

Study created by Christie.Wright@vermont.gov on 11/29/2022 at 8:29 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L34721792	390-121-11010	ARTHERS ELEXANDRA Location: 16 SHADY RILL ROAD, UNIT 4	GIROUX KIMBERLY	0.00	4/30/2019	166,000	144,700	87.17			
L512266240	390-121-10485	BAREWICZ MATHEW Location: 266 NOTCH ROAD	LEGENDRE MICHAEL	2.00	9/27/2019	325,000	241,200	74.22			
L335798272	390-121-10188	BEARD COURTRIGHT Location: 414 NOTCH ROAD	HALL MICHAEL	3.50	3/12/2021	385,500	280,500	72.76			
2014124608	390-121-10085	BEAUDOIN, JESSICA A Location: 398 NOTCH ROAD	FRENCH, RICHARD C	1.50	3/25/2022	205,000	134,600	65.66			
1805706304	390-121-10314	BIERFELT, KRISTIN Location: 375 SHADY RILL ROAD	JOHNK, ELISSA C	3.90	5/7/2021	420,000	283,300	67.45			
1320324160	390-121-10622	CARLSON, CINDY S Location: 144 THREE MILE BRIDGE ROAD	MACEY, TOBIAS M	0.18	7/27/2021	200,400	129,900	64.82			
L641302528	390-121-11001	CORRIVEAU MONIQUE Location: 42 FRENCH ROAD	DESCHAMPS RENEE	3.60	3/1/2021	187,500	146,600	78.19			
L1176473600	390-121-10800	DITOMASSO MICHAEL Location: 114 EAST HILL ROAD	SKOLNIK BENJAMIN	3.12	7/31/2019	288,400	261,700	90.74			
L984129536	390-121-10434	FARRELL PETER Location: 491 CENTER ROAD	ASKEW JAMES	0.50	9/16/2019	271,000	144,900	53.47			
L1800577024	390-121-11009	FINNIGAN III JOSEPH Location: 161 SHADY RILL ROAD	COTTERILL FAMILY TRU...	0.00	3/26/2021	196,500	151,900	77.30			
631848000	390-121-10465	GAGNE, BRIANNA M Location: 587 BROOK ROAD	MACBEATH, IRIS A	0.50	11/23/2021	199,000	103,400	51.96			
L188911616	390-121-10693	HARDAKER RHONDA Location: 176 THREE MILE BRIDGE ROAD	VANDERBUSH GILBERT	1.00	9/1/2020	235,000	192,100	81.74			
L683954176	390-121-10052	HINSLEY HANNAH Location: 62 LOWER SUNNYBROOK ROAD	PUGLIESE JAMES	0.50	10/30/2020	212,500	124,000	58.35			
2107762752	390-121-10752	JAMES MCWILLIAM AND ... Location: 161 SHADY RILL ROAD, UNIT 2	HEATHER KATZ, TRUSTE...	0.00	4/1/2021	202,000	151,900	75.20			
L794365952	390-121-10294	JENKINS DAVID Location: 490 SHADY RILL ROAD	ILSLEY BENJAMIN	2.30	10/4/2019	230,000	222,900	96.91			
2001693760	390-121-10365	JESTES, WILLIAM Location: 108 CULVER HILL RD.	GRANDFIELD, ROBERT	1.50	9/8/2021	80,000	44,200	55.25			
L1919459328	390-121-10109	KEARA MICHAEL Location: 506 EAST BEAR SWAMP ROAD	DIGENOVA GIANCARLO	3.20	8/30/2019	355,700	380,700	107.03			
313535552	390-121-10028	LAMOILLE VALLEY TRAN... Location: 22 KNAPP ROAD	CONNOR BROTHERS MIDD...	5.75	8/19/2021	450,000	393,100	87.36			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1171931136	390-121-10319	LEON MARGARET Location: 2 CHURCH STREET	GARGON CAROL	0.50	11/13/2019	310,000	250,600	80.84			
587782208	390-121-10583	LONG, ALEC D Location: 180 VT RTE 12	FUQUA, GILLIAN Q	3.35	4/15/2021	325,000	333,100	102.49			
L348004352	390-121-10827	MACKELL JOFFRETTE Location: 19 FRENCH ROAD	STONE TRUST DATED JU...	2.00	11/12/2019	160,000	109,200	68.25			
L1238355968	390-121-10305	MARGOLIS MICHAEL Location: 34 LOWER SUNNY BROOK ROAD	GUILLEMETTE JULES	3.00	7/21/2020	255,000	139,600	54.75			
L1839726592	390-121-11008	MUDGE ANGUS Location: 161 SHADY RILL ROAD #1	LAFLEUR ANDREW	0.00	10/27/2020	187,500	144,700	77.17			
L1299779584	390-121-10123	PARMS JERICHO Location: 314 PORTAL ROAD	SHAFFER JANETTE	4.10	6/10/2019	262,000	258,500	98.66			
L1637900288	390-121-10124	PERSING ARMONE Location: 429 BROOK ROAD	CARLSON CINDY	5.00	11/8/2019	266,000	248,600	93.46			
616578112	390-121-10027	PINARD, STEFANIE J Location: 27 FRENCH ROAD	CLARK, JESSICA E	1.70	11/9/2021	280,000	141,400	50.50			
L1010262016	390-121-10493	ROY BRADLEY Location: 15 PR5	BONGIOVANNI EROS	2.25	8/2/2019	267,550	211,200	78.94			
1403530304	390-121-10646	SCHLEY, MATTHEW Location: 562 CENTER ROAD	ALBERGHINI, MATTHEW ...	1.16	9/1/2021	280,000	217,800	77.79			
L88809472	390-121-10047	SUTTON KEVIN Location: 485 CENTER ROAD	BENOIT SHANE	0.84	6/28/2019	270,000	275,000	101.85			
L1868533760	390-121-10904	WALSH CHELSEA Location: 424 NOTCH ROAD	DEFORGE KATHRYN	3.28	12/20/2019	295,000	314,000	106.44			
2133987904	390-121-10195	WOOSTER, SAMUEL Location: 3 RYAN ROAD	DAVIS, MARY JO	0.20	1/11/2022	279,000	183,000	65.59			
Totals for R1 - Residential with less than 6 acres				60.43		8,046,550	6,358,300				

