Study created by Cy.Bailey@vermont.gov on 11/14/2022 at 4:16 PM.

R1 - Residential	with less	than 6 acres
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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	Т	С	Cat
	108-252-10004				11/14/2022	216,800	220,800	101.85			
		Location:									
	108-252-10030				11/14/2022	222,300	219,300	98.65			
		Location:									
	108-252-10017				11/14/2022	276,500	281,800	101.92			
		Location:									
L1591771136	108-252-10020	O'BRIEN BRENDAN	MOTT III GARRET	4.40	12/18/2020	60,000	104,000	173.33	0		
		Location: 128 OLD COUI	NTY ROAD								
Totals for R1	- Residential w	ith less than 6 acres		4.40		775,600	825,900				

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
4 Total Transactions	99.45 Low InterQuartile Value	97.06 Low 90% Value of Aggregate
193,900 Average Sales Price	155.48 High InterQuartile Value	115.91 High 90% Value of Aggregate
206,475 Average Listed Price	56.03 InterQuartile Range	106.49 Aggregate Ratio
118.94 Average Ratio		8.85% Sampling Error
101.88 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
98.65 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
173.33 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.34 COD		

3 Number 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	Т	С	Cat
	108-252-10021				11/14/2022	239,700	240,700	100.42			
		Location:									
Totals for	R2 - Residential	with 6 or more acre	S			239,700	240,700				

R2 - Residential 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	100.42 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
239,700 Average Sales Price	100.42 High InterQuartile Value	0.00 High 90% Value of Aggregate
240,700 Average Listed Price	0.00 InterQuartile Range	100.42 Aggregate Ratio
100.42 Average Ratio		Sampling Error
100.42 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
100.42 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
100.42 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		

1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02

M - Miscella	aneous										
Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	Т	С	Cat
	108-252-10031				11/14/2022	83,700	89,500	106.93			
		Location:									
Totals for M	A - Miscellaneous					83,700	89,500				
M - Miscella	aneous										
	Categ	gory Sample Inval i	i d : 90% confident that true aggre	gate ratio is <u>not</u> w	ithin 10% of sai	mple ratio. See	Sampling Error.				
Category S	tatistics	Lim	its Established by Original Sal	es Data		Ratios	/Confidence Inte	rvals			
1	Total Transactions		106.93 Low InterQuartile Value				0.00 Low 90% Value	e of Aggreg	jate		
83,700	Average Sales Price		106.93 High InterQuartile Value				0.00 High 90% Valu	e of Aggre	gate		
89,500	Average Listed Price		0.00 InterQuartile Range			1	06.93 Aggregate Rat	io			
106.93	Average Ratio						Sampling Erro	r			

0			
106.93 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
106.93 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
106.93 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

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.

own Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals	
5 Total Transactions	99.53 Low InterQuartile Value	96.56 Low 90% Value of Aggregate	
203,060 Average Sales Price	137.63 High InterQuartile Value	113.55 High 90% Value of Aggregate	
213,320 Average Listed Price	38.09 InterQuartile Range	105.05 Aggregate Ratio	
115.23 Average Ratio		8.09% Sampling Error	
101.85 Median Ratio	42.40 Value of Outlier Low Limit	0 Number of Low Outliers	
98.65 Low Ratio	194.76 Value of Outlier High Limit	0 Number of High Outliers	
173.33 High Ratio	- 14.74 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.10 PRD (Regression Index)	251.90 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
14.96 COD			

4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02

Class - Commercial/Industrial (C, CA, I)

own 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

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

own Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals	
1 Total Transactions	106.93 Low InterQuartile Value	0.00 Low 90% Value of Aggregate	
83,700 Average Sales Price	106.93 High InterQuartile Value	0.00 High 90% Value of Aggregate	
89,500 Average Listed Price	0.00 InterQuartile Range	106.93 Aggregate Ratio	
106.93 Average Ratio		Sampling Error	
106.93 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
106.93 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
106.93 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

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.

Fown Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals		
6 Total Transactions	99.98 Low InterQuartile Value		97.13 Low 90% Value of Aggregate	
183,167 Average Sales Price	123.53 High InterQuartile Value		113.26 High 90% Value of Aggregate	
192,683 Average Listed Price	23.55 InterQuartile Range		105.20 Aggregate Ratio	
113.85 Average Ratio			7.66% Sampling Error	
101.88 Median Ratio	64.64 Value of Outlier Low Limit	0 Number of Low Outliers	11.32% Weighted Standard Deviation	
98.65 Low Ratio	158.86 Value of Outlier High Limit	1 Number of High Outliers		
173.33 High Ratio	29.31 Value of Extreme Low Limit	0 Number of Low Extremes/Inf	luentials	
1.08 PRD (Regression Index)	194.20 Value of Extreme High Limit	0 Number of High Extremes/Inf	fluentials	
13.29 COD				

4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02