

Study created by Christie.Wright@vermont.gov on 11/1/2022 at 10:37 PM.

**R1 - Residential with less than 6 acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L256946176	246-078-10009	STEVENS TERRY Location: 535 FLORA WHITE ROAD	AUDET GARY	1.00	8/30/2019	164,000	166,300	101.40			
L2064285696	246-078-10118	VISCIDO MATTHEW Location: 502 SOUTH HILL ROAD	ROSS LESLIE	2.00	2/26/2021	212,990	191,000	89.68			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>3.00</b>		<b>376,990</b>	<b>357,300</b>				

**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	
2 Total Transactions	89.68	Low InterQuartile Value	59.87	Low 90% Value of Aggregate
188,495 Average Sales Price	101.40	High InterQuartile Value	129.69	High 90% Value of Aggregate
178,650 Average Listed Price	11.73	InterQuartile Range	94.78	Aggregate Ratio
95.54 Average Ratio			36.83%	Sampling Error
95.54 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
89.68 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
101.40 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
6.14 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
50%	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
17488960	246-078-10035	BROWN, SHARI Location: 2479 GOSHEN RIPTON ROAD	NICHOLS, LANI	2.00	10/15/2021	280,000	128,200	45.79			
1721546816	246-078-10061	LARSON, REID Location: 1610 CARLISLE HILL ROAD	HAND, DANIEL C	1.43	4/23/2021	99,000	77,800	78.59			
<b>Totals for S1 - Vacation home with less than 6 acres</b>				<b>3.43</b>		<b>379,000</b>	<b>206,000</b>				

**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
2 Total Transactions	45.79	Low InterQuartile Value	(20.73) Low 90% Value of Aggregate
189,500 Average Sales Price	78.59	High InterQuartile Value	129.43 High 90% Value of Aggregate
103,000 Average Listed Price	32.80	InterQuartile Range	54.35 Aggregate Ratio
62.19 Average Ratio			138.14% Sampling Error
62.19 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
45.79 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
78.59 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.14 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
26.37 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
29106752	246-078-10008	COYNE IV, JOHN WILLI...	SUZANNE CLEMONS PREV...	105.00	1/7/2022	320,000	293,900	91.84			
		<b>Location:</b> 989 CARLISLE HILL ROAD									
1916080704	246-078-10100	MURDOCK, JANE	MOTT, DIANE M	14.00	2/3/2022	245,000	183,900	75.06			
		<b>Location:</b> 1110 GOSHEN RIPTON ROAD									
L940183552	246-078-10047	MURPHY ROBERT	FIELDER RICHARD	20.00	9/4/2019	37,500	36,800	98.13			
		<b>Location:</b> 385 WHITE ROCKS ROAD									
L509550592	246-078-10126	PLOOF JR JAMES	KAPITANSKI CATHLEEN	100.00	8/26/2020	90,000	93,800	104.22			
		<b>Location:</b> 1272 SILVER LAKE ROAD									
L565190656	246-078-10008	SUZANNE CLEMONS PREV...	LEE CHARLES DAVID	105.00	6/6/2019	262,500	293,900	111.96			
		<b>Location:</b> 989 CARLISLE HILL ROAD									

<b>Totals for S2 - Seasonal home with 6 or more acres</b>				<b>344.00</b>		<b>955,000</b>	<b>902,300</b>				
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**S2 - Seasonal home 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	
5 Total Transactions	83.45	Low InterQuartile Value	79.64	Low 90% Value of Aggregate
191,000 Average Sales Price	108.09	High InterQuartile Value	109.32	High 90% Value of Aggregate
180,460 Average Listed Price	24.64	InterQuartile Range	94.48	Aggregate Ratio
96.24 Average Ratio			15.71%	Sampling Error
98.13 Median Ratio	46.49	Value of Outlier Low Limit	0	Number of Low Outliers
75.06 Low Ratio	145.05	Value of Outlier High Limit	0	Number of High Outliers
111.96 High Ratio	9.53	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	182.01	Value of Extreme High Limit	0	Number of High Extremes/Influentials
10.04 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
20%	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
1874791488	246-078-10076	BOWMAN, PHILIP Location: GOSHEN-RIPTON ROAD	ERWIN, JESSICA F	32.00	7/28/2021	220,000	85,500	38.86			

<b>Totals for M - Miscellaneous</b>				<b>32.00</b>		<b>220,000</b>	<b>85,500</b>				
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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	38.86	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
220,000 Average Sales Price	38.86	High InterQuartile Value	0.00	High 90% Value of Aggregate
85,500 Average Listed Price	0.00	InterQuartile Range	38.86	Aggregate Ratio
38.86 Average Ratio				Sampling Error
38.86 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
38.86 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
38.86 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
13 Total Transactions	76.82 Low InterQuartile Value		76.25 Low 90% Value of Aggregate
206,538 Average Sales Price	99.77 High InterQuartile Value		95.14 High 90% Value of Aggregate
177,000 Average Listed Price	22.94 InterQuartile Range		85.70 Aggregate Ratio
87.51 Average Ratio			11.02% Sampling Error
90.08 Median Ratio	42.41 Value of Outlier Low Limit	0 Number of Low Outliers	
45.79 Low Ratio	134.18 Value of Outlier High Limit	0 Number of High Outliers	
111.96 High Ratio	7.99 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	168.60 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
13.18 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
15% 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	
<b>COD</b>			
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	33.00 Low InterQuartile Value		22.09 Low 90% Value of Aggregate
160,000 Average Sales Price	38.86 High InterQuartile Value		51.97 High 90% Value of Aggregate
59,250 Average Listed Price	5.86 InterQuartile Range		37.03 Aggregate Ratio
35.93 Average Ratio			40.35% Sampling Error
35.93 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
33.00 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
38.86 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	
8.16 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
15 Total Transactions	71.56 Low InterQuartile Value		70.13 Low 90% Value of Aggregate
200,333 Average Sales Price	98.13 High InterQuartile Value		90.90 High 90% Value of Aggregate
161,300 Average Listed Price	26.58 InterQuartile Range		80.52 Aggregate Ratio
80.63 Average Ratio			12.89% Sampling Error
89.68 Median Ratio	31.69 Value of Outlier Low Limit	0 Number of Low Outliers	24.18% Weighted Standard Deviation
33.00 Low Ratio	138.00 Value of Outlier High Limit	0 Number of High Outliers	
111.96 High Ratio	- 8.18 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.00 PRD (Regression Index)	177.87 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.50 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
13% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			