

Study created by Christie.Wright@vermont.gov on 10/21/2022 at 7:44 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L131637248	309-098-10155	COOK REBEKAH Location: 598 VT RT 133	LINCOLN DENIS	2.00	12/15/2020	75,000	72,300	96.40			
L511934464	309-098-10335	KOPEC JONATHAN Location: 1234 WEST ROAD	MELEN JOSHUA	2.64	10/20/2020	360,000	259,200	72.00			
L2115313664	309-098-10088	LACZ SAMANTHA Location: 2372 VT ROUTE 133	CUPOLI NICHOLAS	0.61	10/19/2020	160,000	132,500	82.81			
L2030682112	309-098-10142	MONACO CHELSEA Location: 1564 ROUTE 133	LADD BERT	1.30	8/14/2020	184,500	208,600	113.06			
299015232	309-098-10044	REID, TRACY A Location: 198 VT ROUTE 133	MAGOON, ELIZABETH	0.27	10/8/2021	85,000	74,000	87.06			
999410752	309-098-10144	WARDWELL, MASON R Location: 33 PYKA ROAD	ESTATE OF ALDEN L. L...	2.10	7/29/2021	160,000	153,900	96.19			

Totals for R1 - Residential with less than 6 acres				8.92		1,024,500	900,500				
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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	
6 Total Transactions	80.11	Low InterQuartile Value	72.17	Low 90% Value of Aggregate
170,750 Average Sales Price	100.57	High InterQuartile Value	103.62	High 90% Value of Aggregate
150,083 Average Listed Price	20.46	InterQuartile Range	87.90	Aggregate Ratio
91.25 Average Ratio			17.88%	Sampling Error
91.62 Median Ratio	49.43	Value of Outlier Low Limit	0	Number of Low Outliers
72.00 Low Ratio	131.25	Value of Outlier High Limit	0	Number of High Outliers
113.06 High Ratio	18.74	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	161.93	Value of Extreme High Limit	0	Number of High Extremes/Influentials
11.60 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
L1421090816	309-098-10252	BILLMAN DANE Location: 338 SCOTTS ROAD	TORRES MELISSA	25.00	12/7/2020	248,000	168,400	67.90			
L496001024	309-098-10021	CUPOLI NICHOLAS Location: 277 WEAVER HILL ROAD	GALLO RICHARD	9.50	10/20/2020	267,000	204,100	76.44			
1389704256	309-098-10022	MARK BRYANT, TRUSTEE... Location: 1254 VT ROUTE 133-IRA	SETH BLACKMAN, EXECU...	29.69	6/11/2021	300,000	230,900	76.97			
L1238532096	309-098-10028	PIETRYKA SETH Location: 4251 ROUTE 133	JONES KAYLA	103.10	3/2/2020	239,000	272,300	113.93			
1573088320	309-098-10289	ZABRISKIE, SUSAN Location: 540 GOODRICH ROAD	WILDER, TERRENCE	14.40	8/30/2021	85,000	72,300	85.06			

Totals for R2 - Residential with 6 or more acres				181.69		1,139,000	948,000				
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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	
5 Total Transactions	72.17	Low InterQuartile Value	65.74	Low 90% Value of Aggregate
227,800 Average Sales Price	99.50	High InterQuartile Value	100.72	High 90% Value of Aggregate
189,600 Average Listed Price	27.32	InterQuartile Range	83.23	Aggregate Ratio
84.06 Average Ratio			21.01%	Sampling Error
76.97 Median Ratio	31.19	Value of Outlier Low Limit	0	Number of Low Outliers
67.90 Low Ratio	140.48	Value of Outlier High Limit	0	Number of High Outliers
113.93 High Ratio	- 9.80	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	181.47	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.20 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
174839872	309-098-10089	GOUCHBERG, MATTHEW Location: 58 VERMONT ROUTE 133	SHOREY, JILL	4.00	4/16/2021	70,000	80,100	114.43			
1550247488	309-098-10135	SKAZA, JOSHUA J Location: 4444 ROUTE 133	ESTATE OF BEVERLY KI...	3.00	3/31/2022	130,000	95,800	73.69			
Totals for MHL - Mobile home landed				7.00		200,000	175,900				

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

2 Total Transactions	73.69 Low InterQuartile Value	(15.26) Low 90% Value of Aggregate
100,000 Average Sales Price	114.43 High InterQuartile Value	191.16 High 90% Value of Aggregate
87,950 Average Listed Price	40.74 InterQuartile Range	87.95 Aggregate Ratio
94.06 Average Ratio		117.35% Sampling Error
94.06 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
73.69 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
114.43 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials
21.65 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
291071040	309-098-10050	LG HOLDINGS, LLC Location: 0 PYKA ROAD	THOMPSON, ZACHARY S	6.60	4/29/2021	45,000	16,400	36.44			

Totals for W - Woodland				6.60		45,000	16,400				
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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	36.44	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
45,000 Average Sales Price	36.44	High InterQuartile Value	0.00	High 90% Value of Aggregate
16,400 Average Listed Price	0.00	InterQuartile Range	36.44	Aggregate Ratio
36.44 Average Ratio				Sampling Error
36.44 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
36.44 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
36.44 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				

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
13 Total Transactions	75.07	Low InterQuartile Value	76.76 Low 90% Value of Aggregate
181,808 Average Sales Price	104.73	High InterQuartile Value	94.55 High 90% Value of Aggregate
155,723 Average Listed Price	29.66	InterQuartile Range	85.65 Aggregate Ratio
88.92 Average Ratio			10.39% Sampling Error
85.06 Median Ratio	30.57	Value of Outlier Low Limit	0 Number of Low Outliers
67.90 Low Ratio	149.23	Value of Outlier High Limit	0 Number of High Outliers
114.43 High Ratio	- 13.92	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	193.72	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.49 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 - 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
1 Total Transactions	36.44	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
45,000 Average Sales Price	36.44	High InterQuartile Value	0.00 High 90% Value of Aggregate
16,400 Average Listed Price	0.00	InterQuartile Range	36.44 Aggregate Ratio
36.44 Average Ratio			Sampling Error
36.44 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
36.44 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
36.44 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			

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
14 Total Transactions	73.27	Low InterQuartile Value	75.93 Low 90% Value of Aggregate
172,036 Average Sales Price	100.57	High InterQuartile Value	93.53 High 90% Value of Aggregate
145,771 Average Listed Price	27.30	InterQuartile Range	84.73 Aggregate Ratio
85.17 Average Ratio			10.39% Sampling Error
83.94 Median Ratio	32.32	Value of Outlier Low Limit	0 Number of Low Outliers
36.44 Low Ratio	141.51	Value of Outlier High Limit	0 Number of High Outliers
114.43 High Ratio	- 8.62	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	182.45	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.71 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			