

Study created by Christie.Wright@vermont.gov on 11/2/2022 at 2:58 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L541016064	261-082-10254	COHN MAXWELL Location: 5392 VT ROUTE 100	PARRISH JAMES	1.30	12/11/2020	140,000	152,700	109.07			
512070720	261-082-10152	FOSTER, DEREK Location: 207 POST OFFICE HILL	HARRIS, GERTRUDE	0.86	6/4/2021	52,000	66,600	128.08			
Totals for R1 - Residential with less than 6 acres				2.16		192,000	219,300				

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	109.07	Low InterQuartile Value	67.69	Low 90% Value of Aggregate
96,000 Average Sales Price	128.08	High InterQuartile Value	160.74	High 90% Value of Aggregate
109,650 Average Listed Price	19.01	InterQuartile Range	114.22	Aggregate Ratio
118.57 Average Ratio			40.73%	Sampling Error
118.57 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
109.07 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
128.08 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
8.01 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
L1566674944	261-082-10190	BROKHOF WILLIAM Location: 1046 WEST HILL EXTENSION	LINSKEY SEAN	12.95	4/1/2019	340,000	274,400	80.71			
L360939520	261-082-10021	GLADCHUN JEFFREY Location: 3944 NORTH HOLLOW ROAD	LEWEY CHARLENE	160.00	8/14/2020	580,000	428,400	73.86			
357895232	261-082-10174	HOWARD, JOHN Location: 200 TOWN LINE ROAD	KOENIG, MARK R	9.20	6/28/2021	350,000	240,200	68.63			
470620736	261-082-10274	LAMONT, HEATHER N Location: 95 HARPERS WAY	WINCH, RILEY E	17.00	3/25/2022	332,500	201,800	60.69			
L150929408	261-082-10378	LANGE JR. PETER Location: 1262 TOWN LINE ROAD	BEEN CORNELIS	29.70	12/27/2019	500,000	500,000	100.00			
L762167296	261-082-10278	NICKEL TIMOTHY Location: 726 TOWN LINE ROAD	BURGEE REBECCA	13.15	10/9/2019	394,000	350,600	88.98			
L1427619840	261-082-10090	READIE ROBERT Location: 660 TOWN LINE ROAD	DILLON HELEN	52.95	9/18/2020	390,000	383,500	98.33			
Totals for R2 - Residential with 6 or more acres				294.95		2,886,500	2,378,900				

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	
7 Total Transactions	68.63	Low InterQuartile Value	72.19	Low 90% Value of Aggregate
412,357 Average Sales Price	98.33	High InterQuartile Value	92.64	High 90% Value of Aggregate
339,843 Average Listed Price	29.70	InterQuartile Range	82.41	Aggregate Ratio
81.60 Average Ratio			12.41%	Sampling Error
80.71 Median Ratio	24.07	Value of Outlier Low Limit	0	Number of Low Outliers
60.69 Low Ratio	142.89	Value of Outlier High Limit	0	Number of High Outliers
100.00 High Ratio	- 20.49	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	187.45	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.89 COD				
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
29%	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
763974720	261-082-10203	MORANDI, TYLER Location: 0 LELAND JONES TRAIL	MASTON, RICHARD W	41.30	6/8/2021	150,000	80,100	53.40			
1310694464	261-082-10358	WAGNER, KORY A Location: 94 ALDER MEADOW ROAD	SMITH, BENJAMIN A	6.10	10/15/2021	156,000	148,500	95.19			
Totals for S2 - Seasonal home with 6 or more acres				47.40		306,000	228,600				

