

Study created by Christie.Wright@vermont.gov on 10/24/2022 at 3:27 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1477327936	732-233-10103	ANGUS, CULLEN Location: 123 SLAWSON RD	RYAN, MICHAEL J	4.20	12/2/2021	263,000	174,340	66.29			
L218357760	732-233-10365	BENSON GEORGE Location: 478 TROUT CLUB ROAD	KUBIK RICHARD	1.30	3/10/2021	60,000	57,340	95.57			
L871403520	732-233-10617	BONOMO JAMES Location: 686 MAIN STREET	TWEEDY RICHARD	0.14	7/31/2019	202,500	233,990	115.55			
L1093046272	732-233-10367	BOWER JOHN Location: 1031 ROUTE 100	LAFOGG JR DONALD	2.00	4/30/2019	360,000	315,540	87.65			
L406798336	732-233-10603	DALZIEL LARRY Location: 26 CASPER LANE	OLSEN SCOTT	2.23	4/30/2020	419,500	375,510	89.51			
L1648074752	732-233-10325	DEMATTEIS JON Location: 205 OLD TAVERN ROAD	JOHNSON WENDY	1.90	8/24/2020	235,000	195,000	82.98			
L218832896	732-233-10304	DETHOMAS ELEANOR Location: 107 VERMONT ROUTE 100	O'BRIEN III ANDREW	1.10	9/23/2019	199,000	179,680	90.29			
L1620574208	732-233-10166	DIAZ DANIEL Location: 70 BURTON ROAD	DUKE STUART	4.50	9/30/2020	210,000	216,840	103.26			
L894685184	732-233-10573	FORD ELIZABETH Location: 35 MARKHAM LANE	SMITH ELEANOR	3.50	11/5/2019	270,000	278,480	103.14			
L573579264	732-233-10542	GALLEY KENNETH Location: 29 SLAWSON RD.	THORP THOMAS	4.90	12/6/2019	189,035	167,050	88.37			
L1087754240	732-233-10193	GONZALEZ SAMUEL Location: 203 LAWRENCE HILL ROAD	REYNOLDS WENDE	4.33	10/15/2020	345,000	165,000	47.83			
1655815232	732-233-10436	GUTHU, DAVID M Location: 41 LAWRENCE HILL ROAD	LOVELESS, GARY W	0.15	12/21/2021	780,097	464,520	59.55			
1499423808	732-233-10424	HALPERN, KARA Location: 947 ROUTE 100	MIGNONE, ROBERT A	3.10	5/21/2021	415,000	317,340	76.47			
1198957632	732-233-10414	HAPPY CLOUDS VT LLC Location: 25 LAWRENCE HILL ROAD	BENNETT, III, DEAN J	2.48	5/27/2021	736,500	840,400	114.11			
L1532592128	732-233-10094	HAUSER GRETCHEN Location: 83 SLAWSON RD	JUDITH E. FALANGO RE...	2.40	9/18/2020	365,000	295,860	81.06			
L479322112	732-233-10479	HORVATH TRUSTEE JOHN Location: 105 JOHNSON HILL ROAD	KERSTEN WILLIAM	2.70	1/3/2020	256,000	212,830	83.14			
L2126077952	732-233-10474	HYLAND THOMAS Location: 308 GREENDALE RD.	GRISWOLD JENNIFER	1.90	9/3/2020	144,000	92,960	64.56			
1892504128	732-233-10592	KALINOWSKI, KATHLEEN Location: 69 SLAWSON ROAD	BRADY, DENNIS	2.40	1/14/2022	222,000	115,450	52.00			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L988024832	732-233-10283	KANOVSKY DONNY Location: 1520 ROUTE 100	HAMONE LLC	1.98	2/4/2021	150,000	93,340	62.23			
L688443392	732-233-10121	KATZ DAVID Location: 74 LAWRENCE HILL ROAD	GEORGE HIZNY AND J. ...	1.80	9/13/2019	406,000	162,640	40.06			
L1520377856	732-233-10247	LACHCIK JR. DANIEL Location: 198 HIGHLAND VIEW ROAD	SARAH STAHL AND CHRIS...	2.70	10/13/2020	403,800	237,860	58.91			
L460177408	732-233-10072	LAPISKA MATTHEW Location: 79 BURTON ROAD	DEL TUFO DAVID	3.10	9/17/2020	291,000	184,290	63.33			
L451878912	732-233-10299	NAGLE PETER Location: 15 CASPER LANE	R. E. HAZARD CONTRAC...	2.30	11/20/2020	850,000	861,950	101.41			
L1746403328	732-233-10068	PFISTER JOANNA Location: 118 HIGHLAND VIEW ROAD	BICKFORD CARLTON	2.98	11/23/2020	544,000	379,180	69.70			
L695410688	732-233-10515	SALOMONSSON STEPHEN Location: 749 MAIN STREET	RICHARDSON ALLEN	1.20	5/3/2019	149,500	128,560	85.99			
L655933440	732-233-10410	SPENCER JOE Location: 168 ROUTE 100	COLD BROOK EQUITIES ...	2.87	11/26/2019	156,500	181,130	115.74			
1304960064	732-233-10032	VIGNONE, CHRISTOPHER... Location: 700 MAIN STREET	WHELAN, CHRISTOPHER ...	0.26	10/13/2021	380,000	183,860	48.38			
L1101467648	732-233-10263	WEST RIVER PROPERTIE... Location: 297 LAWRENCE HILL RD	HARDUBY JAMES	1.90	6/27/2019	99,000	99,950	100.96			
