

Study created by Christie.Wright@vermont.gov on 12/7/2022 at 3:44 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
	339-105-10154			4.05	10/23/2019	205,000	205,500	100.24			
		Location: 56 GORHAM DRIVE									
1578402880	339-105-10336	HAZEL, ANDREW	HOUGHTON, JR, DANIEL	0.25	4/12/2021	112,500	85,600	76.09			
		Location: 17 WHISPERING BROOK LANE									
Totals for R1 - Residential with less than 6 acres				4.30		317,500	291,100				

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	
2 Total Transactions	76.09	Low InterQuartile Value	23.08	Low 90% Value of Aggregate
158,750 Average Sales Price	100.24	High InterQuartile Value	160.29	High 90% Value of Aggregate
145,550 Average Listed Price	24.16	InterQuartile Range	91.69	Aggregate Ratio
88.17 Average Ratio			74.82%	Sampling Error
88.17 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
76.09 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
100.24 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.96 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
13.70 COD				
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
50% 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
1350337088	339-105-10013	COSTA, DAVID Location: 383 BURROUGHS ROAD	BAXTER, MARK	10.10	12/8/2021	240,000	216,700	90.29			
	339-105-10031	DONN ALEXANDER Location: 66 JAMES DRIVE	BREEN CAROL	7.60	8/31/2020	266,500	205,600	77.15			
	339-105-10136	FAHERTY GENEVIEVE Location: 1958 RIDGE ROAD	LINDGREN ARTHUR	10.00	3/6/2020	234,500	262,800	112.07			
	339-105-10160	GILLESPIE COLLIN-ALA... Location: 2926 KIRBY MOUNTAIN ROAD	HEMOND JAMES	8.07	9/11/2020	198,500	192,400	96.93			
	339-105-10199	HUNTER COLE Location: 473 NORTH KIRBY ROAD	DEBENEDICTIS SAM	10.00	7/9/2019	169,000	196,000	115.98			
877910080	339-105-10078	KANE, MICHAEL P Location: 3163 RIDGE ROAD	DEPOT, DENNIS	11.70	4/9/2021	239,900	205,100	85.49			
	339-105-10274	LEMIRE JOHN Location: 265 SUGAR HILL ROAD	LOVELL BRIAN	10.00	3/13/2020	315,000	283,100	89.87			
	339-105-10180	MALJA LLC Location: 281 BARNES BROOK ROAD	MACNAUGHTON ALAN	116.90	7/31/2020	1,850,000	1,086,500	58.73			
1379968064	339-105-10119	PAGLEN, KEITH Location: 3296 RIDGE RD	GLASHAGEL, MARCIA	25.00	5/19/2021	381,000	277,500	72.83			
	339-105-10358	PERREAULT ADAM Location: 359 MOUNTAIN VIEW DRIVE	MILLER ERIC	7.40	4/9/2020	480,000	300,300	62.56			
868447296	339-105-10266	RODIE, JESSE C Location: 1315 BURROUGHS ROAD	SMITH, THOMAS	14.00	6/28/2021	330,000	228,700	69.30			
2035106880	339-105-10329	SWINEHART, MEGHAN E Location: 576 RIDGE ROAD	NOYES, RYAN B	10.39	4/20/2021	571,900	453,300	79.26			
	339-105-10037	TANYCH TIMOTHY Location: 149 BURROUGHS ROAD	NORTON TIMOTHY	12.30	7/3/2020	170,000	147,500	86.76			
Totals for R2 - Residential with 6 or more acres				253.46		5,446,300	4,055,500				

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	71.07	Low InterQuartile Value	63.77 Low 90% Value of Aggregate
418,946 Average Sales Price	93.61	High InterQuartile Value	85.15 High 90% Value of Aggregate
311,962 Average Listed Price	22.54	InterQuartile Range	74.46 Aggregate Ratio
84.40 Average Ratio			14.36% Sampling Error
85.49 Median Ratio	37.26	Value of Outlier Low Limit	0 Number of Low Outliers
58.73 Low Ratio	127.42	Value of Outlier High Limit	0 Number of High Outliers
115.98 High Ratio	3.45	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.13 PRD (Regression Index)	161.23	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.48 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
	339-105-10241	ALMEIDA JOHN Location: 713 WOOD LANE	THE REZENDES VERMONT...	4.00	2/1/2021	80,400	80,400	100.00			
Totals for MHL - Mobile home landed				4.00		80,400	80,400				

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	100.00	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
80,400 Average Sales Price	100.00	High InterQuartile Value	0.00	High 90% Value of Aggregate
80,400 Average Listed Price	0.00	InterQuartile Range	100.00	Aggregate Ratio
100.00 Average Ratio				Sampling Error
100.00 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
100.00 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
100.00 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				
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
100% 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
	339-105-10024	KUSNIERZ PAUL Location: 1124 VICTORY ROAD	BOND DOUGLAS	56.30	5/21/2020	145,000	140,600	96.97			
	339-105-10338	NOLAN TIMOTHY Location: VICTORY ROAD	YOUNG MATTHEW	53.00	2/23/2021	200,000	214,600	107.30			
Totals for S2 - Seasonal home with 6 or more acres				109.30		345,000	355,200				

