

Study created by Christie.Wright@vermont.gov on 11/18/2022 at 6:47 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1154732032	159-050-10835	BROWN JEFFREY Location: 599 GOOSE GREEN ROAD	CARRIER JANE	5.60	12/6/2019	190,000	163,700	86.16			
L280879104	159-050-10115	CAHILL MEGHAN Location: 3162 TAPLIN HILL ROAD	BOLES MARK	5.60	11/13/2020	165,000	113,900	69.03			
32476224	159-050-10359	CALVONI, PATRICK Location: 353 PIKE HILL RD	GILLET SR., DAVID R	0.90	7/23/2021	84,000	89,600	106.67			
130683968	159-050-10483	DEPAULIS, DAVID Location: 2805 COOKEVILLE ROAD	ESTATE OF MARIE V. J...	3.50	4/9/2021	65,000	95,700	147.23			O
L1735286784	159-050-10630	DINSMORE CONN Location: 820 VILLAGE ROAD	MILLER IRENE	0.31	6/18/2019	115,500	117,700	101.90			
L1961172992	159-050-10628	ELLISON TIMOTHY Location: 1483 WHITE ROAD	MILLER ANDREW	5.00	6/29/2020	159,900	144,300	90.24			
L960987136	159-050-10612	GOTTHARDT EDDIE Location: 765 VILLAGE ROAD	MCLAM NORMAN	0.50	5/16/2019	150,000	144,900	96.60			
227044416	159-050-11140	HALEY, CATHERINE Location: 2053 BROOK ROAD	LABUTTI, BETSY	5.90	9/14/2021	255,000	167,600	65.73			
L1601998848	159-050-10655	HIGGINS MICHAEL Location: 1736 CAMP MUNN RD.	HILL JEFFERY	2.20	4/12/2019	181,000	196,800	108.73			
329436224	159-050-10663	JOSEPH W. LOFTUS FAM... Location: 2321 COOKEVILLE RD	HAYWARD, PHILIP	0.50	8/6/2021	73,000	77,200	105.75			
394505280	159-050-10856	LOCKE, JENNIFER Location: 275 FAIRGROUND ROAD	WHITAKER, LEONARD	1.00	9/10/2021	285,000	200,800	70.46			
L96804864	159-050-10353	MATTESON WADE Location: 135 POND LANE	GENDRON BERNARD JR.	1.90	5/10/2019	132,000	114,900	87.05			
1368427584	159-050-10201	MOTLEY, JAMES Location: 271 SPRUCE LANE	ROULEAU, DERRICK	1.60	8/4/2021	295,000	236,100	80.03			
L1972453376	159-050-10210	NICHOLSON ANDREW Location: 932 VILLAGE ROAD	CRAWFORD PETER	0.25	3/5/2021	249,000	256,900	103.17			
576713792	159-050-10370	PERRY, JAMES Location: 4927 MAPLEWOOD RD	ATLANTICA, LLC	5.91	6/16/2021	119,500	112,600	94.23			
L923914240	159-050-10390	PLANCK JANAI Location: 1462 CENTER ROAD	EAGLE ARTHUR	5.63	6/17/2020	360,000	300,600	83.50			
L361840640	159-050-11133	RAMSRUD DANNY Location: 2055 BROOK ROAD	ROSS FAMILY REVOCABL...	2.50	3/26/2021	230,000	227,000	98.70			
642770496	159-050-10729	ROBTOY, JOSHUA L Location: 9652 VT ROUTE 25	PIERSON, MATTHEW R	3.40	3/25/2022	310,000	243,700	78.61			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L273850368	159-050-10015	TELLIER MEAGAN Location: 980 GOOSE GREEN ROAD	ANDERSON MARK	3.00	2/4/2021	192,000	181,700	94.64			
501853248	159-050-10409	TROJANOWSKI, SCOTT W Location: 390 VILLAGE ROAD	HERMAN, SHEILA L	1.00	8/31/2021	130,000	160,000	123.08			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>56.20</b>		<b>3,740,900</b>	<b>3,345,700</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	
20 Total Transactions	80.90	Low InterQuartile Value	83.50	Low 90% Value of Aggregate
187,045 Average Sales Price	105.11	High InterQuartile Value	95.37	High 90% Value of Aggregate
167,285 Average Listed Price	24.21	InterQuartile Range	89.44	Aggregate Ratio
94.57 Average Ratio			6.63%	Sampling Error
94.43 Median Ratio	44.59	Value of Outlier Low Limit	0	Number of Low Outliers
