

Study created by Christie.Wright@vermont.gov on 11/1/2022 at 6:32 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L307122176	573-180-11122	ADAIR ROBERT Location: 1480 OLD DEPOT ROAD - LOT #2	ESTATE OF RUBY L. MA...	4.39	10/6/2020	230,000	187,400	81.48			
L559271936	573-180-10658	AHLERS HENRY Location: 469 LACLAIR ROAD	KALIN JOHN	4.37	5/3/2019	522,500	382,200	73.15			
L1683529728	573-180-11728	ALBANS MICHAEL Location: 941 MYERS ROAD	BOGARDUS ANDREW	3.45	8/3/2020	320,000	339,900	106.22			
L490258432	573-180-11713	ALLEN GREGORY Location: 546 WEST MOUNTAIN RD	WEISBERG ANDREA	5.00	6/17/2020	435,000	408,500	93.91			
403651648	573-180-10525	ALLISON, CODY W Location: 672 VT ROUTE 7A	FIELDING, PAMELA A	0.55	11/15/2021	225,000	138,300	61.47			
L1689739264	573-254-11288	ANDERSON DARCY Location: 337 BANK STREET	OGDEN WALTER	2.00	8/9/2019	279,000	319,700	114.59			
L1897865216	573-180-11247	AVS PROPERTIES INC. Location: 462 CLEVELAND AVENUE	MURPHY GARRY	0.17	8/13/2020	95,000	95,400	100.42			
L1555652608	573-180-11279	BARBARA H. ROTONDO T... Location: 1408 MURPHY HILL RD	O'BRIEN DAVID	5.03	9/3/2020	304,000	283,700	93.32			
5716032	573-180-11876	BARSTOW, GEOFFREY N Location: 3713 ROUTE 7A	LEGACY, JENNIFER	2.00	4/29/2021	225,000	221,700	98.53			
1618981952	573-254-11356	BLACKWOOD, JULIE C Location: 503 LAKE DRIVE	PHILLIPS, KIMBERLY S	0.46	5/24/2021	192,850	152,100	78.87			
L294539264	573-180-10173	BRADEN TIMOTHY Location: 96 TWITCHELL HILL RD	BROWN LEWIS	1.00	11/17/2020	269,500	243,200	90.24			
1137853504	573-254-10951	BRAMAN, SARAH K Location: 239 ROUTE 67W	HARRINGTON, CHAD L	1.00	4/5/2021	126,680	162,800	128.51			
L2122055680	573-180-10675	BRONDINO DARIN Location: 80 HAWKS AVENUE	HAMILTON HEATHER	0.35	9/3/2020	195,000	218,400	112.00			
L1263783936	573-180-11054	BROOKS KELLY Location: 914 WEST MOUNTAIN ROAD	MAIORANA MARIO	3.00	12/19/2019	175,000	213,900	122.23			
1350546496	573-254-10489	BUSH, PETER JEFFERY Location: 96 SOUTHVIEW DRIVE	ELIAS, ROBERT M	0.55	6/18/2021	205,000	169,200	82.54			
1530477632	573-254-11302	CAIOLA, TAYLOR Location: 49 DUNHAM AVENUE	PALMER, DANIEL W	0.62	10/8/2021	310,000	208,700	67.32			
L1141964800	573-180-10786	CASEY MARY Location: 5288 EAST ROAD	HOLLANDER RICHARD	4.73	10/5/2020	455,000	354,900	78.00			
L1262428160	573-180-10806	CLARK ALISON Location: 1757 EAST ROAD	ISERMAN NANCY	2.20	1/8/2021	329,000	283,100	86.05			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1204962368	573-180-11555	CROSS, KODI Location: 749 VT ROUTE 7A	GWOZDZ, ANNICK	0.75	4/8/2021	158,000	138,700	87.78			
L2119634944	573-180-10988	CUNNINGHAM ROBERT Location: 72 BUCK HILL ROAD	LACROIX JASON	0.50	1/29/2021	180,000	174,600	97.00			
L1879277568	573-180-11296	DAVIS II RICHARD Location: 174 CLEVELAND AVENUE	ORDWAY TODD	0.43	5/28/2019	138,000	131,400	95.22			
L2126372864	573-180-10505	DIOTTE KEITH Location: 29 MOUNTAIN VIEW DRIVE	ENDRES REV TRUST THE...	1.00	7/24/2020	215,000	205,300	95.49			
L1574699008	573-180-11383	DRAKE JOHN Location: 249 BIRCH HILL ROAD	PELLO BRYAN	2.24	11/20/2020	489,000	378,300	77.36			
L1276719104	573-180-11806	DUQUETTE ERIN Location: 356 GLASTENVIEW DRIVE	HOAR PHILIP	3.19	11/25/2019	365,000	356,300	97.62			
806304832	573-180-10797	ELISE W. BARTLETT TR... Location: 3649 EAST ROAD	SIEGEL, ERIC	5.00	10/29/2021	614,000	409,500	66.69			
356176960	573-180-11599	ELMAN, SANDRA Location: 1779 HIDDEN VALLEY ROAD	MARC I. MARSHALL REV...	2.20	5/21/2021	430,000	380,600	88.51			
96046144	573-180-11763	ELWELL, WILLIAM J Location: 171 TWITCHELL HILL ROAD	WOODCOCK, LISA	0.45	7/16/2021	110,000	125,500	114.09			
1509073984	573-180-10480	FAUCHER, WILLIAM C Location: 37 HOLLIDAY DRIVE	THIRTY-SEVEN HOLLIDA...	0.53	5/13/2021	192,000	92,200	48.02			
L54132736	573-180-10994	FOUNTAIN STEVEN Location: 553 DANIELS ROAD	LEVESQUE FAMILY MAY ...	3.50	8/28/2020	395,000	329,700	83.47			
L325238784	573-180-10199	GARDNER MARK Location: 168 CEDAR CIRCLE	BURGESS ROBERT	2.20	10/28/2020	301,000	286,100	95.05			
L706363392	573-180-11304	GEORGE III ROWLAND Location: 191 GROVE ROAD	PALMI SCOTT	1.07	5/3/2019	220,000	188,000	85.45			
