

Study created by Christie.Wright@vermont.gov on 11/9/2022 at 8:48 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L694915072	678-215-10126	BASTRESS STEPHEN Location: 1152 COBB ROAD	COCHRAN MICHAEL	3.53	8/28/2020	256,000	260,600	101.80			
L694099968	678-215-10489	BENWAY JACOB Location: 232 CAHOON FARM RD	MORAN TIMOTHY	2.30	8/1/2020	170,000	180,700	106.29			
1562238016	678-215-10254	BOSLEY, JONATHAN Location: 3930 NOYESTAR RD	DEVOID, MARK	1.00	11/12/2021	166,000	124,400	74.94			
1871991872	678-215-10599	CHIOLDI, JAIME L Location: 868 UPPER HARRINGTON HILL ROAD	UNGER, ERNEST	1.50	6/18/2021	240,000	228,300	95.13			
L644161536	678-215-10155	DELCONTE SUSAN Location: 16 LOWER HARRINGTON ROAD	MICHAEL R DORNBROOK ...	3.00	9/25/2020	75,000	100,600	134.13	O		
L1435082752	678-215-10254	DEVOID MARK Location: 3939 NOYESTAR RD	DONAGHY JOHN	1.00	7/8/2019	134,000	124,400	92.84			
L877985792	678-215-10380	EDDY JOHN Location: 115 EASTERN AVENUE	CLEVELAND MICHELLE	0.50	9/18/2020	329,900	323,800	98.15			
L2041585664	678-215-10068	EVELAND DAVID Location: 377 LYFORD WEST SHORE	REYES BARBARA	1.06	6/11/2019	235,000	266,200	113.28			
1728572480	678-215-10395	GIBBS, DANIEL H Location: 22 BAYLEY HAZEN RD	PUTVAIN, CHAD	1.00	10/6/2021	232,000	225,900	97.37			
L714702848	678-215-10240	GROUT KATELYN Location: 297 DAVIDSON DRIVE	JUDITH ANN FRULIA FA...	4.75	9/11/2019	229,000	229,100	100.04			
604978240	678-215-10691	HOUSTON, DONALD L Location: 3637 NOYES STAR ROAD	MENARD, ANNA M	2.00	12/1/2021	185,000	169,900	91.84			
L213622784	678-215-10648	HOWARD KALISTA Location: 2851 COLES POND ROAD	MEST STEVEN	2.50	2/3/2021	92,900	122,100	131.43	O		
L14303232	678-215-10584	JUDY & KEITH BELLAIR... Location: 983 NOYESTAR ROAD	SCHAFFER ROBERT	5.70	8/9/2019	190,000	187,900	98.89			
L40411136	678-215-10692	MAYO GARRETT Location: 98 STEWART ROAD	PARKER JULIE	1.00	11/26/2019	169,500	179,300	105.78			
L1360203776	678-215-10491	MEANS CARL Location: 4082 NOYESTAR ROAD	MOSHER KAREN	5.60	3/31/2021	190,000	177,000	93.16			
863111744	678-215-10564	MOORE, LEWIS Location: 8647 VT ROUTE 15	PARENT, ELLEN J	4.70	2/28/2022	300,000	269,200	89.73			
L1963610112	678-215-10354	NORMANDEAU CARL Location: 81 HOWARD ROAD	MORRIS ANDREW	5.00	6/30/2020	185,000	185,700	100.38			
L1097973760	678-215-10564	PARENT ELLEN Location: 8647 VT ROUTE 15	ROGERS NANCY	4.70	6/6/2019	205,000	269,200	131.32	O		

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1773412352	678-215-10652	PEARCE JEAN MARIE ST...	NEYENHUIS MARISA	3.40	8/3/2020	129,000	142,800	110.70			
		Location: 1310 BAYLEY HAZEN ROAD									
177327168	678-215-10407	PORTER, MEGAN T	PLAISTED, ELIZABETH ...	3.00	8/4/2021	235,000	233,400	99.32			
		Location: 3290 VERMONT ROUTE 15									
1039065664	678-215-10140	RANDALL, TREVOR	ROWELL, DAVID	0.94	2/10/2022	199,000	174,500	87.69			
		Location: 131 STEVENS HILL WEST									
L2104107008	678-215-10536	STEVEN AND WENDY ADE...	MOLLEUR ROBERT	2.20	9/18/2020	245,000	253,900	103.63			
		Location: 466 ORTON ROAD									
L576004096	678-215-10450	WHITCOMB HUNTER	LUTHER DOUGLAS	2.00	9/11/2020	150,000	171,400	114.27			
		Location: 1908 MOUNTAIN VIEW ROAD									