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	96.97	Low InterQuartile Value	72.28	Low 90% Value of Aggregate
172,500 Average Sales Price	107.30	High InterQuartile Value	133.64	High 90% Value of Aggregate
177,600 Average Listed Price	10.33	InterQuartile Range	102.96	Aggregate Ratio
102.13 Average Ratio			29.80%	Sampling Error
102.13 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
96.97 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
107.30 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
5.06 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
	339-105-10332	EIKENBERRY DAVID Location: VICTORY ROAD	THE EVELYN M. LUSSIE...	247.00	7/23/2020	225,000	199,700	88.76			
	339-105-10047	ROWE KEVIN Location: MUD HOLLOW ROAD	STOUGH DEBORAH	10.94	3/26/2021	25,010	21,300	85.17			
Totals for W - Woodland				257.94		250,010	221,000				

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	
2 Total Transactions	85.17	Low InterQuartile Value	84.42	Low 90% Value of Aggregate
125,005 Average Sales Price	88.76	High InterQuartile Value	92.37	High 90% Value of Aggregate
110,500 Average Listed Price	3.59	InterQuartile Range	88.40	Aggregate Ratio
86.96 Average Ratio			4.49%	Sampling Error
86.96 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
85.17 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
88.76 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
2.06 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
374162496	339-105-10295	GNS PROPERTIES, LLC Location: RIDGE ROAD	WALL, KATHERINE L	7.10	4/16/2021	75,000	51,400	68.53			
	339-105-10027	GOREAU TARA Location: KIRBY MOUNTAIN ROAD	STODDARD SCOTT	27.00	5/28/2020	67,500	48,100	71.26			
	339-105-10343	HOPKINS SARAH Location: 3091 RIDGE ROAD	PERREAULT ADAM	4.00	12/21/2020	65,000	42,200	64.92			
	339-105-10346	RUSSELL TEDDY Location: MUD HOLLOW ROAD	ROBILLARD LUCAS	39.20	11/26/2019	34,000	39,000	114.71			
	339-105-10232	STUART ELVIS Location: MUD HOLLOW RD	TONY DWYERS LOGGING ...	10.74	7/13/2019	25,000	23,900	95.60			

Totals for M - Miscellaneous				88.04		266,500	204,600				
-------------------------------------	--	--	--	--------------	--	----------------	----------------	--	--	--	--

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	
5 Total Transactions	66.73	Low InterQuartile Value	62.21	Low 90% Value of Aggregate
53,300 Average Sales Price	105.15	High InterQuartile Value	91.33	High 90% Value of Aggregate
40,920 Average Listed Price	38.42	InterQuartile Range	76.77	Aggregate Ratio
83.00 Average Ratio			18.97%	Sampling Error
71.26 Median Ratio	9.09	Value of Outlier Low Limit	0	Number of Low Outliers
64.92 Low Ratio	162.79	Value of Outlier High Limit	0	Number of High Outliers
114.71 High Ratio	- 48.55	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	220.43	Value of Extreme High Limit	0	Number of High Extremes/Influentials
21.57 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
18 Total Transactions	75.28	Low InterQuartile Value	66.61 Low 90% Value of Aggregate
343,844 Average Sales Price	100.06	High InterQuartile Value	87.93 High 90% Value of Aggregate
265,678 Average Listed Price	24.79	InterQuartile Range	77.27 Aggregate Ratio
87.66 Average Ratio			13.80% Sampling Error
88.32 Median Ratio	38.10	Value of Outlier Low Limit	0 Number of Low Outliers
58.73 Low Ratio	137.24	Value of Outlier High Limit	0 Number of High Outliers
115.98 High Ratio	0.92	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.13 PRD (Regression Index)	174.42	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.19 COD			
2	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		

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 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
7 Total Transactions	68.53	Low InterQuartile Value	72.60 Low 90% Value of Aggregate
73,787 Average Sales Price	95.60	High InterQuartile Value	92.20 High 90% Value of Aggregate
60,800 Average Listed Price	27.07	InterQuartile Range	82.40 Aggregate Ratio
84.13 Average Ratio			11.89% Sampling Error
85.17 Median Ratio	27.93	Value of Outlier Low Limit	0 Number of Low Outliers
64.92 Low Ratio	136.20	Value of Outlier High Limit	0 Number of High Outliers
114.71 High Ratio	- 12.67	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	176.80	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.83 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
25 Total Transactions	72.05	Low InterQuartile Value	67.88 Low 90% Value of Aggregate
268,228 Average Sales Price	98.48	High InterQuartile Value	87.44 High 90% Value of Aggregate
208,312 Average Listed Price	26.44	InterQuartile Range	77.66 Aggregate Ratio
86.67 Average Ratio			12.59% Sampling Error
86.76 Median Ratio	32.39	Value of Outlier Low Limit	0 Number of Low Outliers
58.73 Low Ratio	138.14	Value of Outlier High Limit	0 Number of High Outliers
115.98 High Ratio	- 7.26	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	177.79	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.55 COD			
2 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			