

Study created by Christie.Wright@vermont.gov on 12/1/2022 at 4:34 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
467571776	411-128-10024	BARRY, DUSTIN Location: 398 VALLEY ROAD	DAVIGNON, CATHERINE ...	0.62	5/28/2021	160,000	100,000	62.50			
L573083648	411-128-10491	BENNETT DANIEL Location: 150 WAYEESSES SHORE WEST	KAUFMANN JAMES	0.61	11/2/2020	675,000	482,700	71.51			
L599003136	411-128-10419	DRAKE WILLIAM TRUSTE... Location: 820 MORGAN CHARLESTON ROAD	KEZAR KRISTIN	5.98	11/3/2020	415,000	377,100	90.87			
1173281856	411-128-10305	FORDE, JAMES M Location: 557 WAYEESSES SHORE	GOSSELIN, ROBERT M	0.26	9/30/2021	410,000	267,300	65.20			
L72617984	411-128-10896	GAUDET ROBERT Location: 4741 VT ROUTE 111	FORTIN EDWARD	4.93	6/19/2020	220,000	213,900	97.23			
L1348091904	411-128-10382	HANSEN CLIFFORD ALAN Location: 394 WAYEESSES SHORE DRIVE	JUDD JR. ARTHUR	0.23	12/9/2019	213,000	227,300	106.71			
L2015543296	411-128-10631	HOUGHTON DANIEL Location: 242 WILLIAMS ROAD	GUYER JR ROBERT	0.52	9/21/2020	60,000	58,200	97.00			
L1928224768	411-128-10444	KEEFE TIMOTHY Location: 863 MORGAN/CHARLESTON ROAD	BARON SR ROBERT	0.65	11/1/2019	310,000	282,400	91.10			
L560058368	411-128-10520	LAMBERTZ GLENN Location: 73 MEADE HILL	YOUNGER PAMELA	0.71	11/20/2019	137,500	118,700	86.33			
L1479249920	411-128-10004	LANTZ BRYAN Location: 169 BROOK ROAD	DESMARAIS CHARLES	0.12	12/6/2019	230,000	149,000	64.78			
L1294831616	411-128-10676	MERCIER DIANA Location: 8348 VT ROUTE 111	RICKER STEPHEN	1.76	9/28/2020	169,800	161,100	94.88			
862188096	411-128-10821	RIENA MORGAN, LLC Location: 370 WAYEESSES SHORE ROAD	ANTIL, JAMES F	0.23	2/22/2022	367,000	219,400	59.78			
L1423138816	411-128-10581	SANTAW JR. RAYMOND Location: 4578 VT RT. 111	COMER SETH	2.00	11/20/2020	199,000	124,800	62.71			
1880222784	411-128-10833	SWABEY, CHARLES E Location: 196 ROSSITERS POINT	POULIN, TRUSTEE, PET...	0.68	9/23/2021	925,000	379,000	40.97			
880759360	411-128-10632	SYKES, BARRY I Location: 464 WAYEESSES SHORE	WALDO, RICHARD J	0.23	2/11/2022	320,000	203,200	63.50			
1432996416	411-128-10525	TANGUAY HOMES INC Location: 578 COCHE BROOK ROAD	MAYNARD, CHRISTOPHER...	5.13	2/25/2022	118,000	123,300	104.49			
