\*\*\* Equalization Study - 2022 \*\*\*
Sales Between: 4/1/2019 and 3/31/2022

Study created by Christie. Wright @vermont.gov on 10/23/2022 at 1:57 AM.

R1	- R	eidar	htial	with	lacc	than	6	acres
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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	Т	С	Cat
1387293760	279-088-10020	FORWARD, SARAH E Location: 27 VIRGIN AVENUE	BETTIS, EVERETT C	0.67	9/14/2021	119,000	89,000	74.79			
L1288290304	279-088-10311	IVEY PETER  Location: 589 VT ROUTE 100	DEERING JONATHAN	0.75	1/22/2021	95,000	89,500	94.21			
1674546240	279-088-10027	REINHOLD, NATHAN A  Location: 59 VIRGIN AVENUE	BAILEY, KEITH	0.13	7/30/2021	110,000	77,100	70.09			
1190820928	279-088-10211	SINGH, JAS GAURAV Location: 88 VT ROUTE 125	CUMMINGS, MICHAEL A	0.19	11/30/2021	170,000	135,700	79.82			
1206217792	279-088-10162	TRENHOLM, KIMBERLY E Location: 48 VIRGIN AVE	DUPRAT, KATHERINE	0.25	9/7/2021	169,500	125,500	74.04			
Totals for R1	- Residential w	ith less than 6 acres		1.99		663,500	516,800				

#### 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
5 Total Transactions	72.07 Low InterQuartile Value	71.05 Low 90% Value of Aggregate
132,700 Average Sales Price	87.02 High InterQuartile Value	84.73 High 90% Value of Aggregate
103,360 Average Listed Price	14.95 InterQuartile Range	77.89 Aggregate Ratio
78.59 Average Ratio		8.78% Sampling Error
74.79 Median Ratio	49.64 Value of Outlier Low Limit	0 Number of Low Outliers
70.09 Low Ratio	109.44 Value of Outlier High Limit	0 Number of High Outliers
94.21 High Ratio	27.21 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	131.87 Value of Extreme High Limit	0 Number of High Extremes/Influentials
8.00 <b>COD</b>		

<sup>0</sup> Number of Transactions with Assessment Ratio Between 0.98 and 1.02

<sup>0%</sup> Percent of Transactions with Assessment Ratio Between 0.98 and 1.02

# Certified Final Sales Report Theresa Gile

\*\*\* Equalization Study - 2022 \*\*\*
Sales Between: 4/1/2019 and 3/31/2022

R2 -	Reside	ntial	with (	6 or	more	acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	Т	С	Cat
L736202752	279-088-10229	HENDRICKSON KATE	RIBAUDO VICTOR	7.94	5/29/2019	240,000	235,100	97.96			
		Location: 1402 & 1400 VE	RMONT ROUTE 125								
Totals for R	2 - Residential w	ith 6 or more acres		7.94	,	240,000	235,100				

## 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
1 Total Transactions	97.96 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
240,000 Average Sales Price	97.96 High InterQuartile Value	0.00 High 90% Value of Aggregate
235,100 Average Listed Price	0.00 InterQuartile Range	97.96 Aggregate Ratio
97.96 Average Ratio		Sampling Error
97.96 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
97.96 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
97.96 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 <b>COD</b>		

<sup>0</sup> Number of Transactions with Assessment Ratio Between 0.98 and 1.02

<sup>0%</sup> Percent of Transactions with Assessment Ratio Between 0.98 and 1.02

# Certified Final Sales Report Theresa Gile

\*\*\* Equalization Study - 2022 \*\*\*
Sales Between: 4/1/2019 and 3/31/2022

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	<b>Listed Value</b>	Ratio	Т	С	Cat
L601612288	279-088-10041	STUGART MARK	COWEN RICHARD	1.00	5/28/2020	15,000	15,000	100.00			
		Location: 2927 VT ROL	JTE 125								
Totals for M	HL - Mobile hom	e landed		1.00		15,000	15,000				

### 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
15,000 Average Sales Price	100.00 High InterQuartile Value	0.00 High 90% Value of Aggregate
15,000 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 <b>COD</b>		

<sup>1</sup> Number of Transactions with Assessment Ratio Between 0.98 and 1.02

<sup>100%</sup> 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 E	Error.
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Town Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals
7 Total Transactions	74.04 Low InterQuartile Value	73.63 Low 90% Value of Aggregate
131,214 Average Sales Price	97.96 High InterQuartile Value	93.36 High 90% Value of Aggregate
109,557 Average Listed Price	23.92 InterQuartile Range	83.49 Aggregate Ratio
84.42 Average Ratio		11.82% Sampling Error
79.82 Median Ratio	38.17 Value of Outlier Low Limit	0 Number of Low Outliers
70.09 Low Ratio	133.83 Value of Outlier High Limit	0 Number of High Outliers
100.00 High Ratio	2.29 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	169.71 Value of Extreme High Limit	0 Number of High Extremes/Influentials
13.11 <b>COD</b>		

<sup>1</sup> Number of Transactions with Assessment Ratio Between 0.98 and 1.02

<sup>14%</sup> Percent of Transactions with Assessment Ratio Between 0.98 and 1.02

Class - Commercial/Industrial (C, CA, I)

Town Sample Invalid: 0	90% confident that true aggregate	ratio is not within 10% o	of sample ratio	See Sampling Error
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wn 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				
Number of Transactions with A	ssessment 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)

wn Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals  0.00 Low 90% Value of Aggregate	
0 Total Transactions	0.00 Low InterQuartile Value		
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			
	sessment Ratio Retween 0 98 and 1 02		

<sup>0</sup> 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 Sample Valid: 90%	confident that true aggregate	ratio is within 10% of sar	mple ratio. See Sampling Error.
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Town Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals 73.58 Low 90% Value of Aggregate	
7 Total Transactions	74.04 Low InterQuartile Value		
131,214 Average Sales Price	97.96 High InterQuartile Value		93.41 High 90% Value of Aggregate
109,557 Average Listed Price	23.92 InterQuartile Range		83.49 Aggregate Ratio
84.42 Average Ratio			11.88% Sampling Error
79.82 Median Ratio	38.17 Value of Outlier Low Limit	0 Number of Low Outliers	13.69% Weighted Standard Deviation
70.09 Low Ratio	133.83 Value of Outlier High Limit	0 Number of High Outliers	
100.00 High Ratio	2.29 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.01 PRD (Regression Index)	169.71 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
13.11 <b>COD</b>			

<sup>1</sup> Number of Transactions with Assessment Ratio Between 0.98 and 1.02

<sup>14%</sup> Percent of Transactions with Assessment Ratio Between 0.98 and 1.02