

Study created by Cy.Bailey@vermont.gov on 11/29/2022 at 5:43 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
666330176	534-168-10523	230 SOUTH WINDSOR, L... Location: 230 SOUTH WINDSOR STREET	JONES, LEWIS K	0.30	5/21/2021	234,000	170,400	72.82			
L553680896	534-168-11222	BARANOW KEITH Location: 5651 VERMONT ROUTE 14	KATHY A. WELCH REVOC...	1.03	6/26/2020	240,000	234,200	97.58			
L143806464	534-168-10525	BLAIN RYAN Location: 273 ENGLISH ROAD	HARRINGTON SCOTT	3.40	7/12/2019	190,550	190,900	100.18			
3854912	534-168-11433	CHAN, HENRY L Location: 22 RATNER LANE	MCCULLOUGH, JUDITH A	4.00	1/5/2022	394,500	255,400	64.74			
363508800	534-168-10806	COHEN, HEATHER Location: 3033 VT ROUTE 14	MCSHINSKY, JR., ROBE...	1.40	6/18/2021	370,000	275,800	74.54			
L2103009280	534-168-10094	COMEAU JR EDWARD Location: 54 BENSON LANE	BENSON MICHAEL	1.00	5/31/2019	235,000	208,100	88.55			
796939328	534-168-11022	COOK, ASHLEY N Location: 250 NORTH WINDSOR STREET	SEDON, DANIEL M	0.25	6/11/2021	235,000	168,500	71.70			
L918118400	534-168-10050	ENSMINGER RANDY Location: 41 DOYLE LANE	SALA RICHARD	0.50	9/15/2020	183,000	196,600	107.43			
L591429632	534-168-10244	EPE REALTY CORPORATI... Location: 429 SOUTH WINDSOR STREET	CLARK JR. STUART	3.00	7/8/2020	235,000	238,500	101.49			
734310976	534-168-10974	FEIST, MICHAEL Location: 94 FAIRVIEW TERRACE	ATWOOD, JOHN T	0.30	2/22/2022	260,000	247,600	95.23			
975526976	534-168-10769	FISK, JAMES A Location: 169 CARON CIRCLE	MAYNARD, ELSIE L	0.34	10/29/2021	259,000	148,000	57.14			
1221921856	534-168-11269	FREEDOM INVESTMENTS ... Location: 2 PLUCK HILL ROAD	ACORN TO SKY INVESTM...	0.50	7/1/2021	200,000	155,800	77.90			
1121872960	534-168-10493	GRIFFIN, TERENCE Location: 1221 HAPPY HOLLOW ROAD	THOMAS, JILL	5.50	9/9/2021	310,000	215,000	69.35			
L1859395584	534-168-10266	GRIFFO & ASSOCIATES ... Location: 69 RAINBOW STREET	COLE MILAN	1.00	12/10/2019	132,500	145,600	109.89			
L1043320832	534-168-11106	GRIFFO JOSEPH Location: 171 CHELSEA STREET	WINDSORANGE LLC	0.25	7/31/2020	152,500	189,700	124.39			
L2039390208	534-168-10800	GWIN BRIAN Location: 4479 VERMONT ROUTE 14	MCKEEVER KILDA	1.00	10/14/2020	80,000	128,200	160.25	O	O	O
1621191744	534-168-10033	HANCOCK, JOHN Location: 4160 VERMONT ROUTE 14	GOLDSTEIN, MARK E	1.30	9/15/2021	390,000	346,000	88.72			
