

Study created by Christie.Wright@vermont.gov on 11/15/2022 at 4:58 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L557916160	366-113-10053	1 OLD COACH ROAD LLC Location: 175 COMMERCIAL AVENUE	ALAN T. AND JOLENE L...	0.16	9/30/2020	80,500	106,200	131.93			
L747245568	366-113-10251	ARSENAULT CODY Location: 517 BOBBIN MILL ROAD	COLBY TODD	3.20	7/3/2020	224,000	203,700	90.94			
1599603776	366-113-10618	BERNIER, AUSTEN K Location: 46 S. LUNENBURG ROAD	LABOUNTY, DOUGLAS B	1.23	4/23/2021	170,000	78,300	46.06			
L1909727232	366-113-10604	CANTIN KORY Location: 77 SOUTH LUNENBURG ROAD	SENECAL JR RICHARD	0.75	11/22/2019	124,000	114,400	92.26			
1541710400	366-113-10014	CARR, AMANDA Location: 1490 BOBBIN MILL ROAD	AMADON, LARRY	1.50	1/19/2022	28,200	23,300	82.62			
756771904	366-113-10450	CARR, RYAN Location: 17 CHURCH STREET	MOORE, KEVIN C	0.26	9/30/2021	62,500	45,400	72.64			
1079819328	366-113-10571	DAVIDSON, TRACY L Location: 14 BOBBIN MILL ROAD	EASTMAN, DANA J	0.47	12/6/2021	75,000	68,600	91.47			
L555298816	366-113-10824	DAVIS CHRISTOPHERJ Location: 105 POND HILL ROAD	SEDGWICK SR MICHAEL	2.16	12/18/2020	159,000	161,500	101.57			
328240192	366-113-10808	DAYTON, BETSY Location: 50 JEFFERSON AVENUE	MOORE, KEVIN C	0.19	8/10/2021	85,000	87,800	103.29			
1997032512	366-113-10915	DAYTON, BETSY A Location: 56 JEFFERSON AVENUE	MOORE, KEVIN C	0.12	8/10/2021	85,000	74,800	88.00			
L1990369280	366-113-10878	FITCH JOHN Location: 1392 COLBY ROAD	CLOUTIER DARLENE	1.50	10/19/2020	195,000	160,400	82.26			
L1632796672	366-113-10615	HEYES DAVID Location: 32 SOUTH LUNENBURG ROAD	MCGOLDRICK JAMES	0.49	9/5/2019	145,000	111,700	77.03			
1418081344	366-113-10495	KLEBER, JASON A Location: 1531 RIVER ROAD	PRESCOTT, HOLLY J	1.30	6/21/2021	165,000	146,200	88.61			
L2041208832	366-113-10295	LEGER ROBERT Location: 166 WEST MAIN ST	WILKINSON KELSEY	0.79	9/3/2020	65,000	52,400	80.62			
L1056342016	366-113-10625	MARCHETTI RYAN Location: 39 SOUTH LUNENBURG ROAD	COLBY CHRISTOPHER	0.60	6/14/2019	155,000	153,600	99.10			
377418816	366-113-10569	POTTEIGER, MICHELLE ... Location: 23 CEDAR STREET	ESTATE OF THERESE F....	0.16	7/6/2021	94,000	91,500	97.34			
L1188999168	366-113-10423	RICHARDSON BRIAN Location: 966 SOUTH LUNENBURG ROAD	GRAY GEORGE	2.00	7/31/2019	115,000	133,200	115.83			
L1262198784	366-113-10295	RICHARDSON DANIELLE Location: 166 WEST MAIN STREET	LEGER ROBERT	0.79	1/22/2021	65,000	52,400	80.62			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2000228352	366-113-10102	ROOT LEONARD Location: 74 COMMERCIAL AVE	BLACK JAMES	0.20	9/26/2019	35,000	38,000	108.57			
1230916672	366-113-10137	SHASTANY, RICHARD T Location: 37 BEECH STREET	BROOKS, GARY W	0.21	8/6/2021	118,000	88,000	74.58			
L1510457344	366-113-10655	SIMPSON JERRY Location: 2556 RIVER ROAD	CODERRE ALICE	0.21	11/15/2019	35,000	43,800	125.14			
L1297522688	366-113-11070	SPEARIN CYNTHIA Location: 148 RIVERSIDE AVENUE	BUSKA DAVID	1.60	11/15/2019	73,000	57,200	78.36			
L397025280	366-113-10694	THERRIAULT CHRISTOPH... Location: 76 RIVER ROAD	ANGELO C. VOZZELLA F...	0.25	9/8/2020	76,900	37,600	48.89			