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
31 Total Transactions	65.59 Low InterQuartile Value		74.00 Low 90% Value of Aggregate
259,566 Average Sales Price	90.74 High InterQuartile Value		84.04 High 90% Value of Aggregate
205,106 Average Listed Price	25.15 InterQuartile Range		79.02 Aggregate Ratio
77.49 Average Ratio			6.35% Sampling Error
77.30 Median Ratio	27.87 Value of Outlier Low Limit	0 Number of Low Outliers	
50.50 Low Ratio	128.47 Value of Outlier High Limit	0 Number of High Outliers	
107.03 High Ratio	- 9.86 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.98 PRD (Regression Index)	166.19 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
17.28 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
6% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L907509760	390-121-10280	BERENDT MARIAH Location: 50 DOLAN ROAD	LIGHT TERRY	42.00	11/13/2020	227,000	184,700	81.37			
L553721856	390-121-10100	BOVE GREGORY Location: 536 WEST HILL ROAD	BUCKLEY BARBARA	17.10	3/6/2020	279,900	258,300	92.28			
974376000	390-121-10581	BOYD-BOFFA, DAMIAN Location: 217 EAST HILL ROAD	O'DONALD, JEFFREY M	20.10	9/10/2021	610,000	437,300	71.69			
1975094336	390-121-10460	BREYER, ALEXANDRA Location: 253 CULVER HILL ROAD	THEROUX, CHRISTOPHER	33.80	7/30/2021	470,000	341,800	72.72			
L163012608	390-121-10372	BROWNING ROBERT Location: 111 UPPER SUNNYBROOK ROAD	HEBERT MAURICE	10.46	1/24/2020	310,000	282,700	91.19			
1980822592	390-121-10116	BRUNTON, MARLEE Location: 174 EAST HILL ROAD	POULSON, YANA	11.50	7/9/2021	355,000	341,300	96.14			
L893259776	390-121-10833	CONTRIVO MICHAEL Location: 92 GUILMETTE ROAD	KATE STONE TRUSTEE O...	17.80	11/13/2019	199,000	132,300	66.48			
2009410624	390-121-10119	D'AGOSTINO, JOSHUA Location: 357 SHADY RILL ROAD	CAMERON, RONALD W	9.60	8/13/2021	429,900	278,400	64.76			
428985408	390-121-10947	DE LUCAS, ALESSANDRA Location: NORTH BEAR SWAMP ROAD	HAYWARD, TIMOTHY Y	10.10	7/20/2021	79,900	70,400	88.11			
L671256576	390-121-10700	DROLET JEAN Location: 56 UPPER SUNNYBROOK ROAD	RIBOLINI STEPHEN	23.80	12/4/2019	460,000	401,800	87.35			
289645632	390-121-10328	EITEL, JR, GORDON E Location: 361 MCCULLOUGH HILL ROAD	GOLD, SARA	10.23	5/26/2021	305,000	307,300	100.75			
L369401856	390-121-10379	FERRON NICHOLAS Location: 224 EAST HILL ROAD	HIGGINS RUSSELL	20.20	12/15/2020	489,000	392,100	80.18			
L1764229120	390-121-10623	GUILFOYLE AARON Location: 168 WOOD ROAD	ALLAIRE JEREMY	12.40	5/30/2019	352,500	326,800	92.71			
