

Study created by Christie.Wright@vermont.gov on 10/4/2022 at 5:19 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1255411712	063-019-10781	420 SOUTH MAIN STREE... Location: 420 SOUTH MAIN STREET	GIROUX BRENT	0.70	12/18/2020	95,000	88,800	93.47			
L1929412608	063-019-10992	ALDRIGHETTI DEMI Location: 655 WOODLAND ROAD	THOMAS JAMES	4.00	6/29/2020	195,000	199,900	102.51			
L1872822272	063-019-10928	BARR LORIS Location: 43 CHERRY LANE	MARX JENNIFER	0.70	1/17/2020	179,000	184,400	103.02			
1213215296	063-019-10532	BLATT, ALEXANDER L Location: 254 NORTH MAIN STREET	HYDE II, ROBERT A	0.03	2/15/2022	100,000	98,200	98.20			
352654400	063-019-10276	BLOW, SCOTT A Location: 150 FIRE LANE	MORSE, SHAWN C	1.80	6/2/2021	125,000	119,000	95.20			
1866703936	063-019-10821	BROUSSARD, JOHN C Location: 2258 DARTT HILL ROAD	RICHARDSON, ERIC	4.50	5/26/2021	279,900	279,200	99.75			
1783520320	063-019-10410	BROWN, FRANCIS G Location: 85 GAIKO LANE	ESTATE OF GENEVA M. ...	0.90	10/21/2021	167,500	149,100	89.01			
L1811755008	063-019-10707	BURBANO MICHELLE Location: 89 EAST STREET	MAGGARD GREGORY	1.45	8/8/2019	191,500	182,400	95.25			
L1336086528	063-019-10933	BUSEL ALEXANDER Location: 77 FIRE LANE #1	PERKINS SCOTT	2.70	11/12/2020	150,000	135,200	90.13			
L2124439552	063-019-10403	BUTLER ADAM Location: 39 LIVERY STABLE ROAD	NEAL D. FOX TRUSTEE ...	0.26	11/19/2019	85,000	84,500	99.41			
L424697856	063-019-11175	CLARK MONIKA Location: 2577 GILEAD BROOK ROAD	MCCLUSKEY JOHN	4.00	12/3/2020	175,000	158,400	90.51			
L1353383936	063-019-10543	CLEARWATER JONIN Location: 1948 DARTT HILL ROAD	DELANEY TEPIN	1.00	11/24/2020	137,000	160,600	117.23			O
L948080640	063-019-10777	DANIEL JAMIE Location: 9 BRINK HILL ROAD	WOJDYLA GARY	2.00	7/1/2019	172,500	193,900	112.41			
1045431360	063-019-10461	DEUTSCH, GLORIA JEAN Location: 2458 WHITTIER ROAD	GRIFFIN, MARY ANN	1.00	4/15/2021	77,500	83,300	107.48			
1626434624	063-019-10489	EVANS, SCOTT Location: 59 HIGHLAND AVENUE	JOHNSON, CHARLES	0.70	10/1/2021	219,000	164,100	74.93			
L464052224	063-019-10778	FLEMINGS MEGAN Location: 1468 BRINK HILL ROAD	IOVANNI JUSTIN	1.33	5/4/2020	156,000	138,600	88.85			
171549760	063-019-10894	GERBER, JOSHUA L Location: 1422 LILLIESVILLE BROOK ROAD	SHARP, DONALD E	1.00	5/19/2021	265,000	240,500	90.75			
L799133696	063-019-10791	GREENE BEVERLEY Location: 492 NORTH MAIN STREET	SCOTT W. PUTNEY REVO...	1.25	10/4/2019	195,000	202,200	103.69			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1775697920	063-019-10287	HALL WILLIAM Location: 88 CUSHING DRIVE	CHAPARRO LIZ D. ACEV...	0.43	4/15/2019	145,000	132,000	91.03			
L640270336	063-019-10847	HAWLEY ROBERT Location: 824 CHRISTIAN HILL RD	SCHULZ HUNTER	4.70	3/16/2021	280,000	266,700	95.25			
L1490239488	063-019-10171	HERNANDEZ LAURA Location: 41 GRAHAM STREET	BROWN DAVID	0.33	11/19/2019	203,900	179,500	88.03			
977024064	063-019-11075	HERZOG, MICAH Location: 79 SANDERS ROAD	HONIGFORD, THOMAS	1.35	6/10/2021	187,000	132,200	70.70			O
