

Study created by Cy.Bailey@vermont.gov on 11/28/2022 at 12:37 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1028275264	030-009-10769	ABRAHAM, RICHARD A Location: 6871 VERMONT ROUTE 12	REVOCABLE TRUST OF V...	2.83	11/22/2021	380,000	287,100	75.55			
L1038598144	030-009-10290	BERKLEY MATTHEW Location: 66 SUGARHOUSE HILL ROAD	GOLDFARB ROBERT	1.03	11/23/2020	345,000	401,700	116.43			
L1294405632	030-009-10597	BRINROSE LLC Location: 134 NORTH ROAD	DEBBIE ENNIS TRUSTEE...	2.30	1/21/2020	840,000	633,700	75.44			
1348406336	030-009-10630	BURGESS, KELLY A Location: 9393 VT RT 12	ENSER, RICHARD W	0.25	5/27/2021	195,000	140,700	72.15			
L882638848	030-009-10580	DONLON EDWARD Location: 3450 N PERRY ROAD	RICE DEBORAH	3.20	11/4/2019	245,000	207,800	84.82			
408941632	030-009-10426	FARRINGTON, TIMOTHY Location: 2458 VT ROUTE 12	LABOMBARD, ERIC R	0.66	6/18/2021	270,000	154,000	57.04			
L2018013184	030-009-10795	FRANCO CHRISTOPHER Location: 2317 NORTH ROAD	ANDERSEN TRUSTEE STE...	3.92	6/7/2019	555,000	528,500	95.23			
1815596096	030-009-10312	GRANT, MICAH A Location: 21 SUGARHOUSE HILL ROAD	BLACK BEAR PROPERTIE...	2.00	8/20/2021	400,000	337,300	84.33			
636460096	030-009-10531	HILL, STEVE CURTIS Location: 472 GREENGATE ROAD	THE FRANK PEABODY, I...	5.50	10/15/2021	1,200,000	371,700	30.98			O
L916520960	030-009-10256	HOLLAND BRIAN Location: 66 FERNDAL DRIVE	ROBERT N. FORMAN REV...	5.50	9/13/2019	420,000	435,600	103.71			
451910720	030-009-10261	HUNTER, TESS Location: 53 NORTH RD	FRAKE, DIANE F	0.75	8/17/2021	377,500	208,500	55.23			
309392448	030-009-10205	LAMPERT, LLANA Location: 1562 MOUNT HUNGER ROAD	DILL, JORDAN S	0.50	5/14/2021	219,000	147,600	67.40			
264891456	030-009-10963	LARSON, REID Location: 990 OLD MOUNT HUNGER ROAD	KEELY, BARBARA	5.30	8/18/2021	260,000	210,900	81.12			
121191488	030-009-10389	LEE KILLARY, BENJAMI... Location: 10839 VERMONT ROUTE 12	LEMMER, JOHN H	2.25	12/1/2021	475,000	242,800	51.12			
1813236800	030-009-10153	LONGFIELD, RYAN Location: 26 HICKEY LANE	PEOPLE'S UNITED BANK...	4.33	9/8/2021	590,000	325,500	55.17			
87682112	030-009-10453	MACLEAY, NICOLE H Location: 72 ADAMS ROAD	THE MANNING REALTY T...	2.00	9/22/2021	392,000	310,500	79.21			
917621824	030-009-10245	MANIGLIA, ANDREW V Location: 218 HARLOW LANE	FICHTNER, PAUL E	4.20	8/18/2021	395,000	395,100	100.03			
L1092222976	030-009-10563	MCGEE JORDAN Location: 215 SCHOOLHOUSE HILL ROAD	ALLOWAY REVOCABLE TR...	5.00	5/14/2019	268,000	243,600	90.90			