L649482240	732-233-10515	WEST RIVER PROPERTIE... Location: 749 MAIN STREET	SALOMONSSON STEPHEN	1.20	1/17/2020	160,000	128,560	80.35			
2053453888	732-233-10677	WIACEK, RAYMOND J Location: 689 MAIN STREET	BANNON, JOHN P	0.92	4/8/2021	280,000	289,730	103.48			
65143872	732-233-10639	XHAKLI, KASTRIOT Location: 963 ROUTE 100	ALLEGRI, THOMAS	0.98	4/27/2021	245,000	237,620	96.99			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>69.42</b>		<b>9,786,432</b>	<b>7,866,800</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
31 Total Transactions	63.33 Low InterQuartile Value		72.66 Low 90% Value of Aggregate
315,691 Average Sales Price	100.96 High InterQuartile Value		88.11 High 90% Value of Aggregate
253,768 Average Listed Price	37.63 InterQuartile Range		80.38 Aggregate Ratio
81.58 Average Ratio			9.62% Sampling Error
83.14 Median Ratio	6.89 Value of Outlier Low Limit	0 Number of Low Outliers	
40.06 Low Ratio	157.40 Value of Outlier High Limit	0 Number of High Outliers	
115.74 High Ratio	- 49.56 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.01 PRD (Regression Index)	213.85 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
20.89 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
6% 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
L2127568896	732-233-10008	BOOTH SUSANNE Location: 324 ROUTE 100	ALBERTO DONALD	23.40	5/14/2019	310,000	264,100	85.19			
L1047101440	732-233-10022	BRAY GARTH Location: 17 CASCADE FARM ROAD	CHIOFFI DAVID	62.96	4/29/2019	881,000	855,900	97.15			
L1220710400	732-233-10179	BURY BRIAN Location: 169 LANDGROVE ROAD	LEWIS CRAIG	21.78	8/24/2020	735,000	646,950	88.02			
L472748032	732-233-10195	BUSH VIRGINIA Location: 310 DALE ROAD	FONNER RICHARD	20.00	9/30/2020	920,000	883,620	96.05			
L1351880704	732-233-10551	CATTERSON JAMES Location: 19 OBED MOORE ROAD	SCHNEIDER LIVING TRU...	12.00	11/22/2019	460,000	666,800	144.96			
L842620928	732-233-10537	ENEVA SVETLA Location: 74 OBED MOORE ROAD	MARITAL TRUST UNDER ...	48.74	10/26/2020	415,000	474,010	114.22			
1163201600	732-233-10184	FEDELE, MICHAEL Location: 905 ROUTE 100	FABIANO, RICHARD	11.00	7/15/2021	276,000	208,030	75.37			
L1321500672	732-233-10017	GOODMAN ALAN Location: 122 JACQUITH RD.	ANDLINGER MERRICK	53.90	7/20/2020	1,385,000	1,198,860	86.56			
2057124928	732-233-10307	GREGORY, DAVID T Location: 124 TURNER ROAD	DON IHDE REVOCABLE T...	134.50	11/10/2021	1,100,124	842,810	76.61			
L2000248832	732-233-10520	HEILEMANN ADAM Location: 98 HELLS PEAK RD	REBECCA Y. ROBINSON ...	31.40	9/8/2020	1,100,000	1,226,640	111.51			
1935174208	732-233-10553	INZERILLO, JOSEPH A Location: 294 VERMONT ROUTE 100	KIM B. BEPLER REVOCA...	239.60	3/18/2022	3,900,000	2,291,900	58.77			
822230080	732-233-10114	KRISHNASWAMI, MUKUND Location: 345 DALE ROAD	CHARETTE, DAVID J	10.13	11/8/2021	800,000	524,030	65.50			
L1118945280	732-233-10179	LEWIS CRAIG Location: 169 LANDGROVE ROAD	ESSER ANDREW	21.82	8/30/2019	665,000	646,950	97.29			
1832852544	732-233-10316	NEFF, JOSHUA W Location: 420 GREENDALE ROAD	CAROL RAYMOND JENNIN...	58.00	10/15/2021	425,000	386,710	90.99			
L229720064	732-233-10699	PULVERMILLER JAMES Location: 129 OBED MOORE ROAD	BELL MALCOLM	12.60	2/9/2021	270,000	285,900	105.89			
L1796882432	732-233-10539	SALOMONSSON STEPHEN Location: 20 WILDE'S WAY	RUESS DAVID	10.01	12/20/2019	462,500	429,910	92.95			
L372084736	732-233-10086	TRUEX TODD Location: 273 PIPER HILL ROAD	QUEVEDO STEVEN	27.70	10/1/2020	618,000	607,560	98.31			
2109699136	732-233-10142	WATSON, CHARLES E Location: 142 PIPER HILL ROAD	DAVIS, PATRICIA S	48.42	7/1/2021	1,300,000	952,500	73.27			

