

Study created by Christie.Wright@vermont.gov on 11/1/2022 at 12:27 PM.

**S1 - Vacation home with less than 6 acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
	597-260-10024 597-260-10008 597-260-10022	APPRAISAL		1.00	3/31/2020	71,600	69,200	96.65			
L2136285184	597-260-10028	WILLIAMS THOMAS	KOZIEROK CHARLES	11.00	6/19/2020	160,000	128,000	80.00			
		Location: SOMERSET RD									
		Location: 1621 SOMERSET ROAD									
<b>Totals for S1 - Vacation home with less than 6 acres</b>				<b>14.00</b>		<b>388,500</b>	<b>351,900</b>				

**S1 - Vacation home 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	
4 Total Transactions	82.95	Low InterQuartile Value	79.57	Low 90% Value of Aggregate
97,125 Average Sales Price	101.35	High InterQuartile Value	101.59	High 90% Value of Aggregate
87,975 Average Listed Price	18.40	InterQuartile Range	90.58	Aggregate Ratio
92.84 Average Ratio			12.16%	Sampling Error
94.22 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
80.00 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
102.92 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
7.37 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	T	C	Cat
	597-260-10013 597-260-10012 597-260-10041	APPRAISAL		12.00	3/31/2020	97,600	95,000	97.34			
		<b>Location: SOMERSET RD</b>									
L249593856	597-260-10023	LEMPEL ADAM	HOFER MELANIE	12.40	2/26/2021	110,000	67,700	61.55			
		<b>Location: 12 ACRE CAMP</b>									
<b>Totals for S2 - Seasonal home with 6 or more acres</b>				<b>44.40</b>		<b>351,900</b>	<b>301,100</b>				

**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	
4 Total Transactions	68.13	Low InterQuartile Value	65.10	Low 90% Value of Aggregate
87,975 Average Sales Price	100.79	High InterQuartile Value	106.03	High 90% Value of Aggregate
75,275 Average Listed Price	32.66	InterQuartile Range	85.56	Aggregate Ratio
87.18 Average Ratio			23.92%	Sampling Error
92.61 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
61.55 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
101.94 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
13.46 COD				
1 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				

**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	81.97	Low InterQuartile Value	79.44 Low 90% Value of Aggregate
92,550 Average Sales Price	100.79	High InterQuartile Value	96.95 High 90% Value of Aggregate
81,625 Average Listed Price	18.82	InterQuartile Range	88.20 Aggregate Ratio
90.01 Average Ratio			9.92% Sampling Error
94.22 Median Ratio	53.74	Value of Outlier Low Limit	0 Number of Low Outliers
61.55 Low Ratio	129.02	Value of Outlier High Limit	0 Number of High Outliers
102.92 High Ratio	25.51	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	157.25	Value of Extreme High Limit	0 Number of High Extremes/Influentials
10.30 COD			
1 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			

**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 **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			

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
8 Total Transactions	81.97	Low InterQuartile Value	79.03 Low 90% Value of Aggregate
92,550 Average Sales Price	100.79	High InterQuartile Value	97.36 High 90% Value of Aggregate
81,625 Average Listed Price	18.82	InterQuartile Range	88.20 Aggregate Ratio
90.01 Average Ratio			10.39% Sampling Error
94.22 Median Ratio	53.74	Value of Outlier Low Limit	0 Number of Low Outliers
61.55 Low Ratio	129.02	Value of Outlier High Limit	0 Number of High Outliers
102.92 High Ratio	25.51	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	157.25	Value of Extreme High Limit	0 Number of High Extremes/Influentials
10.30 COD			
1 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			