

Study created by Christie.Wright@vermont.gov on 11/24/2022 at 12:57 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1785167872	741-236-10159	ALAVI SEPIDEH Location: 41 TERRACE HEIGHTS	BARNICLE SCOTT	0.52	9/15/2020	405,000	252,600	62.37			
1638956096	741-236-10367	BAIRD, MACARAN A Location: 930 PRUNIER ROAD	WASHINGTON, CAROL E	2.00	10/18/2021	315,000	237,500	75.40			
L1104592896	741-236-10170	CAMERON HAY Location: 946 CAVE ROAD	FENN PETER	3.52	6/7/2019	219,000	257,900	117.76			
432749632	741-236-10370	COUSINO, TYLER Location: 608 PERKINS ROAD	EARLE, NICHOLAS	4.00	9/15/2021	288,500	229,600	79.58			
L1777487872	741-236-10370	EARLE NICHOLAS Location: 608 PERKINS ROAD	ESTATE OF STEPHEN W....	4.00	5/15/2020	245,000	229,600	93.71			
397085760	741-236-10347	EMILO, JESSE R Location: 16 MEADOW LAN	POULIN-DELTOUR, WILL...	0.55	6/1/2021	332,500	159,800	48.06			
L1859911680	741-236-10162	FOSTER CHRISTOPHER Location: 17 BUNNY LANE	TROMBULAK STEPHEN	1.50	5/29/2020	297,000	241,100	81.18			
L685056000	741-236-10228	FRANDINO CHRISTINE Location: 1787 QUAKER VILLAGE ROAD	LOEWER KIM	0.64	7/20/2020	495,000	408,500	82.53			
1076065344	741-236-10454	KIM, ELLEN S Location: 28 THUNDER ROAD	TIGER, REBECCA	1.92	6/1/2021	475,000	270,100	56.86			
2041252928	741-236-10118	LYFORD, ALEXANDER J Location: 567 QUAKER VILLAGE ROAD	DENECKER, THOMAS A	2.21	4/27/2021	500,000	440,900	88.18			
L418062336	741-236-10321	MORSE BREANNA Location: 75 MORGAN HORSE FARM ROAD	SHANDROW JR. JOHN	2.31	8/14/2020	240,000	229,900	95.79			
501574720	741-236-10229	MURPHY, BRIAN M Location: 2537 WEYBRIDGE ROAD	TOLAS, RUSSELL P	4.00	8/19/2021	565,000	400,100	70.81			
L304537600	741-236-10139	ROBINSON JAMES Location: 1227 SHEEP FARM ROAD	CLOOKEY JANINE	1.10	12/7/2020	265,000	259,500	97.92			
L841588736	741-236-10169	ROBINSON JAMES Location: 194 PULP MILL BRIDGE ROAD	LOVEJOY NICHOLAS	0.46	1/15/2021	339,500	184,900	54.46			
L346591232	741-236-10215	SELBY KATHERINE Location: 1896 QUAKER VILLAGE ROAD	GILES KNEPP THERESE	0.50	12/31/2020	276,000	193,000	69.93			
525190720	741-236-10104	SIDNEY, DONALD R Location: 301 QUAKER VILLAGE ROAD	DAHLIN, BARRY E	1.02	3/14/2022	375,000	230,900	61.57			
L1316368384	741-236-10172	SINKS WILLIAM Location: 3376 QUAKER VILLAGE ROAD	GUTTERSON NORMAN	0.80	6/21/2019	170,000	161,400	94.94			
Totals for R1 - Residential with less than 6 acres				31.05		5,802,500	4,387,300				

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
17 Total Transactions	61.97 Low InterQuartile Value		68.94 Low 90% Value of Aggregate
341,324 Average Sales Price	94.33 High InterQuartile Value		82.28 High 90% Value of Aggregate
258,076 Average Listed Price	32.36 InterQuartile Range		75.61 Aggregate Ratio
78.30 Average Ratio			8.82% Sampling Error
79.58 Median Ratio	13.44 Value of Outlier Low Limit	0 Number of Low Outliers	
48.06 Low Ratio	142.86 Value of Outlier High Limit	0 Number of High Outliers	
117.76 High Ratio	- 35.10 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	191.40 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.67 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
L1229225984	741-236-10052	CARTER AVA Location: 1816 MORGAN HORSE FARM ROAD	STARR DAVID	26.00	3/2/2020	1,070,000	1,144,500	106.96			
L113737728	741-236-10318	CONANT JODY Location: 4341 SNAKE MOUNTAIN ROAD	MIRLING SANFORD	10.10	10/3/2019	300,000	270,000	90.00			
1129170496	741-236-10346	CONNOLLY, LAURIA Location: 4550 SNAKE MOUNTAIN ROAD	BORDEN, LAURIE	11.51	11/30/2021	550,000	431,000	78.36			
L1494384640	741-236-10364	FALLIS MICHAEL Location: 1560 JAMES ROAD	SUZANNE J. WARD REVO...	10.25	8/7/2019	325,000	290,800	89.48			
L590188544	741-236-10244	JAMES DANIEL STEPHEN Location: 4050 SNAKE MOUNTAIN ROAD	MESSENGER CHARLES	12.80	10/28/2020	330,000	323,400	98.00			
624917568	741-236-10190	JONES, ALISON M Location: 765 MORGAN HORSE FARM ROAD	POMERANCE, MARCIA	25.59	11/19/2021	1,125,000	583,200	51.84			
L1989320704	741-236-10052	LORENC FAMILY LIVING... Location: 1816 MORGAN HORSE FARM ROAD	CARTER AVA	26.00	12/30/2020	1,100,000	1,144,500	104.05			
935556160	741-236-10061	MILLER, TYLER Location: 638 PERKINS ROAD	PONDER, JENNIFER A	6.20	6/4/2021	367,000	229,400	62.51			
1109820480	741-236-10245	SISSON, ALETA Location: 4310 SNAKE MOUNTAIN ROAD	HENDRICKSON, DAVID A	24.00	4/8/2021	600,000	440,600	73.43			
Totals for R2 - Residential with 6 or more acres				152.45		5,767,000	4,857,400				