1095838272	390-121-10593	HARWARD, TRUSTEE, RA... Location: 255 MCCULLOUGH HILL ROAD	DARMSTADT, ALISA D	9.60	3/11/2022	791,820	437,500	55.25			
L329203712	390-121-10206	LAWRENCE JENNIFER Location: 332 BROOK ROAD	DESMARAIS MAURINE	10.30	8/13/2020	240,000	168,300	70.13			
L919511040	390-121-10852	LEGRIS DOUGLAS Location: 248 NOTCH ROAD	WENNERHOLM SCOTT	10.79	3/12/2021	354,000	275,600	77.85			
L1614172160	390-121-10730	LEIBOWITZ TRACI Location: 730 EAST HILL ROAD	MCALLISTER SARAH	30.11	10/11/2019	450,000	460,800	102.40			
L796540928	390-121-10747	LEONARDI PHILIP Location: 210 WOOD ROAD	SHELTON GWENDOLYN	12.56	10/19/2020	402,000	374,600	93.18			
L707497984	390-121-10802	MCDONALD GREGORY	THE CARGILL VACHON R...	8.00	10/15/2019	375,000	379,000	101.07			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
		Location: 758 EAST HILL ROAD									
318438464	390-121-10280	MEYER, RICARDO S	BERENDT, MARIAH	42.00	1/7/2022	290,000	184,700	63.69			
		Location: 50 DOLAN ROAD									
L1326784512	390-121-10219	PAULSON CHRISTOPHER	DOCKTER DONALD	10.10	8/28/2020	319,500	256,700	80.34			
		Location: 348 SHADY RILL ROAD									
L1509810176	390-121-10829	PETERS THOMAS	VOVAKES BRANDA	14.50	3/19/2021	400,000	309,100	77.28			
		Location: 617 EAST HILL ROAD									
L1385332736	390-121-10487	PRICE JAMES	ROSS-MOBBS ELIZABETH	12.00	9/27/2019	190,000	205,700	108.26			
		Location: 239 MACEY ROAD									
L1872281600	390-121-10092	RAYMOND PETER	BROWER MARGARET	20.20	11/26/2019	368,800	331,800	89.97			
		Location: 198 MCCULLOUGH HILL RD									
L1504321536	390-121-10177	RUSSO BRANDON	CRIFO HOPE	13.50	5/19/2020	265,000	215,100	81.17			
		Location: 55 EAST BEAR SWAMP ROAD									
1599487040	390-121-10932	SHARPE, JOSHUA D	MORSE, ELLIOT DRIGGS	6.00	11/17/2021	472,900	380,900	80.55			
		Location: 116 ZDON ROAD									
1776266304	390-121-10916	SMITH, ZACHARY P	WEINGARTEN, FRED	8.02	8/12/2021	689,000	541,600	78.61			
		Location: 13 WINDLEA DRIVE									
L795443200	390-121-10869	VIDALI DANIEL	CADMAN TIMOTHY	25.15	10/7/2019	750,000	750,000	100.00			
		Location: 30 MCCULLOUGH HILL ROAD									
L1204211712	390-121-10324	WHELLEY PATRICK	LAVERY DONALD	11.00	4/26/2019	225,000	219,000	97.33			
		Location: 186 WOOD ROAD									
L1646694400	390-121-10271	ZUARO ERIC	HEATH CALEB	12.70	7/22/2019	300,000	313,700	104.57			
		Location: 13 SOUTH BEAR SWAMP ROAD									
Totals for R2 - Residential with 6 or more acres				495.62		11,450,220	9,559,300				

