

Study created by Christie.Wright@vermont.gov on 10/28/2022 at 1:29 AM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L352899072	693-220-10468	ALDRICH RYAN Location: 449 VERMETTE LANE	KENNEDY MARTHA	3.50	6/4/2019	204,000	206,600	101.27			
1431972928	693-220-10107	BROWN, KARA Location: 209 VERMETTE LANE	BRESETTE, NICHOLAS P	1.30	5/7/2021	250,000	173,500	69.40			
1785042496	693-220-10448	CANE, TIMOTHY Location: 3094 VT ROUTE 110	MOULTON, ROBERT	0.50	2/18/2022	120,000	159,600	133.00			
845518400	693-220-10602	DEMERS JR, ALAIN Location: 3008 VT RT 110	METIVIER, MELISSA M	1.00	8/16/2021	177,000	135,200	76.38			
1234392640	693-220-10447	DIFONZO, ANTHONY Location: 1928 WEST CORINTH ROAD	MORWAY, VIRGINIA	1.10	8/2/2021	145,000	105,400	72.69			
L1001824256	693-220-10036	ELISE COOLBETH Location: 2920 VT ROUTE 110	BEEDE EVA	0.30	2/7/2020	125,000	137,800	110.24			
425339968	693-220-10464	FERLAND, JAMES D Location: 2160 LOWERY ROAD	JASON PINARD AND JOD...	0.90	5/7/2021	24,000	25,200	105.00			
1365612096	693-220-10492	FRINK, THOMAS Location: 2815 VERMONT ROUTE 110	PERKINS, JEFFREY	0.75	9/9/2021	164,500	144,200	87.66			
L1520607232	693-220-10621	SANBORN LEONARD Location: 141 WOODCHUCK HOLLOW ROAD	TRAG GUY	1.20	10/31/2019	147,941	156,600	105.85			
L67362816	693-220-10246	SATRE DEVIN Location: 1850 WEST CORINTH ROAD	JODY GRANBOIS REALTY...	1.10	10/30/2020	143,000	83,400	58.32			
L1679278080	693-220-10591	SMITH JULIE Location: 1008 WOODCHUCK HOLLOW ROAD	WEEKS STEVEN	5.10	4/29/2020	207,000	151,000	72.95			
L689242112	693-220-10390	SPENCER DYLAN Location: 2231 WEST CORINTH ROAD	STONE DAVID	1.00	3/2/2020	145,000	131,000	90.34			
L1306869760	693-220-10371	WARFEL COLBY Location: 2801 VT ROUTE 110	LARY KAITLYN	0.25	2/28/2020	155,000	101,900	65.74			
Totals for R1 - Residential with less than 6 acres				18.00		2,007,441	1,711,400				