65.73 Low Ratio	141.42	Value of Outlier High Limit	1	Number of High Outliers
147.23 High Ratio	8.28	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	177.73	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.90 COD				
2	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
L1803423744	159-050-10602	ADAMS DAVID Location: 182 CROSS ROAD	MAZZARELLA KEITH	11.50	9/4/2020	360,000	315,000	87.50			
L1348329472	159-050-10822	BENJAMIN JEREMY Location: 83 LIMLAW ROAD	SILAGYI MARJORIE	10.20	7/27/2020	239,000	184,300	77.11			
1842318400	159-050-10867	BRACE, ASHLEY Location: 4434 CHELSEA ROAD	CONSTANTINE, JOSHUA	21.90	7/21/2021	315,000	220,900	70.13			
L912232448	159-050-10271	CARNEY BRIAN Location: 1213 RICHARDSON ROAD	DRURY HAROLD	34.50	7/17/2019	324,450	354,200	109.17			
1005182016	159-050-10062	CONDON, MICHAEL Location: 854 WHITE ROAD	MOWER, ALICE	34.70	7/23/2021	280,000	146,200	52.21			
101411904	159-050-10498	DESIREPATH LLC Location: 706 DEARBORN HILL ROAD	KING, DAVID G	164.00	8/30/2021	810,000	536,200	66.20			
2019146816	159-050-10402	DUNCAN, ERIC W Location: 457 HEATH ROAD	GARDENER, JEFFREY D	54.50	11/18/2021	295,000	250,500	84.92			
2108775488	159-050-10581	FENTON, ANN N Location: 221 LOST MEADOW ROAD	MAHONY, MELISA	10.00	9/17/2021	435,300	293,700	67.47			
622158912	159-050-10417	FLEMER, STEVENSON Location: 403 DEARBORN HILL ROAD	KING, NATHANIEL J	25.50	4/14/2021	320,000	234,200	73.19			
L1539756032	159-050-10746	FORT WAITE HOLSTEINS... Location: 2489 COOKEVILLE ROAD	PRICE MARY SUE	57.00	6/7/2019	285,000	291,100	102.14			
1305447488	159-050-10836	GELLERT, ANTHONY W Location: 249 HILLSIDE DRIVE	WILKISON, LAWRENCE	13.70	7/26/2021	375,000	252,100	67.23			
661126208	159-050-10841	JUZYCA, TOMASZ Location: 1341 CLAFLIN ROAD	WARD, TIMOTHY S	23.30	12/9/2021	195,000	155,600	79.79			
2122972224	159-050-10711	KEMPER, ERIC T Location: 1285 WHITE ROAD	SPARROW, NATHAN P	10.00	11/29/2021	330,000	170,700	51.73			
L517214208	159-050-10298	KLEBART JOAN Location: 258 COPPERMINE ROAD	NANCY EILERTSEN	17.00	11/19/2020	169,000	175,300	103.73			
L1595228160	159-050-10963	LANSBURGH MARK Location: 2526 RICHARDSON ROAD	WALLOR ALAN	58.80	12/11/2020	395,000	322,100	81.54			
L1627967488	159-050-10608	LONGTO JEREMY Location: 1679 WHITE ROAD	CHEVERIER SARAH	11.00	4/15/2019	304,000	321,300	105.69			
L1453268992	159-050-10935	MORTON KATHLEEN MARY... Location: 5500 SOUTH ROAD	EGAN DANIEL	11.28	6/15/2020	244,000	292,200	119.75			
L454254592	159-050-10264	PACKARD RICHARD Location: 2940 CHELSEA ROAD	SARGENT MARK	60.00	10/23/2019	282,000	321,000	113.83			
L688128	159-050-10779	SAKEN JON	RUGG HAVEN LLC	41.24	1/11/2021	480,000	515,900	107.48			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
		Location: 513 TAPLIN HILL ROAD									
1561532992	159-050-10608	THE KAPER LIVING TRU...	LONGTO, JEREMY A	11.00	2/15/2022	450,000	343,000	76.22			
		Location: 1679 WHITE ROAD									
L1806938112	159-050-10567	WINKELJOHN JEFFREY	MACARI GERALD	21.50	7/18/2019	269,900	235,700	87.33			
		Location: 10057 VERMONT ROUTE 25									
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>702.62</b>		<b>7,157,650</b>	<b>5,931,200</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	
21 Total Transactions	68.80	Low InterQuartile Value	75.52	Low 90% Value of Aggregate