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
30 Total Transactions	76.14 Low InterQuartile Value		78.53 Low 90% Value of Aggregate
381,674 Average Sales Price	96.44 High InterQuartile Value		88.44 High 90% Value of Aggregate
318,643 Average Listed Price	20.30 InterQuartile Range		83.49 Aggregate Ratio
84.91 Average Ratio			5.93% Sampling Error
84.36 Median Ratio	45.68 Value of Outlier Low Limit	0 Number of Low Outliers	
55.25 Low Ratio	126.89 Value of Outlier High Limit	0 Number of High Outliers	
108.26 High Ratio	15.23 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	157.34 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
13.56 COD			
3 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			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
900893760	390-121-10901	LUND, JOHN Location: 406 SOUTH BEAR SWAMP ROAD	CHAPIN, HEATHER	10.40	7/30/2021	139,500	102,500	73.48			
L1361940480	390-121-10590	SHARKEY CHELSEA Location: 156 PORTAL ROAD	MOORE LAURA	19.09	10/9/2020	125,000	104,400	83.52			
L1677754368	390-121-10519	SWINCHOSKI STEVEN Location: 120 PORTAL ROAD	MARKHAM RANDALL	10.23	2/26/2020	87,000	93,000	106.90			
Totals for MHL - Mobile home landed				39.72		351,500	299,900				