1296278592	063-019-10313	HLS HOLDINGS, LLC Location: 268 RIVER STREET	THE BRENNIFERS, LLC	0.50	5/25/2021	215,000	229,700	106.84			
1917762624	063-019-10283	HOUSTON, CARA Location: 35 SAND HILL ROAD	COLE, MILAN S	0.60	11/16/2021	215,000	193,600	90.05			
L1094746112	063-019-11078	MEYER ADAM Location: 1896 BRINK HILL ROAD	HENNIGAN MAUREEN	2.20	10/7/2020	350,000	249,000	71.14			O
L570499072	063-019-11202	MITCHELL ADAM Location: 1020 GILEAD BROOK ROAD	LONG DAVID	4.30	4/10/2020	235,000	234,800	99.91			
631944256	063-019-10238	NUMMER, EMILY E Location: 53 STORE HILL ROAD	JD WEINSTEIN PROPERT...	3.10	6/15/2021	250,000	245,800	98.32			
L356081664	063-019-11159	PETERS SARA Location: 36 GRAHAM STREET	ZISSELSBERGER GARY	0.31	10/20/2020	142,500	162,500	114.04			O
2068845632	063-019-10744	PLOTSKY, JESSE A Location: 44 NORTH MAIN STREET	PARKER JR, WILLIAM D...	0.14	5/27/2021	133,000	119,100	89.55			
1927066688	063-019-10438	POMEROY, BENJAMIN Location: 539 LILLIESVILLE BROOK ROAD	SWEENEY, CHRISTOPHER...	0.80	6/29/2021	85,000	70,500	82.94			
L850829312	063-019-11193	ROBERTS STEVEN Location: 27 DUNHAM ROAD	SPAULDING WILLIAM	1.51	3/6/2020	297,900	279,400	93.79			
L528961536	063-019-10782	ROSADO JOSE Location: 65 SUGAR HILL ROAD	POULSON RONALD	1.90	1/8/2021	172,000	146,600	85.23			
1576094784	063-019-10533	SALLS, FRANCIS J Location: 3279 PEAVINE BOULEVARD	HARTLAND, JONATHAN	5.30	8/24/2021	256,000	231,900	90.59			
L1000202240	063-019-10891	SAMPSON LINDA Location: 81 SOUTH MAIN STREET	SHIFF MARK	0.20	12/11/2020	126,000	118,900	94.37			
L172134400	063-019-10899	SCANLAN LETICIA Location: 529 OXBOW ROAD	PATTERSON JAMES	2.10	7/24/2020	170,000	159,900	94.06			
L625401856	063-019-10790	SMITH DAWN Location: 600 NORTH MAIN STREET	GENT KENT	4.08	12/17/2020	99,000	79,700	80.51			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1168695296	063-019-10566	SMITH LINDA Location: 103 NORTH FALCON DRIVE	KETCHUM CARROLL	0.47	11/25/2020	53,000	49,900	94.15			
L1278697472	063-019-10132	SPRAGUE NICHOLAS Location: 22 BICENTENNIAL LANE	WHITCOMB NEWTON	0.52	6/19/2019	187,500	160,500	85.60			
L1262051328	063-019-10855	STRANCE NICHOLAS Location: 408 VT ROUTE 14	COFFEY JAMES	3.00	10/20/2020	180,000	188,200	104.56			
L1942257664	063-019-10768	TALBOT GEORGE Location: 76 MILLS DRIVE	PUTNEY JEDEDIAH	0.89	9/1/2020	275,000	255,300	92.84			
1768262720	063-019-10529	VIETS, JR., JOE EDWA... Location: 5 SAND HILL ROAD	BONSIGNORE, WILLIAM ...	0.40	7/29/2021	250,000	190,600	76.24			
L267800576	063-019-11073	WEBB ERIC Location: 643 CAMPBELL ROAD	SEARS TODD	5.70	5/14/2020	401,500	326,700	81.37			
1282888768	063-019-10652	WILLIAMS, NATHAN A Location: 150 SAND HILL ROAD	BOLLMAN, KEITH	0.72	6/11/2021	260,500	260,600	100.04			
13962304	063-019-10374	WOJDYLA, GARY W Location: 1523 CAMP BROOK ROAD	GREENWOOD, CINDY	3.00	7/1/2021	122,500	107,000	87.35			
L1879707648	063-019-10498	YOUNG TYLER Location: 212 RIVER STREET	HERBST THOMAS	0.20	5/14/2019	174,000	163,200	93.79			
Totals for R1 - Residential with less than 6 acres				78.07		8,431,200	7,796,100				

