

Cy Bailey

Sales Between: 04/01/2018 and 03/31/2021

Athens 13018

										Influential: I					
Doc ID		SPAN	Buyer	Seller	Acres	Parcel ID	Sale Date	Sale Price	Listed Value	Outlier: O	Ratio	Extreme: E	Town	Class	Cat
Category	R1	: Residential-1													
202113018000000004	018-006-10116	APPRaisal	LARSON JOHN D REVOCABLE TRUST	1.90	3228	03/31/2021	215,400	212,100	98.47	--	--	--			
Location 84 BROOKLINE ROAD															
202113018000000002	018-006-10115	APPRaisal	LANDRY DEBRA AND SIRIANNI ALAN	1.60	3266	03/31/2021	173,000	170,300	98.44	--	--	--			
Location 19 MILLER ROAD															
84489856	018-006-10317	FERENC JOSHUA J	MASCIA JOSEPH M	2.48	3216.1	06/08/2018	142,000	139,600	98.31	--	--	--			
Location GROUT DRIVE															
2044624512	018-006-10052	GROVER JESSI M	CROWSON ROBERT J	1.00	3108.1	10/12/2018	140,000	162,500	116.07	--	--	--			
Location 2 ROUTE 35															
1097334784	018-006-10276	WADSWORTH STEPHEN TRUSTEE OF T	DUNPHY SEAMUS	4.94	7003.1	10/01/2020	140,000	83,200	59.43	--	--	--			
Location 464 BROOKLINE ROAD															
TOTALS FOR		R1: Residential-1			11.92			810,400	767,700						

Residential-1 CATEGORY STATISTICS: NO Category Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See Sampling Error.

LIMITS ESTABLISHED BY ORIGINAL SALES DATA

78.87	Low InterQuartile Value
107.27	Hi InterQuartile Value
28.4	InterQuartile Range
36.27	Value of Outlier Low Limit
149.87	Value of Outlier High Limit
-6.33	Value of Extreme Low Limit
192.47	Value of Extreme High Limit

RATIOS and CONFIDENCE INTERVALS (Trimmed Data)

78.09	Low 90 Percent Value of Aggregate
111.37	Hi 90 Percent Value of Aggregate
94.73	Aggregate Ratio
17.57%	Sampling Error

5	Transactions (Includes Outliers/Extremes/Influentials)
162,080	Average Sales Price
153,540	Average Listed Value
94.14	Average Ratio
98.44	Median Ratio
59.43	Low Ratio
116.07	High Ratio
0.99	Price Related Differential (Regression Index)
11.54	COD
3	Number of Transactions with Assessment Ratio Between .98 and 1.02
60%	Percent of Transactions with Assessment Ratio Between .98 and 1.02

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Category	R2	: Residential-2													
202113018000000003		018-006-10003	APPRAISAL Location 23 WALKER ROAD	TREBHOLM MARK	58.85	2011	03/31/2021	375,400	361,500	96.30	--	--	--		
202113018000000001		018-006-10044	APPRAISAL Location 142 REED ROAD	CAPPONCELLI DONALD AND SANDRA	10.00	2030	03/31/2021	234,000	235,800	100.77	--	--	--		
202113018000000005		018-006-10176	APPRAISAL Location 144 REED ROAD	PICHETTE RITA & OBERLING JOHN	10.00	2029	03/31/2021	269,900	272,500	100.96	--	--	--		
1399885824		018-006-10258	BERMAN MARK Location 416 VERMONT RTE 35	WIMBERLEY DEBORAH	43.77	2024	02/08/2021	276,000	314,400	113.91	--	--	--		
1159667712		018-006-10042	GUGLIOTTI CHRISTOPHER Location 118 VALLEY CEMETERY ROAD	SALOTTOLO RIED	14.30	5065	09/30/2020	165,000	183,900	111.45	--	--	--		
1475510272		018-006-10251	ROZAMUS JR. TRUSTEE LEONARD WA Location 193 ROUTE 35	WEISS PETER	40.42	3231.1	08/13/2020	469,000	369,800	78.85	--	--	--		
777986048		018-006-10057	SANCHEZ-ARTU LUIS Location 126 BROOKLINE ROAD	BINGHAM CAROL	21.10	3274	07/27/2020	266,770	284,500	106.65	--	--	--		
1770225664		018-006-10135	SHEA MATTHEW Location 7 GROUT ROAD	MASCIA JOSEPH	53.00	3216,3211,3217,3	11/12/2020	279,000	166,400	59.64	--	--	--		
383925888		018-006-10103	YOUNG WILLIAM A Location 286 BROOKLINE ROAD	NORWOOD GINETTE	56.20	5050.1	09/14/2018	387,500	262,000	67.61	--	--	--		
TOTALS FOR		R2: Residential-2			307.64				2,722,570	2,450,800					

