

Study created by Christie.Wright@vermont.gov on 10/31/2022 at 2:32 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
145887808	765-243-10317	BOHN, LINDA Location: 5303 WINDHAM HILL ROAD	GOODBAND, ASA	0.89	11/12/2021	175,000	106,000	60.57			
L1269121024	765-243-10587	CERVENY JUNE Location: 875 WEST WINDHAM ROAD	BARKON SHIRA	0.45	2/12/2020	135,000	150,000	111.11			
L769687552	765-243-10067	CHOBOR CHRISTOPHER Location: 937 ROUTE 121	SMITH JARED	0.70	2/11/2021	76,000	70,000	92.11			
529896512	765-243-10479	COLEMAN, BRIAN N Location: 19 HARRINGTON ROAD	PENNEY, III, WILLIAM...	0.70	6/4/2021	229,000	116,000	50.66			
L1441906688	765-243-10591	CROCKFORD KATE Location: 31 TIMBER RIDGE ROAD	SICIGNANO GARY	1.39	1/5/2021	336,000	212,000	63.10			
L1022476288	765-243-10227	CURTIS ADAM Location: 603 GLEBE MOUNTAIN ROAD	VINCI SCOTT	1.30	12/31/2020	200,000	143,000	71.50			
548432960	765-243-10548	FORTE, JOSEPH, JR. S Location: 174 SPRUCE ROAD	TIMOTHY, PATRICK	1.10	9/22/2021	313,750	145,000	46.22			
122820160	765-243-10092	GOLDBERG, DANIEL Location: 68 GLEBE MOUNTAIN ROAD	BARROS, TARA N	3.29	3/7/2022	330,000	130,000	39.39			
1090606144	765-243-10585	GOLEBIEWSKI, JOHN Location: 291 WINDHAM SPRINGS ROAD	RECORD, MICHAEL	0.90	6/16/2021	150,000	50,000	33.33			
1478288448	765-243-10676	GRAVES, ERIC A Location: 1353 BURBEE POND ROAD	WINCHESTER, MICHELLE...	3.07	5/12/2021	200,000	186,000	93.00			
L167002112	765-243-10266	HAHN PHILIP Location: 7038 WINDHAM HILL RD.	THE MARGARET S. GRIM...	3.10	1/21/2020	339,000	325,000	95.87			
L687898624	765-243-10153	HODDER CYDNEY Location: 199 FARR LANE	JONES DEBORAH	4.16	10/16/2020	250,000	136,000	54.40			
770785856	765-243-10099	JENKINS, NATHAN Location: 3128 WINDHAM HILL ROAD	CALDWELL, ZACHARY N	0.80	1/3/2022	106,000	150,000	141.51			
373544000	765-243-10674	KOVNATSKY, ILYA Location: 650 BIRCH HILL RD	WEITZEL, ROBERT J	1.00	6/7/2021	370,000	110,000	29.73			
L1084399616	765-243-10458	LECLERC VALERIE Location: 3407 WINDHAM HILL RD	DIAZ DANIEL	4.00	8/4/2020	172,000	128,000	74.42			
L1222975488	765-243-10215	LEWIS DAVID Location: 92 ABBOTT ROAD	PARE JACQUELINE	0.23	10/28/2020	87,600	95,000	108.45			
2002930752	765-243-10054	MAZZA, JAMES Location: 71 LOWER BIRCH CIRCLE	WAKER-CASEY LLC	0.88	8/6/2021	389,000	295,000	75.84			
345495104	765-243-10170	MOFFETT, KELLEY M Location: 561 BIRCH HILL ROAD	ROLAND, BRETT C	1.00	3/11/2022	275,000	215,000	78.18			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
840950848	765-243-10550	PENNY, THOMAS L Location: 457 WEST WINDHM RD	SADOSKI, JR, ROGER J	1.90	5/7/2021	48,000	32,000	66.67			
L374591488	765-243-10059	R.K.I. GREEN STREET ... Location: 832 HITCHCOCK HILL RD	WALLACE ARTHUR	4.90	5/3/2019	265,000	180,000	67.92			
1081302080	765-243-10594	ROTH, RAYMOND D Location: 1113 OLD CHENEY RD	MCCOY, MARY	5.14	10/27/2021	449,000	422,800	94.16			
L526557184	765-243-43648	SACRAMONE FREDERICK Location: 7050 POPPLE DUNGEON ROAD	FITZPATRICK PHILIP	4.54	11/13/2020	725,000	635,000	87.59			
1027996736	765-243-10373	SAUNDERS, JASON Location: 566 GLEBE MOUNTAIN ROAD	CHASE, JEFFERY A	1.40	11/10/2021	436,000	186,000	42.66			
L1289191424	765-243-10299	SILVERS MARK Location: 175 TIMBER RIDGE ROAD	FLYNN BRIAN	1.03	3/26/2021	280,000	131,000	46.79			
L1166348288	765-243-10312	STORI ANA MARIA Location: 528 VT ROUTE 121	WHEELER JEFFREY	2.34	3/17/2021	280,700	165,000	58.78			
L856313856	765-243-10419	VANASSE RYAN Location: 154 WINDHAM SPRINGS RD.	SULLIVAN JOHN	1.20	9/29/2020	240,000	150,000	62.50			
L1383477248	765-243-10315	WEEKS CHRISTIAN Location: 6641 WINDHAM HILL RD.	CLARK JOHN	2.90	8/2/2019	250,000	260,000	104.00			
L237150208	765-243-10172	WEISKOPF DONALD Location: 977 WHITE ROAD	TAUBENHEIM ERIC	3.31	6/29/2020	329,000	230,000	69.91			
409500736	765-243-10234	WEISS, GARY Location: 7271 WINDHAM HILL RD	FRANCE, TIMOTHY A	1.90	11/8/2021	230,000	135,000	58.70			
584297536	765-243-10699	WICHELNS, GEORGE A Location: 24 CHASE ROAD	WORDEN, LAWRENCE C	0.96	9/30/2021	140,000	140,000	100.00			
L1401536512	765-243-43636	WOJACK SR. CHARLES Location: 1574 BURBEE POND ROAD	BEERS DONALD	4.10	9/25/2020	145,500	125,000	85.91			
Totals for R1 - Residential with less than 6 acres				64.58		7,951,550	5,553,800				

