

Study created by Cy.Bailey@vermont.gov on 11/2/2022 at 11:56 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1615541312	669-212-10427	BAJKO, ROBERT T Location: 43 ROWELL ROAD	RUSSO, CHRISTINA M	4.40	4/16/2021	138,000	125,000	90.58			
L1603493888	669-212-10170	CHEE ALEXANDER Location: 74 NORTH ROAD	KNAPP JENNIFER	2.90	11/8/2019	236,500	179,400	75.86			
L1970225152	669-212-10540	DITCHEOS JENNA Location: 1114 CHAMBERLAIN HILL ROAD	HODGE LINSEY	3.90	6/19/2019	185,000	160,400	86.70			
L600727552	669-212-10195	DOYLE BRIDGET Location: 6451 VERMONT ROUTE 113	MORNIS RISA	2.60	5/31/2019	150,000	132,500	88.33			
1096617024	669-212-10397	SARAZIN, HOLLY JEAN Location: 6555 VT ROUTE 113	DITCHEOS, NICHOLAS	0.50	6/24/2021	112,000	75,600	67.50			
Totals for R1 - Residential with less than 6 acres				14.30		821,500	672,900				

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	
5 Total Transactions	71.68	Low InterQuartile Value	74.03	Low 90% Value of Aggregate
164,300 Average Sales Price	89.46	High InterQuartile Value	89.80	High 90% Value of Aggregate
134,580 Average Listed Price	17.78	InterQuartile Range	81.91	Aggregate Ratio
81.79 Average Ratio			9.63%	Sampling Error
86.70 Median Ratio	45.01	Value of Outlier Low Limit	0	Number of Low Outliers
67.50 Low Ratio	116.12	Value of Outlier High Limit	0	Number of High Outliers
90.58 High Ratio	18.34	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	142.79	Value of Extreme High Limit	0	Number of High Extremes/Influentials
8.20 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1449476096	669-212-10113	CARROLL MEGHAN Location: 673 REED ROAD	FRITZ DONALD EDWARD	10.10	6/28/2019	156,000	174,900	112.12			
686083136	669-212-10146	CUNHA, JR., GREGORY ... Location: 2221 PARKER ROAD	GRIFFIN, JASON A	19.50	7/8/2021	352,500	258,400	73.30			
L897355776	669-212-10316	LEPENVEN RONNIE Location: 299 KINGDOM ROAD	PORTER KAREN	60.10	5/30/2019	167,000	162,000	97.01			
L946765824	669-212-10324	MARK ROBERT Location: 890 DARLING HILL ROAD	RHODES GARY	34.50	4/3/2020	259,000	295,000	113.90			
L1709244416	669-212-10040	RODIS LEDA Location: 2753 SOUTH VERSHIRE ROAD	JACOBS DAVID	15.83	1/24/2020	148,000	119,200	80.54			
1040735296	669-212-10219	WOODRUFF, RICK BRYAN Location: 1809 BEAVER MEADOW ROAD	LIEBMANN, JR., GEORG...	195.40	10/20/2021	735,000	495,700	67.44			
L179208192	669-212-10013	WRIGHT JAMES Location: 5601 VERMONT ROUTE 113	KARABELAS AMANDA	9.70	10/30/2020	170,000	173,700	102.18			
Totals for R2 - Residential with 6 or more acres				345.13		1,987,500	1,678,900				

R2 - Residential 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	
7 Total Transactions	73.30	Low InterQuartile Value	67.63	Low 90% Value of Aggregate
283,929 Average Sales Price	112.12	High InterQuartile Value	101.32	High 90% Value of Aggregate
239,843 Average Listed Price	38.81	InterQuartile Range	84.47	Aggregate Ratio
92.36 Average Ratio			19.95%	Sampling Error
97.01 Median Ratio	15.09	Value of Outlier Low Limit	0	Number of Low Outliers
67.44 Low Ratio	170.33	Value of Outlier High Limit	0	Number of High Outliers
113.90 High Ratio	- 43.13	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	228.55	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.74 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
L1707253760	669-212-10461	JUDD CURTIS	TUTTLE JR WILLIAM	1.80	11/6/2019	30,000	30,900	103.00			
Location: 1144 SO VERSHIRE RD											

Totals for MHL - Mobile home landed				1.80		30,000	30,900				
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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	
1 Total Transactions	103.00	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
30,000 Average Sales Price	103.00	High InterQuartile Value	0.00	High 90% Value of Aggregate
30,900 Average Listed Price	0.00	InterQuartile Range	103.00	Aggregate Ratio
103.00 Average Ratio				Sampling Error
103.00 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
103.00 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
103.00 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			

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
658022976	669-212-10226	LUMBRA, PAUL Location: VT ROUTE 113	ILSLEY, LANCE	10.00	10/13/2021	30,000	40,000	133.33			
1664646208	669-212-10386	MUSSON, SAMUEL Location: PARKER ROAD	PATRICIA ANN SPENCER...	51.40	11/22/2021	70,300	70,300	100.00			
778547776	669-212-10257	MUSSON, WILLIAM Location: SOUTH VERSHIRE ROAD	NEARBURG, KAREN M	75.10	2/8/2022	103,400	103,400	100.00			
Totals for W - Woodland				136.50		203,700	213,700				

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	100.00	Low InterQuartile Value	86.97	Low 90% Value of Aggregate
67,900 Average Sales Price	133.33	High InterQuartile Value	122.85	High 90% Value of Aggregate
71,233 Average Listed Price	33.33	InterQuartile Range	104.91	Aggregate Ratio
111.11 Average Ratio			17.10%	Sampling Error
100.00 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
100.00 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
133.33 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
11.11 COD				
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
67% 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
14 Total Transactions	71.85 Low InterQuartile Value		73.16 Low 90% Value of Aggregate
205,500 Average Sales Price	102.38 High InterQuartile Value		93.33 High 90% Value of Aggregate
171,064 Average Listed Price	30.53 InterQuartile Range		83.24 Aggregate Ratio
85.04 Average Ratio			12.12% Sampling Error
87.52 Median Ratio	26.06 Value of Outlier Low Limit	0 Number of Low Outliers	
32.11 Low Ratio	148.18 Value of Outlier High Limit	0 Number of High Outliers	
113.90 High Ratio	- 19.73 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	193.97 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.25 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	
COD			
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
3 Total Transactions	100.00	Low InterQuartile Value	86.73 Low 90% Value of Aggregate
67,900 Average Sales Price	133.33	High InterQuartile Value	123.09 High 90% Value of Aggregate
71,233 Average Listed Price	33.33	InterQuartile Range	104.91 Aggregate Ratio
111.11 Average Ratio			17.33% Sampling Error
100.00 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
100.00 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
133.33 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
11.11 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
67% 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
17 Total Transactions	74.58	Low InterQuartile Value	74.99 Low 90% Value of Aggregate
181,218 Average Sales Price	102.59	High InterQuartile Value	94.37 High 90% Value of Aggregate
153,447 Average Listed Price	28.01	InterQuartile Range	84.68 Aggregate Ratio
89.64 Average Ratio			11.44% Sampling Error
90.58 Median Ratio	32.57	Value of Outlier Low Limit	1 Number of Low Outliers
32.11 Low Ratio	144.60	Value of Outlier High Limit	0 Number of High Outliers
133.33 High Ratio	- 9.44	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	186.61	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.82 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
12% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			