

Study created by Christie.Wright@vermont.gov on 11/1/2022 at 7:15 PM.

**R1 - Residential with less than 6 acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
	750-238-10247	APPRAISAL Location: 101SAWYER NEEDHAM ROAD		3.06	3/31/2021	299,500	233,700	78.03			
	750-238-10130	APPRAISAL Location: 4 SOUTH MAIN STREET		0.44	3/31/2021	239,700	252,500	105.34		O	O
	750-238-10051	APPRAISAL Location: 410LEICESTER-WHITING ROAD		0.50	3/21/2021	225,200	182,500	81.04			
	750-238-10008	APPRAISAL Location: 324 LEICESTER-WHITING ROAD		2.07	3/31/2021	247,500	221,900	89.66			
	750-238-10026	APPRAISAL Location: 297 NORTH ROAD		2.33	3/31/2021	179,600	121,000	67.37			
1169787968	750-238-10072	BETTON, ASHLEY Location: 20 SOUTH MAIN STREET	YETTER, WILSON	2.10	7/22/2021	350,000	297,500	85.00			
907700800	750-238-10176	NEWMAN, SVETLANA D Location: 12 N MAIN ST	SHERWIN, BRIAN S	0.87	3/4/2022	206,000	164,100	79.66			
744092736	750-238-10178	SEGERBERG, ERIC P Location: 613 N MAIN ST	SWEET, DONALD E	2.00	6/18/2021	177,500	137,700	77.58			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>13.37</b>		<b>1,925,000</b>	<b>1,610,900</b>				

**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
8 Total Transactions	77.69 Low InterQuartile Value	77.24 Low 90% Value of Aggregate
240,625 Average Sales Price	88.49 High InterQuartile Value	90.12 High 90% Value of Aggregate
201,363 Average Listed Price	10.80 InterQuartile Range	83.68 Aggregate Ratio
82.96 Average Ratio		7.70% Sampling Error
80.35 Median Ratio	60.35 Value of Outlier Low Limit	0 Number of Low Outliers
67.37 Low Ratio	100.35 Value of Outlier High Limit	1 Number of High Outliers
105.34 High Ratio	40.35 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	120.35 Value of Extreme High Limit	0 Number of High Extremes/Influentials
9.08 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
1420558912	750-238-10149	BOISE, JASON Location: BARNES ROAD	FREEGUARD, GARY	3.44	12/10/2021	35,000	41,700	119.14			
<b>Totals for M - Miscellaneous</b>				<b>3.44</b>		<b>35,000</b>	<b>41,700</b>				

**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	119.14 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
35,000 Average Sales Price	119.14 High InterQuartile Value	0.00 High 90% Value of Aggregate
41,700 Average Listed Price	0.00 InterQuartile Range	119.14 Aggregate Ratio
119.14 Average Ratio		Sampling Error
119.14 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
119.14 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
119.14 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
8 Total Transactions	77.69	Low InterQuartile Value	76.97 Low 90% Value of Aggregate
240,625 Average Sales Price	88.49	High InterQuartile Value	90.39 High 90% Value of Aggregate
201,363 Average Listed Price	10.80	InterQuartile Range	83.68 Aggregate Ratio
82.96 Average Ratio			8.02% Sampling Error
80.35 Median Ratio	60.35	Value of Outlier Low Limit	0 Number of Low Outliers
67.37 Low Ratio	100.35	Value of Outlier High Limit	1 Number of High Outliers
105.34 High Ratio	40.35	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	120.35	Value of Extreme High Limit	0 Number of High Extremes/Influentials
9.08 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
1 Total Transactions	99.94 Low InterQuartile Value		0.00 Low 90% Value of Aggregate
360,000 Average Sales Price	99.94 High InterQuartile Value		0.00 High 90% Value of Aggregate
359,800 Average Listed Price	0.00 InterQuartile Range		99.94 Aggregate Ratio
99.94 Average Ratio			Sampling Error
99.94 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
99.94 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
99.94 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			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
100% 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
1 Total Transactions	119.14 Low InterQuartile Value		0.00 Low 90% Value of Aggregate
35,000 Average Sales Price	119.14 High InterQuartile Value		0.00 High 90% Value of Aggregate
41,700 Average Listed Price	0.00 InterQuartile Range		119.14 Aggregate Ratio
119.14 Average Ratio			Sampling Error
119.14 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
119.14 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
119.14 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			

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	77.92 Low InterQuartile Value		79.94 Low 90% Value of Aggregate
232,000 Average Sales Price	101.29 High InterQuartile Value		93.54 High 90% Value of Aggregate
201,240 Average Listed Price	23.38 InterQuartile Range		86.74 Aggregate Ratio
88.28 Average Ratio			7.84% Sampling Error
83.02 Median Ratio	42.85 Value of Outlier Low Limit	0 Number of Low Outliers	12.02% Weighted Standard Deviation
67.37 Low Ratio	136.36 Value of Outlier High Limit	0 Number of High Outliers	
119.14 High Ratio	7.79 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	171.42 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
13.90 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
10% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			