340,840 Average Sales Price	104.71	High InterQuartile Value	90.21	High 90% Value of Aggregate
282,438 Average Listed Price	35.91	InterQuartile Range	82.87	Aggregate Ratio
84.97 Average Ratio			8.86%	Sampling Error
81.54 Median Ratio	14.93	Value of Outlier Low Limit	0	Number of Low Outliers
51.73 Low Ratio	158.57	Value of Outlier High Limit	0	Number of High Outliers
119.75 High Ratio	- 38.93	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	212.44	Value of Extreme High Limit	0	Number of High Extremes/Influentials
19.87 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
1406110784	159-050-10566	ALLEN, DUANE E Location: 9935 ROUTE 25	MACARI, GERALD	21.50	7/14/2021	90,000	85,200	94.67			
L1447596032	159-050-10672	AUGUST MATHIEU Location: 3102 TAPLIN HILL ROAD	DUDENHOEFFER NATHAN	7.05	8/14/2020	150,000	107,400	71.60			
596589632	159-050-10629	DANFORTH, JOHNATHAN ... Location: 9865 VT ROUTE 25	ILSLEY, LANCE J	0.70	11/18/2021	139,000	72,200	51.94			
L504987648	159-050-10698	DANIELS JR. ARVID Location: 39 DEER LANE	JOHNSON AARON	2.40	7/12/2019	95,000	85,500	90.00			
L23592960	159-050-11163	KINGSBURY TAD Location: 3082 TAPLIN HILL ROAD	OAKES TIMOTHY	4.35	6/30/2020	60,000	73,900	123.17			
1268947520	159-050-10455	MCNELLY, RICHARD A Location: ORANGE	HUTCHINSON, RANDY	5.00	3/3/2022	158,000	91,300	57.78			
1868821056	159-050-10319	RAGAN, MICHAELA L Location: 556 CAMP MUNN RD	NORMAND, MAURICE	5.00	1/14/2022	80,000	66,800	83.50			
1135696960	159-050-10805	ROMINGER, PAUL A Location: 191 FAIRGROUND ROAD	SCOTT, RODNEY W	1.10	9/28/2021	52,000	60,400	116.15			
738530368	159-050-10237	TRENT, TYLER N Location: 5299 CHELSEA ROAD	DEALMEIDA, DEBORAH	1.40	5/14/2021	187,000	109,400	58.50			
2136259648	159-050-10808	WILDE, SETH M Location: 5837 COOKEVILLE ROAD	PARONTO, SUSAN	20.00	10/29/2021	120,000	129,800	108.17			
L31461376	159-050-10243	WOLFF MICHAEL Location: 1082 CHELSEA ROAD	DELLORO DINO	3.00	3/17/2021	135,000	90,500	67.04			
<b>Totals for MHL - Mobile home landed</b>				<b>71.50</b>		<b>1,266,000</b>	<b>972,400</b>				

**MHL - Mobile home landed**

*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
11 Total Transactions	58.50	Low InterQuartile Value	65.46 Low 90% Value of Aggregate
115,091 Average Sales Price	108.17	High InterQuartile Value	88.15 High 90% Value of Aggregate
88,400 Average Listed Price	49.66	InterQuartile Range	76.81 Aggregate Ratio
83.87 Average Ratio			14.76% Sampling Error
83.50 Median Ratio	- 15.99	Value of Outlier Low Limit	0 Number of Low Outliers
51.94 Low Ratio	182.66	Value of Outlier High Limit	0 Number of High Outliers
123.17 High Ratio	- 90.49	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	257.16	Value of Extreme High Limit	0 Number of High Extremes/Influentials
24.53 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		

**S1 - Vacation home with less than 6 acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1785012224	159-050-10945	ROWSE CHARLES Location: 1250 BACKWAY ROAD	WAIBLE CHRISTINE	3.90	6/23/2020	49,900	39,600	79.36			
L488640512	159-050-10215	WILSON THOMAS Location: 3469 CHELSEA ROAD	CURLEY JOAN	1.10	12/31/2020	43,000	36,900	85.81			