**R2 - Residential with 6 or more acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L427253760	732-233-10185	WEST RIVER PROPERTIE... Location: 38 KILE ROAD	FARLEY WILLIAM	86.67	12/11/2020	400,000	422,270	105.57			
877912640	732-233-10706	WILLEVER, JAMES Location: 329 ROUTE 100	STODDARD, CHAD	6.50	2/3/2022	160,000	57,750	36.09			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>941.13</b>		<b>16,582,624</b>	<b>13,873,200</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	
20 Total Transactions	75.68	Low InterQuartile Value	72.32	Low 90% Value of Aggregate
829,131 Average Sales Price	103.75	High InterQuartile Value	95.00	High 90% Value of Aggregate
693,660 Average Listed Price	28.07	InterQuartile Range	83.66	Aggregate Ratio
90.01 Average Ratio			13.55%	Sampling Error
91.97 Median Ratio	33.58	Value of Outlier Low Limit	0	Number of Low Outliers
36.09 Low Ratio	145.86	Value of Outlier High Limit	0	Number of High Outliers
144.96 High Ratio	- 8.53	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	187.97	Value of Extreme High Limit	0	Number of High Extremes/Influentials
17.80 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			

**S1 - Vacation home with less than 6 acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L572555264	732-233-10120	FEDELE STACEY Location: 735 MAIN STREET	HANENBERG DANIEL	1.10	11/19/2020	280,000	179,380	64.06			
L1801019392	732-233-10269	JBM MAPLE LLC Location: 881 ROUTE 100	LARSON MEREDITH	0.43	10/31/2019	17,000	31,570	185.71	O	O	
<b>Totals for S1 - Vacation home with less than 6 acres</b>				<b>1.53</b>		<b>297,000</b>	<b>210,950</b>				

**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
2 Total Transactions	64.06	Low InterQuartile Value	(3.95) Low 90% Value of Aggregate
148,500 Average Sales Price	185.71	High InterQuartile Value	146.00 High 90% Value of Aggregate
105,475 Average Listed Price	121.64	InterQuartile Range	71.03 Aggregate Ratio
124.89 Average Ratio			105.55% Sampling Error
124.89 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
64.06 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
185.71 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.76 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
48.70 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
L1701691392	732-233-10317	COLEMAN MELVIN Location: VACANT LAND HIGHLAND VIEW	JERMINE MATTHEW	2.30	2/7/2020	20,000	45,460	227.30	E		
L669163520	732-233-10254	LYNCH TODD Location: 11 JENNY COOLIDGE ROAD	NELSON MARK	9.50	1/5/2021	52,000	59,300	114.04			
<b>Totals for W - Woodland</b>				<b>11.80</b>		<b>72,000</b>	<b>104,760</b>				

**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	114.04	Low InterQuartile Value	(132.59) Low 90% Value of Aggregate
36,000 Average Sales Price	227.30	High InterQuartile Value	423.59 High 90% Value of Aggregate
52,380 Average Listed Price	113.26	InterQuartile Range	145.50 Aggregate Ratio
170.67 Average Ratio			191.13% Sampling Error
170.67 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
114.04 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
227.30 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
33.18 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			