Totals for R1 - Residential with less than 6 acres				62.38		4,542,300	4,600,300				
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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
23 Total Transactions	93.16 Low InterQuartile Value	97.41 Low 90% Value of Aggregate
197,491 Average Sales Price	110.70 High InterQuartile Value	105.15 High 90% Value of Aggregate
200,013 Average Listed Price	17.54 InterQuartile Range	101.28 Aggregate Ratio
103.13 Average Ratio		3.82% Sampling Error
100.04 Median Ratio	66.85 Value of Outlier Low Limit	0 Number of Low Outliers
74.94 Low Ratio	137.01 Value of Outlier High Limit	0 Number of High Outliers
134.13 High Ratio	40.54 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	163.32 Value of Extreme High Limit	0 Number of High Extremes/Influentials
10.17 COD		
6 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
26% 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
L2020315136	678-215-10295	BITTNER CHAD Location: 5177 NOYESTAR ROAD	FARRELL WILLA	139.00	10/16/2020	438,000	433,600	99.00			
L319655936	678-215-10553	BLODGETT NEIL Location: 682 RICHARD CROSSING	PUDVAH DENNIS	10.60	10/18/2019	215,000	240,100	111.67			
L1673728000	678-215-10253	HOWLAND TERRANCE Location: 114 FROST LANE	FROST APRIL	55.50	9/13/2019	235,000	238,500	101.49			
726219840	678-215-10069	LOPRESTI II, LEWIS D Location: 1601 BAYLEY-HAZEN ROAD	BISSONWARD, MARY	12.70	11/15/2021	250,000	236,700	94.68			
L637677568	678-215-10717	LUSSIER CELESTE Location: 329 ARCHERY ACRES	CARIGNAN DONALD	16.00	12/12/2019	290,000	358,100	123.48			
L1793908736	678-215-10117	MENCUCCI JR DANIEL Location: 67 CLARK PLACE	CLARK PETER	37.00	8/22/2019	325,000	332,200	102.22			
L1012490240	678-215-10453	MYERS COREY Location: 2239 COLES POND ROAD	CREATING HOMES LLC	19.10	9/9/2019	250,000	256,700	102.68			
1145285696	678-215-10128	PARKER, DOUGLAS Location: 544 CAHOON FARM ROAD	COCHRAN, RICK	21.70	9/17/2021	490,000	554,300	113.12			
L738451456	678-215-10475	SNAY PHILLIP Location: 358 EASTERN AVENUE	CORROW ROXANNE	12.46	3/12/2021	285,000	286,700	100.60			
L1105956864	678-215-10453	TRZECIAK MATEUSZ Location: 2239 COLES POND ROAD	FELCH JASON	19.10	2/23/2021	285,000	256,700	90.07			
L404193280	678-215-10303	VARVIR EMILY Location: 53 BROOKSIDE DRIVE	BUNNELL FAMILY TRUST...	44.91	6/1/2020	370,500	376,300	101.57			
1980134464	678-215-10647	WICKTORA, SAMANTHA Location: 1430 CAHOON FARM ROAD	THOMPSON LIVING TRUS...	11.00	6/30/2021	288,000	237,300	82.40			
Totals for R2 - Residential with 6 or more acres				399.07		3,721,500	3,807,200				

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
12 Total Transactions	95.76	Low InterQuartile Value	96.91 Low 90% Value of Aggregate
310,125 Average Sales Price	109.43	High InterQuartile Value	107.69 High 90% Value of Aggregate
317,267 Average Listed Price	13.67	InterQuartile Range	102.30 Aggregate Ratio
101.91 Average Ratio			5.27% Sampling Error
101.53 Median Ratio	75.26	Value of Outlier Low Limit	0 Number of Low Outliers
82.40 Low Ratio	129.93	Value of Outlier High Limit	0 Number of High Outliers
123.48 High Ratio	54.76	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	150.43	Value of Extreme High Limit	0 Number of High Extremes/Influentials
7.10 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
33% 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
L1079447552	678-215-10674	AMBO LEON Location: 2441 COLES POND ROAD	WHEELER CYNTHIA	0.74	9/29/2020	210,000	229,800	109.43			
L1852776448	678-215-10141	CYR CLINTON Location: 45 MEMORY LANE	BARBER NORMAN	0.52	9/23/2019	65,000	72,800	112.00			
L1011466240	678-215-10063	FOSTER THOMAS Location: 7 LOON LANE	MATOTT BARBARA	0.58	7/9/2020	120,000	124,000	103.33			
L581591040	678-215-10678	HORTON JEFFREY Location: 317 EASTERN AVE	KELLY JEAN	0.25	4/20/2020	135,000	140,700	104.22			
L710459392	678-215-10405	MAGNAN CHRISTOPHER Location: 233 NORTH POND ROAD	LAMBERTI RONALD	0.21	8/30/2019	220,000	251,400	114.27			
L192372736	678-215-10138	RAYMOND DAVID Location: 339 MEMORY LANE	DARLING LIVING TRUST...	0.44	10/2/2020	339,900	284,300	83.64			
246688832	678-215-10612	THE IRIS TOEDT-PINGE... Location: 288 MEMORY LANE	GARY W. OUELLETTE AN...	0.23	8/20/2021	199,000	166,000	83.42			
L1539477504	678-215-10493	WRIGHT ADAM Location: 261 EASTERN AVENUE	MILLER JR. WARREN	0.47	8/3/2020	268,500	240,800	89.68			
Totals for S1 - Vacation home with less than 6 acres				3.44		1,557,400	1,509,800				

