

Study created by Christie.Wright@vermont.gov on 10/10/2022 at 9:34 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1214222336	198-063-10988	BIASOTTI WILLIAM Location: 636 KNOWLES FLAT ROAD	VILLAGE HOMES CORPOR...	0.00	7/5/2019	44,890	44,890	100.00			
638448704	198-063-10604	BILLINGS JR., FREDER... Location: 1872 VT ROUTE 100	REEN, DAVID M	1.00	5/10/2021	160,000	113,710	71.07			
L425246720	198-063-10161	CANNON JOHN Location: 19 LONG VIEW DRIVE	DENOIA NICHOLAS	3.00	7/31/2020	565,000	537,150	95.07			
L1037524992	198-063-10324	COBAUGH JAMES Location: 267 OBER HILL ROAD	ZOLA JOSEPH	1.23	8/19/2019	159,000	107,720	67.75			
L50663424	198-063-10969	DE CLERCK MEAGAN Location: 315 SPRUCE LANE	ALLEN ERICA	2.45	1/8/2021	340,000	283,040	83.25			
L1445568512	198-063-10406	FLETCHER BRADLEY Location: 44 BELVIDERE ROAD	WILLIAMS LISA	3.00	2/19/2021	195,000	235,480	120.76			
L671649792	198-063-10570	GILLESPIE TRAVIS Location: 360 NORTH ROAD	PASTOR REBECCA	1.50	6/12/2019	147,900	119,530	80.82			
1956736064	198-063-10421	HILL, JESSE A Location: 248 NORTH ROAD	WILLEY, MARY JO	1.10	7/9/2021	189,000	105,790	55.97			
L1249837056	198-063-10260	INGALLS KEIL Location: 1033 CROOKS ROAD	PIRIE SR. EMMONS	1.20	1/9/2020	151,500	109,300	72.15			
675755072	198-063-10727	IYER, GURURAJ Location: 375 EAST HILL ROAD	RIDEL, SUZANNE Y	1.10	4/8/2021	410,000	362,980	88.53			
L1302282240	198-063-11087	JOHNSON JACOB Location: 136 ASH LANE	MASKELL JORDAN	2.34	6/26/2019	179,000	158,400	88.49			
L282853376	198-063-10543	LANGLOIS LEON Location: 1822 BLAKEVILLE ROAD	MCNEILL ARTHUR	5.50	8/2/2019	170,000	178,790	105.17			
L521863168	198-063-10064	LATHROP DANIEL Location: 61 NORTH ROAD	BOWEN EDWARD	0.27	7/9/2020	140,000	140,210	100.15			
L1406291968	198-063-10949	LURVEY TAMMY Location: 429 SPRUCE LANE	LAMBERT BRIEN	2.27	5/8/2019	195,000	192,760	98.85			
L1401856000	198-063-11018	MILLER JOSHUA Location: 190 ASH LANE	BERRY JOSHUA	1.03	10/7/2020	198,000	172,770	87.26			
512257088	198-063-10008	MUNIZ, PETER Location: 887 WARREN ROAD	KIRK, MARIE J	2.00	8/9/2021	123,000	74,490	60.56			
433535552	198-063-10813	REED, CHRISTOPHER Location: 12 BLAKEVILLE ROAD	BARUP, III, RAY THOM...	1.15	3/31/2022	162,500	110,760	68.16			
L1260412928	198-063-10672	SPOERL ERIC Location: 2186 VT RTE 100	ROOT JUDITH	2.65	10/25/2019	160,000	127,310	79.57			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1763164160	198-063-10172	ATKINSON JACOB Location: 1409 NORTH ROAD	DEWYEA BARBARA	12.00	7/17/2020	260,000	194,280	74.72			
L1513967616	198-063-10747	BOWEN RODNEY Location: 559 VALLEY VIEW DRIVE	TATRO KYLE	11.40	9/27/2019	140,000	141,200	100.86			
L1577566208	198-063-10660	DURGIN LUCIAN Location: 315 OLD DEUSO ROAD	DOLAN TROY	12.90	9/6/2019	238,500	226,940	95.15			
L1806548992	198-063-10715	FOSS KATELYN Location: 935 WARREN ROAD	JOHNSON MICHAEL	10.50	12/11/2019	180,000	152,060	84.48			
780704832	198-063-10778	GUTZMANN, LORI Location: 2530 EAST HILL ROAD	VEAR, WAYNE A	63.20	8/27/2021	290,000	190,090	65.55			
881448000	198-063-10417	HAYES, JORDAN Location: 5259 VT ROUTE 100	EHLERS, ANDREW	10.90	4/16/2021	327,500	267,060	81.55			
L125222912	198-063-10856	MASSEY BENJAMIN Location: 834 BELVIDERE ROAD	WRIGHT PETER	10.10	8/12/2020	173,500	159,720	92.06			
1849486400	198-063-11084	MILLER, DUSTIN Location: 270 MARY DEUSO ROAD	CARTER, CHEYENNE	10.02	6/29/2021	55,000	45,170	82.13			
1855742528	198-063-10417	MILLER, RASHAD Location: 5259 VERMONT ROUTE 100	HAYES, JORDAN	10.90	2/3/2022	431,000	267,060	61.96			
380894272	198-063-10902	OLDHAM, CHARLES E Location: 1496 EAST HILL ROAD	ATHERTON, WILLIAM D	10.78	12/7/2021	349,000	195,960	56.15			
L2031292416	198-063-10317	RIVA HARLEY Location: 75 DELLACORTE DRIVE	JOHNSTON CRAIG	17.10	3/15/2021	225,000	157,840	70.15			
1883714624	198-063-11105	TRICOU, JENNIFER M Location: 334 OLD DEUSO ROAD	LANGLOIS, ROGER	8.39	4/23/2021	432,500	326,070	75.39			
L1460576256	198-063-10529	WILLIAMSON THERESA Location: 2344 NORTH ROAD	MORIN II JEFFREY	9.10	7/28/2020	243,000	224,840	92.53			
Totals for R2 - Residential with 6 or more acres				197.29		3,345,000	2,548,290				