**M - Miscellaneous**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1250562048	732-233-10726	AHLERS RICHARD Location: 00 PIPER HILL ROAD	MARGOLIS ERIC	9.14	1/15/2021	185,000	100,450	54.30			
208489536	732-233-10720	BOWMAN, KEITH A Location: 180 OLD TAVERN ROAD	MONTGOMERY, STEPHEN	7.80	8/20/2021	115,000	103,900	90.35			
L1305317376	732-233-10429	FOSTER ETHAN Location: PARKER LANE	MERTZ JR PAUL	10.20	11/25/2020	65,000	71,900	110.62			
L979165184	732-233-10001	GILBERT MICHAEL Location: 00 VERMONT ROUTE 100	ALBERTO DONALD	2.70	11/6/2020	32,000	54,420	170.06	O		
L2065424384	732-233-10748	KAIMER GRETCHEN Location: HOLDEN HILL ROAD	FOSTER WILLIAM	10.24	1/15/2020	50,000	58,640	117.28			
L423575552	732-233-10088	WHITELEY SARA Location: 407 HOLDEN HILL RD	FOSTER ETHAN	5.80	8/10/2020	900,000	341,310	37.92			
<b>Totals for M - Miscellaneous</b>				<b>45.88</b>		<b>1,347,000</b>	<b>730,620</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	
6 Total Transactions	50.20	Low InterQuartile Value	28.53	Low 90% Value of Aggregate
224,500 Average Sales Price	130.48	High InterQuartile Value	79.95	High 90% Value of Aggregate
121,770 Average Listed Price	80.27	InterQuartile Range	54.24	Aggregate Ratio
96.75 Average Ratio			47.40%	Sampling Error
100.48 Median Ratio	- 70.20	Value of Outlier Low Limit	0	Number of Low Outliers
37.92 Low Ratio	250.88	Value of Outlier High Limit	0	Number of High Outliers
170.06 High Ratio	- 190.61	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.78 PRD (Regression Index)	371.29	Value of Extreme High Limit	0	Number of High Extremes/Influentials
35.73 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
53 Total Transactions	65.90	Low InterQuartile Value	75.27 Low 90% Value of Aggregate
503,133 Average Sales Price	101.18	High InterQuartile Value	89.37 High 90% Value of Aggregate
414,169 Average Listed Price	35.29	InterQuartile Range	82.32 Aggregate Ratio
86.39 Average Ratio			8.56% Sampling Error
87.65 Median Ratio	12.97	Value of Outlier Low Limit	0 Number of Low Outliers
36.09 Low Ratio	154.11	Value of Outlier High Limit	1 Number of High Outliers
185.71 High Ratio	- 39.96	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	207.04	Value of Extreme High Limit	0 Number of High Extremes/Influentials
21.59 COD			
3	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
6%	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	89.83 Low InterQuartile Value		0.00 Low 90% Value of Aggregate
217,000 Average Sales Price	89.83 High InterQuartile Value		0.00 High 90% Value of Aggregate
194,930 Average Listed Price	0.00 InterQuartile Range		89.83 Aggregate Ratio
89.83 Average Ratio			Sampling Error
89.83 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
89.83 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
89.83 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
8 Total Transactions	63.31	Low InterQuartile Value	30.68 Low 90% Value of Aggregate
177,375 Average Sales Price	156.87	High InterQuartile Value	87.06 High 90% Value of Aggregate
104,423 Average Listed Price	93.56	InterQuartile Range	58.87 Aggregate Ratio
115.23 Average Ratio			47.89% Sampling Error
112.33 Median Ratio	- 77.03	Value of Outlier Low Limit	0 Number of Low Outliers
37.92 Low Ratio	297.20	Value of Outlier High Limit	0 Number of High Outliers
227.30 High Ratio	- 217.36	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.96 PRD (Regression Index)	437.54	Value of Extreme High Limit	0 Number of High Extremes/Influentials
37.33 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			

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
62 Total Transactions	66.09 Low InterQuartile Value		74.22 Low 90% Value of Aggregate
463,640 Average Sales Price	103.31 High InterQuartile Value		87.97 High 90% Value of Aggregate
375,997 Average Listed Price	37.22 InterQuartile Range		81.10 Aggregate Ratio
87.92 Average Ratio			8.47% Sampling Error
88.37 Median Ratio	10.26 Value of Outlier Low Limit	0 Number of Low Outliers	33.81% Weighted Standard Deviation
36.09 Low Ratio	159.14 Value of Outlier High Limit	3 Number of High Outliers	
185.71 High Ratio	- 45.56 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.08 PRD (Regression Index)	214.97 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
23.20 COD			
3 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			