L1077481472	573-180-10653	GERITY TANNER Location: 6605 VERMONT RTE 7A	GWOZDZ JASON	0.52	4/5/2019	125,000	124,300	99.44			
L1009999872	573-180-11373	GOODMAN JILL Location: 257 BEAR RUN DR	POWLOKA LAURIE	5.06	11/2/2020	225,000	217,300	96.58			
L1704263680	573-180-10555	GOTSCH JOHN Location: 147 CLEVELAND AVENUE	GABRUS DONALD	0.60	5/15/2020	73,000	136,700	187.26	O	E	E
1274192960	573-254-11524	GREENLEAF, MICHAEL A Location: 116 COREY DRIVE	SHARP, TRUSTEE, DARR...	0.46	5/18/2021	260,000	186,200	71.62			
1972407360	573-180-11435	GRIFFIS, FRANK DREW Location: 48 HOLLOW HIDE-A-WAY ROAD	RINGWOOD, DONALD	1.25	7/27/2021	45,000	65,800	146.22		O	O

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1447904320	573-180-10439	GUARDUNO, MARK Location: 486 GLASTENVIEW DRIVE	FANIZZI, ELEANOR C	2.94	4/15/2021	453,500	328,300	72.39			
L309231616	573-180-10386	GUIDO LOUISE Location: 726 OLD DEPOT RD	HOFFMAN JONATHAN	1.00	6/18/2020	280,000	177,200	63.29			
1578789440	573-180-10541	GUYETTE, GIZELLE Location: 33 WEST MOUNTAIN ROAD	HALL, MARLENE L	0.42	2/18/2022	189,900	114,500	60.29			
L1893294080	573-180-11719	GWOZDZ KAITLYN Location: 60 CEDAR CIRCLE	THAMALIS ELEANOR	2.20	8/23/2019	225,008	198,300	88.13			
901730880	573-180-10873	HAMILTON, MANDY A Location: 419 CLEVELAND AVENUE	SMITH, KIKI	0.21	1/14/2022	159,900	163,000	101.94			
L1530355712	573-254-11635	HARRINGTON SETH Location: 123 BANK STREET	CAMERON VALERIE	0.90	4/1/2019	190,000	189,300	99.63			
L1766309888	573-180-11514	HARROLD KEVIN Location: 814 HIDDEN VALLEY ROAD	SENESE ANTONIO	2.00	8/21/2019	236,000	302,200	128.05			
L1403424768	573-180-10329	HART MICHAEL Location: 191 SYCAMORE LANE	COONRADT JAY	0.27	7/10/2020	179,900	159,700	88.77			
1902312512	573-180-10005	HAYRE, MICHAH R Location: 1687 ROUTE 7A	ANDREWS, ALLEN	1.38	12/9/2021	317,500	313,200	98.65			
L226938880	573-180-10907	HOARD BARBARA Location: 111 HOLIDAY DRIVE	MARY R. KING TRUST G...	1.13	11/13/2019	160,000	156,800	98.00			
L1220513792	573-180-10291	HOODY DAVID Location: 238 HOLLOW HIDE-A-WAY ROAD	SAKALAS JOAN	3.40	5/19/2020	90,000	77,900	86.56			
L1118461952	573-180-11110	HOSTETTER DOREEN Location: 118 SYCAMORE LN	THE BEATRICE J MATTI...	0.25	8/31/2020	150,000	140,200	93.47			
L410427392	573-180-10200	HYDE GARRIE-ANNE Location: 1278 ROUTE 67W	KILPATRICK ALICE	5.15	9/23/2020	270,000	243,700	90.26			
L799215616	573-254-10047	HYLAND ELIZABETH Location: 428 HARVEST HILLS DRIVE	FLEMING JASON	0.86	5/21/2020	230,000	211,800	92.09			
L1327468544	573-180-10442	JACKSON JULIETTE Location: 140 FOUR WHEEL DRIVE	DERR MONROE	1.80	4/18/2019	112,750	182,800	162.13	O	O	O
L641900544	573-180-10282	JAMES ROBERT Location: 332 BIRCH HILL ROAD	REKAS DAVID	1.87	12/10/2019	343,617	321,700	93.62			
L545947648	573-180-10294	JENKS CHARLES Location: 244 MYERS RD	COLE CHARLES	4.50	2/12/2021	265,000	227,200	85.74			
L364642304	573-180-10739	JOHNSON ANTHONY Location: 890 MAIN STREET	HASKELL EDWARD	0.35	11/13/2020	160,000	159,000	99.38			

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105727040	573-254-11523	JONES, BLAKE C Location: 37 LAKE DRIVE	SHAPIRO, LARRY M	0.54	4/16/2021	244,900	212,100	86.61			
L1633861632	573-180-10001	KEARL ZOE Location: 547 OLD DEPOT ROAD	HERZFELD DAVID	4.97	12/15/2020	275,000	268,500	97.64			
715989568	573-180-11159	KEY, SHARON A Location: 333 CLEVELAND AVENUE	MCGUIRE, PETER J	0.69	12/15/2021	349,900	289,800	82.82			
L1523662848	573-180-11176	KINGSTON CORY Location: 318 CIDER MILL ROAD	CHIARAPPO LAWRENCE	3.00	11/10/2020	320,000	273,100	85.34			
L1495699456	573-180-10619	KNAPP SR. PETER Location: 169 HARRINGTON ROAD	KINNEY FRACIS	5.00	9/5/2019	120,000	129,400	107.83			
L294731776	573-180-10465	KONIOR KYLE Location: 1377 OLD DEPOT ROAD	DOXSEE A. BRIAN	2.50	3/29/2021	249,900	83,800	33.53		O	O
2042563648	573-254-10466	LATOCHA, KOREN A Location: 139 GRANDVIEW STREET	WHALEN, MARGARET	0.25	7/16/2021	210,500	151,300	71.88			
2146909248	573-180-10972	LIBOWICZ, CAROLYN K Location: 582 TWITCHELL HILL RD	MATTISON, ANDREW P	1.00	10/14/2021	249,000	167,400	67.23			