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	73.48	Low InterQuartile Value	60.48	Low 90% Value of Aggregate
117,167 Average Sales Price	106.90	High InterQuartile Value	110.16	High 90% Value of Aggregate
99,967 Average Listed Price	33.42	InterQuartile Range	85.32	Aggregate Ratio
87.96 Average Ratio			29.11%	Sampling Error
83.52 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
73.48 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
106.90 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
13.34 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			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L465739776	390-121-10056	LUCAS REISCH Location: 531 CENTER ROAD	FRANCES CANNON	0.69	12/11/2020	151,000	107,600	71.26			
L1481719808	390-121-10546	STEINBERG MARC Location: 366 VERMONT ROUTE 12	MCLEOD ROBERT	2.00	5/22/2020	145,000	91,600	63.17			
Totals for S1 - Vacation home with less than 6 acres				2.69		296,000	199,200				

S1 - Vacation home with less than 6 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	63.17	Low InterQuartile Value	45.73	Low 90% Value of Aggregate
148,000 Average Sales Price	71.26	High InterQuartile Value	88.86	High 90% Value of Aggregate
99,600 Average Listed Price	8.09	InterQuartile Range	67.30	Aggregate Ratio
67.22 Average Ratio			32.04%	Sampling Error
67.22 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
63.17 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
71.26 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
6.01 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
908405824	390-121-10020	DEKORNFELD, THOMAS J Location: 80 TANGLETOWN ROAD	SUSAN S. APPEL REV. ...	535.00	8/12/2021	840,000	867,200	103.24			
L192651264	390-121-10383	MCCARTHY JOSEPH Location: 589 WEST HILL ROAD	HOBSON EDWIN	20.00	2/19/2021	124,500	100,300	80.56			
Totals for S2 - Seasonal home with 6 or more acres				555.00		964,500	967,500				

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	80.56	Low InterQuartile Value	69.69	Low 90% Value of Aggregate
482,250 Average Sales Price	103.24	High InterQuartile Value	130.93	High 90% Value of Aggregate
483,750 Average Listed Price	22.68	InterQuartile Range	100.31	Aggregate Ratio
91.90 Average Ratio			30.53%	Sampling Error
91.90 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
80.56 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
103.24 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.92 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
12.34 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			

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1506105920	390-121-10240	46 THREE MILE BRIDGE... Location: 46 THREE MILE BRIDGE ROAD	DUBOIS CONSTRUCTION,...	36.70	3/31/2022	4,285,000	1,800,700	42.02			
L650149888	390-121-10361	BEAR ROOTS FARM LLC Location: 903 US ROUTE 2 MIDDLESEX, VT 05602	MIDDLESEX GROCERY LL...	1.93	7/30/2020	220,000	176,200	80.09			
Totals for C - Commercial				38.63		4,505,000	1,976,900				

C - Commercial

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	42.02	Low InterQuartile Value	22.29	Low 90% Value of Aggregate
2,252,500 Average Sales Price	80.09	High InterQuartile Value	65.48	High 90% Value of Aggregate
988,450 Average Listed Price	38.07	InterQuartile Range	43.88	Aggregate Ratio
61.06 Average Ratio			49.23%	Sampling Error
61.06 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
42.02 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
80.09 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.39 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
31.17 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
6505536	390-121-10406	BOCK, BRUCE Location: 151 SHADY RILL ROAD	ILLUZZI, VINCENT	12.40	5/3/2021	64,750	28,900	44.63			
465888320	390-121-10681	COLGATE, ELIZABETH Location: SOUTH BEAR SWAMP ROAD	PINARCHICK, MICHAEL	10.05	5/25/2021	65,000	74,400	114.46			
217093184	390-121-10426	E. HILL ROAD LLC Location: 283 E HILL RD	FOWLER, MICHAEL C	83.00	6/11/2021	185,000	138,300	74.76			
1919872064	390-121-10058	ELLMs, NORMAN H Location: 154 ACRES ON WOOD ROAD	NUNO, JESSICA B	154.24	10/15/2021	316,000	272,500	86.23			
L965890048	390-121-11015	FUQUA GILLIAN Location: LOT #4, OFF BROOK ROAD	BENZING ROBERT	25.10	6/3/2019	75,000	74,500	99.33			
405101632	390-121-10155	GOLDEN, JOHN Location: LANDLOCKED	COFFEY, DONALD E	20.00	10/29/2021	13,156	11,000	83.61			
1669987392	390-121-10406	GRANT MUDGE REVOCABL... Location: SHADY RILL ROAD	WOLFFE, JENNIFER	12.40	12/10/2021	90,000	28,900	32.11	O	O	O
233917504	390-121-10771	MCCLORY, KEVIN Location: OFF SOUTH BEAR SWAMP ROAD	BURNETT, MICHAEL	58.20	8/26/2021	175,000	148,600	84.91			
L368201728	390-121-10995	MELAMED JR. STEVEN Location: LOT 2 - NORTH BEAR SWAMP ROAD	BETTMANN SUSAN	28.29	10/23/2020	99,000	111,800	112.93			
L523505664	390-121-10874	NUMMY JOHN Location: UPPER SUNNY BROOK ROAD	WILLIAMS STANLEY	14.61	12/21/2020	65,000	54,600	84.00			
L2095734784	390-121-11055	O'BRIEN EMILY Location: CULVER HILL ROAD	LACLAIR ROBERT	5.24	11/9/2020	75,000	79,000	105.33			
L912990208	390-121-11110	TEPLER BENJAMIN Location: MOLLY SUPPLE HILL	KATHREIN LAURA	10.04	11/18/2020	85,000	68,400	80.47			
L1483210752	390-121-10840	THARP TIMOTHY Location: BUSHEY ROAD	WEED AARON	108.82	12/1/2020	165,000	134,800	81.70			
Totals for W - Woodland				542.39		1,472,906	1,225,700				

