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

Study created by Christie. Wright @vermont.gov on 11/23/2022 at 6:55 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	Т	С	Cat
L166838272	714-227-10339	BARKER WALTER Location: 97 MILL STREET	ESTATE OF LINDA SCHW	0.71	1/6/2021	162,500	162,500	100.00			
1065964608	714-227-10359	BRADSHAW, CAROLYN A Location: 964 WEST FAIRLE	POMEROY, MAGGIE M E ROAD	1.20	6/9/2021	250,000	189,100	75.64			
L1024786432	714-227-10453	HARRINGTON CAROLINE Location: 746 ROUTE 113	PARONTO JASON	0.47	7/31/2020	235,000	249,600	106.21			
L1726906368	714-227-10319	KING SCOTT Location: 39 RAVENWOOD R	HUTCHINSON CALVIN OAD	1.10	11/20/2020	88,000	69,200	78.64			
L1561075712	714-227-10347	MARGARET O. MORAN RE Location: 97 ABBIE LANE	NORMAN SHERMAN & LEO	1.20	8/27/2020	495,500	535,600	108.09			
783404096	714-227-10509	MCINTYRE, SEAN Location: 398 MIDDLEBROOF	BOUTIN, LINDA H K ROAD	3.50	8/17/2021	439,000	294,000	66.97			
1066222656	714-227-10296	TOOHEY, DANIEL E Location: 57 BACK STREET	MAYNARD, CURTIS B	0.54	5/6/2021	183,330	125,800	68.62			
Totals for R1	- Residential w	ith less than 6 acres		8.72		1,853,330	1,625,800				

R1 - Residential with less than 6 acres

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Category Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals
7 Total Transactions	68.62 Low InterQuartile Value	71.02 Low 90% Value of Aggregate
264,761 Average Sales Price	106.21 High InterQuartile Value	104.43 High 90% Value of Aggregate
232,257 Average Listed Price	37.59 InterQuartile Range	87.72 Aggregate Ratio
86.31 Average Ratio		19.05% Sampling Error
78.64 Median Ratio	12.23 Value of Outlier Low Limit	0 Number of Low Outliers
66.97 Low Ratio	162.60 Value of Outlier High Limit	0 Number of High Outliers
108.09 High Ratio	- 44.16 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	218.99 Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.73 COD		

¹ Number of Transactions with Assessment Ratio Between 0.98 and 1.02

^{14%} 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	Γ (C Cat
318987328	714-227-10101	BARTON, CODY	FOURNIER, PATRICK	10.20	10/18/2021	260,000	197,000	75.77		
		Location: 300 SCRABBLE HO	DLLOW ROAD							
1472744512	714-227-10082	KOOP, JOHN B	CHARKES, N. DAVID	29.90	8/6/2021	350,000	248,400	70.97		
		Location: 321 WILD HILL RO	AD							
1845132352	714-227-10463	NT LAND LLC	MORRISON, PAUL	83.00	12/15/2021	147,000	146,300	99.52		
		Location: STEVENS ROAD								
L1245851648	714-227-10018	O'HARA MOLLY	STONE BRYAN	8.80	5/2/2019	170,000	163,400	96.12		
		Location: 1142 VT ROUTE 11	3							
219632704	714-227-10215	RODGERS, JEFFREY A	ULMAN PROPERTIES, LL	6.80	6/18/2021	215,000	152,400	70.88		
		Location: 216 BEANVILLE RO	DAD							
275428416	714-227-10087	SHIRLEY, BRADFORD E	ESTATE OF DUSTIN BUR	10.50	6/28/2021	394,515	268,000	67.93		
		Location: 646 MILL STREET								
L435724288	714-227-10305	SURETTE RENATA	PHELPS BRADLEY	28.00	6/15/2020	189,000	181,400	95.98		
		Location: 991 JENNINGS RO	AD							
Totals for R2	? - Residential w	ith 6 or more acres		177.20		1,725,515	1,356,900			

R2 - Residential with 6 or more acres

Category Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals
7 Total Transactions	70.88 Low InterQuartile Value	69.71 Low 90% Value of Aggregate
246,502 Average Sales Price	96.12 High InterQuartile Value	87.57 High 90% Value of Aggregate
193,843 Average Listed Price	25.23 InterQuartile Range	78.64 Aggregate Ratio
82.45 Average Ratio		11.36% Sampling Error
75.77 Median Ratio	33.03 Value of Outlier Low Limit	0 Number of Low Outliers
67.93 Low Ratio	133.97 Value of Outlier High Limit	0 Number of High Outliers
99.52 High Ratio	- 4.82 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	171.82 Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.43 COD		

¹ Number of Transactions with Assessment Ratio Between 0.98 and 1.02

^{14%} Percent of Transactions with Assessment Ratio Between 0.98 and 1.02

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

S1 - Vacation home with less th	ıan 6 acres
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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	Т	С	Cat
L1567293440	714-227-10336	MANSUR ERIN Location: VT RTE 244	BINDER MARY KAY	0.18	7/30/2020	120,000	135,000	112.50			
Totals for S1	- Vacation hom	e with less than 6 acres		0.18	,	120,000	135,000				

S1 - Vacation home with less than 6 acres

Category Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals
1 Total Transactions	112.50 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
120,000 Average Sales Price	112.50 High InterQuartile Value	0.00 High 90% Value of Aggregate
135,000 Average Listed Price	0.00 InterQuartile Range	112.50 Aggregate Ratio
112.50 Average Ratio		Sampling Error
112.50 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
112.50 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
112.50 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