815541312	411-128-10306	VAN WYCK, NEAL E Location: 1774 CAMP WINAPE ROAD	HAYWARD, PHILIP E	1.36	8/30/2021	900,000	410,500	45.61			
L946659328	411-128-10580	WILFONG DOUGLAS Location: 351 WILLIAMS ROAD	STANLEY ROBERT	2.50	7/15/2019	152,000	144,700	95.20			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1687781376	411-128-10006	BAKER ARTHUR Location: 182 FOUR WHEEL DRIVE ROAD	ALBANESE RALPH	10.50	9/12/2019	70,000	80,400	114.86			
L1137102848	411-128-10144	BARRY KYLE Location: 7734 VT ROUTE 111	O'CONNOR KIMBERLEY	6.10	10/16/2019	192,000	185,600	96.67			
L1582714880	411-128-10032	BERNARDINI MASON Location: 8621 VT ROUTE 111	JUDD ERIC	13.00	5/31/2019	185,000	158,300	85.57			
L1987915776	411-128-10053	BOURKE AARON Location: 607 SUNSET DRIVE	BENSON JR. CYRUS	15.00	6/7/2019	194,900	198,700	101.95			
L611590144	411-128-10177	BOWERS JARED Location: 998 TOAD POND ROAD	WILLIAMS CHAD	15.10	6/12/2020	224,000	200,600	89.55			
1671003200	411-128-10027	COWLES, MARGARET Location: 514 TOAD POND ROAD	SEGUIN, CADE J	10.11	12/22/2021	350,000	186,100	53.17			
L329744384	411-128-10311	DAVIS WENDELL Location: 424 HATTON HEIGHTS	WORTH RYAN	10.70	11/12/2020	195,000	145,200	74.46			
L1687666688	411-128-10731	GRILLO MILES Location: 1250 TOAD POND ROAD	ROULEAU PAGE	10.50	10/22/2020	133,500	94,600	70.86			
391449664	411-128-10062	HAMBLETT, MARCUS Location: 2302 VT ROUTE 111	HOGGE, KRISTA	10.11	7/9/2021	205,000	133,600	65.17			
L1797632000	411-128-10830	LABOUNTY CHRISTOPHER Location: 582 FOUR WHEEL DRIVE RD	OSBORNE MICHAEL	10.10	6/12/2019	153,000	129,100	84.38			
L1758486528	411-128-10213	NORTH KEVIN Location: 2416 VT RTE 111	PIERCE ERNEST	10.27	12/22/2020	165,000	99,700	60.42			
L281579520	411-128-10223	POULIN JOSHUA Location: 693 WAYEESSES DRIVE	BONNEVILLE GEORGETTE	6.14	6/12/2020	375,000	321,300	85.68			
L1860395008	411-128-10033	PREVOST THOMAS Location: 8499 VT ROUTE 111	FORTIN HEIDI	10.32	11/22/2019	222,500	213,800	96.09			
L574492672	411-128-10694	TULLER WENDY Location: 28 STEVENS FLAT ROAD	RUSS LOUIS	12.00	8/30/2019	172,500	158,800	92.06			
L1320099840	411-128-10022	VOLPONE BRANDON Location: 2172 VT ROUTE 111	BAILEY WILLIAM	10.00	4/12/2019	129,000	95,800	74.26			
Totals for R2 - Residential with 6 or more acres				159.95		2,966,400	2,401,600				