W - Woodland

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	77.61	Low InterQuartile Value	75.66 Low 90% Value of Aggregate
113,300 Average Sales Price	102.33	High InterQuartile Value	90.77 High 90% Value of Aggregate
94,285 Average Listed Price	24.72	InterQuartile Range	83.22 Aggregate Ratio
83.42 Average Ratio			9.07% Sampling Error
84.00 Median Ratio	40.53	Value of Outlier Low Limit	1 Number of Low Outliers
32.11 Low Ratio	139.41	Value of Outlier High Limit	0 Number of High Outliers
114.46 High Ratio	3.45	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	176.49	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.86 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		

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
68 Total Transactions	70.41	Low InterQuartile Value	78.87 Low 90% Value of Aggregate
310,423 Average Sales Price	93.39	High InterQuartile Value	85.84 High 90% Value of Aggregate
255,650 Average Listed Price	22.98	InterQuartile Range	82.36 Aggregate Ratio
81.35 Average Ratio			4.23% Sampling Error
80.44 Median Ratio	35.94	Value of Outlier Low Limit	0 Number of Low Outliers
50.50 Low Ratio	127.86	Value of Outlier High Limit	0 Number of High Outliers
108.26 High Ratio	1.46	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	162.34	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.77 COD			
5	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
7%	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
2 Total Transactions	42.02	Low InterQuartile Value	22.29 Low 90% Value of Aggregate
2,252,500 Average Sales Price	80.09	High InterQuartile Value	65.48 High 90% Value of Aggregate
988,450 Average Listed Price	38.07	InterQuartile Range	43.88 Aggregate Ratio
61.06 Average Ratio			49.23% Sampling Error
61.06 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
42.02 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
80.09 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.39 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
31.17 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 - 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
13 Total Transactions	77.61	Low InterQuartile Value	75.06 Low 90% Value of Aggregate
113,300 Average Sales Price	102.33	High InterQuartile Value	91.37 High 90% Value of Aggregate
94,285 Average Listed Price	24.72	InterQuartile Range	83.22 Aggregate Ratio
83.42 Average Ratio			9.79% Sampling Error
84.00 Median Ratio	40.53	Value of Outlier Low Limit	1 Number of Low Outliers
32.11 Low Ratio	139.41	Value of Outlier High Limit	0 Number of High Outliers
114.46 High Ratio	3.45	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	176.49	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.86 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			

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
83 Total Transactions	71.26	Low InterQuartile Value	66.91 Low 90% Value of Aggregate
326,345 Average Sales Price	93.46	High InterQuartile Value	85.09 High 90% Value of Aggregate
248,034 Average Listed Price	22.20	InterQuartile Range	76.00 Aggregate Ratio
81.19 Average Ratio			11.96% Sampling Error
80.56 Median Ratio	37.96	Value of Outlier Low Limit	1 Number of Low Outliers
32.11 Low Ratio	126.76	Value of Outlier High Limit	0 Number of High Outliers
114.46 High Ratio	4.66	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	160.06	Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.74 COD			
6	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
7%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		