

Study created by Cy.Bailey@vermont.gov on 11/15/2022 at 1:41 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
	066-020-10351				11/14/2022	259,200	190,700	73.57			
		Location:									
	066-020-10351				11/14/2022	278,000	190,700	68.60			
		Location:									
	066-020-10206				11/14/2022	229,200	162,300	70.81			
		Location:									
	066-020-10252				11/14/2022	303,600	218,400	71.94			
		Location:									
	066-020-10253				11/14/2022	231,600	154,000	66.49			
		Location:									
	066-020-10190				11/14/2022	248,000	156,000	62.90			
		Location:									
351468608	066-020-10324	CUSHMAN, CATHY	RILEY, JERRY J	1.49	12/17/2021	120,000	69,200	57.67			
		Location: 2030 VERMONT ROUTE 105									
L310194176	066-020-10116	JERRY GRIFFITH	BLOUIN LORIS	1.94	10/23/2019	88,000	90,100	102.39			
		Location: 6631 VT ROUTE 102									
1984932928	066-020-10072	PERRAS, JOHN P	NUGENT, JOHN	2.00	10/6/2021	150,000	217,700	145.13			O
		Location: 16 RIVER ROAD									
Totals for R1 - Residential with less than 6 acres				5.43		1,907,600	1,449,100				

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
9 Total Transactions	64.70	Low InterQuartile Value	64.77 Low 90% Value of Aggregate
211,956 Average Sales Price	87.98	High InterQuartile Value	87.16 High 90% Value of Aggregate
161,011 Average Listed Price	23.28	InterQuartile Range	75.96 Aggregate Ratio
79.94 Average Ratio			14.74% Sampling Error
70.81 Median Ratio	29.78	Value of Outlier Low Limit	0 Number of Low Outliers
57.67 Low Ratio	122.90	Value of Outlier High Limit	1 Number of High Outliers
145.13 High Ratio	- 5.14	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	157.82	Value of Extreme High Limit	0 Number of High Extremes/Influentials
21.55 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L561430528		BRAULT MARK Location: CRANK ROAD	THOMAS J. MAULE REVO...	140.00	7/1/2020	131,040	95,500	72.88			
1767859264	066-020-10197	CONNORS, JANINE Location: VT ROUTE 102	THOMAS J. MAULE REV...	15.50	5/28/2021	72,500	36,200	49.93			
L170151936		LOUIS R. PELOQUIN TR... Location: VERMONT ROUTE 105 WEST	SCHULTZ CORINNE	20.00	9/4/2020	25,000	33,000	132.00			
L985284608	066-020-10110	PRIOR JOSEY LYNN Location: 724 GRAHAM ROAD	BURNS WILLIAM	9.50	3/26/2020	127,500	117,200	91.92			
1627536448	066-020-10245	ROUTHIER, MARC L Location: 4950 VERMONT ROUTE 102	SCHUREN, RICHARD	32.43	11/10/2021	400,000	280,600	70.15			
L1599922176	066-020-10349	TARQUINIO GARY Location: 275 NORCOTT LANE	BOURTELLE DENNIS	10.19	1/14/2021	27,000	30,200	111.85			
Totals for R2 - Residential with 6 or more acres				227.62		783,040	592,700				

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
6 Total Transactions	65.10 Low InterQuartile Value	65.40 Low 90% Value of Aggregate
130,507 Average Sales Price	116.89 High InterQuartile Value	85.98 High 90% Value of Aggregate
98,783 Average Listed Price	51.79 InterQuartile Range	75.69 Aggregate Ratio
88.12 Average Ratio		13.59% Sampling Error
82.40 Median Ratio	- 12.60 Value of Outlier Low Limit	0 Number of Low Outliers
49.93 Low Ratio	194.58 Value of Outlier High Limit	0 Number of High Outliers
132.00 High Ratio	- 90.29 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.16 PRD (Regression Index)	272.27 Value of Extreme High Limit	0 Number of High Extremes/Influentials
28.89 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
L1809784832	066-020-10158	PIERNI BRIAN Location: VT ROUTE 102	BELKNAP MICHAEL	1.58	1/20/2021	18,000	14,300	79.44			

Totals for M - Miscellaneous				1.58		18,000	14,300				
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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	79.44	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
18,000 Average Sales Price	79.44	High InterQuartile Value	0.00	High 90% Value of Aggregate
14,300 Average Listed Price	0.00	InterQuartile Range	79.44	Aggregate Ratio
79.44 Average Ratio				Sampling Error
79.44 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
79.44 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
79.44 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
15 Total Transactions	66.49 Low InterQuartile Value		67.75 Low 90% Value of Aggregate
179,376 Average Sales Price	102.39 High InterQuartile Value		84.02 High 90% Value of Aggregate
136,120 Average Listed Price	35.89 InterQuartile Range		75.89 Aggregate Ratio
83.22 Average Ratio			10.71% Sampling Error
71.94 Median Ratio	12.66 Value of Outlier Low Limit	0 Number of Low Outliers	
49.93 Low Ratio	156.22 Value of Outlier High Limit	0 Number of High Outliers	
145.13 High Ratio	- 41.18 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.10 PRD (Regression Index)	210.06 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
26.24 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
2 Total Transactions	79.44	Low InterQuartile Value	(58.44) Low 90% Value of Aggregate
16,500 Average Sales Price	132.00	High InterQuartile Value	265.11 High 90% Value of Aggregate
17,050 Average Listed Price	52.56	InterQuartile Range	103.33 Aggregate Ratio
105.72 Average Ratio			156.57% Sampling Error
105.72 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
79.44 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
132.00 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
24.86 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
17 Total Transactions	67.55	Low InterQuartile Value	68.18 Low 90% Value of Aggregate
160,214 Average Sales Price	107.12	High InterQuartile Value	84.26 High 90% Value of Aggregate
122,112 Average Listed Price	39.57	InterQuartile Range	76.22 Aggregate Ratio
85.86 Average Ratio			10.55% Sampling Error
72.88 Median Ratio	8.19	Value of Outlier Low Limit	0 Number of Low Outliers
49.93 Low Ratio	166.48	Value of Outlier High Limit	0 Number of High Outliers
145.13 High Ratio	- 51.18	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.13 PRD (Regression Index)	225.84	Value of Extreme High Limit	0 Number of High Extremes/Influentials
28.24 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		