1790086208	573-180-10583	LOVE, ALISON Location: 293 FOX HILL RD	GAUTHIER, RICHARD B	3.63	7/8/2021	379,900	253,400	66.70			
L1210351616	573-254-10048	MACDEVETTE KEVIN Location: 181 DUNHAM AVENUE	GAUDET DANIELLE	0.17	10/27/2020	230,000	142,700	62.04			
L2122190848	573-180-11844	MAYER ERIC Location: 112 OUTWATER ROAD	MUJICA ADELE	1.22	5/29/2020	137,800	167,600	121.63			
L273899520	573-180-11074	MCBRIDE JUSTIN Location: 477 MOUNTAIN VIEW DRIVE	MANCINI JOSEPH	0.92	6/14/2019	259,000	286,600	110.66			
L296648704	573-180-11275	MCDONOUGH-GUNTHER GA... Location: 369 DANIELS ROAD	NOVELLI JOHN	4.14	5/18/2020	385,000	274,800	71.38			
L360570880	573-254-10976	MCFADDEN GRAHAM Location: 439 HARVEST HILLS DRIVE	LEBERT LINDA	0.80	4/10/2020	276,000	226,600	82.10			
L965140480	573-180-10333	MCKEIGHAN MARY Location: 102 MEADOW LANE	ESTATE OF HOWARD F. ...	0.19	12/19/2019	130,000	122,200	94.00			
L132136960	573-180-10050	MOLLNOW MATTHEW Location: 455 BIRCH HILL ROAD	WEKSELBLATT DAVID	2.11	4/26/2019	332,000	285,700	86.05			
L1240518656	573-254-10337	MOXLEY JR. JOHN Location: 47 COREY DRIVE	COREY K. EDWARD	0.50	10/10/2019	175,000	171,900	98.23			
L1423167488	573-254-11493	NICHOLS DANIEL Location: 89 MCCARTHY ACRES	SCAREY JOYCE	1.87	12/23/2019	160,000	161,200	100.75			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2067682368	573-254-11395	NIEMELA, JARED A Location: 102 GRANDVIEW ST	WINITZER, ELLEN	1.11	6/8/2021	282,500	202,800	71.79			
1136593984	573-180-11074	PAGE, MICHAEL R Location: 477 MOUNTAINVIEW DRIVE	MCBRIDE, JUSTIN N	0.92	7/16/2021	415,000	286,600	69.06			
1438182464	573-254-10882	PEACOCK, DAVID W Location: 95 HARVEST HILLS DRIVE	SAENZ, DELIA S	0.69	9/8/2021	253,187	183,800	72.59			
L45031424	573-180-11589	PEREZ HOSANNA Location: 4467 EAST ROAD	STRATTON RICHARD	4.61	4/8/2019	477,500	342,400	71.71			
L210046976	573-180-11157	PERRIN RALPH Location: 318 ELEANORS WAY	SEKEJE LLC	2.02	2/16/2021	299,000	268,400	89.77			
L520503296	573-254-10017	PERRY JR DOUGLAS Location: 50 SOUTHVIEW DRIVE	MAHER TERENCE	0.37	3/22/2021	211,025	157,500	74.64			
550464064	573-180-11394	PONTIER, JEFFREY Location: 189 TWITCHELL HILL ROAD	RAINVILLE, LOUISE N	0.44	2/15/2022	202,900	128,600	63.38			
L909529088	573-180-11326	PROUTY JR. THOMAS Location: 196 GRANGER HOLLOW ROAD	FFC LLC	2.00	8/13/2019	194,000	255,400	131.65			
L1984049152	573-180-11670	PUDVAR LAURIE Location: 284 MOUNTAIN VIEW ROAD	VAUGHAN MARK	2.96	8/14/2019	337,000	320,300	95.04			
1589578816	573-180-11509	QUELCH, MITCHEL G Location: 686 VERMONT ROUTE 67 WEST	HARTLEBEN, JESSICA A	1.01	7/7/2021	236,000	145,700	61.74			
744229952	573-180-11650	RAETZ, CHAD Location: 1707 HIDDEN VALLEY RD	TRUST DECLARATION OF...	2.10	7/6/2021	385,000	388,800	100.99			
379374144	573-180-11505	RATH, DAN L Location: 82 MOUNTAINVIEW DRIVE	DELLA ROCCA, JARED A	1.20	2/24/2022	425,000	243,500	57.29			
L458989568	573-180-11664	REED PHILIP Location: 251 RIDGE ROAD	VANDERWERKEN JR. DAV...	2.00	1/24/2020	284,000	238,900	84.12			
L2116308992	573-180-11368	ROBINSON ALEX Location: 157 OAK HILL ROAD	PONESSI CHRISTOPHER	2.24	8/20/2020	325,000	266,800	82.09			
L1490440192	573-254-10680	ROCK III WAYNE Location: 196 HEWITT DRIVE	POTTERTON SHELLEY	1.40	11/8/2019	269,900	256,100	94.89			
1099459648	573-180-10276	ROUSSEAU, MARK J Location: 793 LACLAIR ROAD	ALISON CHURCH ESTATE	2.04	8/13/2021	100,000	134,900	134.90			
L1499201536	573-180-11160	SACHS DALE Location: 1601 CIDER MILL ROAD	MCKECHNIE DOROTHY	0.55	2/4/2020	130,000	160,100	123.15			
370829888	573-180-11464	SANTIAGO PEREZ, FRAN... Location: 127 BOUPLON HOLLOW ROAD	CONROY, RONALD P	1.52	3/1/2022	215,000	155,900	72.51			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1944076288	573-254-10066	SEDDON III ALFRED Location: 403 PARAN ROAD	SKONIEZCKI ADAM	0.88	8/30/2019	250,000	197,700	79.08			
L1240948736	573-254-11545	SHAKAR AMANDA Location: 439 PARAN ROAD	SMITH TRUSTEE EDWARD	0.94	6/16/2020	289,000	257,200	89.00			
L1517531136	573-180-11009	SHERMAN MEAGAN Location: 63 LEDGELY DRIVE	LITTLE KEVIN	0.25	12/11/2019	180,900	150,400	83.14			
