#### Certified Final Sales Report Deanna Robitaille

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

Study created by Christie. Wright @vermont.gov on 10/23/2022 at 1:06 AM.

MHL - Mobi	le home landed										
Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	Т	С	Cat
495926336	252-080-10101	FOURNIER, TYLER	LAMOUREUX, JOHN P	10.40	7/16/2021	75,000	61,900	82.53			
		Location: 6451 GRANB	/ RD								
Totals for M	IHL - Mobile hom	e landed		10.40		75,000	61,900				

#### MHL - Mobile home landed

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	82.53 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
75,000 Average Sales Price	82.53 High InterQuartile Value	0.00 High 90% Value of Aggregate
61,900 Average Listed Price	0.00 InterQuartile Range	82.53 Aggregate Ratio
82.53 Average Ratio		Sampling Error
82.53 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
82.53 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
82.53 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 <b>COD</b>		

<sup>0</sup> Number of Transactions with Assessment Ratio Between 0.98 and 1.02

<sup>0%</sup> 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	С	Cat
L1876336640	252-080-10089	RUSHFORD MICHAEL Location: 267 FITCH BRC	BENOIT MICHAEL OOK ROAD	0.00	2/14/2020	19,000	14,500	76.32			
Totals for S1 - Vacation home with less than 6 acres			0.00		19,000	14,500					

#### 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	76.32 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
19,000 Average Sales Price	76.32 High InterQuartile Value	0.00 High 90% Value of Aggregate
14,500 Average Listed Price	0.00 InterQuartile Range	76.32 Aggregate Ratio
76.32 Average Ratio		Sampling Error
76.32 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
76.32 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
76.32 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 <b>COD</b>		

<sup>0</sup> Number of Transactions with Assessment Ratio Between 0.98 and 1.02

<sup>0%</sup> Percent of Transactions with Assessment Ratio Between 0.98 and 1.02

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

### S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	Т	С	Cat
L2001854464	252-080-10006	HOGAN SEAN	BROWN LARRY	126.00	4/28/2020	150,000	128,100	85.40			
Location: 131 BUZZELL GAP											
Totals for S2 - Seasonal home with 6 or more acres			126.00		150,000	128,100					

## 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
1 Total Transactions	85.40 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
150,000 Average Sales Price	85.40 High InterQuartile Value	0.00 High 90% Value of Aggregate
128,100 Average Listed Price	0.00 InterQuartile Range	85.40 Aggregate Ratio
85.40 Average Ratio		Sampling Error
85.40 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
85.40 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
85.40 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 <b>COD</b>		

<sup>0</sup> Number of Transactions with Assessment Ratio Between 0.98 and 1.02

<sup>0%</sup> Percent of Transactions with Assessment Ratio Between 0.98 and 1.02

W	<i>I</i> -	W	n	oc	lla	nd

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio 1	. С	Cat
	252-080-10004	APPRAISAL		51.71	3/31/2020	61,200	63,400	103.59		
		Location: 1034 PORELL	ROAD							
	252-080-10087	APPRAISAL		99.77	3/31/2020	91,500	87,400	95.52		
		Location: GRANBY ROA	<b>ND</b>							
	252-080-10091	APPRAISAL		75.00	3/31/2020	71,400	70,000	98.04		
		Location: LUND LANE								
	252-080-10186	APPRAISAL		55.00	3/31/2020	69,600	67,000	96.26		
		Location: FELKER ROA	D							
	252-080-10188	APPRAISAL		205.80	3/31/2020	141,600	140,400	99.15		
		Location: NE ON SHOR	ES HILL							
Totals for	W - Woodland			487.28		435,300	428,200			

#### W - Woodland

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
5 Total Transactions	95.89 Low InterQuartile Value	96.05 Low 90% Value of Aggregate
87,060 Average Sales Price	101.37 High InterQuartile Value	100.69 High 90% Value of Aggregate
85,640 Average Listed Price	5.48 InterQuartile Range	98.37 Aggregate Ratio
98.51 Average Ratio		2.36% Sampling Error
98.04 Median Ratio	78.04 Value of Outlier Low Limit	0 Number of Low Outliers
95.52 Low Ratio	118.04 Value of Outlier High Limit	0 Number of High Outliers
103.59 High Ratio	58.04 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	138.04 Value of Extreme High Limit	0 Number of High Extremes/Influentials
2.24 <b>COD</b>		

<sup>2</sup> Number of Transactions with Assessment Ratio Between 0.98 and 1.02

<sup>40%</sup> Percent of Transactions with Assessment Ratio Between 0.98 and 1.02

Class - Residential (R2, MHU, MHL, S1, S2, R1, O)

Town Sample <b>Valid</b> : 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
3 Total Transactions	76.32 Low InterQuartile Value	79.58 Low 90% Value of Aggregate
81,333 Average Sales Price	85.40 High InterQuartile Value	88.04 High 90% Value of Aggregate
68,167 Average Listed Price	9.08 InterQuartile Range	83.81 Aggregate Ratio
81.42 Average Ratio		5.05% Sampling Error
82.53 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
76.32 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
85.40 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
3 67 <b>COD</b>		

<sup>0</sup> Number of Transactions with Assessment Ratio Between 0.98 and 1.02

<sup>0%</sup> Percent of Transactions with Assessment Ratio Between 0.98 and 1.02

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

Town Sample <b>Invalid</b> : 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 Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See Sa	Sampling Error.
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Town Statistics Limits Established by Original Sales Data		Ratios/Confidence Intervals	
5 Total Transactions	95.89 Low InterQuartile Value	96.05 Low 90% Value of Aggregate	
87,060 Average Sales Price	101.37 High InterQuartile Value	100.69 High 90% Value of Aggregate	
85,640 Average Listed Price	5.48 InterQuartile Range	98.37 Aggregate Ratio	
98.51 Average Ratio		2.36% Sampling Error	
98.04 Median Ratio	78.04 Value of Outlier Low Limit	0 Number of Low Outliers	
95.52 Low Ratio	118.04 Value of Outlier High Limit	0 Number of High Outliers	
103.59 High Ratio	58.04 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.00 PRD (Regression Index)	138.04 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
2.24 <b>COD</b>			

<sup>2</sup> Number of Transactions with Assessment Ratio Between 0.98 and 1.02

<sup>40%</sup> 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.

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Town Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals	
8 Total Transactions	83.25 Low InterQuartile Value		87.78 Low 90% Value of Aggregate
84,913 Average Sales Price	98.87 High InterQuartile Value		98.50 High 90% Value of Aggregate
79,088 Average Listed Price	15.62 InterQuartile Range		93.14 Aggregate Ratio
92.10 Average Ratio			5.75% Sampling Error
95.89 Median Ratio	59.81 Value of Outlier Low Limit	0 Number of Low Outliers	8.25% Weighted Standard Deviation
76.32 Low Ratio	122.31 Value of Outlier High Limit	0 Number of High Outliers	
103.59 High Ratio	36.38 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.99 PRD (Regression Index)	145.75 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
7.47 <b>COD</b>			

<sup>2</sup> Number of Transactions with Assessment Ratio Between 0.98 and 1.02

<sup>25%</sup> Percent of Transactions with Assessment Ratio Between 0.98 and 1.02