

Study created by Cy.Bailey@vermont.gov on 11/10/2022 at 7:22 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
	027-008-10076				11/8/2022	298,300	223,400	74.89			
		Location:									
	027-008-10080				11/8/2022	235,600	193,300	82.05			
		Location:									
	027-008-10014				11/8/2022	268,600	209,300	77.92			
		Location:									
	027-008-10113	APPRAISAL		2.00	3/31/2021	212,700	176,600	83.03			
		Location: 8 BALTIMORE ROAD									
L756142080	027-008-10132	KINGSBURY ANDREW	STEVENS BARRY	3.04	2/6/2020	140,000	248,300	177.36	E	E	
		Location: 126 GOULD ROAD									

Totals for R1 - Residential with less than 6 acres **5.04** **1,155,200** **1,050,900**

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	
5 Total Transactions	76.41	Low InterQuartile Value	64.40	Low 90% Value of Aggregate
231,040 Average Sales Price	130.19	High InterQuartile Value	117.54	High 90% Value of Aggregate
210,180 Average Listed Price	53.79	InterQuartile Range	90.97	Aggregate Ratio
99.05 Average Ratio			29.21%	Sampling Error
82.05 Median Ratio	- 4.27	Value of Outlier Low Limit	0	Number of Low Outliers
74.89 Low Ratio	210.87	Value of Outlier High Limit	0	Number of High Outliers
177.36 High Ratio	- 84.95	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	291.55	Value of Extreme High Limit	0	Number of High Extremes/Influentials
26.22 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
	027-008-10103				11/8/2022	312,600	252,100	80.65			
		Location:									
	027-008-10103	APPRAISAL		10.15	3/31/2021	294,200	252,100	85.69			
		Location: 56 BALTIMORE ROAD									
	027-008-10011	APPRAISAL		25.00	3/31/2021	215,800	172,600	79.98			
		Location: 148 OLD PIPER ROAD									
	027-008-10090	APPRAISAL		10.00	3/31/2021	280,700	227,400	81.01			
		Location: 4235 BALTIMORE ROAD									
Totals for R2 - Residential with 6 or more acres				45.15		1,103,300	904,200				

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	
4 Total Transactions	80.15	Low InterQuartile Value	78.97	Low 90% Value of Aggregate
275,825 Average Sales Price	84.52	High InterQuartile Value	84.94	High 90% Value of Aggregate
226,050 Average Listed Price	4.37	InterQuartile Range	81.95	Aggregate Ratio
81.83 Average Ratio			3.65%	Sampling Error
80.83 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
79.98 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
85.69 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
1.88 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
412838976	027-008-10123	DWINELL, KYLE	SWEETLAND, STEPHEN R	15.01	9/16/2021	75,000	84,000	112.00			
Location: PARCEL OF LAND ON OLD PIPER ROAD (TAX BILL REFERENCES 3900 BALTIMORE ROAD) BALTIMORE, VT 05143											
L1673478144	027-008-10017	LEGEN JOSEPH	BURCHFIELD NANCY	60.00	6/10/2020	94,500	96,400	102.01			
Location: 430 OLD PIPER ROAD											
Totals for W - Woodland				75.01		169,500	180,400				

W - Woodland

Category Sample <i>Invalid</i> : 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				
2	Total Transactions		102.01	Low InterQuartile Value			78.60	Low 90% Value of Aggregate			
84,750	Average Sales Price		112.00	High InterQuartile Value			134.26	High 90% Value of Aggregate			
90,200	Average Listed Price		9.99	InterQuartile Range			106.43	Aggregate Ratio			
107.01	Average Ratio						26.15%	Sampling Error			
107.01	Median Ratio		0.00	Value of Outlier Low Limit			0	Number of Low Outliers			
102.01	Low Ratio		0.00	Value of Outlier High Limit			0	Number of High Outliers			
112.00	High Ratio		0.00	Value of Extreme Low Limit			0	Number of Low Extremes/Influentials			
1.01	PRD (Regression Index)		0.00	Value of Extreme High Limit			0	Number of High Extremes/Influentials			
4.67	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										

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
	027-008-10027	APPRIASAL	FRASCA ANTHONY & NIC...	11.04	3/31/2021	47,100	36,100	76.65			
Location: 520 BALTIMORE ROAD											
Totals for M - Miscellaneous				11.04		47,100	36,100				

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	76.65	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
47,100	Average Sales Price	76.65	High InterQuartile Value	0.00	High 90% Value of Aggregate
36,100	Average Listed Price	0.00	InterQuartile Range	76.65	Aggregate Ratio
76.65	Average Ratio				Sampling Error
76.65	Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
76.65	Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
76.65	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	
9	Total Transactions	78.95	Low InterQuartile Value	78.31	Low 90% Value of Aggregate
264,813	Average Sales Price	84.36	High InterQuartile Value	82.82	High 90% Value of Aggregate
213,350	Average Listed Price	5.41	InterQuartile Range	80.57	Aggregate Ratio
80.65	Average Ratio			2.79%	Sampling Error
80.83	Median Ratio	61.01	Value of Outlier Low Limit	0	Number of Low Outliers
74.89	Low Ratio	101.01	Value of Outlier High Limit	1	Number of High Outliers
85.69	High Ratio	41.01	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00	PRD (Regression Index)	121.01	Value of Extreme High Limit	1	Number of High Extremes/Influentials
2.84	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
3 Total Transactions	76.65	Low InterQuartile Value	78.76 Low 90% Value of Aggregate
72,200 Average Sales Price	112.00	High InterQuartile Value	121.15 High 90% Value of Aggregate
72,167 Average Listed Price	35.35	InterQuartile Range	99.95 Aggregate Ratio
96.89 Average Ratio			21.21% Sampling Error
102.01 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
76.65 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
112.00 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.97 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
11.55 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	
12	Total Transactions	78.44	Low InterQuartile Value	79.22	Low 90% Value of Aggregate
212,282	Average Sales Price	97.93	High InterQuartile Value	85.51	High 90% Value of Aggregate
174,845	Average Listed Price	19.49	InterQuartile Range	82.36	Aggregate Ratio
85.08	Average Ratio			3.82%	Sampling Error
81.01	Median Ratio	49.20	Value of Outlier Low Limit	0	Number of Low Outliers
74.89	Low Ratio	127.17	Value of Outlier High Limit	1	Number of High Outliers
112.00	High Ratio	19.96	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03	PRD (Regression Index)	156.41	Value of Extreme High Limit	1	Number of High Extremes/Influentials
8.38	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				