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
13 Total Transactions	67.85 Low InterQuartile Value		69.43 Low 90% Value of Aggregate
257,308 Average Sales Price	92.29 High InterQuartile Value		82.94 High 90% Value of Aggregate
196,022 Average Listed Price	24.44 InterQuartile Range		76.18 Aggregate Ratio
79.44 Average Ratio			8.87% Sampling Error
81.55 Median Ratio	31.19 Value of Outlier Low Limit	0 Number of Low Outliers	
56.15 Low Ratio	128.96 Value of Outlier High Limit	0 Number of High Outliers	
100.86 High Ratio	- 5.48 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	165.62 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
13.52 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
8% 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
L1081024512	198-063-10188	JONES SANDY Location: 242 NORTH ROAD	DUBE GLADYS	1.15	7/25/2019	65,000	58,040	89.29			
L77119488	198-063-10540	LEBREE KEVIN Location: 283 TOWLE DRIVE	MCNAB ANGELA	10.00	8/30/2019	58,000	57,090	98.43			
517421632	198-063-10137	NOYES, WILLIAM Location: 711 KNOWLES FLAT ROAD	LONGE, DEBRA	1.70	3/31/2022	170,000	99,570	58.57			
Totals for MHL - Mobile home landed				12.85		293,000	214,700				

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	
3 Total Transactions	58.57	Low InterQuartile Value	36.38	Low 90% Value of Aggregate
97,667 Average Sales Price	98.43	High InterQuartile Value	110.17	High 90% Value of Aggregate
71,567 Average Listed Price	39.86	InterQuartile Range	73.28	Aggregate Ratio
82.10 Average Ratio			50.34%	Sampling Error
89.29 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
58.57 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
98.43 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.88 COD				
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
33% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02				