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	
8 Total Transactions	85.15	Low InterQuartile Value	87.72	Low 90% Value of Aggregate
194,675 Average Sales Price	111.36	High InterQuartile Value	106.16	High 90% Value of Aggregate
188,725 Average Listed Price	26.20	InterQuartile Range	96.94	Aggregate Ratio
100.00 Average Ratio			9.51%	Sampling Error
103.78 Median Ratio	45.85	Value of Outlier Low Limit	0	Number of Low Outliers
83.42 Low Ratio	150.66	Value of Outlier High Limit	0	Number of High Outliers
114.27 High Ratio	6.54	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	189.97	Value of Extreme High Limit	0	Number of High Extremes/Influentials
9.62 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			

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L407293952	678-215-10088	AUGERI LYNETTE Location: 4323 VERMONT ROUTE 15	BROPHY THOMAS	20.00	7/25/2019	166,333	162,200	97.52			
L1003020288	678-215-10147	BROWN MATTHEW Location: 155 STONE LANE	WADE P. PAIGHT AND G...	10.10	8/13/2020	175,000	176,000	100.57			
L22036480	678-215-10422	CLARK JAMES Location: 507 WALDEN MOUNTAIN ROAD	LEACH RUSSELL	28.00	11/13/2020	65,000	62,900	96.77			
1041808448	678-215-10693	COLE LEGACY PROPERTI... Location: 3533 COLES POND ROAD	YACAWYCH, JOHN T	10.70	12/2/2021	250,000	192,600	77.04			
L1127440384	678-215-10142	COTE SUSAN Location: 2125 CAHOON FARM ROAD	BALIVET ROBERT	11.28	8/21/2020	87,500	92,400	105.60			
L1910571008	678-215-10223	DASHUROVA AILEEN Location: 2078 NOYESTAR ROAD	MARTIN JONI	20.25	2/13/2020	138,500	127,500	92.06			
L1976180736	678-215-10100	FONTAINE SHAWN Location: 760 SUMMERHILL ROAD	CANDELA JR. AMERICO	13.25	10/2/2020	250,000	257,900	103.16			
L1958477824	678-215-10568	GEAKE WILLIAM Location: 1370 OLD DUKE ROAD	ROUSSE MICHAEL	10.80	9/30/2020	75,000	89,900	119.87			
L1363222528	678-215-10516	MCGRATH KATHRYN Location: 1250 OLD DUKE ROAD	GRIFFIN FORREST	25.70	2/12/2021	105,000	108,800	103.62			
L84054016	678-215-10689	SULLIVAN KATHLEEN Location: 236 WEAKS PLACE	WOODBURY HENRY	6.00	8/23/2019	55,000	68,500	124.55			
600126528	678-215-10412	VYGODER, GENNADY Location: 556 COBB ROAD	BURBACH FAMILY REVOC...	14.90	7/1/2021	129,900	119,600	92.07			
Totals for S2 - Seasonal home with 6 or more acres				170.98		1,497,233	1,458,300				

