

Study created by Christie.Wright@vermont.gov on 10/5/2022 at 5:17 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L438599680	702-223-10062	ADAMS CHRISTOPHER Location: 30 CHURCH STREET	CHOP FAMILY TRUST	0.12	1/6/2021	155,000	110,900	71.55			
L626008064	702-223-10202	BEZIO BART Location: 423 LAPLAND ROAD	SELIG MARK	5.10	6/27/2019	330,000	264,500	80.15			
1313655872	702-223-10155	DAVIS, JR, EARL E Location: 3010 ROUTE 109	D'LUZ, RION M	4.50	4/8/2021	320,000	245,000	76.56			
L61947904	702-223-10133	EVELAND MICHAEL Location: 40 FOX HILL ROAD	GLEN JOHN	1.10	11/17/2020	189,856	147,300	77.59			
1389187648	702-223-10408	NASER, DIANA Location: 1200 CODDING HOLLOW ROAD	MCCULLOUGH, SCOTT N	4.90	10/6/2021	353,000	175,700	49.77			
L1691332608	702-223-10430	NIQUETTE GREGORY Location: 756 VT ROUTE 109	HARRIS JASON	0.42	7/31/2019	155,000	108,700	70.13			
L684310528	702-223-10449	STOREY CINDY Location: 33 MAXFIELD ROAD	ELLERBEE JUSTIN	1.80	8/31/2020	199,000	107,500	54.02			
1025289280	702-223-10142	VOORHEES, KATHERINE Location: 36 HUBBARD ROAD	GILLESPIE, TIMOTHY	0.89	4/2/2021	287,500	134,300	46.71			
L2072616960	702-223-10152	WHITE WILLIAM Location: 4852 PLOT RD	WILKINS REBEKAH	2.30	7/12/2019	183,000	135,500	74.04			
Totals for R1 - Residential with less than 6 acres				21.13		2,172,356	1,429,400				

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
9 Total Transactions	51.90	Low InterQuartile Value	56.55 Low 90% Value of Aggregate
241,373 Average Sales Price	77.07	High InterQuartile Value	75.05 High 90% Value of Aggregate
158,822 Average Listed Price	25.18	InterQuartile Range	65.80 Aggregate Ratio
66.73 Average Ratio			14.06% Sampling Error
71.55 Median Ratio	14.13	Value of Outlier Low Limit	0 Number of Low Outliers
46.71 Low Ratio	114.84	Value of Outlier High Limit	0 Number of High Outliers
80.15 High Ratio	- 23.63	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	152.61	Value of Extreme High Limit	0 Number of High Extremes/Influentials
13.62 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1390936064	702-223-10393	BARON SR. ROBERT Location: 1605 LAPLAND ROAD	COOKE KEITH	10.10	5/21/2020	275,000	224,700	81.71			
1567843904	702-223-10295	CHAMBERLAIN, BARTHOL... Location: 438 SHIPMAN ROAD	RANSLOW, JESSE B	33.00	12/22/2021	425,000	302,400	71.15			
L1398833152	702-223-10250	CUSHMAN DEREK Location: 1680 BEALS HILL ROAD	LANPHER KENNETH	10.20	11/6/2020	309,000	232,100	75.11			
L1404125184	702-223-10045	SCARBACI ERIC Location: 1555 LAPLAND ROAD	APRIL VANDERVEER TRU...	10.00	10/21/2020	299,500	209,900	70.08			
753206848	702-223-10022	STEVENS, DANIEL Location: 164 CUTTING HILL ROAD	CADIEUX-BARUP FAMILY...	10.00	12/17/2021	145,000	90,900	62.69			

Totals for R2 - Residential with 6 or more acres				73.30		1,453,500	1,060,000				
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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
5 Total Transactions	66.39 Low InterQuartile Value	67.92 Low 90% Value of Aggregate
290,700 Average Sales Price	78.41 High InterQuartile Value	77.93 High 90% Value of Aggregate
212,000 Average Listed Price	12.02 InterQuartile Range	72.93 Aggregate Ratio
72.15 Average Ratio		6.86% Sampling Error
71.15 Median Ratio	48.35 Value of Outlier Low Limit	0 Number of Low Outliers
62.69 Low Ratio	96.45 Value of Outlier High Limit	0 Number of High Outliers
81.71 High Ratio	30.31 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	114.49 Value of Extreme High Limit	0 Number of High Extremes/Influentials
6.76 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
L1073557504	702-223-10192	FORTIN DYLAN	REYNOLDS BEGNOCHE AP...	3.09	9/9/2019	145,000	104,800	72.28			
Location: 1116 SMITHVILLE ROAD											