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
15 Total Transactions	70.86 Low InterQuartile Value		73.22 Low 90% Value of Aggregate
197,760 Average Sales Price	96.09 High InterQuartile Value		88.70 High 90% Value of Aggregate
160,107 Average Listed Price	25.23 InterQuartile Range		80.96 Aggregate Ratio
83.01 Average Ratio			9.56% Sampling Error
85.57 Median Ratio	33.02 Value of Outlier Low Limit	0 Number of Low Outliers	
53.17 Low Ratio	133.93 Value of Outlier High Limit	0 Number of High Outliers	
114.86 High Ratio	- 4.82 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	171.78 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.12 COD			
1 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			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
16864320	411-128-10203	LYNCH, THOMAS Location: 615 CURTIS ROAD	HUNNEWELL, CALVIN E	21.50	6/22/2021	79,000	65,100	82.41			

Totals for MHL - Mobile home landed				21.50		79,000	65,100				
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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	
1 Total Transactions	82.41	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
79,000 Average Sales Price	82.41	High InterQuartile Value	0.00	High 90% Value of Aggregate
65,100 Average Listed Price	0.00	InterQuartile Range	82.41	Aggregate Ratio
82.41 Average Ratio				Sampling Error
82.41 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
82.41 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
82.41 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			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1504717888	411-128-10054	ALIX, ZACHARY Location: 78 UPLAND ACRES	BENSON, DANIEL P	4.90	8/6/2021	200,000	178,100	89.05			
L207650816	411-128-10291	BERTSCH ANDREW Location: 4964 ROUTE 111	JOHNSON JESSICA	2.49	2/5/2021	92,500	87,400	94.49			
L1676226560	411-128-10602	CAMPBELL JAMES Location: 202 HUNT SHORE SOUTH	ALEXANDER ONYSKIN RE...	0.23	12/19/2019	200,000	237,700	118.85			
L1357320192	411-128-10835	CARPENTER DANIEL Location: 8523 VT ROUTE 111	BOURKE AARON	1.00	4/22/2019	156,900	153,200	97.64			
L1346551808	411-128-10819	CERNY TIMOTHY Location: 6716 VT ROUTE 111	WALKER JR. GEORGE	0.24	11/1/2019	120,000	128,100	106.75			
670577728	411-128-10856	CHAFFEE, KARL Location: 6802 VT RTE. 111	WOOD, THOMAS M	0.10	6/25/2021	105,000	61,300	58.38			
L588210176	411-128-10351	CHARTIER DAVID Location: 597 SUGAR BUSH ROAD	HENKER ROBERT	0.95	9/21/2020	315,000	293,600	93.21			
L1226309632	411-128-10475	COTE JONATHAN Location: 6738 VT ROUTE 111	QUIRION ROBERT	0.20	7/24/2020	142,500	139,000	97.54			
1979798592	411-128-10768	FANARAS, KELLY Location: 681 ELLIOTT ACRES ROAD	JORDAN, JAMES A	0.64	6/18/2021	272,500	270,300	99.19			
L1245741056	411-128-10427	HORAN ANDREW Location: 66 BIRCH DRIVE	HANNUX SHAWN	0.67	6/25/2020	216,500	191,000	88.22			
L2059964416	411-128-10421	JOANNE PINARD CONNOR... Location: 7497 VERMONT ROUTE 11	YOUNG III WILLIAM	2.39	11/30/2020	341,000	301,500	88.42			
1226615872	411-128-10354	MCCLAY, RODERICK N Location: 88 BIRCH POINT SOUTH	HINTON, ELIZABETH M	0.44	9/17/2021	325,241	228,800	70.35			
614083648	411-128-10198	NEIPP, RICHARD L Location: 416 WAYEESSES SHORE	MITCHELL, JAMES E	0.23	8/31/2021	364,900	228,700	62.67			
L895586304	411-128-10634	OESCHGER FREDERIC Location: 6507 VERMONT ROUTE 111	COOMBE DEBORAH	0.37	7/11/2019	180,000	192,600	107.00			
1551064128	411-128-10622	PINHEIRO DA SILVA, R... Location: 584 WAYEESSES SHORE	PECUE, TRUSTEE, THOM...	0.23	10/29/2021	330,000	209,600	63.52			
771839040	411-128-10782	WILLIS, TODD Location: DERBY GORE ROAD	MCKENNY, DOUGLAS	1.50	6/21/2021	50,000	55,900	111.80			
Totals for S1 - Vacation home with less than 6 acres				16.58		3,412,041	2,956,800				

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
16 Total Transactions	74.82	Low InterQuartile Value	78.41 Low 90% Value of Aggregate
213,253 Average Sales Price	104.86	High InterQuartile Value	94.91 High 90% Value of Aggregate
184,800 Average Listed Price	30.04	InterQuartile Range	86.66 Aggregate Ratio
90.44 Average Ratio			9.52% Sampling Error
93.85 Median Ratio	29.75	Value of Outlier Low Limit	0 Number of Low Outliers
58.38 Low Ratio	149.93	Value of Outlier High Limit	0 Number of High Outliers
118.85 High Ratio	- 15.32	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	194.99	Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.62 COD			
1	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		