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L683036672	198-063-10356	FINELLI BRAD Location: 84 HOWE DRIVE	HOWE JUNE	3.48	12/30/2019	325,000	329,380	101.35			
L237608960	198-063-10755	GOCHBERG WILLIAM Location: 1071 TATRO DRIVE	TILTON JOHN	0.64	3/4/2021	25,000	54,210	216.84	E	E	E
L914219008	198-063-10621	GORING KARL Location: 108 PINE GROVE LANE	WATSON PETER	2.06	6/29/2020	309,672	350,040	113.04			
L1750089728	198-063-10574	HINSDALE JR JEFFREY Location: LAKEVIEW DRIVE	MAD RIVER EQUITIES L...	1.36	6/26/2020	82,500	97,360	118.01			
L1041457152	198-063-10706	LANDRY DENNIS Location: 208 LAKE SHORE ROAD	KNAPP SANDRA	0.37	4/19/2019	119,700	177,490	148.28	O	O	
L1523023872	198-063-10851	MALKOWSKI MONIKA Location: 46 SHARI'S LANE	LINDA G. RONDEAU FAM...	1.02	8/13/2019	267,000	219,360	82.16			
1996053056	198-063-10056	MILETICH, MICHAEL Location: 81 CHANEY DRIVE	JACQUES L. BOISVERT,...	2.20	3/28/2022	65,000	58,270	89.65			
1712798784	198-063-10697	POWELL, ANDREW Location: 54 BARROWS LOOP ROAD	DEBAY, JR., JAMES R	0.10	11/15/2021	243,750	176,720	72.50			
L594812928	198-063-10550	PUTVAIN NINA Location: 211 EAST HILL ROAD	JAYNE MARIE THIBEAUL...	0.97	7/31/2020	180,000	196,980	109.43			
166906944	198-063-10867	ROSCIOLI, DANIEL J Location: 972 MARJORIE DRIVE	BOURDEAU, MARCEL	1.56	5/28/2021	145,000	126,240	87.06			
L562724864	198-063-10516	SPAULDING RANDY Location: 3866 EAST HILL ROAD	RAY D MARCKRES FAMIL...	0.95	12/29/2020	53,000	58,880	111.09			
Totals for S1 - Vacation home with less than 6 acres				14.71		1,815,622	1,844,930				

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
11 Total Transactions	87.06	Low InterQuartile Value	88.29 Low 90% Value of Aggregate
179,062 Average Sales Price	118.01	High InterQuartile Value	111.72 High 90% Value of Aggregate
179,072 Average Listed Price	30.95	InterQuartile Range	100.01 Aggregate Ratio
103.26 Average Ratio			11.71% Sampling Error
105.39 Median Ratio	40.64	Value of Outlier Low Limit	0 Number of Low Outliers
72.50 Low Ratio	164.44	Value of Outlier High Limit	1 Number of High Outliers
148.28 High Ratio	- 5.79	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	210.86	Value of Extreme High Limit	1 Number of High Extremes/Influentials
15.86 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
9% 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
312568896	198-063-10373	PASTORE, TELEIA Location: 790 VALLEY VIEW DRIVE	JACKSON TRUSTEE, AND...	12.00	6/30/2021	96,000	46,230	48.16			
L1238376448	198-063-10201	SCOLLARD CHRISTOPHER Location: 326 SQUARE ROAD	BIG BIRCH INVESTMENT...	10.00	7/3/2019	90,000	63,920	71.02			
Totals for S2 - Seasonal home with 6 or more acres				22.00		186,000	110,150				

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
2 Total Transactions	48.16	Low InterQuartile Value	(11.54) Low 90% Value of Aggregate
93,000 Average Sales Price	71.02	High InterQuartile Value	129.98 High 90% Value of Aggregate
55,075 Average Listed Price	22.87	InterQuartile Range	59.22 Aggregate Ratio
59.59 Average Ratio			119.49% Sampling Error
59.59 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
48.16 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
71.02 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.19 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			

CA - Commercial Apartments

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L223354880	198-063-10689	SANVILLE WILLIAM Location: 375 & 377 WHITE RD	SAWYER KENNETH	0.70	5/1/2019	74,810	74,810	100.00			
L1856409600	198-063-10689	SMITH JASON Location: 375 WHITE ROAD	SANVILLE WILLIAM	0.63	6/2/2020	94,000	85,580	91.04			
Totals for CA - Commercial Apartments				1.33		168,810	160,390				

