

Study created by Christie.Wright@vermont.gov on 12/1/2022 at 4:40 PM.

**R2 - Residential with 6 or more acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
	723-230-10185				11/10/2022	349,700	261,400	74.75			
		Location:									
	723-230-10157				11/10/2022	335,600	213,200	63.53			
		Location:									
L56627200	723-230-10183	ADAMOVIICH GREGORY	ANCTIL LANGIS	25.10	10/29/2020	179,000	188,700	105.42			
		Location: 1725 RTE 22A									
881482816	723-230-10035	HANLEY, MARY E	KIMBALL, JOHN	256.33	11/3/2021	522,500	381,300	72.98			
		Location: 477 BEST ROAD									

<b>Totals for R2 - Residential with 6 or more acres</b>				<b>281.43</b>		<b>1,386,800</b>	<b>1,044,600</b>				
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**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	
4 Total Transactions	65.89	Low InterQuartile Value	62.41	Low 90% Value of Aggregate
346,700 Average Sales Price	97.75	High InterQuartile Value	88.24	High 90% Value of Aggregate
261,150 Average Listed Price	31.86	InterQuartile Range	75.32	Aggregate Ratio
79.17 Average Ratio			17.15%	Sampling Error
73.86 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
63.53 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
105.42 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
14.78 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
L621723648	723-230-10095	DODGE FREEMAN	BLAYLOCK KENNETH	4.65	10/16/2020	55,000	53,100	96.55			
Location: 1200 HACKADAM ROAD											

<b>Totals for MHL - Mobile home landed</b>				<b>4.65</b>		<b>55,000</b>	<b>53,100</b>				
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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	96.55	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
55,000 Average Sales Price	96.55	High InterQuartile Value	0.00	High 90% Value of Aggregate
53,100 Average Listed Price	0.00	InterQuartile Range	96.55	Aggregate Ratio
96.55 Average Ratio				Sampling Error
96.55 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
96.55 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
96.55 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			

F - Farm

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
	723-230-10067				11/10/2022	354,500	269,700	76.08			
		Location:									
	723-230-10060				11/10/2022	356,200	263,500	73.98			
		Location:									
868234304	723-230-10263	COLLINS, SUSAN M Location: MAIN ROAD	KLOSKOWSKI, DANIEL	123.89	5/21/2021	240,000	225,600	94.00			
<b>Totals for F - Farm</b>				<b>123.89</b>		<b>950,700</b>	<b>758,800</b>				

F - Farm

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	73.98	Low InterQuartile Value	65.67	Low 90% Value of Aggregate
316,900 Average Sales Price	94.00	High InterQuartile Value	93.96	High 90% Value of Aggregate
252,933 Average Listed Price	20.02	InterQuartile Range	79.81	Aggregate Ratio
81.35 Average Ratio			17.73%	Sampling Error
76.08 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
73.98 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
94.00 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
8.77 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
L902803456	723-230-10276	ELLISON LYLE Location: 0 HACKADAM ROAD	DURFEE SETH	29.27	5/10/2019	42,500	32,600	76.71			

<b>Totals for W - Woodland</b>				<b>29.27</b>		<b>42,500</b>	<b>32,600</b>				
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**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	
1 Total Transactions	76.71	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
42,500 Average Sales Price	76.71	High InterQuartile Value	0.00	High 90% Value of Aggregate
32,600 Average Listed Price	0.00	InterQuartile Range	76.71	Aggregate Ratio
76.71 Average Ratio				Sampling Error
76.71 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
76.71 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
76.71 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	C	Cat
1085389888	723-230-10180	CURTIS, CAITLYN Location: 2826 MAIN ROAD	SCOTT, JOHN P	2.79	12/21/2021	180,000	116,100	64.50			

<b>Totals for M - Miscellaneous</b>				<b>2.79</b>		<b>180,000</b>	<b>116,100</b>				
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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	
1 Total Transactions	64.50	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
180,000 Average Sales Price	64.50	High InterQuartile Value	0.00	High 90% Value of Aggregate
116,100 Average Listed Price	0.00	InterQuartile Range	64.50	Aggregate Ratio
64.50 Average Ratio				Sampling Error
64.50 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
64.50 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
64.50 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			

**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
5 Total Transactions	68.25	Low InterQuartile Value	64.76 Low 90% Value of Aggregate
288,360 Average Sales Price	100.98	High InterQuartile Value	87.51 High 90% Value of Aggregate
219,540 Average Listed Price	32.73	InterQuartile Range	76.13 Aggregate Ratio
82.64 Average Ratio			14.95% Sampling Error
74.75 Median Ratio	19.16	Value of Outlier Low Limit	0 Number of Low Outliers
63.53 Low Ratio	150.08	Value of Outlier High Limit	0 Number of High Outliers
105.42 High Ratio	- 29.94	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	199.17	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.51 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	69.24 Low InterQuartile Value		68.09 Low 90% Value of Aggregate
234,640 Average Sales Price	85.35 High InterQuartile Value		86.62 High 90% Value of Aggregate
181,500 Average Listed Price	16.12 InterQuartile Range		77.35 Aggregate Ratio
77.05 Average Ratio			11.98% Sampling Error
76.08 Median Ratio	45.06 Value of Outlier Low Limit	0 Number of Low Outliers	
64.50 Low Ratio	109.53 Value of Outlier High Limit	0 Number of High Outliers	
94.00 High Ratio	20.89 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.00 PRD (Regression Index)	133.70 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
8.47 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
10 Total Transactions	70.86 Low InterQuartile Value		70.50 Low 90% Value of Aggregate
261,500 Average Sales Price	94.64 High InterQuartile Value		82.86 High 90% Value of Aggregate
200,520 Average Listed Price	23.78 InterQuartile Range		76.68 Aggregate Ratio
79.85 Average Ratio			8.06% Sampling Error
75.41 Median Ratio	35.19 Value of Outlier Low Limit	0 Number of Low Outliers	11.00% Weighted Standard Deviation
63.53 Low Ratio	130.31 Value of Outlier High Limit	0 Number of High Outliers	
105.42 High Ratio	- 0.48 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	165.97 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
13.13 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			