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1684955136	411-128-10787	DE SOUSA 2009 REVOCA... Location: 105 IP ROAD	MICKNAK ROBERT	39.86	7/29/2019	132,500	116,700	88.08			
L93487104	411-128-10522	FULLER BENJAMIN Location: 275 HUNTOON ROAD	MAXHAM II TIMOTHY	130.00	8/9/2019	176,000	167,400	95.11			
L268312576	411-128-10455	FULLER MELISSA Location: 446 CURTIS ROAD	HILL ROBERT	10.01	2/18/2020	75,000	62,300	83.07			
1772794944	411-128-10727	HOLLY, III, THEODORE... Location: 7026 VERMONT ROUTE 111	KENNEDY, MONTE F	7.80	6/25/2021	280,000	224,900	80.32			
1629269056	411-128-10201	NADEAU, LANE Location: 474 WILLIAMS ROAD	MERRILL, DAVID E	10.03	9/10/2021	104,000	106,700	102.60			

Totals for S2 - Seasonal home with 6 or more acres				197.70		767,500	678,000				
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S2 - Seasonal home 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	
5 Total Transactions	81.69	Low InterQuartile Value	79.39	Low 90% Value of Aggregate
153,500 Average Sales Price	98.85	High InterQuartile Value	97.29	High 90% Value of Aggregate
135,600 Average Listed Price	17.16	InterQuartile Range	88.34	Aggregate Ratio
89.83 Average Ratio			10.13%	Sampling Error
88.08 Median Ratio	55.95	Value of Outlier Low Limit	0	Number of Low Outliers
80.32 Low Ratio	124.60	Value of Outlier High Limit	0	Number of High Outliers
102.60 High Ratio	30.21	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	150.34	Value of Extreme High Limit	0	Number of High Extremes/Influentials
7.79 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			

F - Farm

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1852968960	411-128-10118	SULLIVAN CORNELIUS Location: 733 SUNSET DRIVE	JACQUES J. CAILLOT T...	217.31	10/30/2019	912,000	697,500	76.48			
Totals for F - Farm				217.31		912,000	697,500				

F - Farm

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	76.48	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
912,000 Average Sales Price	76.48	High InterQuartile Value	0.00	High 90% Value of Aggregate
697,500 Average Listed Price	0.00	InterQuartile Range	76.48	Aggregate Ratio
76.48 Average Ratio				Sampling Error
76.48 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
76.48 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
76.48 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			

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1337736256	411-128-10686	BLASICH, JAMES A Location: 2009 VT ROUTE 111	BERTSCH, TRACY	325.02	10/27/2021	275,000	236,300	85.93			
Totals for W - Woodland				325.02		275,000	236,300				

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

1	Total Transactions	85.93	Low InterQuartile Value			0.00	Low 90% Value of Aggregate
275,000	Average Sales Price	85.93	High InterQuartile Value			0.00	High 90% Value of Aggregate
236,300	Average Listed Price	0.00	InterQuartile Range			85.93	Aggregate Ratio
85.93	Average Ratio						Sampling Error
85.93	Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers		
85.93	Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers		
85.93	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						

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2091196416	411-128-10044	900 ROUNDTOP LLC Location: 900 ROUND TOP	FRANKIE HOLDINGS LLC	167.73	6/17/2020	110,000	130,600	118.73			
62661184	411-128-10157	ANTONOV, MICHAEL P Location: 1 SUNSET DRIVE	CONRAD, CHARLES	1.80	1/21/2022	35,000	29,400	84.00			
999914560	411-128-11946	BLAKE, ANDREW Location: 269 COCHE BROOK CROSSING ROAD	SEGUIN, CADE	17.63	12/28/2021	55,000	42,700	77.64			
L161546240	411-128-10313	BOUDREAU ROBB Location: 400 CHAMPIGNY ROAD	GRAY KENNETH	11.10	7/31/2019	26,000	39,400	151.54	O		
451861568	411-128-10238	HALL, MAUREEN Location: OFF VT ROUTE 111	EPSTEIN, CLAUDIA S	10.05	10/13/2021	50,000	44,000	88.00			
L1998610432	411-128-10065	HALLORAN JAMES Location: 1915 TOAD POND ROAD	HUTCHISON DANNY	10.10	7/11/2019	26,000	35,700	137.31			
625556544	411-128-10034	LAMPHERE, JEREMIAH Location: 312 SUNSET CIRCLE	BARRUP, KEVIN	10.00	11/18/2021	25,000	53,800	215.20	E	O	
L760840192	411-128-10025	MASON SR. FRANCIS EA... Location: VERMONT ROUTE 111	BETH BOUFFARD AS SUC...	81.60	12/17/2020	100,000	79,000	79.00			
1651436608	411-128-10892	POGINY, JERRY K Location: HAYWARD HOLLOW ROAD	CHOQUETTE, MICHAEL	10.10	10/8/2021	45,000	44,100	98.00			
2105035840	411-128-10341	SCHMIDT, ERIC Location: TOAD POND ROAD	LEONARD A HARTSHORN ...	132.50	7/28/2021	219,000	146,000	66.67			
L2071142400	411-128-10138	SHATTUCK BRADLEY Location: HAYWARD HOLLOW ROAD	ESTATE OF JACQUELINE...	12.20	5/15/2019	30,000	46,000	153.33	O		
L159244288	411-128-10247	SHIPPEE MATTHEW Location: 1123 VALLEY ROAD	ALL SYSTEMS SEPTIC D...	17.00	8/26/2020	48,500	45,300	93.40			
L90701824	411-128-11936	WORTH RYAN Location: SUNSET CIRCLE	ESSAFF TIMOTHY	4.12	11/24/2020	38,000	41,300	108.68			
Totals for M - Miscellaneous				485.93		807,500	777,300				

