aggregate Ratio
86.71 Average Ratio			35.70%	Sampling Error
94.00 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
68.68 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
97.45 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
10.20 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
L2059984896	645-203-10092	BUCCERI ELIZABETH Location: 2 CHIPMAN DRIVE	DUPONT DEBRA	0.29	10/25/2019	280,000	189,500	67.68			
389157440	645-203-10175	FREITAG, KENNY F Location: 28 W SHORE DRIVE	HAWLEY, STEVEN E	0.45	10/20/2021	300,000	199,800	66.60			
L1974620160	645-203-10398	MIRAGLIA MATTHEW Location: 74 WHITE BIRCH DRIVE	VAN NAME KERRY	0.44	10/24/2019	250,000	181,600	72.64			
Totals for S1 - Vacation home with less than 6 acres				1.18		830,000	570,900				

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	
3 Total Transactions	66.60	Low InterQuartile Value	63.75	Low 90% Value of Aggregate
276,667 Average Sales Price	72.64	High InterQuartile Value	73.82	High 90% Value of Aggregate
190,300 Average Listed Price	6.04	InterQuartile Range	68.78	Aggregate Ratio
68.97 Average Ratio			7.33%	Sampling Error
67.68 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
66.60 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
72.64 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
2.97 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
280105536	645-203-10445	BUTTERFOSS, JACK D Location: ROUTE 140	ANDERSON, JOHN	58.45	11/10/2021	152,500	128,900	84.52			
L1029705728	645-203-10357	CAVANAGH MICHELLE Location: VERMONT ROUTE 133	COOLIDGE ALTON	10.10	3/30/2021	92,500	65,100	70.38			
1985963072	645-203-10037	HARDING PROPERTIES L... Location: 24 MCCOY ROAD	BROOKS, RUSSELL A	135.00	4/30/2021	315,000	230,100	73.05			
L1306529792	645-203-10134	MERRILL DAVID Location: 145 VT ROUTE 140 WEST	CZAR JONATHAN	5.94	2/19/2021	55,000	51,300	93.27			
Totals for M - Miscellaneous				209.49		615,000	475,400				

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	
4 Total Transactions	71.05	Low InterQuartile Value	68.44	Low 90% Value of Aggregate
153,750 Average Sales Price	91.09	High InterQuartile Value	86.16	High 90% Value of Aggregate
118,850 Average Listed Price	20.04	InterQuartile Range	77.30	Aggregate Ratio
80.31 Average Ratio			11.46%	Sampling Error
78.79 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
70.38 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
93.27 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
10.91 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
21 Total Transactions	67.64 Low InterQuartile Value		70.43 Low 90% Value of Aggregate
277,810 Average Sales Price	98.84 High InterQuartile Value		84.99 High 90% Value of Aggregate
215,886 Average Listed Price	31.20 InterQuartile Range		77.71 Aggregate Ratio
86.40 Average Ratio			9.37% Sampling Error
90.97 Median Ratio	20.85 Value of Outlier Low Limit	0 Number of Low Outliers	
46.82 Low Ratio	145.63 Value of Outlier High Limit	1 Number of High Outliers	
177.28 High Ratio	- 25.95 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.11 PRD (Regression Index)	192.43 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
22.29 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
5% 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
4 Total Transactions	71.05	Low InterQuartile Value	68.43 Low 90% Value of Aggregate
153,750 Average Sales Price	91.09	High InterQuartile Value	86.18 High 90% Value of Aggregate
118,850 Average Listed Price	20.04	InterQuartile Range	77.30 Aggregate Ratio
80.31 Average Ratio			11.49% Sampling Error
78.79 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
70.38 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
93.27 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
10.91 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
25 Total Transactions	68.18 Low InterQuartile Value		71.12 Low 90% Value of Aggregate
257,960 Average Sales Price	97.51 High InterQuartile Value		84.22 High 90% Value of Aggregate
200,360 Average Listed Price	29.33 InterQuartile Range		77.67 Aggregate Ratio
85.42 Average Ratio			8.43% Sampling Error
84.52 Median Ratio	24.19 Value of Outlier Low Limit	0 Number of Low Outliers	19.70% Weighted Standard Deviation
46.82 Low Ratio	141.50 Value of Outlier High Limit	1 Number of High Outliers	
177.28 High Ratio	- 19.80 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.10 PRD (Regression Index)	185.49 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
22.08 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			