CA - Commercial Apartments

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	
2 Total Transactions	91.04	Low InterQuartile Value	95.01	Low 90% Value of Aggregate
84,405 Average Sales Price	100.00	High InterQuartile Value	95.01	High 90% Value of Aggregate
80,195 Average Listed Price	8.96	InterQuartile Range	95.01	Aggregate Ratio
95.52 Average Ratio			0.00%	Sampling Error
95.52 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
91.04 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
100.00 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
4.69 COD				
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
50% 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
646566976	198-063-10014	INDIGO SKYE, LLC Location: 0 SQUARE ROAD	RIENDEAU, REGINALD	80.00	4/16/2021	80,000	85,900	107.38			
2091469888	198-063-10865	LUKIE LLC Location: EAST HILL ROAD	ZARTARIAN, JOHN	227.00	6/4/2021	295,000	168,340	57.06			
L543023104	198-063-10798	SCHURMAN DAVID Location: EAST HILL ROAD	VERMONT LAND TRUST I...	972.00	5/18/2020	890,000	645,510	72.53			
Totals for W - Woodland				1,279.00		1,265,000	899,750				

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	
3 Total Transactions	57.06	Low InterQuartile Value	56.79	Low 90% Value of Aggregate
421,667 Average Sales Price	107.37	High InterQuartile Value	85.46	High 90% Value of Aggregate
299,917 Average Listed Price	50.31	InterQuartile Range	71.13	Aggregate Ratio
78.99 Average Ratio			20.15%	Sampling Error
72.53 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
57.06 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
107.38 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
23.12 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
L704008192	198-063-10198	ALLEN III PERLEY Location: LOT 11 VALLEY VIEW DRIVE	DUNCAN JAMES GRANT	11.30	6/30/2020	24,000	32,230	134.29			
1856072768	198-063-10626	BELVAL II, LEO E Location: VT 118	NAIAD ASSOCIATES, IN...	9.00	6/29/2021	26,000	27,290	104.96			
1334260800	198-063-10716	CHAMBLERLIN, SHEILA Location: 3136 NORTH ROAD	MARTIN, LORI A	13.20	4/2/2021	20,000	32,180	160.90	O		
1889627200	198-063-10978	DEWEY, MATTHEW W Location: OLD SCHOOL HOUSE ROAD LOT 4	MAYO, SR., THEODORE ...	2.34	6/23/2021	39,900	29,640	74.29			
2048343104	198-063-11104	FAYE, XILIA Location: SOUTH POND	HEATH, DENNIS C	10.62	11/18/2021	57,000	42,220	74.07			
1106860608	198-063-10331	LUCE, BENJAMIN Location: MARJORIE DRIVE LOT E	HEATH, DENNIS	11.37	3/28/2022	75,000	42,970	57.29			
736484416	198-063-11100	MCKEARNEY, ARLYN Location: LOT 5, 0 CAMP ROAD	CAMPBELL, JAMES A	1.03	9/28/2021	27,500	23,180	84.29			
1789480000	198-063-10869	MILLER, DUSTIN Location: LOT N VT RTE 100	BROOKS, LAWRENCE B	11.19	5/27/2021	49,000	40,420	82.49			
1453935680	198-063-11023	MILLER, HILLARY Location: NORTH ROAD	KNEELAND, RYAN D	12.40	6/10/2021	61,000	38,740	63.51			
1071770688	198-063-11102	PIETTE, ROSS Location: MARJORIE DRIVE LOT A	HEATH, DENNIS C	11.16	8/19/2021	85,000	42,760	50.31			
519228480	198-063-10803	PORTER, BENJAMIN A Location: 1450 NORTH ROAD	WALSH, STEVEN J	49.12	5/26/2021	135,000	68,610	50.82			
1206246464	198-063-10768	RAWSON, WAYNE Location: 267 CAMP ROAD	TUCKER, CARL F	1.00	10/19/2021	43,000	31,110	72.35			
L1440178176	198-063-10426	REEN IV WILLIAM Location: VALLEY VIEW DRIVE	SEARLES LAR	10.41	9/9/2019	24,000	31,340	130.58			
1777519680	198-063-10978	ROSA, KARA Location: OLD SCHOOL HOUSE RAOD LOT 3	MAYO, SR., THEODORE ...	2.01	6/17/2021	39,900	29,640	74.29			
773184576	198-063-10291	ST. PIERRE, MICHAEL Location: 0 CAMP ROAD, LOT 1	CAMPBELL, JAMES A	2.26	9/28/2021	24,500	29,940	122.20			
Totals for M - Miscellaneous				158.41		730,800	542,270				

