

Study created by Christie.Wright@vermont.gov on 11/30/2022 at 4:56 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1226358784	788-251-10516	BUCKLEY KATELYN Location: 492 WEST HILL ROAD	KATHLEEN OLZAK IRREV...	4.00	10/28/2019	197,000	173,800	88.22			
1155662912	788-251-10403	CHRISTIAN, SHAWNA D Location: 102 CALAIS ROAD	KILBORN, RYAN J	0.75	4/22/2021	139,000	134,600	96.83			
1058958400	788-251-10070	DAVITT, BRENDON S Location: 116 WORCESTER VILLAGE ROAD	BRUNO, KENNETH G	1.00	9/8/2021	325,000	190,000	58.46			
1300079168	788-251-10117	GREGORY, BAUMAN E Location: 34 WORCESTER VILLAGE DR.	LTMG LLC	0.36	1/4/2022	280,000	201,600	72.00			
2090609728	788-251-10237	HOSFORD, MATTHEW Location: 192 ELMORE ROAD	LAFRANCE, TRACY	1.00	8/27/2021	170,000	118,900	69.94			
L63496192	788-251-10459	LANGEVIN KATHERINE Location: 10 WILDER ROAD	WILDER LES	1.00	2/19/2020	254,000	260,000	102.36			
L1119617024	788-251-10397	LAURA MACIEIRA Location: 121 CALAIS ROAD	ANDREW WIBLE	0.85	6/24/2020	167,500	127,800	76.30			
L1854832640	788-251-10159	MAYNARD REBECCA Location: 19 HERSEY ROAD	THOMPSON VICKI	1.50	8/12/2019	145,000	142,800	98.48			
L505937920	788-251-10036	O'HANLON JAMES Location: 3 LOWER HANCOCK BROOK ROAD	TONNISSEN BARBARA	0.74	4/30/2019	155,000	191,600	123.61			
Totals for R1 - Residential with less than 6 acres				11.20		1,832,500	1,541,100				

R1 - Residential 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
9 Total Transactions	70.97	Low InterQuartile Value	71.07 Low 90% Value of Aggregate
203,611 Average Sales Price	100.42	High InterQuartile Value	97.12 High 90% Value of Aggregate
171,233 Average Listed Price	29.45	InterQuartile Range	84.10 Aggregate Ratio
87.36 Average Ratio			15.48% Sampling Error
88.22 Median Ratio	26.79	Value of Outlier Low Limit	0 Number of Low Outliers
58.46 Low Ratio	144.60	Value of Outlier High Limit	0 Number of High Outliers
123.61 High Ratio	- 17.39	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	188.78	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.21 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1326514176	788-251-10490	BROWN ALEXANDER Location: 81 GOULD HILL ROAD	GIROIR ROBERT	9.50	10/21/2020	472,000	449,300	95.19			
L71532544	788-251-10324	CURRIER LORNE Location: 356 WOOD ROAD	POTTER DANIEL	36.20	7/9/2020	295,000	264,400	89.63			
L2058436608	788-251-10202	ERICKSEN KURT Location: 103 HAMPSHIRE HILL ROAD	HILL JR. PAUL	50.00	10/1/2020	315,000	232,100	73.68			
1756396608	788-251-10547	GILE, BETSY R Location: HAMPSHIRE HILL RD	STUDDERT-KENNEDY, TH...	30.00	11/4/2021	140,000	78,800	56.29			
L1151340544	788-251-10410	GREEN JARED Location: 48 MACKENZIE RD	SPECTOR SHARON	33.15	11/24/2020	348,000	309,400	88.91			
L1722892288	788-251-10062	HALFOND SUSAN Location: 513 SHEPARD HILL TRAIL	MCCLEESE MICHAEL	20.90	10/16/2020	397,000	262,600	66.15			
L1086267392	788-251-10441	LIBBEY RICHARD Location: 171 GOULD HILL RD	GOULD HILL FARM LLC	97.00	11/30/2020	1,400,000	1,401,800	100.13			
2091721280	788-251-10298	MANHEIMER, IAN Location: 65 TRAIL 18	MILLER, MEGGAN	100.00	1/13/2022	240,000	213,000	88.75			
L1355980800	788-251-10228	MAURAN HOPE Location: 20 KIMBALL ROAD	ORR KIMBERLY	32.00	3/12/2021	350,000	265,100	75.74			
L188686336	788-251-10061	MORROW THORIN Location: 218 MINISTER BROOK ROAD	KENT A. BOUCHARD REV...	30.00	11/3/2020	350,000	303,900	86.83			
L840372224	788-251-10535	NOORDSIJ BARBARA Location: 245 WEST HILL ROAD	LANE BRENDA	11.52	12/20/2019	282,500	257,900	91.29			
L1084678144	788-251-10544	PEDLEY BRETT Location: 235 HILLTOP DRIVE	CHRETIEN ROGER	43.60	12/21/2020	134,000	110,900	82.76			
991366208	788-251-10535	RICHARDSON, RICKY Location: 245 WEST HILL ROAD	NOORDSIJ, BARBARA E	11.52	8/5/2021	380,000	257,900	67.87			
Totals for R2 - Residential with 6 or more acres				505.39		5,103,500	4,407,100				

