*** Equalization Study - 2022 *** Sales Between: 4/1/2019 and 3/31/2022

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

R	1 -	Resid	lential	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
L256946176	246-078-10009	STEVENS TERRY	AUDET GARY	1.00	8/30/2019	164,000	166,300	101.40			
		Location: 535 FLORA W	HITE ROAD								
L2064285696	246-078-10118	VISCIDO MATTHEW	ROSS LESLIE	2.00	2/26/2021	212,990	191,000	89.68			
		Location: 502 SOUTH HI	LL ROAD								
Totals for R1	- Residential w	ith less than 6 acres		3.00		376,990	357,300				

R1 - Residential with less than 6 acres

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

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	Т	С	Cat
L198090752	246-078-10140	CLARK FRANCIS	WALSH BARBARA	17.80	1/27/2021	225,000	161,000	71.56			
		Location: 1686 CARLISI	LE HILL ROAD								
L1931907072	246-078-10142	CORMAN AARON	WATTERS SUE	14.40	10/16/2020	220,000	189,000	85.91			
		Location: 103 WHITE R	OCKS ROAD								
L1024950272	246-078-10104	STRAND ERIC	COOPER SCOTT	12.34	6/12/2020	270,000	252,100	93.37			
		Location: 197 HATHAW	AY ROAD								
L1821401088	246-078-10028	ZHELNIN LEONID	CLARK SHELLY	31.43	9/30/2020	259,000	233,300	90.08			
		Location: 429 CARLISLI	HILL ROAD								
Totals for R2 - Residential with 6 or more acres				75.97		974,000	835,400				

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
4 Total Transactions	75.14 Low InterQuartile Value	75.13 Low 90% Value of Aggregate
243,500 Average Sales Price	92.55 High InterQuartile Value	96.41 High 90% Value of Aggregate
208,850 Average Listed Price	17.40 InterQuartile Range	85.77 Aggregate Ratio
85.23 Average Ratio		12.41% Sampling Error
87.99 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
71.56 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
93.37 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

7.38 **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	Т	СС	— at
17488960	246-078-10035	BROWN, SHARI	NICHOLS, LANI	2.00	10/15/2021	280,000	128,200	45.79			
		Location: 2479 GOSHI	EN RIPTON ROAD								
1721546816	246-078-10061	LARSON, REID	HAND, DANIEL C	1.43	4/23/2021	99,000	77,800	78.59			
		Location: 1610 CARLIS	SLE HILL ROAD								
Totals for S1 - Vacation home with less than 6 acres				3.43		379,000	206,000				

S1 - Vacation home with less than 6 acres

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	Т	С	Cat
29106752	246-078-10008	COYNE IV, JOHN WILLI	SUZANNE CLEMONS PREV	105.00	1/7/2022	320,000	293,900	91.84			
		Location: 989 CARLISLE HILL	ROAD								
1916080704	246-078-10100	MURDOCK, JANE	MOTT, DIANE M	14.00	2/3/2022	245,000	183,900	75.06			
		Location: 1110 GOSHEN RIP	TON ROAD								
L940183552	246-078-10047	MURPHY ROBERT	FIELDER RICHARD	20.00	9/4/2019	37,500	36,800	98.13			
		Location: 385 WHITE ROCKS	ROAD								
L509550592	246-078-10126	PLOOF JR JAMES	KAPITANSKI CATHLEEN	100.00	8/26/2020	90,000	93,800	104.22			
		Location: 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			
		Location: 989 CARLISLE HILL	ROAD								
Totals for S2 - Seasonal home with 6 or more acres				344.00		955,000	902,300				

S2 - Seasonal home with 6 or more acres

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

Certified Final Sales Report Theresa Gile

*** Equalization Study - 2022 *** Sales Between: 4/1/2019 and 3/31/2022

W -	Wood	land
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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	Т	С	Cat
L747737088	246-078-10052	KEPES ANDREW	BARROWS JOHN	15.13	1/15/2021	100,000	33,000	33.00			
		Location: LOT #1, 175 H	HAYES ROAD								
Totals for W	- Woodland			15.13		100,000	33,000				

W - Woodland

Category Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals
1 Total Transactions	33.00 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
100,000 Average Sales Price	33.00 High InterQuartile Value	0.00 High 90% Value of Aggregate
33,000 Average Listed Price	0.00 InterQuartile Range	33.00 Aggregate Ratio
33.00 Average Ratio		Sampling Error
33.00 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
33.00 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

Certified Final Sales Report Theresa Gile

*** Equalization Study - 2022 ***
Sales Between: 4/1/2019 and 3/31/2022

M - Miscell	aneous
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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	Т	С	Cat
1874791488	246-078-10076	BOWMAN, PHILIP	ERWIN, JESSICA F	32.00	7/28/2021	220,000	85,500	38.86			
		Location: GOSHEN-RIF	PTON ROAD								
Totals for M	- Miscellaneous			32.00	'	220,000	85,500				

M - Miscellaneous

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.

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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 <u>not</u> within 10% of sample ratio. See Sampling Er	Error.
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wn 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			
Number of Transactions with A	ssessment 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 <u>not</u> within 10% of sample ratio. See Sampling Error.
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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 r	ratio is within 10% of sample ratio. See Samplin	a Error
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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/Inf	fluentials
1.00 PRD (Regression Index)	177.87 Value of Extreme High Limit	0 Number of High Extremes/In	fluentials
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