S2 - Seasonal home 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
11 Total Transactions	92.07	Low InterQuartile Value	90.45 Low 90% Value of Aggregate
136,112 Average Sales Price	105.60	High InterQuartile Value	104.35 High 90% Value of Aggregate
132,573 Average Listed Price	13.53	InterQuartile Range	97.40 Aggregate Ratio
101.17 Average Ratio			7.14% Sampling Error
100.57 Median Ratio	71.78	Value of Outlier Low Limit	0 Number of Low Outliers
77.04 Low Ratio	125.89	Value of Outlier High Limit	0 Number of High Outliers
124.55 High Ratio	51.48	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	146.19	Value of Extreme High Limit	0 Number of High Extremes/Influentials
9.16 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			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1542593600	678-215-10587	DUNLAP, DANIELLE E Location: 694 SUMMERHILL ROAD	DUNBAR, DERRICK	12.60	10/8/2021	85,000	59,000	69.41	O		
L868921344	678-215-10809	FOSTER-LAMBERTON MAR... Location: TOWN HIGHWAY #35	MADELINE DAVIS ESTAT...	11.00	9/19/2019	25,000	25,400	101.60			
1459514432	678-215-10519	HELCO, RYAN Location: 121 SHORE LANE	MESSER, BARRY	2.02	9/17/2021	71,000	82,200	115.77			
1939866176	678-215-10790	HOBLIN, BRIE Location: LOT 3, ORTON ROAD	NUDD, JAMES	3.95	12/17/2021	36,000	37,000	102.78			
L1645879296	678-215-10074	HOFFMAN DANIELLE Location: BAYLEY-HAZEN ROAD	BLUNDELL BRIAN	89.70	2/8/2021	480,000	258,600	53.88	O		
L1947238400	678-215-10797	KELLY JEFFREY Location: 722 UPPER HARRINGTON HILL ROAD	BELLAVANCE TIMOTHY	10.90	3/26/2021	55,000	48,700	88.55			
L1048453120	678-215-10357	LECOURS JAMES Location: NOYESTAR ROAD	HUBLI ERIC	47.00	9/26/2019	74,000	73,200	98.92			
L764874752	678-215-10423	NILES ROBERT Location: 2945 COLES POND ROAD	PERKINS CAROL	108.00	8/27/2020	160,000	158,300	98.94			
L1713405952	678-215-10206	SOTTILE ROBERT Location: COLES POND ROAD	DANIELS GERI ANNE	10.30	10/20/2020	40,000	40,000	100.00			
1461574720	678-215-10244	TREPANIER, SHAWN Location: ON OLE RAY ROAD	BUNNELL FAMILY TRUST	12.70	11/19/2021	30,000	32,500	108.33			
Totals for M - Miscellaneous				308.17		1,056,000	814,900				

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
10 Total Transactions	83.76	Low InterQuartile Value	55.62 Low 90% Value of Aggregate
105,600 Average Sales Price	104.17	High InterQuartile Value	98.71 High 90% Value of Aggregate
81,490 Average Listed Price	20.40	InterQuartile Range	77.17 Aggregate Ratio
93.82 Average Ratio			27.91% Sampling Error
99.47 Median Ratio	53.16	Value of Outlier Low Limit	0 Number of Low Outliers
53.87 Low Ratio	134.77	Value of Outlier High Limit	0 Number of High Outliers
115.77 High Ratio	22.55	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.22 PRD (Regression Index)	165.38	Value of Extreme High Limit	0 Number of High Extremes/Influentials
11.94 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
40% 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
54 Total Transactions	93.08	Low InterQuartile Value	97.84 Low 90% Value of Aggregate
209,601 Average Sales Price	109.75	High InterQuartile Value	103.17 High 90% Value of Aggregate
210,659 Average Listed Price	16.67	InterQuartile Range	100.51 Aggregate Ratio
102.00 Average Ratio			2.65% Sampling Error
101.04 Median Ratio	68.07	Value of Outlier Low Limit	0 Number of Low Outliers
74.94 Low Ratio	134.75	Value of Outlier High Limit	0 Number of High Outliers
134.13 High Ratio	43.07	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	159.75	Value of Extreme High Limit	0 Number of High Extremes/Influentials
9.35 COD			
11 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
20% 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
10 Total Transactions	83.76	Low InterQuartile Value	55.53 Low 90% Value of Aggregate
105,600 Average Sales Price	104.17	High InterQuartile Value	98.81 High 90% Value of Aggregate
81,490 Average Listed Price	20.40	InterQuartile Range	77.17 Aggregate Ratio
93.82 Average Ratio			28.04% Sampling Error
99.47 Median Ratio	53.16	Value of Outlier Low Limit	0 Number of Low Outliers
53.87 Low Ratio	134.77	Value of Outlier High Limit	0 Number of High Outliers
115.77 High Ratio	22.55	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.22 PRD (Regression Index)	165.38	Value of Extreme High Limit	0 Number of High Extremes/Influentials
11.94 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
40% 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	
64 Total Transactions	92.92	Low InterQuartile Value	94.78	Low 90% Value of Aggregate
193,351 Average Sales Price	107.82	High InterQuartile Value	102.25	High 90% Value of Aggregate
190,477 Average Listed Price	14.91	InterQuartile Range	98.51	Aggregate Ratio
100.72 Average Ratio			3.80%	Sampling Error
100.58 Median Ratio	70.56	Value of Outlier Low Limit	2	Number of Low Outliers
53.87 Low Ratio	130.18	Value of Outlier High Limit	3	Number of High Outliers
134.13 High Ratio	48.19	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	152.55	Value of Extreme High Limit	0	Number of High Extremes/Influentials
9.79 COD				
15	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
23%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			