R2 - Residential with 6 or more 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	
9 Total Transactions	67.97	Low InterQuartile Value	67.59	Low 90% Value of Aggregate
640,778 Average Sales Price	101.02	High InterQuartile Value	100.86	High 90% Value of Aggregate
539,711 Average Listed Price	33.05	InterQuartile Range	84.23	Aggregate Ratio
83.85 Average Ratio			19.74%	Sampling Error
89.48 Median Ratio	18.39	Value of Outlier Low Limit	0	Number of Low Outliers
51.84 Low Ratio	150.60	Value of Outlier High Limit	0	Number of High Outliers
106.96 High Ratio	- 31.19	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	200.18	Value of Extreme High Limit	0	Number of High Extremes/Influentials
16.50 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
11%	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
L1636909056	741-236-10465	BUSHEY GABRIEL Location: LOT 5, PIPER RIDGE	HEWITT DANIEL	2.70	3/29/2021	37,000	32,100	86.76			
1907035200	741-236-10295	D'AVELLA, ANTHONY N Location: MORGAN HORSE FARM ROAD	PRIGO, ROBERT B	40.25	6/4/2021	320,000	175,300	54.78			
L2143322112	741-236-10421	MCKENNA JAMES Location: 824 SHEEP FARM ROAD	DOLGINOW DAVID	2.91	10/29/2020	145,900	106,400	72.93			
1353739328	741-236-10059	MENDOZA, MARY E Location: 1628 JAMES ROAD	CARL R. DEBISSCHOP 1...	10.20	8/19/2021	280,000	226,900	81.04			
2006207552	741-236-10130	RAMIREZ, DAVID Location: 3126 WEYBRIDGE ROAD	FLYNN, DEDRA M	2.80	4/30/2021	549,000	472,400	86.05			
L1945223168	741-236-10431	ROBERT S. SCHINE TRS... Location: 310 PULP MILL BRIDGE ROAD	WOLAVER MORGAN	1.06	6/9/2020	150,000	144,200	96.13			
L42393600	741-236-10456	THORNDIKE LOVE TALIS Location: 590 PIPER RIDGE, LOT 4	MENDEZ BRANDON	5.86	10/31/2019	33,000	47,900	145.15	O	O	O
Totals for M - Miscellaneous				65.78		1,514,900	1,205,200				

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	
7 Total Transactions	72.93	Low InterQuartile Value	67.59	Low 90% Value of Aggregate
216,414 Average Sales Price	96.13	High InterQuartile Value	91.52	High 90% Value of Aggregate
172,171 Average Listed Price	23.21	InterQuartile Range	79.56	Aggregate Ratio
88.98 Average Ratio			15.03%	Sampling Error
86.05 Median Ratio	38.12	Value of Outlier Low Limit	0	Number of Low Outliers
54.78 Low Ratio	130.94	Value of Outlier High Limit	1	Number of High Outliers
145.15 High Ratio	3.31	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	165.75	Value of Extreme High Limit	0	Number of High Extremes/Influentials
19.81 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
27 Total Transactions	62.37 Low InterQuartile Value		69.85 Low 90% Value of Aggregate
452,944 Average Sales Price	94.94 High InterQuartile Value		86.43 High 90% Value of Aggregate
353,937 Average Listed Price	32.57 InterQuartile Range		78.14 Aggregate Ratio
79.00 Average Ratio			10.61% Sampling Error
79.58 Median Ratio	13.51 Value of Outlier Low Limit	0 Number of Low Outliers	
47.21 Low Ratio	143.80 Value of Outlier High Limit	0 Number of High Outliers	
117.76 High Ratio	- 35.34 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.01 PRD (Regression Index)	192.65 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.90 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4% 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
7 Total Transactions	72.93 Low InterQuartile Value		67.32 Low 90% Value of Aggregate
216,414 Average Sales Price	96.13 High InterQuartile Value		91.79 High 90% Value of Aggregate
172,171 Average Listed Price	23.21 InterQuartile Range		79.56 Aggregate Ratio
88.98 Average Ratio			15.37% Sampling Error
86.05 Median Ratio	38.12 Value of Outlier Low Limit	0 Number of Low Outliers	
54.78 Low Ratio	130.94 Value of Outlier High Limit	1 Number of High Outliers	
145.15 High Ratio	3.31 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.12 PRD (Regression Index)	165.75 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.81 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
34 Total Transactions	62.47 Low InterQuartile Value		70.94 Low 90% Value of Aggregate
404,247 Average Sales Price	95.15 High InterQuartile Value		85.66 High 90% Value of Aggregate
316,515 Average Listed Price	32.68 InterQuartile Range		78.30 Aggregate Ratio
81.05 Average Ratio			9.40% Sampling Error
81.11 Median Ratio	13.45 Value of Outlier Low Limit	0 Number of Low Outliers	26.53% Weighted Standard Deviation
47.21 Low Ratio	144.18 Value of Outlier High Limit	1 Number of High Outliers	
145.15 High Ratio	- 35.57 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	193.20 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
20.07 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			