L805867520	573-254-10743	SMITH ETHAN JOSEPH Location: 103 GRANT ST	HAVERKOCH VANESSA	0.30	8/8/2019	174,900	148,500	84.91			
1019960384	573-180-10591	SMITH, IV, ALLEN T Location: 47 AVONDALE MEADOWS DRIVE	GIANNITTI, MICHAEL	2.73	9/15/2021	355,000	247,800	69.80			
1288661568	573-180-10426	SNYDER IV, JOHN Location: 69 FOUR WHEEL DRIVE	DAVIS LIVING REVOCAB...	2.29	2/8/2022	157,500	183,900	116.76			
302308416	573-254-11488	SPIRES, JR., WILLIAM... Location: 154 BANK STREET	PALMER, DANIEL W	0.60	10/1/2021	245,000	185,600	75.76			
1015589952	573-180-11689	SPURR, NICHOLAS E Location: 1094 VT ROUTE 67 WEST	ESTATE OF JOHN WANDR...	1.00	8/6/2021	85,000	108,600	127.76			
L287891456	573-180-11053	TAFT BENNETT STONE Location: 21 TINKHAM ROAD	PORTS SCOTT	4.67	9/10/2020	350,000	312,700	89.34			
1298332736	573-180-11770	TAMBURRO, KYLE P Location: 97 BOUPLON HOLLOW ROAD	YOUNG, RHONDA J	1.92	12/10/2021	180,000	157,500	87.50			
L1815498752	573-254-11038	TAYLOR IAN Location: 438 LAKE DRIVE	BETIT HOLLY	0.36	7/3/2019	127,840	136,200	106.54			
L1630523392	573-180-11404	THE MCDOUGALL FAMILY... Location: 474 TRUMBULL HILL ROAD	ESTATE OF SHARON DAL...	1.50	8/12/2020	39,500	45,900	116.20			
L1161965568	573-180-10840	THOMAS JON Location: 545 TWITCHELL HILL ROAD	MEUNIER NATHAN	1.62	7/12/2019	222,000	215,800	97.21			
L1181040640	573-180-10187	TIENKEN DERRICK Location: 266 OAK HILL ROAD	BRYAN WARREN	4.21	6/27/2019	290,000	301,600	104.00			
L484544512	573-180-11538	TIFFT MICHAEL Location: 192 SYCAMORE LANE	MCFADDEN JOHN	0.29	8/2/2019	130,000	114,900	88.38			
1011696704	573-254-10551	VAN DEN BRULLE, ERIC... Location: 230 LAKE DRIVE	FROST, DOROTHY K	0.80	4/19/2021	220,000	271,400	123.36			
L176721920	573-180-10369	WEBBER KEITH Location: 1017 MYERS ROAD	SMALL JOHN	4.22	5/16/2019	210,000	238,800	113.71			
L1383342080	573-254-10834	WELCH ANDREW Location: 246 LAKE DRIVE	ELITHORPE KYLE	0.68	4/15/2020	192,000	186,100	96.93			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
62032960	573-180-10142	WESSEX, KIMBERLY Location: 1014 EAST ROAD	DION, CRAIG D	1.34	7/22/2021	187,000	161,600	86.42			
L1279926272	573-180-11351	WHITE TYLER JAMES Location: 75 CLEVELAND AVENUE	PETERS STEPHANNIE	0.21	8/22/2019	118,147	139,700	118.24			
719879232	573-254-10274	WIEDMAN, SUZANNE S Location: 19 HEWITT DRIVE	CHRISTIAN, WILLIAM R	0.76	12/10/2021	336,000	230,700	68.66			
L1963827200	573-254-10558	WILCOX JONATHAN Location: 344 HARVEST HILLS	GORHAM JEBEDIAH	0.67	7/19/2019	221,500	173,300	78.24			
619830336	573-180-11478	WILEY, JOHN Location: 111 TWITCHELL HILL ROAD	SANDERS, JR., CLYDE ...	0.37	9/29/2021	175,000	157,100	89.77			
1322495040	573-180-11456	ZAPPINO, MICHAEL T Location: 2842 VT ROUTE 7A	ROSS, LAURENCE A	1.16	8/30/2021	360,000	260,100	72.25			
L1338941440	573-180-11148	ZHU GUNHILD Location: 331 TUNIC RD	FISHER PAUL	2.51	1/27/2021	325,000	235,700	72.52			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>201.41</b>		<b>28,388,804</b>	<b>24,599,800</b>				

**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
115 Total Transactions	75.76 Low InterQuartile Value	83.82 Low 90% Value of Aggregate
248,384 Average Sales Price	99.63 High InterQuartile Value	88.97 High 90% Value of Aggregate
214,589 Average Listed Price	23.88 InterQuartile Range	86.39 Aggregate Ratio
90.61 Average Ratio		2.99% Sampling Error
88.88 Median Ratio	39.94 Value of Outlier Low Limit	1 Number of Low Outliers
33.53 Low Ratio	135.45 Value of Outlier High Limit	3 Number of High Outliers
162.13 High Ratio	4.13 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	171.26 Value of Extreme High Limit	1 Number of High Extremes/Influentials
17.35 COD		
11 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		

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1976536128	573-180-10463	?THE MARTIN CUMMINGS... Location: 228 POTTER MONTGOMERY ROAD	DOWNEY, JAMES P	8.86	8/2/2021	387,000	256,500	66.28			
L2026807296	573-180-10917	AUSSCHNITT CHRISTOPH... Location: 1035 HOLY SMOKE ROAD	MARDUS JENNIFER	16.95	3/1/2021	1,195,000	631,900	52.88			
