

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

**MHL - Mobile home landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
495926336	252-080-10101	FOURNIER, TYLER Location: 6451 GRANBY RD	LAMOUREUX, JOHN P	10.40	7/16/2021	75,000	61,900	82.53			
<b>Totals for MHL - Mobile home landed</b>				<b>10.40</b>		<b>75,000</b>	<b>61,900</b>				

**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 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			





**W - Woodland**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	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 ROAD									
	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 ROAD									
	252-080-10188	APPRAISAL		205.80	3/31/2020	141,600	140,400	99.15			
		Location: NE ON SHORES HILL									

<b>Totals for W - Woodland</b>				<b>487.28</b>		<b>435,300</b>	<b>428,200</b>				
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**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 COD				
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
40%	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
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 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	
<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 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	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 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
40% 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
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	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 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
25% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			