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	Т	С	Cat
1744335424	714-227-10225	DREW, EMMA Location: 1515 KING HILL R	LEVITT, LEE D OAD	14.30	2/17/2022	225,000	185,900	82.62			
L2051522560	714-227-10389	MADDEN EVAN Location: 566 MIDDLEBROO	ELOISE S. TWOMBLY RE OK ROAD	10.10	11/1/2019	151,750	149,300	98.39			
1149010496	714-227-10512	PASQUALE, JONATHAN D Location: 248 BOWLEY ROA	BENJAMIN, DWAYNE R	6.60	12/10/2021	65,000	60,200	92.62			
Totals for S2	? - Seasonal hom	ne with 6 or more acres		31.00		441,750	395,400				

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
3 Total Transactions	82.62 Low InterQuartile Value	73.99 Low 90% Value of Aggregate
147,250 Average Sales Price	98.39 High InterQuartile Value	105.03 High 90% Value of Aggregate
131,800 Average Listed Price	15.76 InterQuartile Range	89.51 Aggregate Ratio
91.21 Average Ratio		17.34% Sampling Error
92.62 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
82.62 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
98.39 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials

¹ Number of Transactions with Assessment Ratio Between 0.98 and 1.02

5.67 **COD**

^{33%} Percent of Transactions with Assessment Ratio Between 0.98 and 1.02

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

W -	Woodland
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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	Т	С	Cat
1457364032	714-227-10179	BANGE, ANDREW A Location : RT 113	GREATWOODS LLC	91.00	10/28/2021	94,500	92,100	97.46			
Totals for W	- Woodland			91.00		94,500	92,100				

W - Woodland

Category Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals
1 Total Transactions	97.46 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
94,500 Average Sales Price	97.46 High InterQuartile Value	0.00 High 90% Value of Aggregate
92,100 Average Listed Price	0.00 InterQuartile Range	97.46 Aggregate Ratio
97.46 Average Ratio		Sampling Error
97.46 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
97.46 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
97.46 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

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	С	Cat
L1482629120	714-227-10299	ILSLEY TROY	JOHN & CAROL KROMER	68.00	12/11/2020	75,000	117,600	156.80			
		Location: MIDDLE BROOK F	ROAD								
L1267159040	714-227-10085	MAHDAWI MOHSEN	CLARK CHRISTOPHER	21.00	10/8/2020	51,000	29,800	58.43			
		Location: 838 MILL STREET									
L1982255104	714-227-10185	NEWMAN SAMUEL	ESTATE OF BRIAN HATC	33.00	8/14/2020	35,000	43,200	123.43			
		Location: MANLEY HILL RO.	AD								
L1060982784	714-227-10040	STILLSON DANE	BENJAMIN PENNY	2.00	12/31/2020	25,000	39,100	156.40			
		Location: 245 BOWLEY ROA	AD.								
Totals for M - Miscellaneous			124.00		186,000	229,700					

M - Miscellaneous

23.47 COD

Category Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals	
4 Total Transactions	74.68 Low InterQuartile Value	68.17 Low 90% Value of Aggregate	
46,500 Average Sales Price	156.70 High InterQuartile Value	178.82 High 90% Value of Aggregate	
57,425 Average Listed Price	82.02 InterQuartile Range	123.49 Aggregate Ratio	
123.76 Average Ratio		44.81% Sampling Error	
139.91 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
58.43 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
156.80 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 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	
18 Total Transactions	70.95 Low InterQuartile Value	76.96 Low 90% Value of Aggregate	
230,033 Average Sales Price	99.64 High InterQuartile Value	92.73 High 90% Value of Aggregate	
195,172 Average Listed Price	28.69 InterQuartile Range	84.85 Aggregate Ratio	
87.08 Average Ratio		9.29% Sampling Error	
87.62 Median Ratio	27.91 Value of Outlier Low Limit	0 Number of Low Outliers	
66.97 Low Ratio	142.68 Value of Outlier High Limit	0 Number of High Outliers	
112.50 High Ratio	- 15.13 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	185.72 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.94 COD			

³ 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

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

Town Sample Invalid : 90% confident that true aggregate ratio is <u>not</u> within 10% of sample ratio. See Sampling 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 Invalid :	90% confident that true aggre	gate ratio is not within 10%	of sample ratio. See Sampling Error.
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own Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals	
5 Total Transactions	77.95 Low InterQuartile Value	76.28 Low 90% Value of Aggregate	
56,100 Average Sales Price	156.60 High InterQuartile Value	153.16 High 90% Value of Aggregate	
64,360 Average Listed Price	78.65 InterQuartile Range	114.72 Aggregate Ratio	
118.50 Average Ratio		33.51% Sampling Error	
123.43 Median Ratio	- 40.04 Value of Outlier Low Limit	0 Number of Low Outliers	
58.43 Low Ratio	274.58 Value of Outlier High Limit	0 Number of High Outliers	
156.80 High Ratio	- 158.02 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	392.56 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
25.49 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.

	1 39 5	<u>'</u>	7 0
Town Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals	
23 Total Transactions	70.97 Low InterQuartile Value		79.06 Low 90% Value of Aggregate
192,222 Average Sales Price	106.21 High InterQuartile Value		94.42 High 90% Value of Aggregate
166,735 Average Listed Price	35.24 InterQuartile Range		86.74 Aggregate Ratio
93.91 Average Ratio			8.85% Sampling Error
95.98 Median Ratio	18.11 Value of Outlier Low Limit	0 Number of Low Outliers	22.06% Weighted Standard Deviation
58.43 Low Ratio	159.07 Value of Outlier High Limit	0 Number of High Outliers	
156.80 High Ratio	- 34.75 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.08 PRD (Regression Index)	211.94 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
20.20 COD			

³ Number of Transactions with Assessment Ratio Between 0.98 and 1.02

^{13%} Percent of Transactions with Assessment Ratio Between 0.98 and 1.02