<b>Totals for S1 - Vacation home with less than 6 acres</b>				<b>5.00</b>		<b>92,900</b>	<b>76,500</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	79.36	Low InterQuartile Value	62.75	Low 90% Value of Aggregate
46,450 Average Sales Price	85.81	High InterQuartile Value	101.95	High 90% Value of Aggregate
38,250 Average Listed Price	6.46	InterQuartile Range	82.35	Aggregate Ratio
82.59 Average Ratio			23.80%	Sampling Error
82.59 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
79.36 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
85.81 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
3.91 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
166321216	159-050-10538	AUGUST ROSE LLC Location: 455 VALLIANT PLACE	DUCAS, JOANNE	113.00	10/18/2021	198,000	119,100	60.15			
1888115776	159-050-10656	PORTER, NATHAN Location: 1500 MCARTHUR RIDGE	MURDOCK, JANET K	11.00	10/27/2021	19,000	30,700	161.58	O		
L67440640		THE NOTTER FARM LLC Location: 3890 CHELSEA RD	LEVINE SCOTT	53.30	9/25/2020	85,000	89,800	105.65			
<b>Totals for W - Woodland</b>				<b>177.30</b>		<b>302,000</b>	<b>239,600</b>				

**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	
3 Total Transactions	60.15	Low InterQuartile Value	25.61	Low 90% Value of Aggregate
100,667 Average Sales Price	161.58	High InterQuartile Value	133.07	High 90% Value of Aggregate
79,867 Average Listed Price	101.43	InterQuartile Range	79.34	Aggregate Ratio
109.13 Average Ratio			67.72%	Sampling Error
105.65 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
60.15 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
161.58 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.38 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
32.00 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			

**M - Miscellaneous**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L308789248	159-050-11034	AINSWORTH LUTHER Location: 1539 WHITE ROAD	PESTKA DARREN	10.00	7/14/2020	32,000	49,200	153.75			
1372757056	159-050-10688	BARRETT, DANIEL N Location: 1350 BACKWAY ROAD	PALERMO, TANNER	9.20	10/8/2021	35,000	34,100	97.43			
140815424	159-050-11170	DEMIRJIAN, PALIG Location: 0 PIKE HILL ROAD	KNAPP, LUKE A	10.60	8/7/2021	37,500	38,600	102.93			
1841960000	159-050-10527	EMERSON, CARRIE-ANN Location: 805 COOKEVILLE ROAD	KRUSE, ROBERT C	10.20	4/12/2021	30,000	35,600	118.67			
743332928	159-050-10183	HEWETT, DANIEL Location: 145 CLAFLIN ROAD	COOKE, JENNIFER	10.20	10/18/2021	25,000	32,100	128.40			
L2029559808	159-050-10128	JOHNSON ANYA Location: 400 PAGE HILL ROAD	KELLEY STEPHEN	10.00	7/31/2020	65,000	43,500	66.92			
L1946566656	159-050-10747	MACKENZIE BRUCE Location: 1102 COOKEVILLE ROAD	FORTUNATI ROBERT	13.00	12/22/2020	80,000	39,300	49.13			
L1439588352	159-050-10136	MCKENNEY STEVEN Location: 457 HAZLETT DRIVE	DUONG YEN HAI	13.60	5/3/2019	22,000	36,100	164.09	O		
1417445952	159-050-10826	SCOTT, ALYSSA Location: 390 PAGE HILL ROAD	SHEPARD, CURTIS	7.00	11/19/2021	175,000	51,400	29.37			
L59990016	159-050-11116	SEWALL JOSIAH Location: 7275 VT ROUTE 25	PETRUCCI MICHAEL	37.00	4/12/2019	75,000	69,400	92.53			
1709413440	159-050-10826	SHEPARD, CURTIS Location: 390 PAGE HILL ROAD	HURST, SETH	7.00	4/26/2021	155,000	51,400	33.16			
476050496	159-050-10927	SOUTHWORTH, CHAD Location: 210 CAMP MUNN ROAD	MAGOON, JOSHUA	1.00	6/21/2021	13,500	17,600	130.37			
