

Study created by Christie.Wright@vermont.gov on 10/5/2022 at 7:20 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
555527232	783-249-10074	BESSEY, RHETT R Location: 61 TALKING TREE LANE	BOUCHER, MARK D	0.99	9/9/2021	225,000	160,700	71.42			
L1559826432	783-249-10074	BOUCHER MARK Location: 61 TALKING TREE LANE	GUARE HEATHER	0.27	6/5/2020	163,000	160,700	98.59			
L1219354624	783-249-10448	CACAJ WOJCIECH Location: 38 HICKORY ROAD	SLEE THOMAS	0.40	3/13/2020	147,500	148,400	100.61			
1828936768	783-249-10280	COLLINS, SHANE R Location: 201 ERBS WAY	MAGGIO, CHARLES A	1.70	9/16/2021	400,000	283,700	70.93			
L2111774720	783-249-10391	ETTLINGER MARIE Location: 455 BIRCH ROAD	O'MEARA BRENDAN	0.42	2/18/2021	149,999	150,900	100.60			
326538304	783-249-10443	HINZE, JESSE A Location: 193 EVERGREEN LANE	CARTER, MATTHEW	0.72	5/21/2021	74,300	54,700	73.62			
L1888587776	783-249-10346	KILBURN RONALD Location: 1543 VT ROUTE 9	O'BRIEN GEORGE	3.80	2/26/2021	325,000	285,300	87.78			
139281472	783-249-10345	LEAHY, GERALDINE Location: 1478 VERMONT RT 9	O'BRIEN, JAMES	2.20	5/5/2021	200,000	188,900	94.45			
1588292672	783-249-10255	LUBINSKI, DAVID Location: 6694 VERMONT ROUTE 9	RIPP, ROBERT	2.00	9/24/2021	180,000	118,100	65.61			
L1686913024	783-249-10605	LYONS JENNIFER Location: 206 LITTLE POND ROAD	NEWELL SCOTT	5.30	9/15/2020	50,000	48,300	96.60			
730111040	783-249-10585	OLDENBURG, CASEY M Location: 379 BIRCH ROAD	WILLIAMS, ROBERT J	0.57	10/14/2021	142,000	131,300	92.46			
L1044992000	783-249-10202	PLEICKHARDT JR. KENN... Location: 152 ERBS WAY	ARMSTRONG SUSAN	0.88	9/10/2019	205,000	199,300	97.22			
993029184	783-249-10061	RITIENI, GENNARO Location: 8419 ROUTE 9	LAPICO, FRANK A	0.77	9/13/2021	155,000	135,400	87.35			
1201713728	783-249-10182	SANTOS-CARRILLO, KEN... Location: 673 OLD HARBOR ROAD	CHARETTE, MICHAEL	4.52	2/10/2022	170,000	176,100	103.59			
L2141224960	783-249-10037	SQUIERS AMY Location: 905 VT ROUTE 9	WRIGHT STEVEN	1.00	2/12/2021	130,000	140,900	108.38			
L2053840896	783-249-10101	TROY JEFFREY Location: 193 ERB'S WAY	NUNEMAKER JEFFREY	0.47	10/30/2020	179,500	141,500	78.83			
Totals for R1 - Residential with less than 6 acres				26.01		2,896,299	2,524,200				

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	74.92	Low InterQuartile Value	81.18 Low 90% Value of Aggregate
181,019 Average Sales Price	100.10	High InterQuartile Value	93.13 High 90% Value of Aggregate
157,763 Average Listed Price	25.17	InterQuartile Range	87.15 Aggregate Ratio
89.25 Average Ratio			6.86% Sampling Error
93.46 Median Ratio	37.16	Value of Outlier Low Limit	0 Number of Low Outliers
65.61 Low Ratio	137.86	Value of Outlier High Limit	0 Number of High Outliers
108.38 High Ratio	- 0.60	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	175.62	Value of Extreme High Limit	0 Number of High Extremes/Influentials
11.50 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
19% 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
54082624	783-249-10167	FISETTE, JOSHUA J Location: 4951 STATE ROUTE 9	FOSTER, DONALD	6.00	11/29/2021	270,000	202,000	74.81			
L700325888	783-249-10075	STUBBS LARRY Location: 5840 VERMONT ROUTE 9	5840 VT ROUTE 9 ASSO...	10.50	8/29/2019	400,000	387,500	96.88			
Totals for R2 - Residential with 6 or more acres				16.50		670,000	589,500				

