

Study created by Christie.Wright@vermont.gov on 11/18/2022 at 1:16 AM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L902111232	744-237-10584	BAKER RYAN Location: 2183 PEAK RAOD	BAKER ANNIE	4.50	8/27/2019	132,000	121,200	91.82			
L618926080	744-237-10273	CARRIERE PETER Location: 7166 SOUTH WHEELock ROAD	HAFF JR. CHARLES	1.00	1/19/2021	140,000	127,400	91.00			
818486336	744-237-10483	CHARLAND, HOLLY Location: 255 RED SCHOOL HOUSE ROAD	STOWELL, DAVID	5.62	9/29/2021	109,000	88,600	81.28			
L1960124416	744-237-10632	CONCEPCION WILFREDO Location: BEAN POND ROAD	LACOURSE DENNIS	3.87	7/6/2020	23,000	12,000	52.17			
L444739584	744-237-10206	HERB RAYMOND Location: 5555 VT ROUTE 16	HITTLE BARBARA	4.00	5/8/2019	100,000	131,800	131.80			
1755262016	744-237-10423	HOAG, AMANDA Location: 5789 SOUTH WHEELock RD	RUCKDESCHEL, BRUCE R	1.00	8/30/2021	107,000	87,100	81.40			
L1167687680	744-237-10501	KELLY COREY Location: 5697 SOUTH WHEELock ROAD	ROOKER LAURA	1.00	12/20/2019	99,000	95,400	96.36			
L1733447680	744-237-10308	MOONEY JOSEPH Location: 5589 SOUTH WHEELock ROAD	MCFARLAND JASON	1.00	11/26/2019	72,000	82,400	114.44			
L170377216	744-237-10266	MUCKERMAN ELIZABETH Location: 45 LEACH LANE	JARDINE GLEN	1.90	10/5/2020	155,000	72,700	46.90			
L1648590848	744-237-10344	MUIR ROSE MARY Location: 3 SUTTON ROAD	RAINEY JEREMY	3.00	6/1/2020	61,000	105,000	172.13	O	O	O
L2068316160	744-237-10278	NEWTON COLE Location: 7206 SOUTH WHEELock ROAD	LITTLE FORREST	2.00	7/2/2019	128,500	156,100	121.48			
445240384	744-237-10486	NOYES, RYAN Location: 470 VERMONT ROUTE 122	KADAMUS, KEVIN	2.00	6/25/2021	265,000	189,700	71.58			
562207808	744-237-10137	RINEHART, MEAGHEN Location: 499 RED SCHOOLHOUSE ROAD	ROSS, KRYSTAL	5.20	10/8/2021	85,000	80,600	94.82			
L1869053952	744-237-10177	RUFF RUSSELL Location: 88 PEAK ROAD	MAYER JAMES	3.00	11/18/2020	136,000	125,400	92.21			
1435587648	744-237-10619	ST JEAN, RICHARD Location: 444 PEAK RD	ROBY, CHRISTINE	4.91	5/26/2021	145,000	89,900	62.00			
L1744195584	744-237-10064	TUTTLE BRYANT Location: 122 STANNARD MOUNTAIN ROAD	BRITCH ALTON	2.00	12/2/2020	176,000	143,900	81.76			
Totals for R1 - Residential with less than 6 acres				46.00		1,933,500	1,709,200				

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
16 Total Transactions	74.01	Low InterQuartile Value	77.97 Low 90% Value of Aggregate
120,844 Average Sales Price	109.92	High InterQuartile Value	98.83 High 90% Value of Aggregate
106,825 Average Listed Price	35.91	InterQuartile Range	88.40 Aggregate Ratio
92.70 Average Ratio			11.80% Sampling Error
91.41 Median Ratio	20.14	Value of Outlier Low Limit	0 Number of Low Outliers
46.90 Low Ratio	163.80	Value of Outlier High Limit	1 Number of High Outliers
172.13 High Ratio	- 33.73	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	217.67	Value of Extreme High Limit	0 Number of High Extremes/Influentials
23.72 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
L1033846784	744-237-10068	AUBIN CODY Location: 297 JOHN ROCK ROAD	LEACH RONI	10.80	2/21/2020	115,000	105,500	91.74			