L52953088	573-180-10406	BERNSTEIN-HANLEY ISA... Location: 411 TWITCHELL HILL RD	DAILEY RICHARD	9.14	6/14/2019	495,000	504,600	101.94			
2091924544	573-254-10595	BIRDWELL, WESLEY Location: 74 WHITE CREEK ROAD	GLANZBERG, GEORGE	36.58	10/18/2021	650,000	486,000	74.77			
465523264	573-180-10494	BLACKBURN, DAVID Location: 632 HOLY SMOKE ROAD	MONDA, BARTOLOMEO	48.70	1/7/2022	875,000	440,000	50.29			
L1716641792	573-180-11758	BOHN KARL ROBERT Location: 1113 MYERS ROAD	SCRIBNER KATHLEEN WI...	34.10	2/21/2020	343,000	431,700	125.86			
265260096	573-180-10928	BRAND, MICHAEL J Location: 1995 TRUMBULL HILL ROAD	KOENIG, ELISABETH	7.30	7/30/2021	100,000	162,200	162.20	O	O	O
L1014415360	573-180-11445	BUCK FRANCIS Location: 236 GLASTENBURY RD	JENKS CHARLES	6.28	9/3/2020	309,500	287,900	93.02			
L409600	573-254-10019	BURDICK SHELLIE Location: 733 MATTISON ROAD	HIRSCH JEFFREY	32.31	12/11/2020	800,000	622,200	77.78			
L1954877440	573-180-10597	CARYN DEAN ETHERINGT... Location: 535 VT ROUTE 67 W	BHIMA NITTA ESTATE O...	33.80	2/26/2021	345,000	325,100	94.23			
L740155392	573-180-11785	COREY MICHAEL RANDOL... Location: 203 RIDGE ROAD	WOLFGANG PATRICK	13.60	7/1/2019	340,000	298,700	87.85			
L864194560	573-180-11864	DAILEY RICHARD Location: 411 TWITCHELL HILL RD	PATRICK AT LILLIANS ...	6.51	5/15/2020	68,576	86,800	126.57			
15051328	573-180-10211	DERR, LINDSAY Location: 5072 VT RT 7A	DOROTHY ANNE BUXBAUM...	10.00	3/11/2022	504,000	335,800	66.63			
1178260544	573-180-11076	DEVENEAU, WILLIAM C Location: 1467 CIDER MILL ROAD	MANTY, STEVEN J	13.89	5/26/2021	390,000	315,200	80.82			
L1978122240	573-180-10080	FARRELL EVAN Location: 211 COLD SPRING ROAD	BERG DONALD	22.10	5/29/2020	325,000	343,000	105.54			
L106905600	573-180-10051	HART DAVID Location: 6 DWYERS CAMP ROAD	MARSHALL JAMES	6.94	10/9/2020	295,000	290,600	98.51			
1502112832	573-180-11240	KARATH, JOHN F Location: 298 TIMBER TRAIL ROAD	MAURER, EDWARD JAMES	8.00	8/27/2021	370,000	278,300	75.22			
271729728	573-180-10726	KINGSTON, KEITH W Location: 4959 EAST ROAD	JENKS, CHARLES	27.00	4/8/2021	95,000	125,600	132.21			



R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1500917760	573-180-10021	KITCHEN DOUGLAS BRUC... Location: 505 BLUEBERRY HILL ROAD	SYKES ALBERT	10.00	10/28/2019	300,000	298,600	99.53			
927685696	573-180-10803	LABOVITZ, BENJAMIN P Location: 147 HARRINGTON ROAD	BUCKLEY, AMELIA	9.00	9/27/2021	487,500	352,400	72.29			
L1491656704	573-180-11660	LAPORTE NORMAN BARRY Location: 176 REDDY RD PVT	VAN ORMAN GLENN	7.33	2/17/2021	225,000	277,500	123.33			
L898269184	573-180-10347	MALLORY KYLE Location: 289 VALLEY VIEW ROAD	CORNELL JOHN	27.50	3/5/2021	330,000	230,500	69.85			
L1292406784	573-180-11539	MARONEY KYLE Location: 1306 MURPHY HILL ROAD	SINGER MICHAEL	10.54	5/22/2019	225,000	302,200	134.31			
859388992	573-180-10135	MCGINLEY, EDWARD J Location: 2843 MAPLE HILL RD	TYSON, ROBERT	89.01	10/21/2021	665,000	408,300	61.40			
1871098432	573-180-10522	MCMINN, JAMES Location: 1543 AIRPORT ROAD	FEALEY, JOAN M	14.00	1/10/2022	219,000	174,000	79.45			
L2095079424	573-180-11055	MULLER CHARLES Location: 1093 OLD DEPOT ROAD	DANIELS MAITLAND KEL...	6.00	9/13/2019	335,644	352,400	104.99			
L1997602816	573-180-11046	ROSS LAURENCE Location: 367 DEXTER ROAD	MADDEN LINDA HEAD	15.00	1/25/2021	258,000	266,700	103.37			
L22142976	573-180-11166	SALAN HOWARD Location: 150 MYERS ROAD	COLE JOHN	13.15	9/30/2020	873,100	566,600	64.90			
1318095936	573-180-11725	SANDVICK, THOMAS ERI... Location: 5206 VERMONT ROUTE 7A	KUDESH, MICHELLE	12.90	7/26/2021	559,900	450,300	80.43			
252210240	573-180-11227	SLESNICK, MICHAEL Location: 1058 GRANGER HOLLOW RD	MORIARTY, ROBERT F	41.40	8/20/2021	592,500	460,200	77.67			
L1534988288	573-180-10519	SMITH EDWARD Location: 1041 SHAFTSBURY HOLLOW RD	FAVREAU RAYMOND	16.65	8/11/2020	175,000	191,000	109.14			
558711872	573-180-11795	SMITH WITTEN, AMIE Location: 350 BLUEBERRY HILL	BRODERSON, A PETER	21.70	4/30/2021	1,000,000	508,400	50.84			
1929931840	573-180-10149	STUDIO HILL FARM STA... Location: 1206 TRUMBULL HILL RD	BRODERSON, ERIC N	50.34	8/6/2021	1,150,000	737,100	64.10			
