

Study created by Teri.Gildersleeve@vermont.gov on 12/19/2022 at 6:21 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
	420-131-10132			1.00	11/3/2022	247,600	197,100	79.60			
		Location:									
	420-131-10211				11/7/2022	298,500	262,200	87.84			
		Location:									
	420-131-10099				11/7/2022	394,400	277,700	70.41			
		Location:									
	420-131-10105				11/10/2022	504,400	391,000	77.52			
		Location:									
337433152	420-131-10271	HUTCHINSON, DREW D	BEAYON, RONALD	1.80	2/11/2022	450,000	293,100	65.13			
		Location: 242 TROLL HILL ROAD									
L298524672	420-131-10107	KARDAS MEGHAN	GREENE PEARL	0.50	12/23/2019	101,000	145,800	144.36			O
		Location: 514 BROOKLYN ROAD									
L1083244544	420-131-10106	SNOW REBECCA	GREENE DAVID	0.50	9/30/2020	117,000	174,200	148.89	O		O
		Location: 506 BROOKLYN ROAD									
Totals for R1 - Residential with less than 6 acres				3.80		2,112,900	1,741,100				

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	
7 Total Transactions	70.41	Low InterQuartile Value	69.30	Low 90% Value of Aggregate
301,843 Average Sales Price	144.36	High InterQuartile Value	95.51	High 90% Value of Aggregate
248,729 Average Listed Price	73.95	InterQuartile Range	82.40	Aggregate Ratio
96.25 Average Ratio			15.91%	Sampling Error
79.60 Median Ratio	- 40.51	Value of Outlier Low Limit	0	Number of Low Outliers
65.13 Low Ratio	255.27	Value of Outlier High Limit	0	Number of High Outliers
148.89 High Ratio	- 151.43	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	366.19	Value of Extreme High Limit	0	Number of High Extremes/Influentials
30.15 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
	420-131-10255				11/5/2022	409,600	349,000	85.21			
		Location:									
	420-131-10120				11/7/2022	664,200	631,800	95.12			
		Location:									
	420-131-10020				11/7/2022	381,600	299,400	78.46			
		Location:									
	420-131-10200				11/10/2022	512,900	423,500	82.57			
		Location:									
	420-131-10207				11/10/2022	418,100	353,900	84.64			
		Location:									
178382912	420-131-10079	DEFELICE, JOSEPH	DWORKIN, ADAM	23.00	4/1/2021	325,000	348,300	107.17			
		Location: 153 NORSE LODGE ROAD									
1859597376	420-131-10029	GASPERETTI, III, ROB...	JULIANO, SUSANNE	31.30	7/2/2021	255,000	175,500	68.82			
		Location: 420 TROLL HILL ROAD									
Totals for R2 - Residential with 6 or more acres				54.30		2,966,400	2,581,400				

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	78.46	Low InterQuartile Value	81.44	Low 90% Value of Aggregate
423,771 Average Sales Price	95.12	High InterQuartile Value	92.61	High 90% Value of Aggregate
368,771 Average Listed Price	16.66	InterQuartile Range	87.02	Aggregate Ratio
86.00 Average Ratio			6.42%	Sampling Error
84.64 Median Ratio	53.46	Value of Outlier Low Limit	0	Number of Low Outliers
68.82 Low Ratio	120.12	Value of Outlier High Limit	0	Number of High Outliers
107.17 High Ratio	28.47	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	145.11	Value of Extreme High Limit	0	Number of High Extremes/Influentials
9.73 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			

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1997709888	420-131-10100	GALESI, MICHAEL Location: 848 SOUTH END ROAD	GASPERETTI, ROBERT	2.71	1/24/2022	535,000	370,800	69.31			
544619584	420-131-10049	KENT, RICKY W Location: 49 MILL ROAD	E.C. CROSBY & SONS, ...	1.75	11/5/2021	231,000	297,900	128.96			
Totals for C - Commercial				4.46		766,000	668,700				

C - Commercial

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	69.31	Low InterQuartile Value	(54.61) Low 90% Value of Aggregate
383,000 Average Sales Price	128.96	High InterQuartile Value	229.20 High 90% Value of Aggregate
334,350 Average Listed Price	59.65	InterQuartile Range	87.30 Aggregate Ratio
99.13 Average Ratio			162.54% Sampling Error
99.13 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
69.31 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
128.96 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.14 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
30.09 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
15 Total Transactions	77.52 Low InterQuartile Value		79.41 Low 90% Value of Aggregate
348,787 Average Sales Price	97.64 High InterQuartile Value		91.52 High 90% Value of Aggregate
298,093 Average Listed Price	20.12 InterQuartile Range		85.47 Aggregate Ratio
91.56 Average Ratio			7.08% Sampling Error
84.64 Median Ratio	47.34 Value of Outlier Low Limit	0 Number of Low Outliers	
65.13 Low Ratio	127.82 Value of Outlier High Limit	2 Number of High Outliers	
148.89 High Ratio	17.15 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.07 PRD (Regression Index)	158.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.19 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
2 Total Transactions	69.31	Low InterQuartile Value	(58.64) Low 90% Value of Aggregate
383,000 Average Sales Price	128.96	High InterQuartile Value	233.24 High 90% Value of Aggregate
334,350 Average Listed Price	59.65	InterQuartile Range	87.30 Aggregate Ratio
99.13 Average Ratio			167.17% Sampling Error
99.13 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
69.31 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
128.96 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.14 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
30.09 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 - 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
17 Total Transactions	73.96 Low InterQuartile Value		79.22 Low 90% Value of Aggregate
352,812 Average Sales Price	102.40 High InterQuartile Value		92.18 High 90% Value of Aggregate
302,359 Average Listed Price	28.44 InterQuartile Range		85.70 Aggregate Ratio
92.45 Average Ratio			7.56% Sampling Error
84.64 Median Ratio	31.30 Value of Outlier Low Limit	0 Number of Low Outliers	16.29% Weighted Standard Deviation
65.13 Low Ratio	145.06 Value of Outlier High Limit	1 Number of High Outliers	
148.89 High Ratio	- 11.36 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.08 PRD (Regression Index)	187.72 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
21.08 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			