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Residential-2 CATEGORY STATISTICS:

9	Transactions (Includes Outliers/Extremes/Influentials)
302,508	Average Sales Price
272,311	Average Listed Value
92.91	Average Ratio
100.77	Median Ratio
59.64	Low Ratio
113.91	High Ratio
1.03	Price Related Differential (Regression Index)
14.40	COD
2	Number of Transactions with Assessment Ratio Between .98 and 1.02
22%	Percent of Transactions with Assessment Ratio Between .98 and 1.02

NO Category Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See *Sampling Error*.

LIMITS ESTABLISHED BY ORIGINAL SALES DATA

LIMITS ESTABLISHED BY ORIGINAL SALES DATA				RATIOS and CONFIDENCE INTERVALS (Trimmed Data)	
73.23	Low	InterQuartile Value			
109.05	Hi	InterQuartile Value		78.65	Low 90 Percent Value of Aggregate
35.82	InterQuartile Range			101.39	Hi 90 Percent Value of Aggregate
				90.02	Aggregate Ratio
19.5	Value of Outlier Low Limit	0	Number of Low Outliers	12.63%	Sampling Error
162.78	Value of Outlier High Limit	0	Number of Hi Outliers		
-34.23	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials		
216.51	Value of Extreme High Limit	0	Number of Hi Extremes/Influentials		

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										Influential: I					
										Outlier: O Extreme: E					
Doc ID	SPAN		Buyer			Seller	Acres	Parcel ID	Sale Date	Sale Price	Listed Value	Ratio	Town	Class	Cat
<u>Category</u>	MHL	: Mobile Home/la													
835702784	018-006-10301	LUFRANO JOSEPH		CLOUGH JOHN		1.72	2011.1	12/07/2020	85,500	99,600	116.49	--	--	--	
		Location BEMIS ROAD													
TOTALS FOR		MHL : Mobile Home/la				1.72				85,500	99,600				

Mobile Home/la CATEGORY STATISTICS: NO Category Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See *Sampling Error*.

1	Transactions (Includes Outliers/Extremes/Influentials)
85,500	Average Sales Price
99,600	Average Listed Value
116.49	Average Ratio
116.49	Median Ratio
116.49	Low Ratio
116.49	High Ratio
1.00	Price Related Differential (Regression Index)
COD	
0	Number of Transactions with Assessment Ratio Between .98 and 1.02
0%	Percent of Transactions with Assessment Ratio Between .98 and 1.02

LIMITS ESTABLISHED BY ORIGINAL SALES DATA

116.49	Low InterQuartile Value
116.49	Hi InterQuartile Value
0	InterQuartile Range
Limit values have been adjusted to 40 and 20 points around the untrimmed median.	
96.49	Value of Outlier Low Limit
136.49	Value of Outlier High Limit
76.49	Value of Extreme Low Limit
156.49	Value of Extreme High Limit

RATIOS and CONFIDENCE INTERVALS	
(Trimmed Data)	
0.00	Low 90 Percent Value of Aggregate
0.00	Hi 90 Percent Value of Aggregate
116.49	Aggregate Ratio
Sampling Error	

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										Outlier: O Extreme: E		
Doc ID	SPAN	Buyer	Seller	Acres	Parcel ID	Sale Date	Sale Price	Listed Value	Ratio	Town	Class	Cat
<u>Category</u>	MISC	: Miscellaneous										
1547304960	018-006-10157	NOEL WILLIAM	PULITANO DOMINIC	54.00	3130	08/13/2020	65,000	82,400	126.77	--	--	--
		Location 19 MEETINGHOUSE ROAD										
1864830976	018-006-10147	WALKER TERENCE	MOOSLIN MICHAEL	26.95	5041	12/06/2019	54,900	51,000	92.90	--	--	--
		Location LOT 13 OLD COUNTY ROAD										
TOTALS FOR	MISC: Miscellaneous			80.95			119,900	133,400				

Miscellaneous	CATEGORY STATISTICS:	NO Category Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See <i>Sampling Error</i> .										
2	Transactions (Includes Outliers/Extremes/Influentials)											
59,950	Average Sales Price											
66,700	Average Listed Value											
109.83	Average Ratio											
109.83	Median Ratio											
92.90	Low Ratio											
126.77	High Ratio											
0.99	Price Related Differential (Regression Index)											
15.42	COD											
0	Number of Transactions with Assessment Ratio Between .98 and 1.02											
0%	Percent of Transactions with Assessment Ratio Between .98 and 1.02											