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
13 Total Transactions	71.04	Low InterQuartile Value	75.71 Low 90% Value of Aggregate
154,419 Average Sales Price	105.43	High InterQuartile Value	94.80 High 90% Value of Aggregate
131,646 Average Listed Price	34.38	InterQuartile Range	85.25 Aggregate Ratio
88.37 Average Ratio			11.20% Sampling Error
87.66 Median Ratio	19.47	Value of Outlier Low Limit	0 Number of Low Outliers
58.32 Low Ratio	157.00	Value of Outlier High Limit	0 Number of High Outliers
133.00 High Ratio	- 32.10	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	208.57	Value of Extreme High Limit	0 Number of High Extremes/Influentials
20.20 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
L1171169280	693-220-10610	ANDERSON MARIAH Location: 50 FIREHOUSE ROAD	TREMBLAY JEFFREY	36.29	9/23/2020	385,000	295,300	76.70			
2053477952	693-220-10291	COOKSON, OWEN Location: 52 HYLAND HILL ROAD	FONNER, MICHAEL G	24.40	11/5/2021	275,000	248,100	90.22			
1566938688	693-220-10471	CUL8TR LLC Location: 3726 HART HOLLOW ROAD	SCOTT, DEAN	21.80	8/9/2021	140,000	125,300	89.50			
397978688	693-220-10087	DOYLE, RYAN Location: 364 MACDONALD ROAD	KWASNIK, TANNER	10.00	7/2/2021	300,000	186,300	62.10			
L1042657280	693-220-10091	FIONA EARNEST Location: 299 CHELSEA-CORINTH ROAD	BURKE DAVID	13.00	5/30/2019	48,000	72,400	150.83			O
L1119100928	693-220-10395	HELD JACOB Location: 1903 VT ROUTE 110	GARDNER COS	20.85	4/24/2020	240,000	211,100	87.96			
1113953856	693-220-10685	KEANE, ROBERT Location: 356 HYLAND HILL ROAD	GILBERT, STEVEN	13.98	8/23/2021	288,500	304,100	105.41			
L1790132224	693-220-10586	PEPPER BOX PROPERTY ... Location: 3190 PEPPER ROAD	STYKOS KRISTINA	14.00	2/5/2021	375,000	316,500	84.40			
947432512	693-220-10452	ROCCA DI CAMBIO FARM... Location: 183 MORRIE ROAD	GONYAW, RONALD	221.00	7/30/2021	390,000	446,800	114.56			
L315531264	693-220-10669	TEECE SIMON Location: 3106 VERMONT ROUTE 110	ROBERTA A. CARRIER C...	6.00	12/8/2020	187,000	162,000	86.63			
559557696	693-220-10555	WHITE, KEITH Location: 1847 SCALES HILL ROAD	COLON, RUBEN	16.60	4/16/2021	445,000	262,100	58.90			
L669155328	693-220-10559	ZEDICK MARK Location: 1117 TURNPIKE ROAD	BAILEY PAMELA	9.00	6/17/2019	199,900	167,200	83.64			
Totals for R2 - Residential with 6 or more acres				406.92		3,273,400	2,797,200				

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	78.44 Low InterQuartile Value		74.73 Low 90% Value of Aggregate
272,783 Average Sales Price	101.61 High InterQuartile Value		96.18 High 90% Value of Aggregate
233,100 Average Listed Price	23.17 InterQuartile Range		85.45 Aggregate Ratio
90.90 Average Ratio			12.56% Sampling Error
87.29 Median Ratio	43.68 Value of Outlier Low Limit	0 Number of Low Outliers	
58.90 Low Ratio	136.37 Value of Outlier High Limit	1 Number of High Outliers	
150.83 High Ratio	8.92 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.06 PRD (Regression Index)	171.13 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
17.77 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
711300672	693-220-10486	GONYAW, RONALD	PARSONS, SHERYL A	2.00	7/16/2021	175,000	121,900	69.66			
Location: 117 WOODCHUCK HOLLOW ROAD											

Totals for MHL - Mobile home landed				2.00		175,000	121,900				
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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	69.66	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
175,000 Average Sales Price	69.66	High InterQuartile Value	0.00	High 90% Value of Aggregate
121,900 Average Listed Price	0.00	InterQuartile Range	69.66	Aggregate Ratio
69.66 Average Ratio				Sampling Error
69.66 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
69.66 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
69.66 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
2120586816	693-220-10379	BELISLE, MARC Location: 208 DOW ROAD	THE MARK A. STROHMEI...	4.10	8/26/2021	295,000	224,200	76.00			

Totals for S1 - Vacation home with less than 6 acres

4.10 295,000 224,200

S1 - Vacation home 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
1 Total Transactions	76.00 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
295,000 Average Sales Price	76.00 High InterQuartile Value	0.00 High 90% Value of Aggregate
224,200 Average Listed Price	0.00 InterQuartile Range	76.00 Aggregate Ratio
76.00 Average Ratio		Sampling Error
76.00 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
76.00 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
76.00 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		