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	
45 Total Transactions	88.44	Low InterQuartile Value	89.72	Low 90% Value of Aggregate
187,360 Average Sales Price	99.83	High InterQuartile Value	95.22	High 90% Value of Aggregate
173,247 Average Listed Price	11.39	InterQuartile Range	92.47	Aggregate Ratio
93.42 Average Ratio			2.97%	Sampling Error
93.79 Median Ratio	73.79	Value of Outlier Low Limit	2	Number of Low Outliers
70.70 Low Ratio	113.79	Value of Outlier High Limit	2	Number of High Outliers
117.23 High Ratio	53.79	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	133.79	Value of Extreme High Limit	0	Number of High Extremes/Influentials
8.26 COD				
6	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
13%	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
1478122560	063-019-10221	ANDERSON, BRUCE Location: 2512 DARTT HILL ROAD	CARR III, GEORGE T	14.00	10/26/2021	395,000	319,600	80.91			
L26542080	063-019-11025	BERNFELD JOSEPH Location: 840 SUGAR HILL ROAD	TUFTS WILLIAM	129.00	6/10/2020	525,000	363,600	69.26			
L1525387264	063-019-11136	BROWN JASON Location: 256 WOODLAND ROAD	PERKINS SCOTT SR	6.10	10/7/2020	395,000	318,800	80.71			
L230854656	063-019-10435	CRIBBS DEBORAH Location: 4863 CAMP BROOK ROAD	GLENDINNING LEONARD	16.00	10/22/2020	52,000	86,500	166.35	E		E
L2104287232	063-019-11102	DANYOW JAMES Location: 644 LILLIESVILLE ROAD	WELTON WALTER	19.15	10/4/2019	76,500	105,300	137.65	O		O
183444544	063-019-10708	FARNSWORTH, ROBERT Location: 210 DARTT HILL ROAD	REGAN, ERIN R	6.80	5/14/2021	135,500	130,600	96.38			
507005504	063-019-11200	GARBACZ, DAVID J Location: 119 CAMPBELL ROAD	HILL, SAMANTHA	19.73	3/1/2022	597,000	363,800	60.94			
1211737152	063-019-10947	HARRIS, STEPHANIE J Location: 337 SOUTH MAIN STREET	PESENTI, LISA A	17.80	5/20/2021	150,000	143,100	95.40			
L2005323776	063-019-11200	HILL SAMANTHA Location: 119 CAMPBELL ROAD	BAPTIE TIMOTHY	19.70	11/12/2019	371,500	363,800	97.93			
L11096064	063-019-10303	LEFCOURT ADAM Location: 4958 CAMP BROOK ROAD	KENDALL PAUL	10.90	10/21/2020	105,000	109,000	103.81			
L1942298624	063-019-10604	MCNALLY STEPHEN Location: 2371 SANDERS ROAD	STEPHENSON CAROL	24.80	8/14/2019	338,000	378,600	112.01			
L1130049536	063-019-10417	NOSTRO KENNETH Location: 1686 NORTH MAIN STREET	TEVIS JEREMY	8.00	1/10/2020	238,000	235,700	99.03			
583359040	063-019-10385	OLIVER, ROBERT L Location: 2439 DARTT HILL ROAD	FERRIS, MAUREEN	7.00	3/25/2022	350,000	234,600	67.03			
2084807232	063-019-10594	WARDELL, JOSHUA Location: 589 CAMPBELL ROAD	DOHERTY, PATRICK T	25.00	1/7/2022	400,000	265,000	66.25			
621089856	063-019-10884	WHALEN, DARRION ROBE... Location: 369 CREEK ROAD	BILUNAS, JOHN P	8.06	6/2/2021	245,000	121,500	49.59	O		O
L2064400384	063-019-10561	WHEELER JOHN Location: 818 CHRISTIAN HILL ROAD	KELLOGG THOMAS	12.60	5/8/2020	235,000	298,800	127.15			
Totals for R2 - Residential with 6 or more acres				344.64		4,608,500	3,838,300				