L167288832	573-180-10795	SUNPEAK HILL FARM LL... Location: 326 VT RT 7A	CLAWSON JARED	73.50	9/18/2020	275,000	332,800	121.02			
100981824	573-180-10204	TOBE, JOSHUA S Location: 373 MYERS ROAD	MITCHELL, HUGH	162.42	9/28/2021	1,080,000	955,500	88.47			
L671666176	573-180-10774	VOZZELLA MATTHEW Location: 781 OLD DEPOT ROAD	HOARD BARBARA	10.28	9/10/2019	200,000	218,800	109.40			



**MHL - Mobile home landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
903064640	573-180-11528	BALL, NATHAN W Location: 364 GROVE RD	JEWETT, MARK	1.07	9/7/2021	295,000	203,300	68.92			
L1137336320	573-180-10224	RHODES ANGELA Location: 1779 EAST ROAD	1779 EAST ROAD LLC	2.14	12/12/2019	131,500	126,300	96.05			
557732928	573-180-10635	SCOTT, WENDY M Location: 284 NORTH ROAD	AITORO, MARY A	1.16	6/4/2021	139,000	77,200	55.54			
<b>Totals for MHL - Mobile home landed</b>				<b>4.37</b>		<b>565,500</b>	<b>406,800</b>				

**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	55.54	Low InterQuartile Value	47.41	Low 90% Value of Aggregate
188,500 Average Sales Price	96.05	High InterQuartile Value	96.46	High 90% Value of Aggregate
135,600 Average Listed Price	40.51	InterQuartile Range	71.94	Aggregate Ratio
73.50 Average Ratio			34.08%	Sampling Error
68.92 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
55.54 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
96.05 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
19.59 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
1198644288	573-180-10557	MASSE, DANIEL Location: 865 HIDDEN VALLEY ROAD	SAMUELSON, JOSHUA	2.00	9/24/2021	365,000	284,600	77.97			
L1620172800	573-180-10557	SAMUELSON JOSHUA Location: 865 HIDDEN VALLEY RAOD	GAETA TRUSTEE OF THE...	2.00	12/27/2019	278,000	284,600	102.37			
<b>Totals for S1 - Vacation home with less than 6 acres</b>				<b>4.00</b>		<b>643,000</b>	<b>569,200</b>				

**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	77.97	Low InterQuartile Value	18.96	Low 90% Value of Aggregate
321,500 Average Sales Price	102.37	High InterQuartile Value	158.08	High 90% Value of Aggregate
284,600 Average Listed Price	24.40	InterQuartile Range	88.52	Aggregate Ratio
90.17 Average Ratio			78.58%	Sampling Error
90.17 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
77.97 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
102.37 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
13.53 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
L1233604608	573-180-11740	DF ROCK LLC Location: 4325 VERMONT ROUTE 7A	ANSO ROCK LLC	2.76	1/13/2020	240,000	190,000	79.17			
L821170176	573-180-10405	VANDA M. DIAS TRUSTE... Location: 56 CHURCH STREET	56 CHURCH STREET LLC	0.26	6/28/2019	280,000	183,100	65.39			
1695497280	573-180-10849	WATTERS, HAL Location: 1835 VT ROUTE 7A	MARGIES REALTY LLC	2.00	11/3/2021	189,900	181,600	95.63			
<b>Totals for C - Commercial</b>				<b>5.02</b>		<b>709,900</b>	<b>554,700</b>				

**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	
3 Total Transactions	65.39	Low InterQuartile Value	54.90	Low 90% Value of Aggregate
236,633 Average Sales Price	95.63	High InterQuartile Value	101.37	High 90% Value of Aggregate
184,900 Average Listed Price	30.24	InterQuartile Range	78.14	Aggregate Ratio
80.06 Average Ratio			29.73%	Sampling Error
79.17 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
65.39 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
95.63 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
12.73 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
343888448	573-180-11804	DESOMMA, JANE E Location: LAND LOT #56	DENIO, CHRISTOPER	2.10	12/30/2021	35,000	50,900	145.43			
L988659712	573-180-10539	GIBNEY RICHARD Location: 0 MURPHY HILL ROAD	THIBODEAU KATHLEEN	10.25	7/30/2020	60,000	75,600	126.00			
L1258622976	573-254-11702	GREEN JAMES Location: LAND HORTON HILL RD	WATSON MICHAEL	9.80	3/4/2021	95,000	108,500	114.21			
L1616429056	573-180-10938	HOROWITZ STEPHEN Location: PARCEL ID 050164, OPEN LAND MURPHY HILL ROAD	KRAJNAK RUTH	10.01	11/18/2019	65,000	75,000	115.38			
