

Study created by Christie.Wright@vermont.gov on 11/23/2022 at 5:18 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1417928704	684-217-10116	CONNEL BRANDON Location: 2338 GREEN STREET	JACKSON JOYCE TRACY	5.00	3/29/2021	275,000	272,900	99.24			
L1983123456	684-217-10210	GLASSBERG TIMOTHY Location: 173 BURNHAM ROAD	WEEDMAN DAVID	3.40	10/15/2020	202,000	169,100	83.71			
L1628540928	684-217-10046	KANDZIOR HENRY Location: 681 MAPLE STREET	ILONA E DUNN ESTATE	3.00	3/30/2020	279,000	256,200	91.83			
1574095936	684-217-10181	KELLY, JEREMY T Location: 1058 GREEN STREET	BOUCHER HOLDINGS LLC	5.20	8/18/2021	362,000	246,300	68.04			
1036300864	684-217-10023	LAGERSTADT, ALEXIS Location: 2527 GREEN STREET	MORSE, DANIEL	1.00	2/23/2022	180,000	107,800	59.89			
790060096	684-217-10208	PARRILLO, DAVID A Location: 2006 SOUTH MIDDLEBROOK ROAD	WALLER, DUANE M	2.30	10/29/2021	155,000	90,400	58.32			
Totals for R1 - Residential with less than 6 acres				19.90		1,453,000	1,142,700				

R1 - Residential 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	
6 Total Transactions	59.50	Low InterQuartile Value	65.58	Low 90% Value of Aggregate
242,167 Average Sales Price	93.68	High InterQuartile Value	91.71	High 90% Value of Aggregate
190,450 Average Listed Price	34.18	InterQuartile Range	78.64	Aggregate Ratio
76.84 Average Ratio			16.62%	Sampling Error
75.88 Median Ratio	8.22	Value of Outlier Low Limit	0	Number of Low Outliers
58.32 Low Ratio	144.95	Value of Outlier High Limit	0	Number of High Outliers
99.24 High Ratio	- 43.05	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	196.23	Value of Extreme High Limit	0	Number of High Extremes/Influentials
19.45 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
17%	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
L517734400	684-217-10093	COURT WESLEY Location: 190 MONROE WAY	MCLAUGHLIN MAUREEN	11.65	5/7/2020	420,000	418,500	99.64			
L1461321728	684-217-10120	ELLER CHARLES Location: 2027 MAPLE STREET	ROBERT KESNER TRUST	24.28	8/7/2019	450,000	394,600	87.69			
282397760	684-217-10211	KENYON, HILERY Location: 226 CROSBY HEIGHTS	WILDASIN, GREGORY L	10.21	6/28/2021	369,000	371,000	100.54			
1756795968	684-217-10205	MCLAUGHLIN, RUSSELL Location: 2192 SOUTH MIDDLEBROOK ROAD	ESTATE OF ANTHONY VO...	73.90	4/13/2021	364,570	277,600	76.14			
L725487616	684-217-10113	PAQUIN CORY Location: 828 ROUTE 7	APGAR JONATHAN	10.24	9/27/2019	340,000	268,100	78.85			
162182208	684-217-10213	STOUDT, CAREY Location: 139 SCHOOLHOUSE ROAD	YAGER, THOMAS	33.85	6/22/2021	695,000	456,400	65.67			
1288059968	684-217-10040	WALSH, FAMILY TRUST Location: 335 PINE OAK PARK	HEWITT, STEVEN W	10.60	11/15/2021	420,000	367,900	87.60			
302136384	684-217-10204	ZACHARIA, NATALIE Location: 191 RABBIT RUN	VOLK, JR., ROBERT	13.00	10/13/2021	486,000	354,100	72.86			
Totals for R2 - Residential with 6 or more acres				187.73		3,544,570	2,908,200				

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	
8 Total Transactions	73.68	Low InterQuartile Value	73.09	Low 90% Value of Aggregate
443,071 Average Sales Price	96.65	High InterQuartile Value	91.00	High 90% Value of Aggregate
363,525 Average Listed Price	22.97	InterQuartile Range	82.05	Aggregate Ratio
83.62 Average Ratio			10.91%	Sampling Error
83.22 Median Ratio	39.22	Value of Outlier Low Limit	0	Number of Low Outliers
65.67 Low Ratio	131.11	Value of Outlier High Limit	0	Number of High Outliers
100.54 High Ratio	4.76	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	165.57	Value of Extreme High Limit	0	Number of High Extremes/Influentials
12.31 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			

MHU - Mobile home un-landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L313737216	684-217-10098	LAFHAM JAMES Location: 230 HIGH MANOR PARK	HOWE BRADFORD	0.00	1/4/2021	31,000	23,100	74.52			
L1905836032	684-217-10152	SARGENT LESLIE Location: 40 HIGH MANOR PARK	MONICA A RINGER ESTA...	0.00	11/22/2019	50,000	46,900	93.80			
Totals for MHU - Mobile home un-landed				0.00		81,000	70,000				

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	74.52	Low InterQuartile Value	31.15	Low 90% Value of Aggregate
40,500 Average Sales Price	93.80	High InterQuartile Value	141.69	High 90% Value of Aggregate
35,000 Average Listed Price	19.28	InterQuartile Range	86.42	Aggregate Ratio
84.16 Average Ratio			63.96%	Sampling Error
84.16 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
74.52 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
93.80 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
11.46 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			

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
16 Total Transactions	69.24 Low InterQuartile Value		74.79 Low 90% Value of Aggregate
317,411 Average Sales Price	93.31 High InterQuartile Value		87.49 High 90% Value of Aggregate
257,556 Average Listed Price	24.06 InterQuartile Range		81.14 Aggregate Ratio
81.15 Average Ratio			7.83% Sampling Error
81.28 Median Ratio	33.15 Value of Outlier Low Limit	0 Number of Low Outliers	
58.32 Low Ratio	129.40 Value of Outlier High Limit	0 Number of High Outliers	
100.54 High Ratio	- 2.94 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.00 PRD (Regression Index)	165.50 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
14.59 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
19% 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
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			

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
16 Total Transactions	69.24 Low InterQuartile Value		74.73 Low 90% Value of Aggregate
317,411 Average Sales Price	93.31 High InterQuartile Value		87.55 High 90% Value of Aggregate
257,556 Average Listed Price	24.06 InterQuartile Range		81.14 Aggregate Ratio
81.15 Average Ratio			7.90% Sampling Error
81.28 Median Ratio	33.15 Value of Outlier Low Limit	0 Number of Low Outliers	15.16% Weighted Standard Deviation
58.32 Low Ratio	129.40 Value of Outlier High Limit	0 Number of High Outliers	
100.54 High Ratio	- 2.94 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.00 PRD (Regression Index)	165.50 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
14.59 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
19% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			