R2 - Residential with 6 or more acres

Category Sample **Valid**: 90% confident that true aggregate ratio is within 10% of sample ratio. See Sampling Error.

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
16 Total Transactions	67.59	Low InterQuartile Value	73.37 Low 90% Value of Aggregate
288,031 Average Sales Price	109.96	High InterQuartile Value	93.21 High 90% Value of Aggregate
239,894 Average Listed Price	42.38	InterQuartile Range	83.29 Aggregate Ratio
94.40 Average Ratio			11.91% Sampling Error
95.89 Median Ratio	4.02	Value of Outlier Low Limit	0 Number of Low Outliers
49.59 Low Ratio	173.52	Value of Outlier High Limit	0 Number of High Outliers
166.35 High Ratio	- 59.54	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.13 PRD (Regression Index)	237.09	Value of Extreme High Limit	0 Number of High Extremes/Influentials
24.13 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		

MHU - Mobile home un-landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L470929408	063-019-10354	WHITCOMB NEWTON	BAKER CARRI	0.00	7/1/2019	50,000	52,100	104.20			
Location: 34 RICHARDS DRIVE (LOT 21)											

Totals for MHU - Mobile home un-landed				0.00		50,000	52,100				
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MHU - Mobile home un-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	104.20	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
50,000 Average Sales Price	104.20	High InterQuartile Value	0.00	High 90% Value of Aggregate
52,100 Average Listed Price	0.00	InterQuartile Range	104.20	Aggregate Ratio
104.20 Average Ratio				Sampling Error
104.20 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
104.20 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
104.20 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			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L295305216	063-019-10790	GENT KENT Location: 600 NORTH MAIN STREET	SCOTT W. PUTNEY REVO...	4.08	3/6/2020	72,000	79,700	110.69			
1295534656	063-019-11024	REGAN, JAMES C Location: 489 LILLIESVILLE BROOK ROAD	HILLMAN, KATHLEEN F	1.00	3/4/2022	96,000	68,700	71.56			
Totals for MHL - Mobile home landed				5.08		168,000	148,400				

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	71.56	Low InterQuartile Value	(30.18) Low 90% Value of Aggregate
84,000 Average Sales Price	110.69	High InterQuartile Value	206.85 High 90% Value of Aggregate
74,200 Average Listed Price	39.13	InterQuartile Range	88.33 Aggregate Ratio
91.13 Average Ratio			134.18% Sampling Error
91.13 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
71.56 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
110.69 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
21.47 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
587422784	063-019-10753	GAO, JUNFENG Location: 323 HOOPER HOLLOW	MUNYON, MELANIE E	0.50	10/14/2021	68,000	79,700	117.21			
L882343936	063-019-10312	MCDERMOTT NATIRA Location: 173 SAND HILL ROAD	GARCIA-BLALOCK CODY	2.10	6/26/2020	261,000	268,800	102.99			
L414949376	063-019-10539	ROBINSON ADAM Location: 2176 DARTT HILL ROAD	LITKA KEITH	2.00	6/23/2020	69,000	62,600	90.72			
Totals for S1 - Vacation home with less than 6 acres				4.60		398,000	411,100				

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	
3 Total Transactions	90.72	Low InterQuartile Value	92.42	Low 90% Value of Aggregate
132,667 Average Sales Price	117.21	High InterQuartile Value	114.16	High 90% Value of Aggregate
137,033 Average Listed Price	26.48	InterQuartile Range	103.29	Aggregate Ratio
103.64 Average Ratio			10.52%	Sampling Error
102.99 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
90.72 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
117.21 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
8.57 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
L1672921088	063-019-10401	144 MAIN ST BETHEL L... Location: 144 MAIN STREET	NEAL D. FOX TRUSTEE ...	0.09	4/15/2020	157,500	171,100	108.63			
1846540864	063-019-10880	MOUNTAIN VIEW ESTATE... Location: 3881 CAMPBROOK ROAD	REINCIPIIS REALTY GRO...	10.30	3/31/2022	385,000	261,200	67.84			
Totals for C - Commercial				10.39		542,500	432,300				

C - Commercial

Category Sample Invalid: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
2 Total Transactions	67.84	Low InterQuartile Value	(24.11) Low 90% Value of Aggregate
271,250 Average Sales Price	108.63	High InterQuartile Value	183.48 High 90% Value of Aggregate
216,150 Average Listed Price	40.79	InterQuartile Range	79.69 Aggregate Ratio
88.24 Average Ratio			130.24% Sampling Error
88.24 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
67.84 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
108.63 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
23.11 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
942553152	063-019-10095	GRAMMAR SCHOOL FORES... Location: 0 THAYER ROAD	THIRD BRANCH INVESTM...	155.30	4/23/2021	180,000	153,200	85.11			
1948631616	063-019-10448	MATTESS, ELIZABETH Location: HOOPER HOLLOW	GRANTHAM, RUPERT	117.00	12/30/2021	280,000	108,500	38.75	O		
304464448	063-019-10760	MILLAY, DANIEL E Location: 0 BRINK HILL	PERONE, STEPHEN F	2.00	1/7/2022	14,000	10,500	75.00			
1483050048	063-019-10896	STONE, JOHN Location: 0 CHARLIE WILSON ROAD	COBB, DANA G	37.20	7/23/2021	67,500	63,000	93.33			
1894870080	063-019-10096	STUART SCOTT LOLLIS ... Location: OLD STAGE ROAD	THIRD BRANCH INVESTM...	113.80	9/30/2021	149,000	128,300	86.11			