L99893248	744-237-10013	BARTLETT PROPERTY HO... Location: 4380 SOUTH WHEELOCK ROAD	JOHN B. AYERS 2000 T...	97.00	1/15/2020	345,000	306,800	88.93			
831581248	744-237-10045	BARTLETT, BETSY Location: 4716 SOUTH WHEELOCK ROAD	BLAKE, KENNETH H	10.70	9/8/2021	250,000	202,900	81.16			
L1611505664	744-237-10242	BENOIT THEODORE Location: 2424 PEAK ROAD	EARLY JOSHUA	15.90	10/7/2019	189,000	172,700	91.38			
L1143242752	744-237-10414	CLARK AUSTIN Location: 2486 PEAK ROAD	ROBERTS CHAD	92.30	12/4/2020	339,000	271,200	80.00			
L2027110400	744-237-10508	COTA TAYLOR Location: 127 MINISTER HILL ROAD	TURNBAUGH VICTORIA	25.00	10/18/2019	210,000	215,000	102.38			
1371482688	744-237-10126	DYER, BETH H Location: 785 LEROUX ROAD	DEKETT, ROGER G	78.50	3/8/2022	456,000	275,800	60.48			
L1612660736	744-237-10164	HARVEY DANIEL Location: 1374 BEAN POND ROAD	LACOURSE JR DENNIS	6.63	5/22/2019	103,000	93,900	91.17			
L955404288	744-237-10401	LANGE SCOTT Location: 1714 VERTICAL MILE ROAD	REID DOUGLAS	32.80	4/13/2020	322,500	374,800	116.22			
L947789824	744-237-10107	LAPIERRE JEAN-MARC Location: 740 ALLARD HILL ROAD	COLLETTE BRADLEY	20.02	7/22/2019	265,000	185,200	69.89			
L1017290752	744-237-10006	SCHUSTER NICHOLAS Location: 520 ALLARD HILL ROAD	CROUCH AMY	34.98	3/6/2020	165,000	185,300	112.30			
1508826176	744-237-10414	TIDHAR, DAVID Location: 2486 PEAK ROAD	CLARK, AUSTIN R	92.30	10/5/2021	427,000	271,200	63.51			
1226320960	744-237-10199	WINFIELD, ADRIENNE F Location: 221 BLAKELY ROAD	KIRULUTA, ANDREW M	10.87	8/20/2021	240,000	194,900	81.21			
Totals for R2 - Residential with 6 or more acres				527.80		3,426,500	2,855,200				

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
13 Total Transactions	74.94	Low InterQuartile Value	73.57 Low 90% Value of Aggregate
263,577 Average Sales Price	97.06	High InterQuartile Value	93.09 High 90% Value of Aggregate
219,631 Average Listed Price	22.12	InterQuartile Range	83.33 Aggregate Ratio
86.95 Average Ratio			11.71% Sampling Error
88.93 Median Ratio	41.77	Value of Outlier Low Limit	0 Number of Low Outliers
60.48 Low Ratio	130.24	Value of Outlier High Limit	0 Number of High Outliers
116.22 High Ratio	8.59	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	163.41	Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.61 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
1732668480	744-237-10153	BENOIT, III, JOSEPH ... Location: 298 LITTLE DEER DRIVE	FORCIER, TRUSTEE, AL...	11.00	9/28/2021	89,000	59,800	67.19			
L758743040	744-237-10316	BOYLE PETER Location: FALL BROOK ROAD	MITCHELL JR. JACKSON	12.20	3/22/2021	65,000	50,500	77.69			
L1341952000	744-237-10241	DICKINSON RICHARD Location: 1832 ALLARD HILL ROAD	EISENHAUER JUSTIN	10.20	10/3/2019	45,000	55,000	122.22			
L2136031232	744-237-10025	FRYER HUGH Location: 1116 JILLS HILL ROAD	WYNNE BRIAN	11.40	8/24/2020	40,000	38,900	97.25			
1488012352	744-237-10285	GWENDOLYN A. BISHOP ... Location: 4310 MCDOWELL ROAD	WADE, CYNTHIA	24.00	5/7/2021	72,000	51,400	71.39			
L189538304	744-237-10336	HALL STACY Location: 1308 JILL'S HILL ROAD	COLE KEVIN	12.00	12/30/2020	35,000	43,700	124.86			