L1619959808	534-168-10949	HARVEY REBECCA Location: 412 ENGLISH ROAD	DAVIS JULIE	5.32	8/14/2020	335,000	296,000	88.36			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L397492224	534-168-10596	HORNE JAMES Location: 190 PLEASANT STREET	JACOBS RITA	0.97	2/10/2021	248,500	193,800	77.99			
1386884160	534-168-10774	HUNT, CHRISTIAN Location: 25 CARNEY ROAD	CRINO, PAMELA	1.00	8/20/2021	276,000	205,700	74.53			
L96034816	534-168-10807	JOHNSON MICHAEL Location: 42 ARCTIC CAT ROAD	RYAN WILLIAM	1.42	10/14/2020	289,000	303,100	104.88			
771140672	534-168-10222	LINGO, RUTH E Location: 27 ELMORE COURT	CHAPMAN, CHRISTOPHER...	0.50	9/22/2021	220,000	173,500	78.86			
L1334861824	534-168-11445	PERILLI JUSTIN Location: 299 HEWITT HILL LANE	JONES MARY	3.70	11/6/2020	270,000	202,500	75.00			
L868859904	534-168-10293	POTTER AMY Location: 126 VT ROUTE 110	BLITZER DAVID	0.75	3/5/2021	125,000	113,900	91.12			
L169934848	534-168-11089	RHOADES MITCHELL Location: 2952 BACK RIVER ROAD	DOLAN DAVID	2.75	10/31/2019	161,710	140,200	86.70			
L607391744	534-168-10040	SCHWARZ MARK Location: 1555 SOUTH WINDSOR STREET	BABCOCK PAUL	0.56	7/28/2020	165,000	157,400	95.39			
510391360	534-168-10812	SIMPSON, EMILY R Location: 1437 VERMONT ROUTE 14	SCHWEITZER, KELSEY	2.10	7/22/2021	289,000	196,900	68.13			
L285872128	534-168-10271	SLACK KRISTIN Location: 334 ROBERTS ROAD	COLSON JEREMY	1.70	6/3/2020	155,000	183,400	118.32			
1941926976	534-168-10732	SORRENTINO, PAMELA A Location: 26 ELEPHANT LANE	DOYLE, ULTAN	0.22	6/30/2021	224,000	165,600	73.93			
1852433472	534-168-11130	STONE, SHANA Location: 138 PLEASANT STREET	TIBBETTS, BRUCE A	0.50	5/28/2021	235,000	124,300	52.89			
L49553408	534-168-10881	TUTHILL JONATHAN Location: 640 SOUTH WINDSOR STREET	ORECHOVESKY ANDREW	1.50	7/31/2020	250,000	183,400	73.36			
L1638305792	534-168-10085	URDANETA MARIA Location: 2346 VERMONT ROUTE 107	BENSON DAVID	0.95	6/1/2020	275,000	313,900	114.15			
195546176	534-168-11429	WALKER, CLAY G Location: 140 BIGELOW LANE	MAGUIRE, TIMOTHY M	3.80	8/20/2021	400,000	260,200	65.05			
L888549376	534-168-10099	WERNER RONALD Location: 2280 MILL ROAD	BERK KATHLEEN	2.00	7/2/2019	400,700	387,200	96.63			
Totals for R1 - Residential with less than 6 acres				54.81		8,419,960	7,115,300				