22501952	573-180-11825	JAMIESON, CYNTHIA P Location: LOT #2, WHITE FARM ROAD	TAMBURRO, KYLE P	5.90	3/25/2022	39,900	60,700	152.13	O		
L704364544	573-180-10606	MARTIN VERGIL Location: 289 NORTH ROAD	KURTZ JOSHUA	5.00	9/26/2019	220,000	205,600	93.45			
1712274496	573-180-11517	MATTHEWS, FORREST Location: LAND OLD GALE ROAD	NATALE, VINCENT	10.20	10/21/2021	23,500	26,400	112.34			
L1890664448	573-180-11051	MINER MICHAEL Location: 500 GRANGER HOLLOW ROAD	HOAG GEORGE	129.25	12/15/2020	270,000	296,300	109.74			
L1034326016	573-180-11506	MUNANKARMI SHAILESH Location: 1607 TRUMBULL HILL ROAD	SCOTT DEBORAH	14.10	8/6/2020	49,900	95,900	192.18	O		
68107328	573-180-11835	MURAWSKI, ROBERT S Location: LAND	LUKAS, CLAIRE	10.01	10/7/2021	76,500	107,500	140.52			
1854872128	573-180-11803	NOYES, BUCKY Location: 67 DEER RUN ROAD	DENIO, CHRISTOPHER	2.40	3/18/2022	30,000	53,800	179.33	O		
L1533050880	573-180-11348	PSZWARO AARON Location: LOT 1 SHAFTSBURY HOLLOW	KOOPMAN PETER	47.50	1/27/2021	95,000	72,700	76.53			
138574912	573-180-10272	RUWAARD, ELISABETH Location: TUNIC ROAD	DAVIS, ELIZABETH	16.40	12/20/2021	70,000	111,200	158.86	O		
1664695360	573-180-10188	SCHNEIDERBAUER, MICH... Location: CROSS HILL ROAD	HEIN, RICHARD	3,417.00	11/12/2021	315,000	125,500	39.84			
L832299008	573-180-11190	SHANNY SEAN Location: HORTON HILL ROAD	CROSS PETER	62.00	2/27/2020	105,000	153,800	146.48			
L642281472	573-180-11202	STEWART TALOR Location: HIDDEN VALLEY ROAD	MINERLY NELSON	2.00	7/19/2019	12,000	60,000	500.00	E	E	E
L2017083392	573-180-11339	VADAKIN JOSEPH Location: GLASTENVIEW DRIVE	PEMBROKE RUSSELL	3.11	11/17/2020	59,000	84,600	143.39			
142928960	573-180-11675	WILDGRASS MEADOWS FA... Location: HORTON HILL ROAD	VICARIO, DAVID S	17.00	9/3/2021	130,000	123,400	94.92			
<b>Totals for M - Miscellaneous</b>				<b>3,774.03</b>		<b>1,750,800</b>	<b>1,887,400</b>				

**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
18 Total Transactions	106.04	Low InterQuartile Value	82.85 Low 90% Value of Aggregate
102,282 Average Sales Price	153.81	High InterQuartile Value	127.34 High 90% Value of Aggregate
107,494 Average Listed Price	47.78	InterQuartile Range	105.10 Aggregate Ratio
125.93 Average Ratio			21.16% Sampling Error
126.00 Median Ratio	34.37	Value of Outlier Low Limit	0 Number of Low Outliers
39.84 Low Ratio	225.48	Value of Outlier High Limit	1 Number of High Outliers
192.18 High Ratio	- 37.29	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.20 PRD (Regression Index)	297.14	Value of Extreme High Limit	1 Number of High Extremes/Influentials
23.43 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
161 Total Transactions	74.70	Low InterQuartile Value	81.13 Low 90% Value of Aggregate
300,950 Average Sales Price	101.46	High InterQuartile Value	86.88 High 90% Value of Aggregate
252,813 Average Listed Price	26.76	InterQuartile Range	84.00 Aggregate Ratio
90.63 Average Ratio			3.43% Sampling Error
88.88 Median Ratio	34.56	Value of Outlier Low Limit	1 Number of Low Outliers
33.53 Low Ratio	141.60	Value of Outlier High Limit	4 Number of High Outliers
162.20 High Ratio	- 5.58	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	181.74	Value of Extreme High Limit	1 Number of High Extremes/Influentials
18.74 COD			
14 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			



**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
161 Total Transactions	74.70	Low InterQuartile Value	81.13 Low 90% Value of Aggregate
300,950 Average Sales Price	101.46	High InterQuartile Value	86.88 High 90% Value of Aggregate
252,813 Average Listed Price	26.76	InterQuartile Range	84.00 Aggregate Ratio
90.63 Average Ratio			3.43% Sampling Error
88.88 Median Ratio	34.56	Value of Outlier Low Limit	1 Number of Low Outliers
33.53 Low Ratio	141.60	Value of Outlier High Limit	4 Number of High Outliers
162.20 High Ratio	- 5.58	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	181.74	Value of Extreme High Limit	1 Number of High Extremes/Influentials
18.74 COD			
14 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			