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L491790336	693-220-10639	CLARK TYLER Location: 1545 WILLIAMSTOWN ROAD	CONSTANTINO GLORIA	18.60	7/1/2019	45,000	67,800	150.67			O
1100174912	693-220-10337	FAIRBROTHERS, JEFFRE... Location: 96 ACRES WEST CORINTH ROAD	MORRISSEY, JOHN F	96.00	10/28/2021	295,000	210,400	71.32			
L906223616	693-220-10605	FANG FELIX Location: HART HOLLOW RD.	STOCKWELL SCOTT	11.10	10/28/2020	107,500	50,100	46.60			
294868544	693-220-10295	GALFETTI, A.J. Location: 2302 WEST CORINTH ROAD	ILIFF, JR., ROBERT S	47.00	2/23/2022	110,000	110,100	100.09			
1701156416	693-220-10566	GREYHAUS, LLC Location: 3544 HART HOLLOW ROAD	SHORTZ, STEVEN K	46.70	9/30/2021	240,000	237,200	98.83			
L1923260416	693-220-10258	NADEAU RAYMOND Location: 1267 POOR FARM ROAD	ROGERS SEAN	18.10	1/17/2020	265,000	235,000	88.68			
308647488	693-220-10122	PETERS, THOMAS M Location: 320 HILL FARM ROAD	CORVI, ROBERT, JR	74.70	9/9/2021	195,000	206,100	105.69			
831739456	693-220-10234	ROYCE, GARRETT D Location: 234 SARGENT ROAD	TESTAMENTARY TRUST O...	30.70	9/29/2021	285,000	278,300	97.65			
L222707712	693-220-10560	WALKER MAYA Location: 481 KEENE ROAD	CARRIER ROBERTA	13.10	2/23/2021	50,000	51,300	102.60			
L1929711616	693-220-10424	WALLACE JACK Location: 714 BATCHELDER ROAD	BRADY WILLIAM	50.00	12/15/2020	90,000	112,200	124.67			
Totals for S2 - Seasonal home with 6 or more acres				406.00		1,682,500	1,558,500				

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
10 Total Transactions	84.34 Low InterQuartile Value		82.22 Low 90% Value of Aggregate
168,250 Average Sales Price	110.44 High InterQuartile Value		103.04 High 90% Value of Aggregate
155,850 Average Listed Price	26.10 InterQuartile Range		92.63 Aggregate Ratio
98.68 Average Ratio			11.24% Sampling Error
99.46 Median Ratio	45.20 Value of Outlier Low Limit	0 Number of Low Outliers	
46.60 Low Ratio	149.58 Value of Outlier High Limit	1 Number of High Outliers	
150.67 High Ratio	6.05 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.07 PRD (Regression Index)	188.72 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.16 COD			
2 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			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1207820288	693-220-10516	AUBUT MATTHEW Location: SARGENT ROAD	RAUB ROBERT	35.00	1/14/2021	70,000	97,500	139.29			
L1705414656	693-220-10449	BRADY LUKE Location: 0 GRASS ROAD	FRENCH JAMES	4.40	4/10/2020	12,000	15,600	130.00			
598223936	693-220-10511	DAY, PETER T Location: SARGENT ROAD	PRZYBYLSKI, KATHERIN...	37.50	5/14/2021	70,000	70,000	100.00			
L572203008	693-220-10661	DONAHUE GREGORY Location: WOODCHUCK HOLLOW ROAD	ROBERT AND JANE WILL...	111.00	6/26/2020	150,000	161,000	107.33			
L849371136	693-220-10402	HIDALGO ANA Location: POOR FARM ROAD	MCCARTHY LEONARD	4.90	6/5/2019	20,000	35,300	176.50	O		
L579145728	693-220-10458	MCGRATH SR. RICHARD Location: WEST CORNITH ROAD	STATEWIDE CORPORATIO...	55.00	9/8/2020	75,000	63,000	84.00			
L1909915648	693-220-10427	MCINTYRE DONALD Location: BEAVER BROOK LANE	SAYERS EDWARD	10.10	9/23/2019	35,000	24,000	68.57			
107320896	693-220-10105	POULIN, PAUL E Location: 577 PEPPER ROAD	TERRY N. AND ANDREA ...	2.00	8/30/2021	18,000	18,000	100.00			
L1131003904	693-220-10439	PRINCE ANGELA Location: CLEREMONT ROAD	MOORE ROBERT	10.00	1/20/2021	20,000	24,000	120.00			
1768265280	693-220-10624	WAGHER, KARL N Location: WOODCHUCK HOLLOW ROAD	POULIN, PAUL	4.00	9/30/2021	18,000	19,500	108.33			
Totals for M - Miscellaneous				273.90		488,000	527,900				