R1 - Residential with less than 6 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
34 Total Transactions	73.23	Low InterQuartile Value	79.53 Low 90% Value of Aggregate
247,646 Average Sales Price	100.51	High InterQuartile Value	89.48 High 90% Value of Aggregate
209,274 Average Listed Price	27.28	InterQuartile Range	84.51 Aggregate Ratio
88.15 Average Ratio			5.88% Sampling Error
87.53 Median Ratio	32.30	Value of Outlier Low Limit	0 Number of Low Outliers
52.89 Low Ratio	141.44	Value of Outlier High Limit	1 Number of High Outliers
160.25 High Ratio	- 8.63	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	182.37	Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.08 COD			
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
6%	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	T	C	Cat
582601792	534-168-10118	ABBOTT, NATHAN L Location: 147 POST FARM ROAD	BLANCHARD, TERRY J	11.80	8/20/2021	200,000	164,900	82.45			
L1693245440	534-168-11058	BABCOCK PAUL Location: 1724 VERMONT ROUTE 110	SHERMAN FRANK	7.00	7/10/2019	275,000	214,300	77.93			
108368960	534-168-10274	CASTNER, JR., EDWARD Location: 424 JOHNSON HILL ROAD	JARVIS, KATE M	41.00	6/8/2021	485,500	424,900	87.52			
L2031820800	534-168-10971	CRONAN BENJAMIN Location: 1217 BACK RIVER ROAD	RIKERT JAMES	31.00	7/24/2020	445,000	417,900	93.91			
L1762680832	534-168-10527	DAIGLE LUKE Location: 1951 GILMAN ROAD	HARRIS SUE	97.70	9/30/2020	180,420	228,600	126.70			O
1027931200	534-168-11538	GROSSER, HOWARD B Location: 1379 DAIRY HILL ROAD	LEFGREN, JOHN C	7.30	12/17/2021	280,000	277,300	99.04			
1828408384	534-168-10925	HARRIS, LINDSAY Location: 119 MORGAN ROAD	TIMOTHY A. DREISBACH...	93.00	8/18/2021	898,000	663,900	73.93			
1727067200	534-168-10645	KAGAN, ROBERT S Location: 198 FISHER ROAD	KONDI, STEPHEN W	10.58	7/16/2021	300,000	229,200	76.40			
L1790681088	534-168-11136	LAGRANGE TYLER Location: 713 ROYALTON HILL ROAD	TORTOLANO EDWARD	15.90	1/29/2021	320,000	261,700	81.78			
L389234688	534-168-10707	LISAK WILL Location: 290 LOVEJOY ROAD	LOVEJOY DONALD	28.50	12/10/2020	135,000	157,200	116.44			
L673886208	534-168-10663	MCMORROW CASEY Location: 367 STACKPOLE ROAD	LANDRY PAUL	8.00	8/28/2019	279,900	248,300	88.71			
L554614784	534-168-10010	MCPHEE KEVIN Location: 1344 DAIRY HILL RD	WINDSORANGE LLC	10.40	7/17/2020	70,000	82,400	117.71			
1887902784	534-168-10349	MOSES, BROOKE Location: 235 POST FARM RD	PUSHEE, BETTY	10.50	9/30/2021	200,000	153,600	76.80			
598522944	534-168-10022	OCONNOR, SHARON Location: 129 WEST TROTTIER ROAD	AMSDEN, ERNEST L	10.00	12/9/2021	328,000	249,800	76.16			
650507328	534-168-10911	ROBERTS, GINA Location: 21 PHEASANT LANE	PHILBRICK HARRINGTON...	8.00	6/28/2021	325,000	238,400	73.35			
L381616128	534-168-10777	ROSSI STEVEN Location: 608 DAIRY HILL ROAD	LAKE LAUREL	10.00	11/21/2019	270,000	205,900	76.26			
L1274445824	534-168-11462	RUMBURG JESS Location: 300 LITCHFIELD LANE	DOYLE BRANDON	10.00	10/30/2019	132,500	122,100	92.15			
L1767071744	534-168-11518	SCHAAF JUDY Location: 55 RATNER LANE	CARLINE CRAIG	8.50	3/27/2020	408,000	264,400	64.80			