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	70.78 Low InterQuartile Value		78.11 Low 90% Value of Aggregate
392,577 Average Sales Price	90.46 High InterQuartile Value		94.60 High 90% Value of Aggregate
339,008 Average Listed Price	19.68 InterQuartile Range		86.35 Aggregate Ratio
81.79 Average Ratio			9.55% Sampling Error
86.83 Median Ratio	41.25 Value of Outlier Low Limit	0 Number of Low Outliers	
56.29 Low Ratio	119.99 Value of Outlier High Limit	0 Number of High Outliers	
100.13 High Ratio	11.72 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.95 PRD (Regression Index)	149.51 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
11.64 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
8% 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
L1680326656	788-251-10231	PEACEFUL HARVEST MUS...	KING CAROL	1.40	2/14/2020	98,000	87,900	89.69			
Location: 129 WORCESTER VILLAGE ROAD											

Totals for MHL - Mobile home landed				1.40		98,000	87,900				
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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	89.69	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
98,000 Average Sales Price	89.69	High InterQuartile Value	0.00	High 90% Value of Aggregate
87,900 Average Listed Price	0.00	InterQuartile Range	89.69	Aggregate Ratio
89.69 Average Ratio				Sampling Error
89.69 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
89.69 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
89.69 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
878765120	788-251-10172	SHEAR, ALEXANDRA Location: 762 HAMPSHIRE HILL ROAD	DUCKETT, WILLIAM	0.50	5/7/2021	125,000	113,700	90.96			
L1298169856	788-251-10379	WATSON SHERWIN Location: 588 HAMPSHIRE HILL RD	DARROW DOUGLAS	4.50	12/23/2020	285,000	164,300	57.65			
Totals for S1 - Vacation home with less than 6 acres				5.00		410,000	278,000				

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	57.65	Low InterQuartile Value	(11.93) Low 90% Value of Aggregate
205,000 Average Sales Price	90.96	High InterQuartile Value	147.54 High 90% Value of Aggregate
139,000 Average Listed Price	33.31	InterQuartile Range	67.80 Aggregate Ratio
74.30 Average Ratio			117.61% Sampling Error
74.30 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
57.65 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
90.96 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
22.42 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			

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1487560704	788-251-10383	BREWER MATTHEW Location: WEST HILL ROAD	ROGERS DAVID	82.40	2/24/2020	125,000	128,700	102.96			
995060800	788-251-10162	CALLAHAN, ANDREW N Location: 50 FRAZIER ROAD	WHALEN, MATTHEW E	10.20	9/17/2021	320,000	189,500	59.22			
Totals for S2 - Seasonal home with 6 or more acres				92.60		445,000	318,200				

