

Study created by Cy.Bailey@vermont.gov on 11/14/2022 at 1:13 PM.

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
	240-258-10003				11/14/2022	330,800	225,900	68.29			
		Location:									
	240-258-10004	APPRAISAL		53.70	3/31/2020	387,500	375,000	96.77			
		Location: 5 GLASTENBURY									
Totals for R2 - Residential with 6 or more acres				53.70		718,300	600,900				

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	
2 Total Transactions	68.29	Low InterQuartile Value	32.06	Low 90% Value of Aggregate
359,150 Average Sales Price	96.77	High InterQuartile Value	135.25	High 90% Value of Aggregate
300,450 Average Listed Price	28.49	InterQuartile Range	83.66	Aggregate Ratio
82.53 Average Ratio			61.67%	Sampling Error
82.53 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
68.29 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
96.77 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
17.26 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
240-258-10007					11/14/2022	63,700	35,100	55.10			
		Location:									
240-258-10002					11/14/2022	52,400	33,500	63.93			
		Location:									
240-258-10006		APPRAISAL		10.60	3/31/2021	51,800	37,500	72.39			
		Location: GLASTTENBURY									

Totals for S2 - Seasonal home with 6 or more acres	10.60	167,900	106,100
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S2 - Seasonal home 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		
3 Total Transactions	55.10	Low InterQuartile Value		55.71	Low 90% Value of Aggregate	
55,967 Average Sales Price	72.39	High InterQuartile Value		70.68	High 90% Value of Aggregate	
35,367 Average Listed Price	17.29	InterQuartile Range		63.19	Aggregate Ratio	
63.81 Average Ratio				11.85%	Sampling Error	
63.93 Median Ratio	0.00	Value of Outlier Low Limit		0	Number of Low Outliers	
55.10 Low Ratio	0.00	Value of Outlier High Limit		0	Number of High Outliers	
72.39 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	
9.02 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	59.52	Low InterQuartile Value	68.54 Low 90% Value of Aggregate
177,240 Average Sales Price	84.58	High InterQuartile Value	91.02 High 90% Value of Aggregate
141,400 Average Listed Price	25.07	InterQuartile Range	79.78 Aggregate Ratio
71.30 Average Ratio			14.09% Sampling Error
68.29 Median Ratio	21.92	Value of Outlier Low Limit	0 Number of Low Outliers
55.10 Low Ratio	122.19	Value of Outlier High Limit	0 Number of High Outliers
96.77 High Ratio	- 15.69	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.89 PRD (Regression Index)	159.79	Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.68 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 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
5 Total Transactions	59.52 Low InterQuartile Value		65.76 Low 90% Value of Aggregate
177,240 Average Sales Price	84.58 High InterQuartile Value		93.80 High 90% Value of Aggregate
141,400 Average Listed Price	25.07 InterQuartile Range		79.78 Aggregate Ratio
71.30 Average Ratio			17.57% Sampling Error
68.29 Median Ratio	21.92 Value of Outlier Low Limit	0 Number of Low Outliers	22.06% Weighted Standard Deviation
55.10 Low Ratio	122.19 Value of Outlier High Limit	0 Number of High Outliers	
96.77 High Ratio	- 15.69 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.89 PRD (Regression Index)	159.79 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
14.68 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			