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	54.40	Low InterQuartile Value	62.77 Low 90% Value of Aggregate
256,502 Average Sales Price	93.00	High InterQuartile Value	76.92 High 90% Value of Aggregate
179,155 Average Listed Price	38.60	InterQuartile Range	69.85 Aggregate Ratio
73.06 Average Ratio			10.12% Sampling Error
69.91 Median Ratio	- 3.50	Value of Outlier Low Limit	0 Number of Low Outliers
29.73 Low Ratio	150.90	Value of Outlier High Limit	0 Number of High Outliers
141.51 High Ratio	- 61.40	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	208.80	Value of Extreme High Limit	0 Number of High Extremes/Influentials
29.17 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L902664192	765-243-10348	BARRON JOEL Location: 563 WINDHAM SPRINGS ROAD	YOUNG DAVID	10.20	11/13/2020	340,000	295,000	86.76			
L2065108992	765-243-10669	BRZOZA WILLIAM Location: 5721 POPPLE DUNGEON ROAD	WEDGE HUGH	10.08	3/31/2020	50,000	70,000	140.00			O
L1490870272	765-243-10489	CASEY WILLIAM Location: 185 BURBEE POND RD.	PIERNO THOMAS	18.00	12/21/2020	315,000	230,000	73.02			
L357404672	765-243-10575	ELLIS JOHN Location: 507 WOODBURN RD	CUMMINGS STEVEN	6.57	12/13/2019	490,000	430,000	87.76			
L148422656	765-243-10112	FONTAINE JEFFREY Location: 6900 WINDHAM HILL ROAD	DIMONDA JOAN	6.70	9/10/2020	382,850	250,000	65.30			
L1543127040	765-243-10103	FROATS ROBERT Location: 8273 WINDHAM HILL ROAD	DZIUBA MICHAEL	10.60	12/23/2020	355,000	175,000	49.30			
L1187495936	765-243-10211	GUSTAFSSON KEITH Location: 5622 WINDHAM HILL ROAD	NEWTON BRIAN	14.53	1/31/2020	215,500	193,000	89.56			
L1073135616	765-243-10336	NOBLE SCOTT Location: 300 FAIRWAY MEADOWS (A/K/A 119 WHITE ROAD)	CHAVES NATHAN	28.72	3/26/2021	825,000	445,000	53.94			
695637056	765-243-10210	PALITTI, CARL Location: 1130 BURBEE POND ROAD	CROSSMAN, RICKY	8.80	6/22/2021	100,000	39,000	39.00			
L1679433728	765-243-10590	RUSSO PAUL Location: 2 ABBOTT ROAD	LAWRENCE TIMOTHY	14.60	2/26/2021	107,500	60,000	55.81			
L257744896	765-243-10243	SCHIMBERG AARON Location: 6844 WINDHAM HILL ROAD	BOYER HEATH	10.01	12/31/2020	700,000	415,000	59.29			
868158528	765-243-10467	STECKER, RACHEL Location: 1000 BURBEE POND ROAD	WILSON, MARTIN S	12.20	7/29/2021	260,000	190,000	73.08			
Totals for R2 - Residential with 6 or more acres				151.01		4,140,850	2,792,000				