**R1 - Residential with less than 6 acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1785691200	030-009-10387	MICHAEL AND KATHLEEN... Location: 98 EAST BARNARD ROAD	KENNEDY, NANCY L	2.50	12/3/2021	300,000	218,800	72.93			
L10428416	030-009-10672	MICHELINIE PETER Location: 6316 ROUTE 12	STEWART KAREN	0.50	9/4/2020	115,000	117,300	102.00			
1988465728	030-009-10076	NOWICKI, JUDE Location: 9845 VT RT 12	BLACKWELL, JULIE	2.00	5/21/2021	320,000	267,800	83.69			
L955146240	030-009-10113	PANEPINTO DANA Location: 894 OLD MOUNT HUNGER ROAD	KERNS SUSAN	5.00	6/21/2019	285,000	189,900	66.63			
L543891456	030-009-10331	PAULK CHRISTOPHER Location: 1775 NORTH ROAD	HELM JEFFREY	3.00	8/14/2020	309,000	250,100	80.94			
122309696	030-009-10795	POLSENO, JARROD S Location: 2317 NORTH ROAD	FRANCO, CHRISTOPHER ...	3.92	6/22/2021	695,000	528,500	76.04			
1640709184	030-009-10691	RICHARDS, MICHAEL Location: 295 OLD STAGECOACH ROAD	REED FAMILY TRUST DA...	1.00	10/29/2021	195,000	92,800	47.59			
L1191591936	030-009-10635	STATLER TRISTAN Location: 681 RHOADES HILL	SCOSKIE JOHN	1.00	3/22/2021	169,000	162,700	96.27			
L686260224	030-009-10521	STRAUSS JEREMIAH Location: 3006 STAGE ROAD	OLSHAN JOSEPH	4.13	10/23/2020	629,000	428,200	68.08			
L579751936	030-009-10271	SZWAJKOWSKI ELIOT Location: 394 SUGAR HOUSE HILL ROAD	GANT BERNARD	1.00	6/12/2020	425,000	331,800	78.07			
L1977716736	030-009-10483	TERRIO MELISSA Location: 59 OLD HILL ROAD	MESERVEY RICHARD	1.50	10/18/2019	200,000	168,500	84.25			
384801856	030-009-10790	THE LEFELT SCHLESING... Location: 182 NORTH ROAD	WOLFENSBERGER, MARCE...	2.33	9/30/2021	1,300,000	566,800	43.60			
L2111856640	030-009-10165	WEBER JESSICA Location: 19 GARNET HILL	CERF DEAN	4.30	12/4/2019	410,000	307,500	75.00			
L1202331648	030-009-10951	WELSH KATHLEEN Location: 5891 VT ROUTE 12	FERENCE JOANN	2.60	7/17/2020	504,000	410,700	81.49			
420485184	030-009-10690	WIEDEMANN, CHRISTOPH... Location: 3376 STAGE ROAD	MERWIN, JASON W	4.00	4/1/2021	290,000	291,300	100.45			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>90.30</b>		<b>13,972,500</b>	<b>9,915,300</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
33 Total Transactions	67.01 Low InterQuartile Value		62.93 Low 90% Value of Aggregate
423,409 Average Sales Price	87.86 High InterQuartile Value		79.00 High 90% Value of Aggregate
300,464 Average Listed Price	20.84 InterQuartile Range		70.96 Aggregate Ratio
76.75 Average Ratio			11.33% Sampling Error
78.07 Median Ratio	35.75 Value of Outlier Low Limit	1 Number of Low Outliers	
30.98 Low Ratio	119.12 Value of Outlier High Limit	0 Number of High Outliers	
116.43 High Ratio	4.49 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.08 PRD (Regression Index)	150.38 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.43 COD			
3 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1442357248	030-009-10910	CIGNARELLA DANIEL Location: 944 SOUTH PERRY ROAD	EAMES RALPH	12.50	8/21/2020	800,000	553,400	69.18			
L650051584	030-009-10642	CLEARY SCOTT Location: 1306 LAKOTA ROAD	MICHAEL LOMBARDO LIV...	54.99	12/31/2019	1,225,000	973,300	79.45			
L1340743680	030-009-10168	DAVIS ROBERT Location: 1372 MOUNT HUNGER ROAD	THOMAS S CRANE 2000 ...	62.16	2/12/2021	425,000	209,500	49.29			
L43982848	030-009-10793	GARETT WILEY Location: 3531 STAGE ROAD	JEAN WOODWARD 2014 R...	31.30	8/13/2020	425,000	407,800	95.95			
1890614336	030-009-10866	HARSCH, SUSAN Location: 9774 VERMONT 12	MACKAY, THOMAS A	42.94	10/15/2021	649,000	396,800	61.14			
L1726177280	030-009-10519	JENKINS SCOTT Location: 651 NORTH ROAD	OBERLANDER THEODORA	60.50	12/19/2019	1,637,500	1,247,500	76.18			
L52453376	030-009-10915	JENNINGS JOSHUA Location: 285 ASHLEY ROAD	TOWNLEY W. DANFORTH	176.32	4/4/2019	1,095,000	1,054,500	96.30			
L334647296	030-009-10283	JOHNSON STEPHEN Location: 9273 VT ROUTE 12	GILMAN GEORGE	85.00	7/24/2020	270,000	329,300	121.96			
L1802555392	030-009-10390	KRONHOLM JUSTIN Location: 1143 LAKOTA ROAD	KIELHACK PAMELA	53.00	12/2/2019	321,000	246,600	76.82			
1402991680	030-009-10020	LACKEY, MICHAEL J Location: 133 COWDREY OUTLOOK	AUDSLEY, ALEXANDER	13.90	6/8/2021	303,000	275,000	90.76			
L1092296704	030-009-10699	LOWRANCE BEN DAVID Location: 2124 MT HUNGER ROAD	MARGARET A. DELORENZ...	7.19	8/7/2020	390,000	395,400	101.38			
L1381629952	030-009-10236	LUCEY PATRICK Location: 1510 WAYSIDE ROAD	WAYSIDE ROAD LLC	163.10	8/28/2020	1,250,000	1,479,300	118.34			
834212928	030-009-11007	MOUNTAIN RETREAT LLC Location: 762 ROYALTON TURNPIKE ROAD	EDWARDS, VICTORIA	11.72	6/4/2021	1,150,000	727,800	63.29			
L1000407040	030-009-10440	OVERSTREET JR. GEORG... Location: 278 ELLIS FARM ROAD	JENEPHER LINGELBACH ...	30.00	1/30/2020	525,000	476,900	90.84			
L1716101120	030-009-10921	REEDER DREW Location: 248 DAVIS ROAD	BURTCH JANET	19.00	8/30/2019	500,000	543,700	108.74			
L894722048	030-009-10367	RUNSTEIN RICHARD Location: 122 MT. HUNGER RD	LACAILLADE LARRY	6.10	9/18/2020	275,000	240,100	87.31			
1533326912	030-009-10345	SANDERS, GREGORY Location: 1080 WEST ROAD	HURLEY, ROBERT J	12.00	9/24/2021	395,000	240,500	60.89			
931771968	030-009-10345	SANDERS, GREGORY Location: 1080 WEST ROAD	HURLEY, ROBERT J	12.00	9/24/2021	395,000	240,500	60.89			