Totals for W - Woodland				425.30		690,500	463,500				
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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	
5 Total Transactions	56.88	Low InterQuartile Value	36.05	Low 90% Value of Aggregate
138,100 Average Sales Price	89.72	High InterQuartile Value	98.20	High 90% Value of Aggregate
92,700 Average Listed Price	32.85	InterQuartile Range	67.13	Aggregate Ratio
75.66 Average Ratio			46.28%	Sampling Error
85.11 Median Ratio	7.61	Value of Outlier Low Limit	0	Number of Low Outliers
38.75 Low Ratio	138.99	Value of Outlier High Limit	0	Number of High Outliers
93.33 High Ratio	- 41.66	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.13 PRD (Regression Index)	188.26	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.44 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
L1249337344	063-019-10254	BATIDUAN SANTOS Location: 0 BRINK HILL ROAD	COHEN NANCY	3.60	3/16/2020	15,000	33,000	220.00	E	O	
L1994973184	063-019-11196	DODGE BRETT Location: 1002 GILEAD BROOK ROAD	GILMAN GEOFFREY	2.00	3/5/2021	45,500	40,000	87.91			
L1972699136	063-019-10168	STODDARD WILLIS Location: CHRISTIAN HILL ROAD	BRIGHAM NATHANIEL	3.00	8/7/2020	30,000	37,200	124.00			
Totals for M - Miscellaneous				8.60		90,500	110,200				

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	
3 Total Transactions	87.91	Low InterQuartile Value	41.29	Low 90% Value of Aggregate
30,167 Average Sales Price	220.00	High InterQuartile Value	202.24	High 90% Value of Aggregate
36,733 Average Listed Price	132.09	InterQuartile Range	121.77	Aggregate Ratio
143.97 Average Ratio			66.08%	Sampling Error
124.00 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
87.91 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
220.00 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.18 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
35.51 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
68 Total Transactions	86.04	Low InterQuartile Value	85.76 Low 90% Value of Aggregate
208,710 Average Sales Price	102.87	High InterQuartile Value	93.36 High 90% Value of Aggregate
186,927 Average Listed Price	16.83	InterQuartile Range	89.56 Aggregate Ratio
93.16 Average Ratio			4.24% Sampling Error
94.06 Median Ratio	60.79	Value of Outlier Low Limit	1 Number of Low Outliers
49.59 Low Ratio	128.12	Value of Outlier High Limit	2 Number of High Outliers
137.65 High Ratio	35.54	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	153.37	Value of Extreme High Limit	1 Number of High Extremes/Influentials
11.69 COD			
7	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		

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
6 Total Transactions	65.39 Low InterQuartile Value		68.64 Low 90% Value of Aggregate
219,750 Average Sales Price	105.52 High InterQuartile Value		99.10 High 90% Value of Aggregate
184,300 Average Listed Price	40.12 InterQuartile Range		83.87 Aggregate Ratio
87.81 Average Ratio			18.16% Sampling Error
93.93 Median Ratio	5.21 Value of Outlier Low Limit	0 Number of Low Outliers	
58.04 Low Ratio	165.70 Value of Outlier High Limit	0 Number of High Outliers	
108.63 High Ratio	- 54.97 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	225.88 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.82 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
8 Total Transactions	77.53 Low InterQuartile Value		46.74 Low 90% Value of Aggregate
97,625 Average Sales Price	116.33 High InterQuartile Value		100.17 High 90% Value of Aggregate
71,713 Average Listed Price	38.81 InterQuartile Range		73.46 Aggregate Ratio
101.28 Average Ratio			36.36% Sampling Error
87.01 Median Ratio	19.32 Value of Outlier Low Limit	0 Number of Low Outliers	
38.75 Low Ratio	174.54 Value of Outlier High Limit	1 Number of High Outliers	
220.00 High Ratio	- 38.89 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.38 PRD (Regression Index)	232.75 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
34.52 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	
82 Total Transactions	85.20	Low InterQuartile Value	84.50	Low 90% Value of Aggregate
200,851 Average Sales Price	103.00	High InterQuartile Value	91.88	High 90% Value of Aggregate
177,133 Average Listed Price	17.79	InterQuartile Range	88.19	Aggregate Ratio
91.98 Average Ratio			4.18%	Sampling Error
93.63 Median Ratio	58.51	Value of Outlier Low Limit	3	Number of Low Outliers
38.75 Low Ratio	129.69	Value of Outlier High Limit	3	Number of High Outliers
137.65 High Ratio	31.82	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	156.38	Value of Extreme High Limit	2	Number of High Extremes/Influentials
12.72 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			