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	54.41	Low InterQuartile Value	58.79 Low 90% Value of Aggregate
345,071 Average Sales Price	87.51	High InterQuartile Value	76.06 High 90% Value of Aggregate
232,667 Average Listed Price	33.10	InterQuartile Range	67.43 Aggregate Ratio
72.73 Average Ratio			12.80% Sampling Error
69.16 Median Ratio	4.76	Value of Outlier Low Limit	0 Number of Low Outliers
39.00 Low Ratio	137.16	Value of Outlier High Limit	1 Number of High Outliers
140.00 High Ratio	- 44.89	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	186.81	Value of Extreme High Limit	0 Number of High Extremes/Influentials
27.42 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
L663330816	765-243-10034	PAR? RICHARD	PEIRNO PATRICIA	4.57	12/11/2019	50,000	55,000	110.00			
Location: 147 WOODBURN RD.											

Totals for MHL - Mobile home landed				4.57		50,000	55,000				
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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	110.00	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
50,000 Average Sales Price	110.00	High InterQuartile Value	0.00	High 90% Value of Aggregate
55,000 Average Listed Price	0.00	InterQuartile Range	110.00	Aggregate Ratio
110.00 Average Ratio				Sampling Error
110.00 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
110.00 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
110.00 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			

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1739100160	765-243-10555	BERARD ALEXANDER Location: LOT OFF GLEBE MT. ROAD	MCALLISTER RICHARD	1.30	2/4/2021	20,000	22,000	110.00			
L718495744	765-243-10599	BRIGHT JAMES Location: LOT 1, INGALLS ROAD	SULLIVAN PAUL	21.00	10/1/2020	65,000	45,000	69.23			
L426975232	765-243-10098	BURGESS JANET Location: 2 WEST WINDHAM ROAD	NILSEN ERIK	22.53	7/16/2019	48,000	45,000	93.75			
L1358213120	765-243-10289	FAIRCLOUGH KINGSTON Location: 200 EDSON DRIVE	SEAMAN JONATHAN	104.00	9/4/2019	255,000	144,600	56.71			
L573693952	765-243-10608	FERRARA JONATHAN Location: LOT 6 POPPLE DUNGEON ROAD	BECKERT JOHN	10.40	3/26/2021	40,000	23,000	57.50			
740287552	765-243-10441	GRACE, A. JAMES Location: HITCHCOCK HILL ROAD AND SCOTT PET ROAD	NAFTALI HOLDINGS, LL...	130.00	5/7/2021	185,000	175,000	94.59			
1185897536	765-243-10476	GREENBERG, JAMES Location: VT ROUTE 121	THOMPSON, DEBRA A	93.05	11/2/2021	150,000	202,000	134.67			
L1164099584	765-243-10075	LAWRENCE DAVID Location: BURBEE POND ROAD	BOYNTON ROSE	18.05	12/17/2020	35,000	35,000	100.00			
L1755766784	765-243-10184	MARTIENZ BRIAN Location: VT RT 121	DORIAN JANE	41.70	9/11/2020	45,000	35,000	77.78			
74415168	765-243-10341	MAXWELL, PAUL W Location: BURBEE POND ROAD	LEBER, KARL	4.01	11/5/2021	59,000	33,000	55.93			
L1965035520	765-243-10292	PHILLIPS RONALD Location: LOT 18 WINDHAM SPRINGS ROAD	MACY ALICE	0.90	1/5/2021	16,000	22,000	137.50			
L842272768	765-243-10194	PICHETTE ROBERT Location: WEST WINDHAM ROAD	CHRISTIANSEN GRANT	8.47	11/5/2020	40,000	35,000	87.50			
L1543835648	765-243-10465	ROEDER NICHOLAS Location: BIRCH HILL ROAD	BLAIR WILLIAM	1.00	12/18/2020	10,500	22,000	209.52	O		
1731334720	765-243-10300	SCAVOTTO, NICOLE M Location: 20 WINDHAM SPRINGS ROAD	THE JEWETT ENNIS TRU...	1.70	12/22/2021	16,000	25,000	156.25			
L1366003712	765-243-10183	SEAWRIGHT M FRANK Location: ROUTE 121	BRYCE PACKAGING INC.	109.00	7/7/2020	115,000	135,000	117.39			
1996811328	765-243-10705	VIAU, MARC H Location: HITCHCOCK HILL	DZIUBA, MICHAEL	19.75	9/24/2021	61,900	32,000	51.70			
L1888231424	765-243-10571	WRITE AWAY INC. Location: LOT 5 WOODBURN ROAD	STECKERT DEBORA	6.29	12/16/2020	43,000	30,000	69.77			
Totals for W - Woodland				593.15		1,204,400	1,060,600				