MHU - Mobile home un-landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L342179840	534-168-10636	BERRY CYNTHIA Location: 93 UPPER ROYALTON TERRACE LANE	ROWE NORMAN	0.00	8/30/2019	28,000	20,900	74.64			
1989196864	534-168-10511	ROUSSEL, MICHAEL F Location: 67 LOWER ROYALTON TERRACE LANE	STEFFEN, PATRICIA A	1.00	11/11/2021	21,000	24,500	116.67			
Totals for MHU - Mobile home un-landed				1.00		49,000	45,400				

MHU - Mobile home un-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
2 Total Transactions	74.64	Low InterQuartile Value	(34.96) Low 90% Value of Aggregate
24,500 Average Sales Price	116.67	High InterQuartile Value	220.27 High 90% Value of Aggregate
22,700 Average Listed Price	42.02	InterQuartile Range	92.65 Aggregate Ratio
95.65 Average Ratio			137.74% Sampling Error
95.65 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
74.64 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
116.67 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
21.97 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		

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1143174208	534-168-11522	BATTISTONI, LESLIE Location: 397 ROUSSEAU ROAD	WELLS, THOMAS J	10.41	7/14/2021	100,000	86,400	86.40			
1976749120	534-168-10985	BENSON, JANE Location: 759 SOUTH WINDSOR STREET	RYDER, PRESTON	1.00	8/3/2021	115,000	112,000	97.39			
L1601769472	534-168-10922	BURBINE BRADLEY Location: 1785 HAPPY HOLLOW ROAD	PITTS IRREVOCABLE VE...	10.43	8/30/2019	119,000	119,500	100.42			
1006160960	534-168-11473	CHRISTOPHERSON, SARA... Location: 581 SEWALL BROOK ROAD	ROGLER, JUSTIN J	5.41	8/13/2021	190,000	137,600	72.42			
1409662016	534-168-10133	HAMILTON, BRANDON Location: 120 HILLSIDE LANE	BROOKS, WILMA	1.04	12/2/2021	200,000	104,500	52.25			
141380672	534-168-10173	HARDY, SARAH Location: 1088 MILL ROAD	PRINCLER, PRISCILLA	5.00	8/17/2021	195,000	106,500	54.62			
L499961856	534-168-10277	HART ROBERT Location: 65 ELEPHANT LANE	COOPER DOROTHY	0.30	10/20/2020	115,000	107,300	93.30			
2003962432	534-168-10288	PITTS, ANNA K Location: 721 SOUTH WINDSOR STREET	BERGERON, SANDRA M	0.50	2/23/2022	157,800	114,100	72.31			
409816128	534-168-11043	STOTT, ZACHARY Location: 982 VT ROUTE 14	LONGSON, KENNETH J	0.50	8/17/2021	110,000	52,800	48.00			

Totals for MHL - Mobile home landed				34.59		1,301,800	940,700				
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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	
9 Total Transactions	53.43	Low InterQuartile Value	60.83	Low 90% Value of Aggregate
144,644 Average Sales Price	95.35	High InterQuartile Value	83.70	High 90% Value of Aggregate
104,522 Average Listed Price	41.92	InterQuartile Range	72.26	Aggregate Ratio
75.23 Average Ratio			15.83%	Sampling Error
72.42 Median Ratio	- 9.44	Value of Outlier Low Limit	0	Number of Low Outliers
48.00 Low Ratio	158.22	Value of Outlier High Limit	0	Number of High Outliers
100.42 High Ratio	- 72.31	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	221.09	Value of Extreme High Limit	0	Number of High Extremes/Influentials
23.07 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
11%	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
L814370816	534-168-10809	HARVEY MARK Location: 3015 VT ROUTE 14	MCSHINSKY ROBERT	1.30	12/18/2020	185,000	113,800	61.51			
L500736000	534-168-11428	STRATTON RANDALL Location: 40 BIGELOW LANE	GATES FRED	3.60	11/18/2020	95,000	84,900	89.37			
Totals for S1 - Vacation home with less than 6 acres				4.90		280,000	198,700				

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	61.51	Low InterQuartile Value	(3.62) Low 90% Value of Aggregate
140,000 Average Sales Price	89.37	High InterQuartile Value	145.55 High 90% Value of Aggregate
99,350 Average Listed Price	27.85	InterQuartile Range	70.96 Aggregate Ratio
75.44 Average Ratio			105.12% Sampling Error
75.44 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
61.51 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
89.37 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.46 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			

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
563388992	534-168-10141	BISON ROCK LLC Location: 114 RAINBOW STREET	ZAPLETAL, BENNETT	0.25	1/28/2022	50,000	58,200	116.40			
1131048000	534-168-10866	SORENSEN, ANDREW Location: 141 BIGELOW LANE	NORTH ROAD RIDGE VIE...	10.10	9/22/2021	89,000	64,100	72.02			
L1194315776	534-168-10324	ZUERNER PETER Location: 130 POWER DAM ROAD	ROBERTA DEAN REVOCAB...	1.00	11/6/2020	55,000	70,800	128.73			
Totals for C - Commercial				11.35		194,000	193,100				