LIMITS ESTABLISHED BY ORIGINAL SALES DATA											
92.9	Low InterQuartile Value										
126.77	Hi InterQuartile Value										
33.87	InterQuartile Range										
42.09	Value of Outlier Low Limit				0	Number of Low Outliers					
177.58	Value of Outlier High Limit				0	Number of Hi Outliers					
-8.72	Value of Extreme Low Limit				0	Number of Low Extremes/Influentials					
228.39	Value of Extreme High Limit				0	Number of Hi Extremes/Influentials					

				RATIOS and CONFIDENCE INTERVALS (Trimmed Data)							
8.46	Low 90 Percent Value of Aggregate										
214.06	Hi 90 Percent Value of Aggregate										
111.26	Aggregate Ratio										
92.40%	Sampling Error										

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Sales Class Summary Report

R1,R2,MHU,MHL,S1,S2 AND OTH		Class Sample Valid?	YES (90% confident that true aggregate ratio is within 10% of sample ratio. See <i>Sampling Error</i> .)			
15	Transactions (Includes Outliers/Extremes/Influentials)					
241,231	Average Sales Price	78.85	Low InterQuartile Value			
221,207	Average Listed Value	111.45	Hi InterQuartile Value			
94.89	Average Ratio	32.61	InterQuartile Range			
98.47	Median Ratio					
59.43	Low Ratio					
116.49	High Ratio					
1.03	Price Related Differential (Regression Index)	29.94	Value of Outlier Low Limit	0	Number of Low Outliers	
14.06	COD	160.36	Value of Outlier High Limit	0	Number of Hi Outliers	
5	Number of Transactions with Assessment Ratio Between .98 and 1.02	-18.97	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials	
33%	Percent of Transactions with Assessment Ratio Between .98 and 1.02	209.27	Value of Extreme High Limit	0	Number of Hi Extremes/Influentials	

RATIOS and CONFIDENCE INTERVALS
(Trimmed Data)

82.98	Low 90 Percent Value of Aggregate
100.42	Hi 90 Percent Value of Aggregate
91.70	Aggregate Ratio
9.51%	Sampling Error

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FARM, WOOD AND MSC

Class Sample Valid? NO (90% confident that true aggregate ratio is within 10% of sample ratio. See Sampling Error.)

2	Transactions (Includes Outliers/Extremes/Influentials)
59,950	Average Sales Price
66,700	Average Listed Value
109.83	Average Ratio
109.83	Median Ratio
92.90	Low Ratio
126.77	High Ratio
0.99	Price Related Differential (Regression Index)
15.42	COD
0	Number of Transactions with Assessment Ratio Between .98 and 1.02
0%	Percent of Transactions with Assessment Ratio Between .98 and 1.02

92.90	Low InterQuartile Value
126.77	Hi InterQuartile Value
33.87	InterQuartile Range

RATIOS and CONFIDENCE INTERVALS (Trimmed Data)

8.46	Low 90 Percent Value of Aggregate
214.06	Hi 90 Percent Value of Aggregate
111.26	Aggregate Ratio
92.40%	Sampling Error
0	Number of Low Outliers
0	Number of Hi Outliers
0	Number of Low Extremes/Influentials
0	Number of Hi Extremes/Influentials

42.09	Value of Outlier Low Limit
177.58	Value of Outlier High Limit
-8.72	Value of Extreme Low Limit
228.39	Value of Extreme High Limit

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Sales Town Summary Report

Town Sample Valid? YES (90% confident that true aggregate ratio is within 10% of sample ratio. See Sampling Error.)

17 Transactions (Includes Outliers/Extremes/Influentials)		Original Data (All Valid Sales Transactions)		RATIOS and CONFIDENCE INTERVALS (Trimmed Data)	
219,904	Average Sales Price	85.87	Low InterQuartile Value		
203,029	Average Listed Value	112.68	Hi InterQuartile Value	83.87	Low 90 Percent Value of Aggregate
96.65	Average Ratio	26.81	InterQuartile Range	100.79	Hi 90 Percent Value of Aggregate
98.47	Median Ratio			92.33	Aggregate Ratio
59.43	Low Ratio			9.16%	Sampling Error
126.77	High Ratio	45.66	Value of Outlier Low Limit	0	Number of Low Outliers
1.05	Price Related Differential (Regression Index)	152.90	Value of Outlier High Limit	0	Number of Hi Outliers
14.43	COD	5.44	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
5	Number of Transactions with Assessment Ratio Between .98 and 1.02	193.12	Value of Extreme High Limit	0	Number of Hi Extremes/Influentials
29%	Percent of Transactions with Assessment Ratio Between .98 and 1.02				