

Study created by Christie.Wright@vermont.gov on 10/23/2022 at 12:59 AM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
	105-033-10128	APPRAISAL		4.70	3/31/2021	147,800	114,000	77.13			
Location: 3697 VT ROUTE 102											

Totals for R1 - Residential with less than 6 acres

4.70 147,800 114,000

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
1 Total Transactions	77.13 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
147,800 Average Sales Price	77.13 High InterQuartile Value	0.00 High 90% Value of Aggregate
114,000 Average Listed Price	0.00 InterQuartile Range	77.13 Aggregate Ratio
77.13 Average Ratio		Sampling Error
77.13 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
77.13 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
77.13 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		

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
	105-331-10138	APPRAISAL Location: 4495 ROUTE 105		12.24	3/31/2021	54,100	68,300	126.25	E	E	O
	105-033-10121	APPRAISAL Location: 2890 VT ROUTE 102		9.20	3/31/2021	156,400	129,000	82.48			
	105-033-10103	APPRAISAL Location: 1038 VT ROUTE 102		13.28	3/31/2021	169,500	137,400	81.06			
	105-033-10051	APPRAISAL Location: 4981 ROUTE 10051		12.80	3/31/2021	193,300	171,600	88.77			
	105-033-10047	APPRAISAL Location: 3293 ROUTE 102		10.20	3/31/2021	224,700	188,400	83.85			
L539549696	105-033-10016	SCOTT MARC Location: 3017 ROUTE 102	CHACE PATRICIA	10.00	12/18/2020	298,000	261,400	87.72			
Totals for R2 - Residential with 6 or more acres				67.72		1,096,000	956,100				

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	82.13 Low InterQuartile Value	82.80 Low 90% Value of Aggregate
182,667 Average Sales Price	98.14 High InterQuartile Value	91.67 High 90% Value of Aggregate
159,350 Average Listed Price	16.02 InterQuartile Range	87.24 Aggregate Ratio
91.69 Average Ratio		5.08% Sampling Error
85.78 Median Ratio	58.10 Value of Outlier Low Limit	0 Number of Low Outliers
81.06 Low Ratio	122.17 Value of Outlier High Limit	1 Number of High Outliers
126.25 High Ratio	34.08 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	146.19 Value of Extreme High Limit	0 Number of High Extremes/Influentials
10.75 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		

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1442431552	105-033-10090	DANA ELLIOTT AND LOR...	BELKNAP, MICHAEL	5.50	1/13/2022	90,000	23,700	26.33	E	E	

Location: LAND OFF VERMONT ROUTE 102

Totals for S1 - Vacation home with less than 6 acres				5.50		90,000	23,700				
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S1 - Vacation home 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	
1 Total Transactions	26.33	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
90,000 Average Sales Price	26.33	High InterQuartile Value	0.00	High 90% Value of Aggregate
23,700 Average Listed Price	0.00	InterQuartile Range	26.33	Aggregate Ratio
26.33 Average Ratio				Sampling Error
26.33 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
26.33 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
26.33 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			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
685986368	105-033-10050	BUTLER ENTERPRISES P... Location: VT ROUTE 102	GAMATAN, LLC	233.00	2/3/2022	233,000	175,700	75.41			

Totals for O - Other 233.00 233,000 175,700

O - Other

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	75.41	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
233,000 Average Sales Price	75.41	High InterQuartile Value	0.00	High 90% Value of Aggregate
175,700 Average Listed Price	0.00	InterQuartile Range	75.41	Aggregate Ratio
75.41 Average Ratio				Sampling Error
75.41 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
75.41 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
75.41 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	76.27	Low InterQuartile Value	78.95 Low 90% Value of Aggregate
203,243 Average Sales Price	88.25	High InterQuartile Value	86.58 High 90% Value of Aggregate
168,214 Average Listed Price	11.98	InterQuartile Range	82.77 Aggregate Ratio
82.35 Average Ratio			4.60% Sampling Error
82.48 Median Ratio	58.30	Value of Outlier Low Limit	1 Number of Low Outliers
75.41 Low Ratio	106.21	Value of Outlier High Limit	1 Number of High Outliers
88.77 High Ratio	40.34	Value of Extreme Low Limit	1 Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	124.18	Value of Extreme High Limit	1 Number of High Extremes/Influentials
4.63 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
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
9 Total Transactions	76.27	Low InterQuartile Value	78.89 Low 90% Value of Aggregate
203,243 Average Sales Price	88.25	High InterQuartile Value	86.64 High 90% Value of Aggregate
168,214 Average Listed Price	11.98	InterQuartile Range	82.77 Aggregate Ratio
82.35 Average Ratio			4.68% Sampling Error
82.48 Median Ratio	58.30	Value of Outlier Low Limit	1 Number of Low Outliers
75.41 Low Ratio	106.21	Value of Outlier High Limit	1 Number of High Outliers
88.77 High Ratio	40.34	Value of Extreme Low Limit	1 Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	124.18	Value of Extreme High Limit	1 Number of High Extremes/Influentials
4.63 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			