Totals for R1 - Residential with less than 6 acres **20.14** **2,430,100** **2,130,000**

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
23 Total Transactions	78.36 Low InterQuartile Value	80.58 Low 90% Value of Aggregate
105,657 Average Sales Price	101.57 High InterQuartile Value	94.73 High 90% Value of Aggregate
92,609 Average Listed Price	23.22 InterQuartile Range	87.65 Aggregate Ratio
89.47 Average Ratio		8.08% Sampling Error
88.61 Median Ratio	43.53 Value of Outlier Low Limit	0 Number of Low Outliers
46.06 Low Ratio	136.40 Value of Outlier High Limit	0 Number of High Outliers
131.93 High Ratio	8.71 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	171.22 Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.97 COD		
2 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
L352575488	366-113-10709	BAXTER RYAN Location: WEST LUNENBURG ROAD	SENDER JOSEPH	24.80	3/10/2021	49,000	28,900	58.98			
1954065472	366-113-10179	BECK, ROBERT D Location: 125 POWELL ROAD	THOMPSON, CAROLINE A	10.20	9/16/2021	339,000	199,200	58.76			
L969166848	366-113-10844	BROWER NORMAN Location: 53 POND HILL RD	CHANCE JENNIFER	17.00	9/15/2020	260,000	217,600	83.69			
1146377280	366-113-10836	DATED OCTOBER 11, 20... Location: 310 TOBYNE ROAD	LUND, ROBERT M	26.07	6/15/2021	385,000	212,000	55.06			
L835624960	366-113-10917	GOULET JOHN Location: 1507 BAPTIST HILL ROAD	SWEENEY FAMILY TRUST	6.00	3/10/2021	188,000	166,600	88.62			
L1263046656	366-113-11028	KOBERNICK MATTHEW Location: 110 THOMAS RD	ARTHUR B. WRIGHT AND...	25.50	12/11/2020	289,000	228,000	78.89			
L1998958592	366-113-10393	LAMBERT JAMES Location: 162 SOUTH LUNENBURG ROAD	ESTATE OF GRANT WYLA...	7.10	9/30/2019	170,000	147,000	86.47			
L623464448	366-113-11120	LUND ROBERT Location: 192 EAST MAIN STREET	MCGOLDRICK JAMES	10.10	12/22/2020	167,500	107,700	64.30			
L706420736	366-113-10310	MCLAUGHLIN DARRELL Location: MAILLET ROAD	DOWNING JACK	112.00	11/25/2020	79,500	129,600	163.02	O	O	O
L1082638336	366-113-10263	NASON RONALD Location: SO. LUNENBURG RD	COURTEAU JEAN	9.30	9/16/2019	59,000	47,800	81.02			
2021977152	366-113-11075	NASON, PENNY M Location: 168 TOBYNE ROAD	AMADON, JASON L	11.05	9/30/2021	297,000	151,400	50.98			
L1984569344	366-113-10741	SMITH KEVIN Location: 517 SOUTH LUNENBURG ROAD	NOBILE KARILYN	8.10	2/24/2020	160,000	171,100	106.94			
L809123840	366-113-11122	WILLIAMS ANDREW Location: 211 WENTWORTH ROAD	ABBOTT DYLAN	27.30	11/27/2019	117,000	99,600	85.13			
Totals for R2 - Residential with 6 or more acres				294.52		2,560,000	1,906,500				