**R2 - Residential with 6 or more acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L149405696	030-009-10274	SARAH SWANN VAN FLEE... Location: 371 STACKPOLE ROAD	ASLETT RONALD	10.70	9/1/2020	949,000	795,500	83.83			
1616901184	030-009-10716	SHAY, MAXWELL Location: 411 BENNETT ROAD	STALEY, PATRICIA E	47.28	6/11/2021	840,000	614,100	73.11			
758983232	030-009-10026	SUMMERS, BRIAN R Location: 797 NORTH ROAD	RESSEGUIE, LEE	27.55	3/14/2022	2,275,000	1,100,800	48.39			
1569754176	030-009-10462	TWIN FARMS PROPRTIE... Location: 4828 STAGE ROAD	MASSEY, JR., FRED H	6.00	8/4/2021	115,000	119,400	103.83			
1610140736	030-009-10155	VELKY, MATTHEW C Location: 2504 VERMONT 12	COLE, ANDREW M	14.20	7/23/2021	480,000	362,400	75.50			
L1441693696	030-009-10096	W&K CAPITAL MANAGEME... Location: 256 GILLS ROAD	MCSWEENEY TODD	193.30	12/16/2020	1,210,000	896,900	74.12			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>1,152.75</b>		<b>17,899,500</b>	<b>13,927,000</b>				

**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
24 Total Transactions	64.76 Low InterQuartile Value	68.97 Low 90% Value of Aggregate
745,813 Average Sales Price	96.21 High InterQuartile Value	86.64 High 90% Value of Aggregate
580,292 Average Listed Price	31.46 InterQuartile Range	77.81 Aggregate Ratio
81.98 Average Ratio		11.35% Sampling Error
78.14 Median Ratio	17.58 Value of Outlier Low Limit	0 Number of Low Outliers
48.39 Low Ratio	143.40 Value of Outlier High Limit	0 Number of High Outliers
121.96 High Ratio	- 29.61 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	190.58 Value of Extreme High Limit	0 Number of High Extremes/Influentials
20.79 COD		
1 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		