1359273024	744-237-10538	HAVRDA, TOMAS Location: 1195 RAMSEY ROAD	RICHARDSON, THADDEUS	12.00	11/4/2021	120,000	62,500	52.08			
1000936512	744-237-10274	MADSEN, ALICIA Location: 267 MORGAN ROAD EAST	THE PATRICIA LEWIS T...	10.10	5/19/2021	89,900	65,100	72.41			
L1957322752	744-237-10156	MCOWEN ROBIN Location: 2218 KENISTON HILL ROAD	TINKER TYLER	12.90	10/16/2020	72,500	45,000	62.07			
L1443528704	744-237-10052	POWERS GLENN Location: 5028 MCDOWELL ROAD	BOHLEN ROBERT	20.20	1/18/2021	45,000	48,800	108.44			
L150708224	744-237-10245	ROY RICHARD Location: 4400 MCDOWELL ROAD	THOMPSON JR OTIS	16.00	3/12/2021	110,000	121,800	110.73			
1838814272	744-237-10090	TITUS, MICHAEL Location: 2368 KENNISTON HILL ROAD	NURNBERG, STEVEN	24.50	5/26/2021	195,000	184,000	94.36			
Totals for S2 - Seasonal home with 6 or more acres				176.50		978,400	826,500				

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
12 Total Transactions	68.24	Low InterQuartile Value	73.03 Low 90% Value of Aggregate
81,533 Average Sales Price	110.16	High InterQuartile Value	95.92 High 90% Value of Aggregate
68,875 Average Listed Price	41.92	InterQuartile Range	84.47 Aggregate Ratio
88.39 Average Ratio			13.56% Sampling Error
86.03 Median Ratio	5.37	Value of Outlier Low Limit	0 Number of Low Outliers
52.08 Low Ratio	173.03	Value of Outlier High Limit	0 Number of High Outliers
124.86 High Ratio	- 57.51	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	235.90	Value of Extreme High Limit	0 Number of High Extremes/Influentials
24.70 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
2404928	744-237-10547	BENSKO, VICTORIA Location: 211 MORGAN ROAD EAST	COOMBS, DOUGLAS	10.10	2/23/2022	50,000	36,100	72.20			
L526409728		BILODEAU JOHN Location: LEBLANC ROAD (F/K/A BARTLETT ROAD)	WHEELER JOAN	41.00	11/1/2019	69,500	69,200	99.57			
381375552	744-237-10393	COULEHAN, BENJAMIN Location: 1081 BEAN POND ROAD	DESRANLEAU, BRENT	47.27	5/28/2021	125,000	76,800	61.44			
L294772736		LANGE SCOTT Location: VERTICAL MILE ROAD	BEAUMONT MEGAN	112.73	4/13/2020	104,000	97,600	93.85			
2056344640	744-237-10046	MATTHEW, SCOTT Location: 00 VERTICAL ROAD	BLANSFIELD, JAMES	5.00	5/28/2021	22,000	22,000	100.00			
157109312	744-237-10076	NEWLAND, DANNY Location: MORGAN ROAD EAST	BUSHWACK, CLEDA C	32.17	8/27/2021	64,340	51,300	79.73			
2050956352	744-237-10668	O'DELL, MICHAEL R Location: OFF BEAN POND ROAD	MASURE, JEFFREY J	2.43	10/21/2021	28,000	18,800	67.14			
554702912	744-237-10339	THE JOLLY VERMONTER ... Location: 187 STANNARD MOUNTAIN ROAD	PRELI, LOUIS M	5.00	4/1/2021	48,100	22,000	45.74			
L2051903488	744-237-10567	TOPP RICHARD Location: 25 TH RAMSEY ROAD	BOULANGER ADAM	32.00	10/18/2019	27,000	43,800	162.22	O	O	O
Totals for W - Woodland				287.70		537,940	437,600				

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	
9 Total Transactions	64.29	Low InterQuartile Value	66.43	Low 90% Value of Aggregate
59,771 Average Sales Price	99.78	High InterQuartile Value	96.27	High 90% Value of Aggregate