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
13 Total Transactions	58.87 Low InterQuartile Value		63.80 Low 90% Value of Aggregate
196,923 Average Sales Price	87.54 High InterQuartile Value		85.14 High 90% Value of Aggregate
146,654 Average Listed Price	28.67 InterQuartile Range		74.47 Aggregate Ratio
81.68 Average Ratio			14.33% Sampling Error
81.02 Median Ratio	15.86 Value of Outlier Low Limit	0 Number of Low Outliers	
50.98 Low Ratio	130.55 Value of Outlier High Limit	1 Number of High Outliers	
163.02 High Ratio	- 27.15 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.10 PRD (Regression Index)	173.56 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
23.44 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			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1343581248	366-113-10391	MARTEL, ANDREW J Location: 1792 POND HILL ROAD	SANTAW, RICHARD	0.96	8/31/2021	70,000	37,000	52.86			

Totals for MHL - Mobile home landed				0.96		70,000	37,000				
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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	
1 Total Transactions	52.86	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
70,000 Average Sales Price	52.86	High InterQuartile Value	0.00	High 90% Value of Aggregate
37,000 Average Listed Price	0.00	InterQuartile Range	52.86	Aggregate Ratio
52.86 Average Ratio				Sampling Error
52.86 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
52.86 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
52.86 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				

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1127981056	366-113-10410	BOYCE GERARD Location: 266 BOYS CAMP ROAD	ELLISON LARRY	0.34	8/19/2020	130,000	148,700	114.38			E
L677117952	366-113-10506	FORBES JR. ALLAN Location: 146 LAKE ROAD	KIMBALL PETER	0.13	9/17/2019	163,750	111,400	68.03			
L1429823488	366-113-10899	KOPP KEITH Location: SOUTHEAST POND ROAD	NELSON CHRISTOPHER	0.38	6/11/2020	145,000	101,900	70.28			
1750357056	366-113-10652	MACDONALD, IAN M Location: 114 LAKE ROAD	LARUE JR, RAYMOND W	0.11	6/22/2021	158,000	124,400	78.73			
L803553280	366-113-10225	MILANI MICHAEL Location: 204 BOYS CAMP ROAD	REDDEN STEPHEN	0.24	11/20/2020	367,000	214,100	58.34			
L1468485632	366-113-10077	OUELLETTE RYAN Location: 61 MACLAUGHLIN ROAD	BELL AMOS	2.78	10/15/2020	286,900	225,600	78.63			
310627392	366-113-10965	WYMAN, JUDTIH Location: 66 WILLSON ROAD	SOTO, DARLENE A	0.06	8/31/2021	125,000	87,100	69.68			
Totals for S1 - Vacation home with less than 6 acres				4.04		1,375,650	1,013,200				

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
7 Total Transactions	68.03 Low InterQuartile Value	60.68 Low 90% Value of Aggregate
207,608 Average Sales Price	78.73 High InterQuartile Value	78.12 High 90% Value of Aggregate
144,083 Average Listed Price	10.70 InterQuartile Range	69.40 Aggregate Ratio
70.62 Average Ratio		12.56% Sampling Error
69.98 Median Ratio	50.28 Value of Outlier Low Limit	0 Number of Low Outliers
58.34 Low Ratio	90.28 Value of Outlier High Limit	1 Number of High Outliers
78.73 High Ratio	30.28 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	110.28 Value of Extreme High Limit	1 Number of High Extremes/Influentials
7.53 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		

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L486842368	366-113-10573	BROWN LARRY Location: 98 THOMAS ROAD	LORENZ LUNENBURG PRO...	30.50	8/12/2020	45,000	53,200	118.22			
1231370304	366-113-10983	HENSZ, TIMOTHY A Location: 1153 HALL ROAD	LOWREY, STEVEN	73.00	4/9/2021	60,000	74,000	123.33			
L416665600	366-113-10879	TITUS CASEY Location: 974 MAILLET ROAD	THE CAROLE L. VAJAME...	116.00	10/21/2020	185,000	157,500	85.14			
Totals for S2 - Seasonal home with 6 or more acres				219.50		290,000	284,700				