**MHL - Mobile home landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
13257792	030-009-10475	JOHNSON, CHARLES W Location: 2357 CHATEGUAY ROAD	WELLS FARGO BANK, NA...	4.33	6/21/2021	56,500	60,600	107.26			
2005486656	030-009-10475	SOKOLSKY, GEOFFREY Location: 2357 CHATEAUGUAY ROAD	JOHNSON, CHARLES WIL...	4.33	8/20/2021	145,000	60,600	41.79			
<b>Totals for MHL - Mobile home landed</b>				<b>8.66</b>		<b>201,500</b>	<b>121,200</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
2 Total Transactions	41.79	Low InterQuartile Value	(96.53) Low 90% Value of Aggregate
100,750 Average Sales Price	107.26	High InterQuartile Value	216.83 High 90% Value of Aggregate
60,600 Average Listed Price	65.46	InterQuartile Range	60.15 Aggregate Ratio
74.52 Average Ratio			260.48% Sampling Error
74.52 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
41.79 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
107.26 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.24 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
43.92 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
3116096	030-009-10930	BLONDER, MATTHEW B Location: 3647 ROYALTON TURNPIKE RD	LOUVET, STEVE B	50.40	8/3/2021	389,000	248,600	63.91			
L244973568	030-009-10930	LOUVET STEVEN Location: 3647 ROYALTON TURNPIKE	EUGENE CAMPBELL MCEL...	50.40	3/11/2020	333,000	248,600	74.65			
<b>Totals for S2 - Seasonal home with 6 or more acres</b>				<b>100.80</b>		<b>722,000</b>	<b>497,200</b>				

**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	63.91	Low InterQuartile Value	36.58	Low 90% Value of Aggregate
361,000 Average Sales Price	74.65	High InterQuartile Value	101.15	High 90% Value of Aggregate
248,600 Average Listed Price	10.75	InterQuartile Range	68.86	Aggregate Ratio
69.28 Average Ratio			46.89%	Sampling Error
69.28 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
63.91 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
74.65 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
7.76 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
L26869760	030-009-10539	ABRELL STEPHANIE Location: MORGAN ROAD	ABBOTT DAVID	10.14	2/28/2020	20,000	30,000	150.00	O		
926542912	030-009-10567	ALLEN, DAVID Location: 00 VT ROUTE 12	ESTATE OF WILLIAM F....	10.10	9/29/2021	70,000	60,800	86.86			
L436740096	030-009-10344	BARNARD RIDGE LLC Location: MORGAN ROAD	DENAUW JR. FRANK	11.45	3/26/2021	41,560	33,200	79.88			
L553521152	030-009-10680	BARNARD RIDGE LLC Location: CHATEAUGUAY ROAD	SULLIVAN REGINA	12.48	2/16/2021	37,000	34,600	93.51			
L1402011648	030-009-10796	BARNARD RIDGE LLC Location: CHATEAUGUAY ROAD	THE CONSERVATION FUN...	103.00	2/16/2021	94,000	125,500	133.51			
L1358827520	030-009-10343	BARNARD RIDGE LLC Location: MORGAN ROAD	VERMONT EXPEDITION S...	15.56	2/16/2021	42,800	42,800	100.00			
L1522712576	030-009-10257	BRIAN HOLLAND Location: 66 FERNDALE DRIVE	JANET F.FORMAN REV T...	1.50	9/13/2019	65,800	65,800	100.00			
2137339968	030-009-10456	BUTLER, STAN Location: 00 EASTMAN ROAD	MANTZARIS, JEAN	12.40	4/7/2021	95,000	90,200	94.95			
1098505280	030-009-10415	DARLING, KENNETH J Location: EAST BARNARD ROAD	REDWOODS LAND COMPAN...	4.20	10/5/2021	24,000	35,100	146.25			
1250268224	030-009-10988	GERBER, AARON Location: 00 MOUNTAIN LANE	NOBLE, STEPHEN B	4.25	5/13/2021	36,000	15,600	43.33			
497536064	030-009-10989	LENA, KATE H Location: FORT DEFIANCE HILL ROAD	THE RICHARD A. BRINK...	14.00	8/13/2021	72,000	96,600	134.17			
2058521664	030-009-10627	LOCUST CREEK FOREST ... Location: CHATEAUGUAY	SAYWARD, WILLIAM R	175.40	7/30/2021	175,000	171,800	98.17			
1572801600	030-009-10252	ROMSTAD, KEITH Location: 00 STAGE ROAD	FLANNIGAN, JOHN E	5.33	7/19/2021	47,000	51,200	108.94			
L685375488	030-009-10233	SCHOENFELD STEVEN Location: 174 DANIELS LANE	SULLIVAN DENNIS	3.94	11/17/2020	59,500	23,800	40.00			
L888557568	030-009-10978	THE TOSI LIMITED PAR... Location: 3842 GULF ROAD	WILCOCK BRIAN	3.61	4/21/2020	24,000	55,000	229.17	E	O	O
L1023819776	030-009-11014	TIPPING JANNINE Location: 6331 STAGE ROAD	MILES ELLEN	2.15	3/5/2021	160,000	116,500	72.81			
L2118094848	030-009-10673	WEBSTER JAMES Location: 00 CHATEAUGUAY ROAD	STIFFLEMIRE JR. PAUL	15.50	3/26/2020	20,000	40,100	200.50	E		
L909877248	030-009-10268	WENDORF BENJAMIN Location: 2.8 ACRES, 00 MASTERSON ROAD	GREENWOOD CYNTHIA	2.80	9/4/2020	32,000	29,100	90.94			
<b>Totals for M - Miscellaneous</b>				<b>407.81</b>		<b>1,115,660</b>	<b>1,117,700</b>				

