

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
	108-252-10021				11/14/2022	239,700	240,700	100.42			
Location:											

Totals for R2 - Residential with 6 or more acres

239,700 240,700

R2 - Residential 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

1 Total Transactions	100.42 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
239,700 Average Sales Price	100.42 High InterQuartile Value	0.00 High 90% Value of Aggregate
240,700 Average Listed Price	0.00 InterQuartile Range	100.42 Aggregate Ratio
100.42 Average Ratio		Sampling Error
100.42 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
100.42 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
100.42 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		
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
100% 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
	108-252-10031				11/14/2022	83,700	89,500	106.93			
Location:											

Totals for M - Miscellaneous

83,700 89,500

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

1	Total Transactions	106.93	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
83,700	Average Sales Price	106.93	High InterQuartile Value	0.00	High 90% Value of Aggregate
89,500	Average Listed Price	0.00	InterQuartile Range	106.93	Aggregate Ratio
106.93	Average Ratio				Sampling Error
106.93	Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
106.93	Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
106.93	High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00	PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
0.00	COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02				

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
5 Total Transactions	99.53	Low InterQuartile Value	96.56 Low 90% Value of Aggregate
203,060 Average Sales Price	137.63	High InterQuartile Value	113.55 High 90% Value of Aggregate
213,320 Average Listed Price	38.09	InterQuartile Range	105.05 Aggregate Ratio
115.23 Average Ratio			8.09% Sampling Error
101.85 Median Ratio	42.40	Value of Outlier Low Limit	0 Number of Low Outliers
98.65 Low Ratio	194.76	Value of Outlier High Limit	0 Number of High Outliers
173.33 High Ratio	- 14.74	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	251.90	Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.96 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
80% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

Class - Commercial/Industrial (C, CA, I)

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
0 Total Transactions	0.00 Low InterQuartile Value		0.00 Low 90% Value of Aggregate
Average Sales Price	0.00 High InterQuartile Value		0.00 High 90% Value of Aggregate
Average Listed Price	0.00 InterQuartile Range		100.00 Aggregate Ratio
0.00 Average Ratio			Sampling Error
0.00 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
0.00 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
0.00 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
N/A Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

Class - Farm/Vacant (W, M, F)

*Town Sample **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
1 Total Transactions	106.93	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
83,700 Average Sales Price	106.93	High InterQuartile Value	0.00 High 90% Value of Aggregate
89,500 Average Listed Price	0.00	InterQuartile Range	106.93 Aggregate Ratio
106.93 Average Ratio			Sampling Error
106.93 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
106.93 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
106.93 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
0.00 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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
6 Total Transactions	99.98 Low InterQuartile Value		97.13 Low 90% Value of Aggregate
183,167 Average Sales Price	123.53 High InterQuartile Value		113.26 High 90% Value of Aggregate
192,683 Average Listed Price	23.55 InterQuartile Range		105.20 Aggregate Ratio
113.85 Average Ratio			7.66% Sampling Error
101.88 Median Ratio	64.64 Value of Outlier Low Limit	0 Number of Low Outliers	11.32% Weighted Standard Deviation
98.65 Low Ratio	158.86 Value of Outlier High Limit	1 Number of High Outliers	
173.33 High Ratio	29.31 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.08 PRD (Regression Index)	194.20 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
13.29 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
67% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			