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	53.40	Low InterQuartile Value	(54.84) Low 90% Value of Aggregate
153,000 Average Sales Price	95.19	High InterQuartile Value	204.25 High 90% Value of Aggregate
114,300 Average Listed Price	41.79	InterQuartile Range	74.71 Aggregate Ratio
74.30 Average Ratio			173.39% Sampling Error
74.30 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
53.40 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
95.19 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
28.13 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
1908907072	261-082-10023	JONES, GERALD L Location: FULLER ROAD	FINKELMEIER, TRUST	40.50	10/29/2021	142,000	103,300	72.75			
235113536	261-082-10220	RICHARDSON, JED L Location: 6520 VERMONT ROUTE 100	MISHKIT, STEPHEN J	21.50	7/23/2021	89,500	35,900	40.11			
1264389184	261-082-10281	ROCKY POND FOREST LA... Location: KENNEDY ROAD	ESTATE OF JEAN L. SA...	60.00	7/6/2021	50,000	47,700	95.40			
Totals for W - Woodland				122.00		281,500	186,900				

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	
3 Total Transactions	40.11	Low InterQuartile Value	31.50	Low 90% Value of Aggregate
93,833 Average Sales Price	95.40	High InterQuartile Value	101.29	High 90% Value of Aggregate
62,300 Average Listed Price	55.29	InterQuartile Range	66.39	Aggregate Ratio
69.42 Average Ratio			52.57%	Sampling Error
72.75 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
40.11 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
95.40 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
25.33 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
1565854784	261-082-10218	DMITRENKO, IRINA Location: POST OFFICE HILL ROAD	MCCUTCHEON, LAWRENCE...	3.00	7/1/2021	26,000	21,700	83.46			
L154705920	261-082-10390	YANDOW NORMAN Location: 0 MASTON HILL ROAD	NICHOLSON JOSEPH	14.30	10/27/2020	39,500	39,300	99.49			
Totals for M - Miscellaneous				17.30		65,500	61,000				

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	83.46	Low InterQuartile Value	45.93	Low 90% Value of Aggregate
32,750 Average Sales Price	99.49	High InterQuartile Value	140.33	High 90% Value of Aggregate
30,500 Average Listed Price	16.03	InterQuartile Range	93.13	Aggregate Ratio
91.48 Average Ratio			50.68%	Sampling Error
91.48 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
83.46 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
99.49 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
8.76 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				

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
11 Total Transactions	68.63	Low InterQuartile Value	74.60 Low 90% Value of Aggregate
307,682 Average Sales Price	100.00	High InterQuartile Value	92.45 High 90% Value of Aggregate
256,982 Average Listed Price	31.37	InterQuartile Range	83.52 Aggregate Ratio
87.00 Average Ratio			10.69% Sampling Error
88.98 Median Ratio	21.57	Value of Outlier Low Limit	0 Number of Low Outliers
53.40 Low Ratio	147.06	Value of Outlier High Limit	0 Number of High Outliers
128.08 High Ratio	- 25.49	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	194.11	Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.76 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
18% 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
5 Total Transactions	56.43	Low InterQuartile Value	49.87 Low 90% Value of Aggregate
69,400 Average Sales Price	97.45	High InterQuartile Value	93.01 High 90% Value of Aggregate
49,580 Average Listed Price	41.02	InterQuartile Range	71.44 Aggregate Ratio
78.24 Average Ratio			30.19% Sampling Error
83.46 Median Ratio	- 5.10	Value of Outlier Low Limit	0 Number of Low Outliers
40.11 Low Ratio	158.97	Value of Outlier High Limit	0 Number of High Outliers
99.49 High Ratio	- 66.62	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	220.50	Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.66 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
20% 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
16 Total Transactions	69.66 Low InterQuartile Value		74.46 Low 90% Value of Aggregate
233,219 Average Sales Price	99.20 High InterQuartile Value		90.34 High 90% Value of Aggregate
192,169 Average Listed Price	29.55 InterQuartile Range		82.40 Aggregate Ratio
84.26 Average Ratio			9.64% Sampling Error
86.22 Median Ratio	25.34 Value of Outlier Low Limit	0 Number of Low Outliers	18.61% Weighted Standard Deviation
40.11 Low Ratio	143.52 Value of Outlier High Limit	0 Number of High Outliers	
128.08 High Ratio	- 18.98 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	187.84 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
20.36 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			