**M - Miscellaneous**

*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
18 Total Transactions	85.11	Low InterQuartile Value	87.75 Low 90% Value of Aggregate
61,981 Average Sales Price	137.19	High InterQuartile Value	112.62 High 90% Value of Aggregate
62,094 Average Listed Price	52.07	InterQuartile Range	100.18 Aggregate Ratio
111.28 Average Ratio			12.42% Sampling Error
99.09 Median Ratio	7.00	Value of Outlier Low Limit	0 Number of Low Outliers
40.00 Low Ratio	215.30	Value of Outlier High Limit	1 Number of High Outliers
229.17 High Ratio	- 71.11	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	293.41	Value of Extreme High Limit	0 Number of High Extremes/Influentials
33.76 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
17% 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
62 Total Transactions	65.95	Low InterQuartile Value	68.89 Low 90% Value of Aggregate
530,573 Average Sales Price	95.41	High InterQuartile Value	80.42 High 90% Value of Aggregate
396,097 Average Listed Price	29.46	InterQuartile Range	74.65 Aggregate Ratio
78.79 Average Ratio			7.73% Sampling Error
77.45 Median Ratio	21.77	Value of Outlier Low Limit	0 Number of Low Outliers
30.98 Low Ratio	139.59	Value of Outlier High Limit	0 Number of High Outliers
121.96 High Ratio	- 22.42	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	183.78	Value of Extreme High Limit	0 Number of High Extremes/Influentials
20.14 COD			
4 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			

**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
<b>COD</b>			
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
18 Total Transactions	85.11 Low InterQuartile Value		87.63 Low 90% Value of Aggregate
61,981 Average Sales Price	137.19 High InterQuartile Value		112.73 High 90% Value of Aggregate
62,094 Average Listed Price	52.07 InterQuartile Range		100.18 Aggregate Ratio
111.28 Average Ratio			12.53% Sampling Error
99.09 Median Ratio	7.00 Value of Outlier Low Limit	0 Number of Low Outliers	
40.00 Low Ratio	215.30 Value of Outlier High Limit	1 Number of High Outliers	
229.17 High Ratio	- 71.11 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.11 PRD (Regression Index)	293.41 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
33.76 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
17% 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
80 Total Transactions	68.35 Low InterQuartile Value		69.71 Low 90% Value of Aggregate
435,476 Average Sales Price	99.54 High InterQuartile Value		80.91 High 90% Value of Aggregate
327,956 Average Listed Price	31.19 InterQuartile Range		75.31 Aggregate Ratio
82.80 Average Ratio			7.44% Sampling Error
81.03 Median Ratio	21.56 Value of Outlier Low Limit	0 Number of Low Outliers	31.26% Weighted Standard Deviation
30.98 Low Ratio	146.33 Value of Outlier High Limit	3 Number of High Outliers	
150.00 High Ratio	- 25.22 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.10 PRD (Regression Index)	193.12 Value of Extreme High Limit	2 Number of High Extremes/Influentials	
22.67 COD			
7 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			