

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

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	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 with 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 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
L601612288	279-088-10041	STUGART MARK Location: 2927 VT ROUTE 125	COWEN RICHARD	1.00	5/28/2020	15,000	15,000	100.00			

Totals for MHL - Mobile home landed				1.00		15,000	15,000				
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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	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 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				

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
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 COD			
1 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
7 Total Transactions	74.04	Low InterQuartile Value	73.58 Low 90% Value of Aggregate
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
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 COD			
1 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			