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
15 Total Transactions	63.51	Low InterQuartile Value	62.84 Low 90% Value of Aggregate
48,720 Average Sales Price	122.20	High InterQuartile Value	85.56 High 90% Value of Aggregate
36,151 Average Listed Price	58.70	InterQuartile Range	74.20 Aggregate Ratio
89.11 Average Ratio			15.31% Sampling Error
74.29 Median Ratio	- 24.54	Value of Outlier Low Limit	0 Number of Low Outliers
50.31 Low Ratio	210.25	Value of Outlier High Limit	0 Number of High Outliers
160.90 High Ratio	- 112.58	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.20 PRD (Regression Index)	298.29	Value of Extreme High Limit	0 Number of High Extremes/Influentials
33.84 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
48 Total Transactions	71.34	Low InterQuartile Value	79.61 Low 90% Value of Aggregate
202,459 Average Sales Price	99.71	High InterQuartile Value	88.65 High 90% Value of Aggregate
170,331 Average Listed Price	28.37	InterQuartile Range	84.13 Aggregate Ratio
85.81 Average Ratio			5.37% Sampling Error
84.48 Median Ratio	28.78	Value of Outlier Low Limit	0 Number of Low Outliers
48.16 Low Ratio	142.28	Value of Outlier High Limit	2 Number of High Outliers
148.28 High Ratio	- 13.79	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	184.84	Value of Extreme High Limit	1 Number of High Extremes/Influentials
17.94 COD			
6 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 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
3 Total Transactions	91.04	Low InterQuartile Value	85.70 Low 90% Value of Aggregate
92,937 Average Sales Price	108.12	High InterQuartile Value	114.67 High 90% Value of Aggregate
93,107 Average Listed Price	17.08	InterQuartile Range	100.18 Aggregate Ratio
99.72 Average Ratio			14.46% Sampling Error
100.00 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
91.04 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
108.12 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
5.69 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
33% 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
18 Total Transactions	61.95	Low InterQuartile Value	66.24 Low 90% Value of Aggregate
110,878 Average Sales Price	111.08	High InterQuartile Value	78.26 High 90% Value of Aggregate
80,112 Average Listed Price	49.13	InterQuartile Range	72.25 Aggregate Ratio
87.42 Average Ratio			8.32% Sampling Error
74.29 Median Ratio	- 11.74	Value of Outlier Low Limit	0 Number of Low Outliers
50.31 Low Ratio	184.77	Value of Outlier High Limit	0 Number of High Outliers
160.90 High Ratio	- 85.43	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.21 PRD (Regression Index)	258.47	Value of Extreme High Limit	0 Number of High Extremes/Influentials
32.09 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
69 Total Transactions	71.61 Low InterQuartile Value		78.45 Low 90% Value of Aggregate
173,385 Average Sales Price	100.50 High InterQuartile Value		86.55 High 90% Value of Aggregate
143,043 Average Listed Price	28.90 InterQuartile Range		82.50 Aggregate Ratio
86.85 Average Ratio			4.91% Sampling Error
83.77 Median Ratio	28.26 Value of Outlier Low Limit	0 Number of Low Outliers	20.85% Weighted Standard Deviation
48.16 Low Ratio	143.85 Value of Outlier High Limit	3 Number of High Outliers	
160.90 High Ratio	- 15.08 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	187.19 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
21.27 COD			
7 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			