

Study created by Christie.Wright@vermont.gov on 10/10/2022 at 11:21 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1831108608	570-179-10052	BURKHARDT DAVID Location: 66 SOMERSET ROAD	GLOVER LYNZY	5.40	1/22/2021	525,000	537,300	102.34			
409959488	570-179-10109	DOBBIN, WILLIAM Location: 72 RAKE BRANCH TRAIL	ESTATE OF ROBERT J. ...	0.98	12/1/2021	100,000	114,700	114.70			
L51224576	570-179-10025	LAZELLE SR. DOUGLAS Location: 1498 ROUTE 9 WEST	STOUGHTON CATHERINE	2.00	9/5/2019	107,000	116,500	108.88			
Totals for R1 - Residential with less than 6 acres				8.38		732,000	768,500				

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	
3 Total Transactions	102.34	Low InterQuartile Value	96.85	Low 90% Value of Aggregate
244,000 Average Sales Price	114.70	High InterQuartile Value	113.12	High 90% Value of Aggregate
256,167 Average Listed Price	12.36	InterQuartile Range	104.99	Aggregate Ratio
108.64 Average Ratio			7.74%	Sampling Error
108.88 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
102.34 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
114.70 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
3.78 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			

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L678862848	570-179-10149	ONDERSMA CHRYSSTIN Location: 1799 VT RT 9 WEST	MARRA ROBBE	50.50	7/29/2020	126,000	117,100	92.94			

Totals for S2 - Seasonal home with 6 or more acres

50.50 126,000 117,100

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

1	Total Transactions	92.94	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
126,000	Average Sales Price	92.94	High InterQuartile Value	0.00	High 90% Value of Aggregate
117,100	Average Listed Price	0.00	InterQuartile Range	92.94	Aggregate Ratio
92.94	Average Ratio				Sampling Error
92.94	Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
92.94	Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
92.94	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				

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
674204736	570-179-10021	CUSTOM CATCH LLC Location: 789 ROUTE 9	SPRAGUE CREATIONS, I...	6.09	7/8/2021	200,000	183,500	91.75			
L1213980672	570-179-10015	FROST MICHAEL Location: 1515 ROUTE 9 WEST	NORTHTIMBER ASSOCIAT...	1.00	9/8/2020	165,000	166,700	101.03			
Totals for C - Commercial				7.09		365,000	350,200				

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	91.75	Low InterQuartile Value	70.81	Low 90% Value of Aggregate
182,500 Average Sales Price	101.03	High InterQuartile Value	121.08	High 90% Value of Aggregate
175,100 Average Listed Price	9.28	InterQuartile Range	95.95	Aggregate Ratio
96.39 Average Ratio			26.19%	Sampling Error
96.39 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
91.75 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
101.03 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
4.81 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				

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L666411008	570-179-10190	BOUDREAU IAN DAVID Location: VT ROUTE 8	FREDETTE DANIEL	67.00	10/2/2020	87,000	121,900	140.11			
L892960768	570-179-10159	DEERFIELD WIND LLC Location: 67 PUTNAM ROAD	HELEN ABBIE SCHULTZ ...	70.00	3/19/2021	77,000	62,000	80.52			
L743194624	570-179-10104	JONES STEVEN Location: 245 VT ROUTE 8	BRYCE STANLEY	225.09	6/18/2020	200,000	206,500	103.25			
1714568256	570-179-10094	LAMPRON, BRITTANY Location: 171 ROUTE 8	SPRAGUE, RICHARD B	18.00	10/20/2021	67,000	65,700	98.06			
L491454464	570-179-10198	SPIELMAN GREGORY ALL... Location: VT ROUTE 9 WEST	GUILLE PETER	35.00	9/4/2019	50,000	55,100	110.20			
L1516806144	570-179-10013	WEYMOUTH JR PAU Location: ROUTE 9	GUILLE PETER	50.00	1/10/2020	79,000	87,500	110.76			
Totals for W - Woodland				465.09		560,000	598,700				