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
17 Total Transactions	63.37	Low InterQuartile Value	71.94 Low 90% Value of Aggregate
70,847 Average Sales Price	126.03	High InterQuartile Value	104.18 High 90% Value of Aggregate
62,388 Average Listed Price	62.66	InterQuartile Range	88.06 Aggregate Ratio
98.81 Average Ratio			18.31% Sampling Error
93.75 Median Ratio	- 30.63	Value of Outlier Low Limit	0 Number of Low Outliers
51.70 Low Ratio	220.02	Value of Outlier High Limit	0 Number of High Outliers
209.52 High Ratio	- 124.63	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	314.02	Value of Extreme High Limit	0 Number of High Extremes/Influentials
33.49 COD			
1 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 - 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
45 Total Transactions	55.11	Low InterQuartile Value	64.21 Low 90% Value of Aggregate
273,387 Average Sales Price	92.55	High InterQuartile Value	74.97 High 90% Value of Aggregate
190,240 Average Listed Price	37.45	InterQuartile Range	69.59 Aggregate Ratio
74.39 Average Ratio			7.73% Sampling Error
71.50 Median Ratio	- 1.06	Value of Outlier Low Limit	0 Number of Low Outliers
29.73 Low Ratio	148.72	Value of Outlier High Limit	0 Number of High Outliers
141.51 High Ratio	- 57.23	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	204.89	Value of Extreme High Limit	0 Number of High Extremes/Influentials
28.85 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			

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
17 Total Transactions	63.37	Low InterQuartile Value	71.86 Low 90% Value of Aggregate
70,847 Average Sales Price	126.03	High InterQuartile Value	104.27 High 90% Value of Aggregate
62,388 Average Listed Price	62.66	InterQuartile Range	88.06 Aggregate Ratio
98.81 Average Ratio			18.41% Sampling Error
93.75 Median Ratio	- 30.63	Value of Outlier Low Limit	0 Number of Low Outliers
51.70 Low Ratio	220.02	Value of Outlier High Limit	0 Number of High Outliers
209.52 High Ratio	- 124.63	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	314.02	Value of Extreme High Limit	0 Number of High Extremes/Influentials
33.49 COD			
1	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		

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	57.30	Low InterQuartile Value	66.12 Low 90% Value of Aggregate
217,852 Average Sales Price	96.90	High InterQuartile Value	76.34 High 90% Value of Aggregate
155,184 Average Listed Price	39.60	InterQuartile Range	71.23 Aggregate Ratio
81.09 Average Ratio			7.17% Sampling Error
73.75 Median Ratio	- 2.10	Value of Outlier Low Limit	0 Number of Low Outliers
29.73 Low Ratio	156.30	Value of Outlier High Limit	1 Number of High Outliers
209.52 High Ratio	- 61.50	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.14 PRD (Regression Index)	215.71	Value of Extreme High Limit	0 Number of High Extremes/Influentials
33.30 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			