

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
	348-108-10049	APPRAISAL Location: 1709 RIVER ROAD		20.00	3/31/2020	253,200	251,600	99.37			
L809951232	348-108-10019	GAGNON STEVEN Location: N W SIDE OF TODD HILL ROAD	D'ANJOU LOIC	36.90	2/19/2020	80,000	96,600	120.75			
L1053609984	348-108-10042	THOMAS J. MAULE REVO... Location: 655 FRIZZELL ROAD	FRIZZELL BURTON	187.30	8/28/2020	360,000	308,000	85.56			
Totals for R2 - Residential with 6 or more acres				244.20		693,200	656,200				

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	
3 Total Transactions	85.56	Low InterQuartile Value	75.25	Low 90% Value of Aggregate
231,067 Average Sales Price	120.75	High InterQuartile Value	114.08	High 90% Value of Aggregate
218,733 Average Listed Price	35.19	InterQuartile Range	94.66	Aggregate Ratio
101.89 Average Ratio			20.52%	Sampling Error
99.37 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
85.56 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
120.75 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
11.81 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				

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1296547840	348-108-10021	DALEY III JOSEPH Location: SIMS HILL ROAD	CONLEY MARY	141.50	8/5/2019	145,000	132,000	91.03			
2000962624	348-108-10089	GIBSON, PETER B Location: OFF TH #1	CHRISTOPHER AND ALIS...	240.00	4/23/2021	217,000	213,500	98.39			
Totals for S2 - Seasonal home with 6 or more acres				381.50		362,000	345,500				

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	91.03	Low InterQuartile Value	74.94	Low 90% Value of Aggregate
181,000 Average Sales Price	98.39	High InterQuartile Value	115.95	High 90% Value of Aggregate
172,750 Average Listed Price	7.35	InterQuartile Range	95.44	Aggregate Ratio
94.71 Average Ratio			21.49%	Sampling Error
94.71 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
91.03 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
0.99 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
3.88 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				

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
9 Total Transactions	87.26	Low InterQuartile Value	82.90 Low 90% Value of Aggregate
176,500 Average Sales Price	110.49	High InterQuartile Value	101.16 High 90% Value of Aggregate
162,433 Average Listed Price	23.23	InterQuartile Range	92.03 Aggregate Ratio
95.11 Average Ratio			9.92% Sampling Error
98.39 Median Ratio	52.41	Value of Outlier Low Limit	1 Number of Low Outliers
50.73 Low Ratio	145.33	Value of Outlier High Limit	0 Number of High Outliers
120.96 High Ratio	17.57	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	180.18	Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.12 COD			
3 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 - 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	
COD			
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
1 Total Transactions	100.00	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
70,000 Average Sales Price	100.00	High InterQuartile Value	0.00 High 90% Value of Aggregate
70,000 Average Listed Price	0.00	InterQuartile Range	100.00 Aggregate Ratio
100.00 Average Ratio			Sampling Error
100.00 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
100.00 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
1.00 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			

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	88.11 Low InterQuartile Value		83.56 Low 90% Value of Aggregate
165,850 Average Sales Price	105.36 High InterQuartile Value		101.17 High 90% Value of Aggregate
153,190 Average Listed Price	17.25 InterQuartile Range		92.37 Aggregate Ratio
95.60 Average Ratio			9.53% Sampling Error
98.88 Median Ratio	62.24 Value of Outlier Low Limit	1 Number of Low Outliers	15.80% Weighted Standard Deviation
50.73 Low Ratio	131.23 Value of Outlier High Limit	0 Number of High Outliers	
120.96 High Ratio	36.37 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	157.10 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
12.81 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
40% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			