W - Woodland

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
6 Total Transactions	93.67 Low InterQuartile Value	94.29 Low 90% Value of Aggregate
93,333 Average Sales Price	118.10 High InterQuartile Value	119.53 High 90% Value of Aggregate
99,783 Average Listed Price	24.42 InterQuartile Range	106.91 Aggregate Ratio
107.15 Average Ratio		11.80% Sampling Error
106.73 Median Ratio	57.04 Value of Outlier Low Limit	0 Number of Low Outliers
80.52 Low Ratio	154.73 Value of Outlier High Limit	0 Number of High Outliers
140.11 High Ratio	20.40 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	191.37 Value of Extreme High Limit	0 Number of High Extremes/Influentials
12.38 COD		
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
17% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
3292224	570-179-10146	WILCOX, JAY Location: 1667 ROUTE 9	SULLIVAN, JUANITA	0.75	10/26/2021	74,000	64,100	86.62			

Totals for M - Miscellaneous				0.75		74,000	64,100				
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M - Miscellaneous

*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	86.62	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
74,000 Average Sales Price	86.62	High InterQuartile Value	0.00	High 90% Value of Aggregate
64,100 Average Listed Price	0.00	InterQuartile Range	86.62	Aggregate Ratio
86.62 Average Ratio				Sampling Error
86.62 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
86.62 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
86.62 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
5 Total Transactions	97.64	Low InterQuartile Value	97.97 Low 90% Value of Aggregate
187,600 Average Sales Price	120.29	High InterQuartile Value	112.32 High 90% Value of Aggregate
197,260 Average Listed Price	22.65	InterQuartile Range	105.15 Aggregate Ratio
108.95 Average Ratio			6.82% Sampling Error
108.88 Median Ratio	63.67	Value of Outlier Low Limit	0 Number of Low Outliers
92.94 Low Ratio	154.26	Value of Outlier High Limit	0 Number of High Outliers
125.88 High Ratio	29.70	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	188.23	Value of Extreme High Limit	0 Number of High Extremes/Influentials
8.32 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	91.75 Low InterQuartile Value		70.81 Low 90% Value of Aggregate
182,500 Average Sales Price	101.03 High InterQuartile Value		121.08 High 90% Value of Aggregate
175,100 Average Listed Price	9.28 InterQuartile Range		95.95 Aggregate Ratio
96.39 Average Ratio			26.19% Sampling Error
96.39 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
91.75 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
101.03 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	
4.81 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			

Class - Farm/Vacant (W, M, F)

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	86.62	Low InterQuartile Value	92.83 Low 90% Value of Aggregate
90,571 Average Sales Price	110.76	High InterQuartile Value	116.25 High 90% Value of Aggregate
94,686 Average Listed Price	24.14	InterQuartile Range	104.54 Aggregate Ratio
104.22 Average Ratio			11.20% Sampling Error
103.25 Median Ratio	50.41	Value of Outlier Low Limit	0 Number of Low Outliers
80.52 Low Ratio	146.97	Value of Outlier High Limit	0 Number of High Outliers
140.11 High Ratio	14.21	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	183.17	Value of Extreme High Limit	0 Number of High Extremes/Influentials
13.27 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			

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	92.64	Low InterQuartile Value	98.45 Low 90% Value of Aggregate
138,357 Average Sales Price	111.74	High InterQuartile Value	107.99 High 90% Value of Aggregate
142,807 Average Listed Price	19.10	InterQuartile Range	103.22 Aggregate Ratio
104.79 Average Ratio			4.62% Sampling Error
102.80 Median Ratio	63.98	Value of Outlier Low Limit	0 Number of Low Outliers
80.52 Low Ratio	140.40	Value of Outlier High Limit	0 Number of High Outliers
140.11 High Ratio	35.33	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	169.06	Value of Extreme High Limit	0 Number of High Extremes/Influentials
11.15 COD			
2 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			