**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
3 Total Transactions	65.39 Low InterQuartile Value		54.81 Low 90% Value of Aggregate
236,633 Average Sales Price	95.63 High InterQuartile Value		101.47 High 90% Value of Aggregate
184,900 Average Listed Price	30.24 InterQuartile Range		78.14 Aggregate Ratio
80.06 Average Ratio			29.86% Sampling Error
79.17 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
65.39 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
95.63 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	
12.73 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 - 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
3 Total Transactions	65.39	Low InterQuartile Value	54.81 Low 90% Value of Aggregate
236,633 Average Sales Price	95.63	High InterQuartile Value	101.47 High 90% Value of Aggregate
184,900 Average Listed Price	30.24	InterQuartile Range	78.14 Aggregate Ratio
80.06 Average Ratio			29.86% Sampling Error
79.17 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
65.39 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
95.63 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
12.73 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 **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
19 Total Transactions	94.92 Low InterQuartile Value		83.30 Low 90% Value of Aggregate
104,994 Average Sales Price	152.13 High InterQuartile Value		123.86 High 90% Value of Aggregate
108,750 Average Listed Price	57.21 InterQuartile Range		103.58 Aggregate Ratio
123.71 Average Ratio			19.58% Sampling Error
120.69 Median Ratio	9.11 Value of Outlier Low Limit	0 Number of Low Outliers	
39.84 Low Ratio	237.94 Value of Outlier High Limit	1 Number of High Outliers	
192.18 High Ratio	- 76.70 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.19 PRD (Regression Index)	323.75 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
24.94 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 **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
19 Total Transactions	94.92 Low InterQuartile Value		83.30 Low 90% Value of Aggregate
104,994 Average Sales Price	152.13 High InterQuartile Value		123.86 High 90% Value of Aggregate
108,750 Average Listed Price	57.21 InterQuartile Range		103.58 Aggregate Ratio
123.71 Average Ratio			19.58% Sampling Error
120.69 Median Ratio	9.11 Value of Outlier Low Limit	0 Number of Low Outliers	
39.84 Low Ratio	237.94 Value of Outlier High Limit	1 Number of High Outliers	
192.18 High Ratio	- 76.70 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.19 PRD (Regression Index)	323.75 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
24.94 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
183 Total Transactions	76.53	Low InterQuartile Value	81.95 Low 90% Value of Aggregate
279,257 Average Sales Price	106.54	High InterQuartile Value	87.65 High 90% Value of Aggregate
236,808 Average Listed Price	30.01	InterQuartile Range	84.80 Aggregate Ratio
94.26 Average Ratio			3.36% Sampling Error
91.17 Median Ratio	31.51	Value of Outlier Low Limit	0 Number of Low Outliers
33.53 Low Ratio	151.56	Value of Outlier High Limit	8 Number of High Outliers
192.18 High Ratio	- 13.51	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	196.58	Value of Extreme High Limit	1 Number of High Extremes/Influentials
21.38 COD			
14 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
183 Total Transactions	76.53	Low InterQuartile Value	81.95 Low 90% Value of Aggregate
279,257 Average Sales Price	106.54	High InterQuartile Value	87.65 High 90% Value of Aggregate
236,808 Average Listed Price	30.01	InterQuartile Range	84.80 Aggregate Ratio
94.26 Average Ratio			3.36% Sampling Error
91.17 Median Ratio	31.51	Value of Outlier Low Limit	0 Number of Low Outliers
33.53 Low Ratio	151.56	Value of Outlier High Limit	8 Number of High Outliers
192.18 High Ratio	- 13.51	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	196.58	Value of Extreme High Limit	1 Number of High Extremes/Influentials
21.38 COD			
14 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			