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
2 Total Transactions	59.22	Low InterQuartile Value	(35.69) Low 90% Value of Aggregate
222,500 Average Sales Price	102.96	High InterQuartile Value	178.70 High 90% Value of Aggregate
159,100 Average Listed Price	43.74	InterQuartile Range	71.51 Aggregate Ratio
81.09 Average Ratio			149.90% Sampling Error
81.09 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
59.22 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
102.96 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.13 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
26.97 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
1640471616	788-251-10103	GOLDEN, JOHN Location: WOODS ROAD	COFFEY, DONALD E	10.90	10/29/2021	58,344	49,800	85.36			
Totals for W - Woodland				10.90		58,344	49,800				

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	
1 Total Transactions	85.36	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
58,344 Average Sales Price	85.36	High InterQuartile Value	0.00	High 90% Value of Aggregate
49,800 Average Listed Price	0.00	InterQuartile Range	85.36	Aggregate Ratio
85.36 Average Ratio				Sampling Error
85.36 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
85.36 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
85.36 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			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
881210432	788-251-10137	COTEUS, STEPHEN F Location: 49 DUGAR EXT	DROWN, VIRGINIA A	3.50	6/16/2021	30,000	38,400	128.00			
L1651515392	788-251-10106	LISA RENSTROM REVOCA... Location: 13 GOULD HILL ROAD	COLBY MICHAEL	73.00	5/7/2019	235,000	96,000	40.85			
Totals for M - Miscellaneous				76.50		265,000	134,400				

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	
2 Total Transactions	40.85	Low InterQuartile Value	(54.85)	Low 90% Value of Aggregate
132,500 Average Sales Price	128.00	High InterQuartile Value	156.28	High 90% Value of Aggregate
67,200 Average Listed Price	87.15	InterQuartile Range	50.72	Aggregate Ratio
84.43 Average Ratio			208.12%	Sampling Error
84.43 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
40.85 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
128.00 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.66 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
51.61 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			

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	69.94 Low InterQuartile Value		77.51 Low 90% Value of Aggregate
292,185 Average Sales Price	95.19 High InterQuartile Value		90.63 High 90% Value of Aggregate
245,641 Average Listed Price	25.25 InterQuartile Range		84.07 Aggregate Ratio
83.33 Average Ratio			7.80% Sampling Error
88.22 Median Ratio	32.07 Value of Outlier Low Limit	0 Number of Low Outliers	
56.29 Low Ratio	133.06 Value of Outlier High Limit	0 Number of High Outliers	
123.61 High Ratio	- 5.81 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.99 PRD (Regression Index)	170.94 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
14.94 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
7% 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
3 Total Transactions	40.85	Low InterQuartile Value	6.68 Low 90% Value of Aggregate
107,781 Average Sales Price	128.00	High InterQuartile Value	107.26 High 90% Value of Aggregate
61,400 Average Listed Price	87.15	InterQuartile Range	56.97 Aggregate Ratio
84.74 Average Ratio			88.27% Sampling Error
85.36 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
40.85 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
128.00 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.49 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
34.03 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
30 Total Transactions	69.42 Low InterQuartile Value		76.24 Low 90% Value of Aggregate
273,745 Average Sales Price	95.60 High InterQuartile Value		89.77 High 90% Value of Aggregate
227,217 Average Listed Price	26.18 InterQuartile Range		83.00 Aggregate Ratio
83.47 Average Ratio			8.16% Sampling Error
87.53 Median Ratio	30.16 Value of Outlier Low Limit	0 Number of Low Outliers	22.53% Weighted Standard Deviation
40.85 Low Ratio	134.87 Value of Outlier High Limit	0 Number of High Outliers	
128.00 High Ratio	- 9.11 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.01 PRD (Regression Index)	174.14 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
16.98 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
7% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			