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

Study created by Cy.Bailey@vermont.gov on 10/18/2022 at 6:16 PM.

R1 -	Reside	ntial wit	h less	than 6	acres
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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	Т	С	Cat
	348-108-10048	APPRAISAL		4.10	3/31/2020	175,300	175,700	100.23			
		Location: 1777 RIVER ROA	D								
480463424	348-108-10094	KLEIN, CHRISTOPHER R	JEFFERS, CLARK E	1.00	3/11/2022	150,000	76,100	50.73	0	0	
		Location: 2217 VT ROUTE	102								
555738176	348-108-10085	MANEMEIT, EDWARD R	OSORNIO, LISA	0.30	5/7/2021	135,000	120,100	88.96			
		Location: 2284 SIMS HILL F	ROAD								
L1529286656	348-108-10072	SKIDGEL SCOTT	LAY RICHARD	0.93	1/24/2020	73,000	88,300	120.96			
		Location: 7098 RIVER ROA	D								
Totals for R1	- Residential w	ith less than 6 acres		6.33		533,300	460,200				

R1 - Residential with less than 6 acres

Category Sample **Invalid**: 90% confident that true aggregate ratio is <u>not</u> within 10% of sample ratio. See Sampling Error.

Category Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals
4 Total Transactions	60.29 Low InterQuartile Value	55.79 Low 90% Value of Aggregate
133,325 Average Sales Price	115.78 High InterQuartile Value	116.80 High 90% Value of Aggregate
115,050 Average Listed Price	55.49 InterQuartile Range	86.29 Aggregate Ratio
90.22 Average Ratio		35.36% Sampling Error
94.60 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
50.73 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
120.96 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

¹ Number of Transactions with Assessment Ratio Between 0.98 and 1.02

21.54 **COD**

^{25%} 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	Т (C Cat
	348-108-10049	APPRAISAL Location: 1709 RIVER ROAD		20.00	3/31/2020	253,200	251,600	99.37		
L809951232	348-108-10019	GAGNON STEVEN Location: N W SIDE OF TOD	D'ANJOU LOIC	36.90	2/19/2020	80,000	96,600	120.75		
L1053609984	348-108-10042	THOMAS J. MAULE REVO	FRIZZELL BURTON	187.30	8/28/2020	360,000	308,000	85.56		
Totals for R2	2 - Residential w	Location: 655 FRIZZELL ROA	AD	244.20		693,200	656,200			

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
3 Total Transactions	85.56 Low InterQuartile Value	75.25 Low 90% Value of Aggregate
231,067 Average Sales Price	120.75 High InterQuartile Value	114.08 High 90% Value of Aggregate
218,733 Average Listed Price	35.19 InterQuartile Range	94.66 Aggregate Ratio
101.89 Average Ratio		20.52% Sampling Error
99.37 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
85.56 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
120.75 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials

¹ Number of Transactions with Assessment Ratio Between 0.98 and 1.02

11.81 **COD**

^{33%} 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	Т	С	Cat
L1296547840	348-108-10021	DALEY IIII JOSEPH Location: SIMS HILL ROAD	CONLEY MARY	141.50	8/5/2019	145,000	132,000	91.03			
2000962624	348-108-10089	GIBSON, PETER B Location: OFF TH #1	CHRISTOPHER AND ALIS	240.00	4/23/2021	217,000	213,500	98.39			
Totals for S2	- Seasonal hom	ne with 6 or more acres		381.50		362,000	345,500				

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	91.03 Low InterQuartile Value	74.94 Low 90% Value of Aggregate
181,000 Average Sales Price	98.39 High InterQuartile Value	115.95 High 90% Value of Aggregate
172,750 Average Listed Price	7.35 InterQuartile Range	95.44 Aggregate Ratio
94.71 Average Ratio		21.49% Sampling Error
94.71 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
91.03 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
98.39 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
3.88 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

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

W - Woodlan	d										
Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	Т	С	Ca
L2042142720	348-108-10157	VANSLETTE DANIEL	GENDREAU DIANA	160.00	11/13/2020	70,000	70,000	100.00			
		Location: VERMONT ROL	UTE 102								

Totals for W - Woodland 160.00 70,000 70,000

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
1 Total Transactions	100.00 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
70,000 Average Sales Price	100.00 High InterQuartile Value	0.00 High 90% Value of Aggregate
70,000 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
9 Total Transactions	87.26 Low InterQuartile Value	82.90 Low 90% Value of Aggregate
176,500 Average Sales Price	110.49 High InterQuartile Value	101.16 High 90% Value of Aggregate
162,433 Average Listed Price	23.23 InterQuartile Range	92.03 Aggregate Ratio
95.11 Average Ratio		9.92% Sampling Error
98.39 Median Ratio	52.41 Value of Outlier Low Limit	1 Number of Low Outliers
50.73 Low Ratio	145.33 Value of Outlier High Limit	0 Number of High Outliers
120.96 High Ratio	17.57 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	180.18 Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.12 COD		

³ Number of Transactions with Assessment Ratio Between 0.98 and 1.02

^{33%} 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 Sample Invalid:	90% confident that true aggregate	ratio is not within 10% of	of sample ratio. See Sampling Error
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own 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 A	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 <u>not</u> within 10% of sample ratio. See Sampling Error	

own 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	
70,000 Average Sales Price	100.00 High InterQuartile Value	0.00 High 90% Value of Aggregate	
70,000 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

All Sales (R1, R2, MHU, MHL, S1, S2, C, CA, I, F, W, M, O)

Town Sample Valid : 90% confident that true a	agregate ratio is within 10% of san	nple ratio. See Sampling Error.

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
10 Total Transactions	88.11 Low InterQuartile Value		83.56 Low 90% Value of Aggregate	
165,850 Average Sales Price	105.36 High InterQuartile Value		101.17 High 90% Value of Aggregate	
153,190 Average Listed Price	17.25 InterQuartile Range		92.37 Aggregate Ratio	
95.60 Average Ratio			9.53% Sampling Error	
98.88 Median Ratio	62.24 Value of Outlier Low Limit	1 Number of Low Outliers	15.80% Weighted Standard Deviation	
50.73 Low Ratio	131.23 Value of Outlier High Limit	0 Number of High Outliers		
120.96 High Ratio	36.37 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials		
1.03 PRD (Regression Index)	157.10 Value of Extreme High Limit	0 Number of High Extremes/Influentials		
12.81 COD				

⁴ Number of Transactions with Assessment Ratio Between 0.98 and 1.02

^{40%} Percent of Transactions with Assessment Ratio Between 0.98 and 1.02