C - Commercial

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	
3 Total Transactions	72.02	Low InterQuartile Value	44.44	Low 90% Value of Aggregate
64,667 Average Sales Price	128.73	High InterQuartile Value	154.63	High 90% Value of Aggregate
64,367 Average Listed Price	56.70	InterQuartile Range	99.54	Aggregate Ratio
105.72 Average Ratio			55.34%	Sampling Error
116.40 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
72.02 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
128.73 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
16.24 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			

CA - Commercial Apartments

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L307675136	534-168-11269	ACORN TO SKY INVESTM... Location: 2 PLUCK HILL ROAD	WOOLF NILES	0.50	5/10/2019	90,000	155,800	173.11	O		O
L527327232	534-168-11180	CIVIL TWILIGHT LLC Location: 53 PARK STREET	RAILROAD & PARK STRE...	0.25	4/19/2019	595,000	580,700	97.60			
L1453445120	534-168-10006	PUBLIUS LLC Location: 82 NORTH WINDSOR STREET	ACRE MANAGEMENT INC.	0.33	7/24/2019	381,000	320,500	84.12			
1470299200	534-168-10604	ROYALTON COMMON, LLC Location: 35 SOUTH WINDSOR STREET	GUNDLACH, GREGORY E	0.20	12/15/2021	375,500	342,700	91.26			
277824576	534-168-10513	SORO PROPERTIES, LLC Location: 886 VT ROUTE 110	H & R PROPERTIES, IN...	4.30	4/30/2021	375,000	307,700	82.05			
2131018816	534-168-10341	SORP PROPERTIES LLC Location: 66 VT ROUTE 110	STRAIGHT ARROW PROPE...	0.82	4/30/2021	335,000	233,700	69.76			
Totals for CA - Commercial Apartments				6.40		2,151,500	1,941,100				

CA - Commercial Apartments

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	
6 Total Transactions	78.98	Low InterQuartile Value	79.53	Low 90% Value of Aggregate
358,583 Average Sales Price	116.48	High InterQuartile Value	100.91	High 90% Value of Aggregate
323,517 Average Listed Price	37.49	InterQuartile Range	90.22	Aggregate Ratio
99.65 Average Ratio			11.85%	Sampling Error
87.69 Median Ratio	22.74	Value of Outlier Low Limit	0	Number of Low Outliers
69.76 Low Ratio	172.72	Value of Outlier High Limit	1	Number of High Outliers
173.11 High Ratio	- 33.50	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	228.96	Value of Extreme High Limit	0	Number of High Extremes/Influentials
23.95 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
1350878272	534-168-10853	GRIFFITH RESOURCE MA... Location: 0 FRARY ROAD	BROAD BROOK, LLC	579.00	4/30/2021	635,000	471,100	74.19			
670616640	534-168-10699	KIANG, KAWAN Location: 320 GEE HILL ROAD	GOODE, JAMES	50.30	8/13/2021	250,000	100,300	40.12			
L1276780544	534-168-10188	MATTERN JOHN Location: VT ROUTE 14 AND GEE HILL ROAD	DRH HOLDINGS LLC	236.33	2/26/2021	180,000	239,200	132.89			
Totals for W - Woodland				865.63		1,065,000	810,600				