48,622 Average Listed Price	35.49	InterQuartile Range	81.35	Aggregate Ratio
86.88 Average Ratio			18.34%	Sampling Error
79.73 Median Ratio	11.05	Value of Outlier Low Limit	0	Number of Low Outliers
45.74 Low Ratio	153.02	Value of Outlier High Limit	1	Number of High Outliers
162.22 High Ratio	- 42.19	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	206.26	Value of Extreme High Limit	0	Number of High Extremes/Influentials
29.14 COD				
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
22%	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
42 Total Transactions	71.54	Low InterQuartile Value	79.46 Low 90% Value of Aggregate
151,867 Average Sales Price	109.02	High InterQuartile Value	91.51 High 90% Value of Aggregate
129,824 Average Listed Price	37.48	InterQuartile Range	85.49 Aggregate Ratio
91.15 Average Ratio			7.04% Sampling Error
91.08 Median Ratio	15.32	Value of Outlier Low Limit	0 Number of Low Outliers
46.90 Low Ratio	165.23	Value of Outlier High Limit	1 Number of High Outliers
172.13 High Ratio	- 40.90	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	221.45	Value of Extreme High Limit	0 Number of High Extremes/Influentials
21.86 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
1 Total Transactions	84.92	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
250,000 Average Sales Price	84.92	High InterQuartile Value	0.00 High 90% Value of Aggregate
212,300 Average Listed Price	0.00	InterQuartile Range	84.92 Aggregate Ratio
84.92 Average Ratio			Sampling Error
84.92 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
84.92 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
84.92 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
9 Total Transactions	64.29	Low InterQuartile Value	66.40 Low 90% Value of Aggregate
59,771 Average Sales Price	99.78	High InterQuartile Value	96.29 High 90% Value of Aggregate
48,622 Average Listed Price	35.49	InterQuartile Range	81.35 Aggregate Ratio
86.88 Average Ratio			18.37% Sampling Error
79.73 Median Ratio	11.05	Value of Outlier Low Limit	0 Number of Low Outliers
45.74 Low Ratio	153.02	Value of Outlier High Limit	1 Number of High Outliers
162.22 High Ratio	- 42.19	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	206.26	Value of Extreme High Limit	0 Number of High Extremes/Influentials
29.14 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
22% 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
52 Total Transactions	71.44	Low InterQuartile Value	79.73 Low 90% Value of Aggregate
137,814 Average Sales Price	101.79	High InterQuartile Value	90.58 High 90% Value of Aggregate
117,356 Average Listed Price	30.35	InterQuartile Range	85.16 Aggregate Ratio
90.29 Average Ratio			6.36% Sampling Error
89.96 Median Ratio	25.92	Value of Outlier Low Limit	0 Number of Low Outliers
45.74 Low Ratio	147.31	Value of Outlier High Limit	3 Number of High Outliers
172.13 High Ratio	- 19.61	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	192.83	Value of Extreme High Limit	0 Number of High Extremes/Influentials
22.72 COD			
2	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		