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
10 Total Transactions	96.00	Low InterQuartile Value	94.85 Low 90% Value of Aggregate
48,800 Average Sales Price	132.32	High InterQuartile Value	121.51 High 90% Value of Aggregate
52,790 Average Listed Price	36.32	InterQuartile Range	108.18 Aggregate Ratio
113.40 Average Ratio			12.32% Sampling Error
107.83 Median Ratio	41.52	Value of Outlier Low Limit	0 Number of Low Outliers
68.57 Low Ratio	186.80	Value of Outlier High Limit	0 Number of High Outliers
176.50 High Ratio	- 12.96	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	241.29	Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.87 COD			
2 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 - 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
38 Total Transactions	72.88	Low InterQuartile Value	80.92 Low 90% Value of Aggregate
196,035 Average Sales Price	105.48	High InterQuartile Value	91.85 High 90% Value of Aggregate
169,345 Average Listed Price	32.60	InterQuartile Range	86.38 Aggregate Ratio
92.34 Average Ratio			6.33% Sampling Error
89.09 Median Ratio	23.99	Value of Outlier Low Limit	0 Number of Low Outliers
46.60 Low Ratio	154.37	Value of Outlier High Limit	0 Number of High Outliers
150.83 High Ratio	- 24.91	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	203.27	Value of Extreme High Limit	0 Number of High Extremes/Influentials
21.20 COD			
3 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			

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	150.94	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
160,000 Average Sales Price	150.94	High InterQuartile Value	0.00 High 90% Value of Aggregate
241,500 Average Listed Price	0.00	InterQuartile Range	150.94 Aggregate Ratio
150.94 Average Ratio			Sampling Error
150.94 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
150.94 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
150.94 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 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
10 Total Transactions	96.00	Low InterQuartile Value	94.82 Low 90% Value of Aggregate
48,800 Average Sales Price	132.32	High InterQuartile Value	121.54 High 90% Value of Aggregate
52,790 Average Listed Price	36.32	InterQuartile Range	108.18 Aggregate Ratio
113.40 Average Ratio			12.35% Sampling Error
107.83 Median Ratio	41.52	Value of Outlier Low Limit	0 Number of Low Outliers
68.57 Low Ratio	186.80	Value of Outlier High Limit	0 Number of High Outliers
176.50 High Ratio	- 12.96	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	241.29	Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.87 COD			
2 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			

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
49 Total Transactions	76.19 Low InterQuartile Value		83.39 Low 90% Value of Aggregate
165,252 Average Sales Price	109.29 High InterQuartile Value		94.56 High 90% Value of Aggregate
147,031 Average Listed Price	33.09 InterQuartile Range		88.97 Aggregate Ratio
97.84 Average Ratio			6.28% Sampling Error
97.65 Median Ratio	26.55 Value of Outlier Low Limit	0 Number of Low Outliers	24.20% Weighted Standard Deviation
46.60 Low Ratio	158.93 Value of Outlier High Limit	1 Number of High Outliers	
176.50 High Ratio	- 23.09 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.10 PRD (Regression Index)	208.57 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
22.15 COD			
5 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
10% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			