1091267648	159-050-10967	TIMMONS, RICHARD Location: 5510 CHELSEA ROAD	CO-TRUSTEES, HERBERT...	2.00	8/25/2021	10,000	18,000	180.00	O		
<b>Totals for M - Miscellaneous</b>				<b>140.80</b>		<b>755,000</b>	<b>516,300</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
13 Total Transactions	58.02	Low InterQuartile Value	44.66 Low 90% Value of Aggregate
58,077 Average Sales Price	142.06	High InterQuartile Value	92.11 High 90% Value of Aggregate
39,715 Average Listed Price	84.04	InterQuartile Range	68.38 Aggregate Ratio
103.60 Average Ratio			34.70% Sampling Error
102.93 Median Ratio	- 68.03	Value of Outlier Low Limit	0 Number of Low Outliers
29.37 Low Ratio	268.11	Value of Outlier High Limit	0 Number of High Outliers
180.00 High Ratio	- 194.08	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.51 PRD (Regression Index)	394.17	Value of Extreme High Limit	0 Number of High Extremes/Influentials
37.87 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
55 Total Transactions	71.60	Low InterQuartile Value	79.58 Low 90% Value of Aggregate
224,590 Average Sales Price	103.73	High InterQuartile Value	88.79 High 90% Value of Aggregate
189,078 Average Listed Price	32.13	InterQuartile Range	84.19 Aggregate Ratio
88.02 Average Ratio			5.46% Sampling Error
86.16 Median Ratio	23.41	Value of Outlier Low Limit	0 Number of Low Outliers
51.73 Low Ratio	151.92	Value of Outlier High Limit	0 Number of High Outliers
147.23 High Ratio	- 24.78	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	200.11	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.97 COD			
2 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			

**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 **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
16 Total Transactions	61.84	Low InterQuartile Value	52.73 Low 90% Value of Aggregate
66,063 Average Sales Price	147.91	High InterQuartile Value	90.30 High 90% Value of Aggregate
47,244 Average Listed Price	86.06	InterQuartile Range	71.51 Aggregate Ratio
104.63 Average Ratio			26.28% Sampling Error
104.29 Median Ratio	- 67.25	Value of Outlier Low Limit	0 Number of Low Outliers
29.37 Low Ratio	277.00	Value of Outlier High Limit	0 Number of High Outliers
180.00 High Ratio	- 196.34	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.46 PRD (Regression Index)	406.09	Value of Extreme High Limit	0 Number of High Extremes/Influentials
36.61 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
71 Total Transactions	70.46	Low InterQuartile Value	78.68 Low 90% Value of Aggregate
188,865 Average Sales Price	106.67	High InterQuartile Value	87.70 High 90% Value of Aggregate
157,115 Average Listed Price	36.21	InterQuartile Range	83.19 Aggregate Ratio
91.76 Average Ratio			5.42% Sampling Error
87.50 Median Ratio	16.14	Value of Outlier Low Limit	0 Number of Low Outliers
29.37 Low Ratio	160.98	Value of Outlier High Limit	3 Number of High Outliers
180.00 High Ratio	- 38.18	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	215.30	Value of Extreme High Limit	0 Number of High Extremes/Influentials
25.32 COD			
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
3%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		