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
3 Total Transactions	85.14	Low InterQuartile Value	62.16 Low 90% Value of Aggregate
96,667 Average Sales Price	123.33	High InterQuartile Value	134.19 High 90% Value of Aggregate
94,900 Average Listed Price	38.20	InterQuartile Range	98.17 Aggregate Ratio
108.90 Average Ratio			36.69% Sampling Error
118.22 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
85.14 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
123.33 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
10.77 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
L2024808448	366-113-10580	PAUL DEMERS	J&G ASSOCIATES LLC	6.48	7/24/2019	167,900	165,500	98.57			
Location: 853 LANCASTER ROAD											

Totals for C - Commercial

6.48 167,900 165,500

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	
1 Total Transactions	98.57	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
167,900 Average Sales Price	98.57	High InterQuartile Value	0.00	High 90% Value of Aggregate
165,500 Average Listed Price	0.00	InterQuartile Range	98.57	Aggregate Ratio
98.57 Average Ratio				Sampling Error
98.57 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
98.57 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
98.57 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				

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1001873408	366-113-10497	BARDEN SCOTT Location: HALL ROAD	KEACH RICHARD	104.40	2/27/2020	85,000	84,900	99.88			
358702144	366-113-10763	BOTTO, JEFFREY C Location: POWERS ROAD	WILLIAM J. O'BOYLE L...	51.69	11/5/2021	100,000	66,100	66.10			
468886592	366-113-11105	DAVIDSON, TRACY L Location: 1528 POND HILL ROAD	WOODBURY, RAY	36.90	5/19/2021	70,000	56,200	80.29			
L265961472	366-113-10793	FURLONG MATTHEW Location: DONYO ROAD	SABIA DANIEL	70.60	5/3/2019	50,000	84,400	168.80	O		
1251497024	366-113-10597	GLADUE, JOHN W Location: O MAILLET ROAD	MILLIGAN, MARY A	10.00	6/4/2021	35,000	32,000	91.43			
1255670848	366-113-10967	HOYT, DANA C Location: DODGE ROAD	VANCOUR, STEPHEN A	52.00	4/28/2021	43,000	61,200	142.33			
L6873088	366-113-10021	JONES CODY Location: LANCASTER ROAD	AREMBURG DAVID	10.68	6/26/2020	30,000	39,000	130.00			
1206207552	366-113-11106	KULINSKI, JAROSLAW Location: POND HILL ROAD	WOODBURY, RAYMOND	29.40	4/30/2021	45,000	48,400	107.56			
L543727616	366-113-10551	MAGUIRE FOREST LLC Location: POND HILL ROAD - NEALS POND	LEONARD ROBERT	1,090.00	12/6/2019	680,000	555,400	81.68			
907858496	366-113-11022	PAONESSA, ROBERT Location: POND HILL ROAD	WOODBURY, RAYMOND J	37.50	2/11/2022	92,500	65,000	70.27			
1334658112	366-113-11004	PULEO, LUKE S Location: HALL ROAD	RIENDEAU, ROBERT	173.00	5/5/2021	80,000	122,700	153.38			
L1533927424	366-113-11074	WELLES JOHN Location: 0 BAPTISH HILL ROAD	RIENDEAU RICHARD	98.00	9/6/2019	80,000	96,200	120.25			
Totals for W - Woodland				1,764.17		1,390,500	1,311,500				