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
14 Total Transactions	78.66	Low InterQuartile Value	77.36 Low 90% Value of Aggregate
61,964 Average Sales Price	140.87	High InterQuartile Value	109.48 High 90% Value of Aggregate
57,886 Average Listed Price	62.21	InterQuartile Range	93.42 Aggregate Ratio
109.05 Average Ratio			17.19% Sampling Error
95.70 Median Ratio	- 14.65	Value of Outlier Low Limit	0 Number of Low Outliers
55.17 Low Ratio	234.17	Value of Outlier High Limit	0 Number of High Outliers
215.20 High Ratio	- 107.96	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	327.48	Value of Extreme High Limit	0 Number of High Extremes/Influentials
32.76 COD			
1 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 - 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
56 Total Transactions	66.48	Low InterQuartile Value	70.84 Low 90% Value of Aggregate
237,433 Average Sales Price	97.17	High InterQuartile Value	83.46 High 90% Value of Aggregate
183,184 Average Listed Price	30.69	InterQuartile Range	77.15 Aggregate Ratio
84.84 Average Ratio			8.18% Sampling Error
88.32 Median Ratio	20.45	Value of Outlier Low Limit	0 Number of Low Outliers
40.97 Low Ratio	143.20	Value of Outlier High Limit	0 Number of High Outliers
126.89 High Ratio	- 25.58	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	189.23	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.05 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4% 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 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
16 Total Transactions	77.98	Low InterQuartile Value	76.06 Low 90% Value of Aggregate
128,406 Average Sales Price	132.66	High InterQuartile Value	93.73 High 90% Value of Aggregate
109,013 Average Listed Price	54.69	InterQuartile Range	84.90 Aggregate Ratio
105.57 Average Ratio			10.40% Sampling Error
90.70 Median Ratio	- 4.05	Value of Outlier Low Limit	0 Number of Low Outliers
55.17 Low Ratio	214.69	Value of Outlier High Limit	1 Number of High Outliers
215.20 High Ratio	- 86.08	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.24 PRD (Regression Index)	296.72	Value of Extreme High Limit	0 Number of High Extremes/Influentials
31.93 COD			
1 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			

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
72 Total Transactions	71.02 Low InterQuartile Value		72.40 Low 90% Value of Aggregate
215,856 Average Sales Price	97.91 High InterQuartile Value		83.53 High 90% Value of Aggregate
168,292 Average Listed Price	26.89 InterQuartile Range		77.96 Aggregate Ratio
87.68 Average Ratio			7.14% Sampling Error
88.22 Median Ratio	30.69 Value of Outlier Low Limit	0 Number of Low Outliers	29.38% Weighted Standard Deviation
40.97 Low Ratio	138.24 Value of Outlier High Limit	3 Number of High Outliers	
153.33 High Ratio	- 9.64 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.12 PRD (Regression Index)	178.57 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
18.83 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			