

Study created by Christie.Wright@vermont.gov on 11/23/2022 at 5:13 PM.

**R1 - Residential with less than 6 acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L122216448	657-207-10840	BADAMS JAMIE Location: 161 KELSEY MOUNTAIN ROAD	WILLIAMS ARNOLD	1.00	7/26/2019	215,000	191,300	88.98			
1208335424	657-207-10286	BROWN, THADDEUS M Location: 509 VT RTE 1001	FEIERABEND, JOAN	0.33	11/29/2021	224,000	252,800	112.86			
1348058176	657-207-10516	CIOBANU, TRAIAN C Location: 10 SWAYZE ROAD	MILLARD, MICHAEL	1.40	11/1/2021	320,000	234,300	73.22			
L1352269824	657-207-10440	COFFIN RYAN Location: 157 DICKERMAN HILL ROAD	PARENT MICHELLE	1.50	10/18/2019	172,000	147,100	85.52			
1247546432	657-207-10348	CONNER, ADDIE Location: 311 VT ROUTE 110	JOHNSON, SETH A	1.40	7/9/2021	260,000	242,900	93.42			
1549716544	657-207-10742	MERRILL, JASON Location: 6 RUSSELL ROAD	CRICCHI, MARK H	0.10	8/24/2021	195,000	169,200	86.77			
L1117806592	657-207-10251	MOORE BRENDAN Location: 3 HOWE LANE	DURKEE JOHN	1.00	5/20/2019	284,500	295,700	103.94			
L347987968	657-207-10041	OWEN AMANDA Location: 47 STRAFFORD ROAD	HOSMER KRISTINE	1.00	12/1/2020	250,000	158,400	63.36			
L41459712	657-207-10108	ROSARIO HENRY Location: 318 VERMONT 110	BUXTON SARAH	0.25	7/8/2020	175,000	143,500	82.00			
L1974329344	657-207-11012	ROUSSEAU LISA Location: 149 DICKERMAN HILL ROAD	AVERY KATHY	0.50	6/19/2019	125,000	114,700	91.76			
L633405440	657-207-10304	STONER SEAN Location: 230 POTASH HILL ROAD	BABCOCK DONALD	1.63	11/15/2019	200,000	205,500	102.75			
L1699201024	657-207-10295	VESPER BENJAMIN Location: 241 VT ROUTE 110	ALLEN RICHARD	0.50	10/18/2019	136,500	138,500	101.47			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>10.61</b>		<b>2,557,000</b>	<b>2,293,900</b>				

**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
12 Total Transactions	82.88	Low InterQuartile Value	81.69 Low 90% Value of Aggregate
213,083 Average Sales Price	102.43	High InterQuartile Value	97.74 High 90% Value of Aggregate
191,158 Average Listed Price	19.55	InterQuartile Range	89.71 Aggregate Ratio
90.50 Average Ratio			8.95% Sampling Error
90.37 Median Ratio	53.56	Value of Outlier Low Limit	0 Number of Low Outliers
63.36 Low Ratio	131.75	Value of Outlier High Limit	0 Number of High Outliers
112.86 High Ratio	24.24	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	161.07	Value of Extreme High Limit	0 Number of High Extremes/Influentials
11.65 COD			
1 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2039652352	657-207-10638	AULLET ANDRES Location: 971 GAGE ROAD	MERRIAM FREDERICK	20.20	2/12/2021	195,000	189,200	97.03			
L2043940864	657-207-10749	BARRICK TODD Location: 25 COUTU COURT	MICHAEL COUTU TRUST ...	135.17	9/24/2020	1,207,000	1,250,000	103.56			
L199909376	657-207-10521	BICKNELL JONATHAN Location: 715 VERMONT ROUTE 110	MCCULLOUGH KARL	54.25	1/27/2021	400,000	324,500	81.13			
414305344	657-207-10504	CARRENO, HERMAN J Location: 66 HANSON ROAD	ADAMS, DWAYNE B	13.00	8/16/2021	530,000	410,100	77.38			
L1148325888	657-207-10026	DAVIS KAYLA Location: 59 SPRING ROAD	BELLEFEUILLE ANDREW	10.00	6/25/2019	147,500	122,800	83.25			
L566755328	657-207-10791	GILBERT MELISSA Location: 8 WHITNEY HILL	JOSEPH MARK KOOMEY T...	19.70	10/25/2019	450,000	587,200	130.49			
L1695301632	657-207-10828	GORDON CAROLINE Location: 190 BELKNAP BROOK ROAD	SPINALE PAUL	29.73	6/16/2020	510,000	530,200	103.96			
L89509888	657-207-10260	JILL E. BOONE TRUST ... Location: 254 WHITNEY HILL ROAD	FLEMING ROBERT	14.02	8/19/2019	470,000	532,200	113.23			
904420416	657-207-10148	KALLEBERG, GARRETT Location: 457 VERMONT ROUTE 110	DUMONT, EMILY	31.00	9/27/2021	475,000	325,200	68.46			
L510509056	657-207-10585	LEGER NICHOLAS Location: 304 DICKERMAN HILL ROAD	OLIVER JOHN	10.10	1/30/2020	325,000	251,800	77.48			
L402018304	657-207-10074	LUTZ JACOB Location: 123 COUNTY ROAD	CRONAN KRISTEN	12.00	7/24/2020	363,500	301,100	82.83			
L187588608	657-207-10446	MILLER KATHERINE Location: 39 WARD HILL ROAD	EVELYN ANN GODFREY R...	84.00	6/20/2019	320,000	384,200	120.06			
382970944	657-207-10463	MUOLLO, STEPHEN J Location: 61 BUTTON HILL RD	ESTATE OF ANNIE M. L...	16.00	9/14/2021	360,000	260,100	72.25			
1447549504	657-207-10222	PALMER, SCOTT Location: 271 WHITNEY HILL RD	ADAMS, KATHERINE	22.40	3/24/2022	880,000	528,600	60.07			
867256896	657-207-10549	PULER-SUPA, SARA M Location: 191 STRAFFORD ROAD	MORELLO, STEVEN	18.50	2/25/2022	230,000	161,200	70.09			
1542085696	657-207-10280	SCHEU, SAMUEL E Location: 425 STATE ROUTE 110	PETER A. SHERLOCK, T...	92.20	10/15/2021	360,000	300,200	83.39			
L1918623744	657-207-10699	SCOTT STEVE Location: 103 POTASH HILL ROAD	SMITH JONATHAN	10.25	2/5/2021	314,000	240,500	76.59			
L1017839616	657-207-10116	VELENTZAS CONSTANTIN... Location: 359 POTASH HILL ROAD	BROWN PHILIP	114.57	11/20/2020	950,000	1,065,100	112.12			
L545292288	657-207-10849	WOODS TRAVIS	YOUNG HILA	10.00	11/18/2020	255,000	235,100	92.20			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
Location: 230 RUSSELL ROAD											
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>717.09</b>		<b>8,742,000</b>	<b>7,999,300</b>				