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
12 Total Transactions	80.63 Low InterQuartile Value		79.85 Low 90% Value of Aggregate
115,875 Average Sales Price	139.24 High InterQuartile Value		108.79 High 90% Value of Aggregate
109,292 Average Listed Price	58.61 InterQuartile Range		94.32 Aggregate Ratio
109.33 Average Ratio			15.34% Sampling Error
103.72 Median Ratio	- 7.28 Value of Outlier Low Limit	0 Number of Low Outliers	
66.10 Low Ratio	227.16 Value of Outlier High Limit	0 Number of High Outliers	
168.80 High Ratio	- 95.20 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.16 PRD (Regression Index)	315.08 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
26.73 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
8% 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
1495665728	366-113-10765	DULUDE, JEFFREY W Location: TUG MOUNTAIN ROAD	SMALL, PETER W	10.30	7/16/2021	37,500	24,300	64.80			
L1316528128	366-113-10373	LOWREY STEVEN Location: LOT 6, 00 TOBYNE ROAD	A AND J TRUST	10.21	5/28/2020	22,750	36,300	159.56	O		
L1975685120	366-113-11206	STOODLEY LEE Location: DUPONT ROAD	A AND J TRUST	11.33	10/2/2020	23,500	20,000	85.11			
Totals for M - Miscellaneous				31.84		83,750	80,600				

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	64.80	Low InterQuartile Value	17.10	Low 90% Value of Aggregate
27,917 Average Sales Price	159.56	High InterQuartile Value	175.38	High 90% Value of Aggregate
26,867 Average Listed Price	94.76	InterQuartile Range	96.24	Aggregate Ratio
103.16 Average Ratio			82.23%	Sampling Error
85.11 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
64.80 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
159.56 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
37.11 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			

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
47 Total Transactions	70.28 Low InterQuartile Value		74.33 Low 90% Value of Aggregate
143,101 Average Sales Price	99.10 High InterQuartile Value		85.40 High 90% Value of Aggregate
114,285 Average Listed Price	28.82 InterQuartile Range		79.86 Aggregate Ratio
85.90 Average Ratio			6.94% Sampling Error
82.62 Median Ratio	27.04 Value of Outlier Low Limit	0 Number of Low Outliers	
46.06 Low Ratio	142.33 Value of Outlier High Limit	1 Number of High Outliers	
163.02 High Ratio	- 16.19 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.08 PRD (Regression Index)	185.56 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
21.20 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
1 Total Transactions	98.57 Low InterQuartile Value		0.00 Low 90% Value of Aggregate
167,900 Average Sales Price	98.57 High InterQuartile Value		0.00 High 90% Value of Aggregate
165,500 Average Listed Price	0.00 InterQuartile Range		98.57 Aggregate Ratio
98.57 Average Ratio			Sampling Error
98.57 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
98.57 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
98.57 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			

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
15 Total Transactions	80.29	Low InterQuartile Value	80.39 Low 90% Value of Aggregate
98,283 Average Sales Price	142.33	High InterQuartile Value	108.47 High 90% Value of Aggregate
92,807 Average Listed Price	62.04	InterQuartile Range	94.43 Aggregate Ratio
108.09 Average Ratio			14.87% Sampling Error
99.88 Median Ratio	- 12.77	Value of Outlier Low Limit	0 Number of Low Outliers
64.80 Low Ratio	235.39	Value of Outlier High Limit	0 Number of High Outliers
168.80 High Ratio	- 105.83	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.14 PRD (Regression Index)	328.45	Value of Extreme High Limit	0 Number of High Extremes/Influentials
29.51 COD			
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
7%	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	
63 Total Transactions	72.64	Low InterQuartile Value	77.81	Low 90% Value of Aggregate
132,824 Average Sales Price	106.94	High InterQuartile Value	87.79	High 90% Value of Aggregate
109,984 Average Listed Price	34.30	InterQuartile Range	82.80	Aggregate Ratio
91.38 Average Ratio			6.03%	Sampling Error
85.13 Median Ratio	21.19	Value of Outlier Low Limit	0	Number of Low Outliers
46.06 Low Ratio	158.38	Value of Outlier High Limit	3	Number of High Outliers
168.80 High Ratio	- 30.25	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	209.83	Value of Extreme High Limit	0	Number of High Extremes/Influentials
24.46 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			