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	
2 Total Transactions	74.81	Low InterQuartile Value	25.03	Low 90% Value of Aggregate
335,000 Average Sales Price	96.88	High InterQuartile Value	150.94	High 90% Value of Aggregate
294,750 Average Listed Price	22.06	InterQuartile Range	87.99	Aggregate Ratio
85.84 Average Ratio			71.54%	Sampling Error
85.84 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
74.81 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
96.88 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
12.85 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
L1666097152	783-249-10300	CRAWFORD RONALD	CROSS DEETT	0.00	2/25/2021	25,000	29,600	118.40			
Location: 1051 STATE ROUTE 9											

Totals for MHL - Mobile home landed				0.00		25,000	29,600				
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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	118.40	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
25,000 Average Sales Price	118.40	High InterQuartile Value	0.00	High 90% Value of Aggregate
29,600 Average Listed Price	0.00	InterQuartile Range	118.40	Aggregate Ratio
118.40 Average Ratio				Sampling Error
118.40 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
118.40 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
118.40 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			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L501821440	783-249-10045	ANTONIO ANTHONY Location: D5 4ROD X 8ROD & CAMP, PARCEL ID 000257	BRACE CAROL	0.20	7/19/2019	45,000	48,000	106.67			
L1180700672	783-249-10450	APPLETON TIMOTHY STE... Location: 149 SYCAMORE LAND	LAVALLE ROBERT	0.66	3/26/2021	181,250	151,200	83.42			
L808722432	783-249-10026	BATTAGLIA JAMES Location: 243 EVERGREEN LANE	DONALD W. BENEDETTI ...	0.56	12/3/2020	95,000	113,900	119.89			
L315957248	783-249-10178	BUCCINO MATTHEW Location: 101 MOUNTAIN ROAD	GALULLO GEORGE	0.25	8/4/2020	68,000	85,400	125.59			
616884800	783-249-10320	BYRNE, BRIAN Location: 8569 VT ROUTE 9	MICHAUD, JOSEPH	0.50	3/11/2022	105,000	73,200	69.71			
263859264	783-249-10252	CABRAL, JAMES Location: 6203 VT ROUTE 9	LAMB, MAUREEN A	0.18	9/7/2021	265,000	159,000	60.00			
1578460224	783-249-10104	HAGLEY, MICHAEL Z Location: 149 HILLSIDE ROAD	STEWART, DAVID	0.70	5/26/2021	175,900	157,900	89.77			
779893824	783-249-10396	JARVIS, ROBERT Location: 6193 VERMONT ROUTE 9	WARREN, PAUL	0.18	10/19/2021	180,000	182,600	101.44			
L313765888	783-249-10292	KAUFMAN KENNETH Location: 269 EVERGREEN RD LOT 126 127	L MARRONE J PRASEK M...	0.01	7/23/2019	50,000	51,400	102.80			
L183353344	783-249-10367	LUPKE MICHAEL PAUL Location: 107 EVERGREEN LANE	DAVIDSON SCOTT	1.08	11/13/2020	126,000	138,300	109.76			
L1904775168	783-249-10424	MATTHEWS JESSICA Location: 450 BEACH ROAD	SELL THOMAS	0.69	8/22/2019	235,000	230,000	97.87			
390745152	783-249-10393	MICHAUD, JOSEPH Location: 301 BEECH ROAD	HOLLEN, YANCE	0.32	7/22/2021	169,000	135,100	79.94			
1972083776	783-249-10224	MURPHY, MATTHEW Location: 24 HONEYSUCKLE LANE	JORGENSEN, ERIC	0.24	10/13/2021	270,000	177,200	65.63			
L321310720	783-249-10552	MURPHY'S TRUST U/T/A... Location: 46 DOVE RD	CHITTENDEN BRIAN	0.25	10/8/2020	85,000	84,100	98.94			
L1847214080	783-249-10548	NACE SEAN Location: 312 BEACH ROAD	ESTATE OF WESLEY D. ...	0.12	12/6/2019	145,000	148,300	102.28			
L317579264	783-249-10020	PARSON LINDA Location: 124 BEACH ROAD	BARRETTE ROGER	0.57	7/31/2019	225,000	209,100	92.93			
1686432832	783-249-10273	RABUANO, BETH A Location: 5171 VT ROUTE 9	LUPINSKI, JOSEPH M	0.33	9/29/2021	179,900	149,500	83.10			
1877625920	783-249-10242	RODRIGUEZ-PORTER, LU... Location: 450 HICKORY ROAD	KRONICK, STEPHANIE	0.29	8/4/2021	170,000	100,700	59.24			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L603357184	783-249-10157	TRAVISANO WILLIAM Location: 303 SYCAMORE ROAD	BLANCHARD FRANK	0.28	12/12/2019	195,000	191,800	98.36			
1794083904	783-249-10374	WILLIAM, SHUAN N Location: 348 BEACH ROAD	O'MARA, MAUREEN M	0.26	8/10/2021	170,000	153,800	90.47			
Totals for S1 - Vacation home with less than 6 acres				7.67		3,135,050	2,740,500				