Totals for MHL - Mobile home landed				3.09		145,000	104,800				
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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	72.28	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
145,000 Average Sales Price	72.28	High InterQuartile Value	0.00	High 90% Value of Aggregate
104,800 Average Listed Price	0.00	InterQuartile Range	72.28	Aggregate Ratio
72.28 Average Ratio				Sampling Error
72.28 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
72.28 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
72.28 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			

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1386012672	702-223-10256	NAMREALTY LLC Location: 765 CLARK RD	NOKES ALAN	15.44	2/20/2020	28,500	45,300	158.95	E		
L2055069696	702-223-10438	O'NEILL JEREMY Location: TWISS HILL	HUTCHINS GEORGE	13.50	7/22/2020	35,000	30,400	86.86			
Totals for W - Woodland				28.94		63,500	75,700				

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
2 Total Transactions	86.86	Low InterQuartile Value	(99.45) Low 90% Value of Aggregate
31,750 Average Sales Price	158.95	High InterQuartile Value	337.88 High 90% Value of Aggregate
37,850 Average Listed Price	72.09	InterQuartile Range	119.21 Aggregate Ratio
122.90 Average Ratio			183.43% Sampling Error
122.90 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
86.86 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
158.95 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
29.33 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
1002394176	702-223-10344	ST. JOHN, ERIC Location: 4.3 ACRES OFF PAGE HILL ROAD	TOBIN, WALTER	4.30	9/30/2021	64,900	37,600	57.94			
L1290371072	702-223-10106	WILLIAMSON KYLE Location: 102 CLARK ROAD	ERLANDSON SCOTT	1.83	10/22/2019	26,000	25,100	96.54			
Totals for M - Miscellaneous				6.13		90,900	62,700				

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	57.94	Low InterQuartile Value	(27.20) Low 90% Value of Aggregate
45,450 Average Sales Price	96.54	High InterQuartile Value	165.15 High 90% Value of Aggregate
31,350 Average Listed Price	38.60	InterQuartile Range	68.98 Aggregate Ratio
77.24 Average Ratio			139.42% Sampling Error
77.24 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
57.94 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
96.54 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
24.99 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
16 Total Transactions	64.54	Low InterQuartile Value	64.05 Low 90% Value of Aggregate
244,116 Average Sales Price	77.33	High InterQuartile Value	74.84 High 90% Value of Aggregate
169,519 Average Listed Price	12.79	InterQuartile Range	69.44 Aggregate Ratio
70.06 Average Ratio			7.78% Sampling Error
71.91 Median Ratio	45.35	Value of Outlier Low Limit	0 Number of Low Outliers
46.71 Low Ratio	96.52	Value of Outlier High Limit	0 Number of High Outliers
87.48 High Ratio	26.16	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	115.70	Value of Extreme High Limit	0 Number of High Extremes/Influentials
11.20 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			

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	65.17 Low InterQuartile Value		40.69 Low 90% Value of Aggregate
38,600 Average Sales Price	143.35 High InterQuartile Value		138.59 High 90% Value of Aggregate
34,600 Average Listed Price	78.18 InterQuartile Range		89.64 Aggregate Ratio
100.07 Average Ratio			54.61% Sampling Error
91.70 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
57.94 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
158.95 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.12 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
30.18 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
20 Total Transactions	64.54 Low InterQuartile Value		64.40 Low 90% Value of Aggregate
212,198 Average Sales Price	81.32 High InterQuartile Value		74.76 High 90% Value of Aggregate
147,653 Average Listed Price	16.78 InterQuartile Range		69.58 Aggregate Ratio
71.70 Average Ratio			7.44% Sampling Error
72.28 Median Ratio	39.37 Value of Outlier Low Limit	0 Number of Low Outliers	13.37% Weighted Standard Deviation
46.71 Low Ratio	106.49 Value of Outlier High Limit	1 Number of High Outliers	
96.54 High Ratio	14.19 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	131.66 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
13.25 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			