W - Woodland

*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	
3 Total Transactions	40.12	Low InterQuartile Value	32.83	Low 90% Value of Aggregate
355,000 Average Sales Price	132.89	High InterQuartile Value	119.39	High 90% Value of Aggregate
270,200 Average Listed Price	92.77	InterQuartile Range	76.11	Aggregate Ratio
82.40 Average Ratio			56.87%	Sampling Error
74.19 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
40.12 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
132.89 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
41.68 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			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1138360320	534-168-11438	DUNCAN IV NELSON Location: DAIRY HILL ROAD	WINDSORANGE LLC	6.15	7/22/2020	38,700	37,700	97.42			
L1735557120	534-168-10678	GREEN MOUNTAIN MOWIN... Location: 1932 SOUTH WINDSOR STREET	CARBINO KELLY	11.00	4/1/2020	50,000	62,600	125.20			
L129839104	534-168-11219	RAINVILLE RODNEY Location: VT ROUTE 14	WELCH CHARLES	99.00	6/12/2019	162,500	172,900	106.40			
L1608081408	534-168-10799	WILSON CHARLES Location: 1379 OXBOW ROAD	CAROLAN JOHN	50.00	8/28/2020	45,000	73,200	162.67	O		

Totals for M - Miscellaneous				166.15		296,200	346,400				
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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	
4 Total Transactions	99.66	Low InterQuartile Value	91.51	Low 90% Value of Aggregate
74,050 Average Sales Price	153.30	High InterQuartile Value	142.38	High 90% Value of Aggregate
86,600 Average Listed Price	53.64	InterQuartile Range	116.95	Aggregate Ratio
122.92 Average Ratio			21.74%	Sampling Error
115.80 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
97.42 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
162.67 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
18.15 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
74 Total Transactions	73.79 Low InterQuartile Value		79.68 Low 90% Value of Aggregate
260,254 Average Sales Price	97.44 High InterQuartile Value		86.14 High 90% Value of Aggregate
215,778 Average Listed Price	23.65 InterQuartile Range		82.91 Aggregate Ratio
86.96 Average Ratio			3.90% Sampling Error
86.55 Median Ratio	38.31 Value of Outlier Low Limit	0 Number of Low Outliers	
48.00 Low Ratio	132.92 Value of Outlier High Limit	2 Number of High Outliers	
160.25 High Ratio	2.83 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	168.40 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.33 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
5% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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

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
9 Total Transactions	77.04	Low InterQuartile Value	81.20 Low 90% Value of Aggregate
260,611 Average Sales Price	122.56	High InterQuartile Value	100.78 High 90% Value of Aggregate
237,133 Average Listed Price	45.53	InterQuartile Range	90.99 Aggregate Ratio
101.67 Average Ratio			10.76% Sampling Error
91.26 Median Ratio	8.75	Value of Outlier Low Limit	0 Number of Low Outliers
69.76 Low Ratio	190.85	Value of Outlier High Limit	0 Number of High Outliers
173.11 High Ratio	- 59.54	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	259.14	Value of Extreme High Limit	0 Number of High Extremes/Influentials
25.31 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 - 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
7 Total Transactions	74.19 Low InterQuartile Value		59.88 Low 90% Value of Aggregate
194,457 Average Sales Price	132.89 High InterQuartile Value		110.12 High 90% Value of Aggregate
165,286 Average Listed Price	58.70 InterQuartile Range		85.00 Aggregate Ratio
105.55 Average Ratio			29.55% Sampling Error
106.40 Median Ratio	- 13.86 Value of Outlier Low Limit	0 Number of Low Outliers	
40.12 Low Ratio	220.94 Value of Outlier High Limit	0 Number of High Outliers	
162.67 High Ratio	- 101.91 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.24 PRD (Regression Index)	308.99 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
28.07 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
90 Total Transactions	73.93 Low InterQuartile Value		80.75 Low 90% Value of Aggregate
255,172 Average Sales Price	100.24 High InterQuartile Value		86.97 High 90% Value of Aggregate
213,987 Average Listed Price	26.31 InterQuartile Range		83.86 Aggregate Ratio
89.87 Average Ratio			3.71% Sampling Error
87.94 Median Ratio	34.46 Value of Outlier Low Limit	0 Number of Low Outliers	18.41% Weighted Standard Deviation
40.12 Low Ratio	139.71 Value of Outlier High Limit	3 Number of High Outliers	
173.11 High Ratio	- 5.01 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.07 PRD (Regression Index)	179.18 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
20.66 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			