S1 - Vacation home 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	
20 Total Transactions	80.73	Low InterQuartile Value	80.61	Low 90% Value of Aggregate
156,753 Average Sales Price	102.67	High InterQuartile Value	94.22	High 90% Value of Aggregate
137,025 Average Listed Price	21.94	InterQuartile Range	87.41	Aggregate Ratio
91.89 Average Ratio			7.79%	Sampling Error
95.40 Median Ratio	47.82	Value of Outlier Low Limit	0	Number of Low Outliers
59.24 Low Ratio	135.58	Value of Outlier High Limit	0	Number of High Outliers
125.59 High Ratio	14.92	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	168.48	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.17 COD				
3	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
15%	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
1052832320	783-249-10549	BEVIN, CHRISTOPHER R Location: 6458 ROUTE 9	WOMER, ROBERT J	29.00	2/18/2022	135,000	119,600	88.59			
L1316044800	783-249-10082	MILLER WILLIAM Location: 6523 VT ROUTE 9	DONOVAN RONALD	10.12	2/17/2021	270,000	204,800	75.85			
221596736	783-249-10395	MOORE, JACOB L Location: 5447 VERMONT ROUTE 9	EQUITY TRUST CO., CU...	40.00	8/12/2021	650,000	321,300	49.43			
Totals for S2 - Seasonal home with 6 or more acres				79.12		1,055,000	645,700				

S2 - Seasonal home 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	
3 Total Transactions	49.43	Low InterQuartile Value	31.67	Low 90% Value of Aggregate
351,667 Average Sales Price	88.59	High InterQuartile Value	90.73	High 90% Value of Aggregate
215,233 Average Listed Price	39.16	InterQuartile Range	61.20	Aggregate Ratio
71.29 Average Ratio			48.25%	Sampling Error
75.85 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
49.43 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
88.59 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.16 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
17.21 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
42 Total Transactions	75.59 Low InterQuartile Value		78.12 Low 90% Value of Aggregate
185,270 Average Sales Price	100.82 High InterQuartile Value		89.70 High 90% Value of Aggregate
155,464 Average Listed Price	25.23 InterQuartile Range		83.91 Aggregate Ratio
89.76 Average Ratio			6.90% Sampling Error
92.70 Median Ratio	37.75 Value of Outlier Low Limit	0 Number of Low Outliers	
49.43 Low Ratio	138.66 Value of Outlier High Limit	0 Number of High Outliers	
125.59 High Ratio	- 0.09 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.07 PRD (Regression Index)	176.50 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
14.74 COD			
6 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
14% 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
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			

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
42 Total Transactions	75.59 Low InterQuartile Value		78.00 Low 90% Value of Aggregate
185,270 Average Sales Price	100.82 High InterQuartile Value		89.83 High 90% Value of Aggregate
155,464 Average Listed Price	25.23 InterQuartile Range		83.91 Aggregate Ratio
89.76 Average Ratio			7.06% Sampling Error
92.70 Median Ratio	37.75 Value of Outlier Low Limit	0 Number of Low Outliers	23.90% Weighted Standard Deviation
49.43 Low Ratio	138.66 Value of Outlier High Limit	0 Number of High Outliers	
125.59 High Ratio	- 0.09 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.07 PRD (Regression Index)	176.50 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
14.74 COD			
6 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
14% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			