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	
19 Total Transactions	76.59	Low InterQuartile Value	82.15	Low 90% Value of Aggregate
460,105 Average Sales Price	103.96	High InterQuartile Value	100.85	High 90% Value of Aggregate
421,016 Average Listed Price	27.37	InterQuartile Range	91.50	Aggregate Ratio
89.77 Average Ratio			10.22%	Sampling Error
83.25 Median Ratio	35.54	Value of Outlier Low Limit	0	Number of Low Outliers
60.07 Low Ratio	145.01	Value of Outlier High Limit	0	Number of High Outliers
130.49 High Ratio	- 5.51	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	186.07	Value of Extreme High Limit	0	Number of High Extremes/Influentials
18.32 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
L618455040	657-207-10626	BAKER RYAN Location: 113 SPRING RD	DRH HOLDINGS LLC	60.50	1/20/2021	62,500	171,100	273.76	E		
L1200373760	657-207-10935	GUPTA DEBARUN Location: 186 BICKNELL ROAD	BOARDMAN LOU	4.20	10/28/2020	36,000	35,600	98.89			
<b>Totals for M - Miscellaneous</b>				<b>64.70</b>		<b>98,500</b>	<b>206,700</b>				

**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	98.89	Low InterQuartile Value	(296.71) Low 90% Value of Aggregate
49,250 Average Sales Price	273.76	High InterQuartile Value	716.40 High 90% Value of Aggregate
103,350 Average Listed Price	174.87	InterQuartile Range	209.85 Aggregate Ratio
186.32 Average Ratio			241.39% Sampling Error
186.32 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
98.89 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
273.76 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.89 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
46.93 COD			
1 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
36 Total Transactions	74.06	Low InterQuartile Value	83.37 Low 90% Value of Aggregate
328,861 Average Sales Price	103.36	High InterQuartile Value	97.26 High 90% Value of Aggregate
297,008 Average Listed Price	29.30	InterQuartile Range	90.31 Aggregate Ratio
88.32 Average Ratio			7.70% Sampling Error
85.80 Median Ratio	30.12	Value of Outlier Low Limit	0 Number of Low Outliers
50.74 Low Ratio	147.31	Value of Outlier High Limit	0 Number of High Outliers
130.49 High Ratio	- 13.83	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	191.25	Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.80 COD			
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
3%	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
1 Total Transactions	64.10	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
295,000 Average Sales Price	64.10	High InterQuartile Value	0.00 High 90% Value of Aggregate
189,100 Average Listed Price	0.00	InterQuartile Range	64.10 Aggregate Ratio
64.10 Average Ratio			Sampling Error
64.10 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
64.10 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
64.10 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			

**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
2 Total Transactions	98.89	Low InterQuartile Value	(298.97) Low 90% Value of Aggregate
49,250 Average Sales Price	273.76	High InterQuartile Value	718.66 High 90% Value of Aggregate
103,350 Average Listed Price	174.87	InterQuartile Range	209.85 Aggregate Ratio
186.32 Average Ratio			242.46% Sampling Error
186.32 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
98.89 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
273.76 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.89 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
46.93 COD			
1 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			

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
39 Total Transactions	73.22	Low InterQuartile Value	82.83 Low 90% Value of Aggregate
320,263 Average Sales Price	103.56	High InterQuartile Value	96.58 High 90% Value of Aggregate
287,289 Average Listed Price	30.34	InterQuartile Range	89.70 Aggregate Ratio
87.96 Average Ratio			7.67% Sampling Error
85.80 Median Ratio	27.70	Value of Outlier Low Limit	0 Number of Low Outliers
50.74 Low Ratio	149.08	Value of Outlier High Limit	1 Number of High Outliers
130.49 High Ratio	- 17.81	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	194.59	Value of Extreme High Limit	1 Number of High Extremes/Influentials
16.98 COD			
2	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		