

Study created by Christie.Wright@vermont.gov on 11/15/2022 at 7:35 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L816402432	489-154-10462	AIKEN RYAN Location: 1416 ALLEN HILL ROAD	JARRAIT JON	1.60	5/22/2020	131,250	118,010	89.91			
L1223221248	489-154-10512	BAKER MELISSA Location: 448 DANA ROAD	POTTER JAMES	2.41	1/8/2021	467,500	412,010	88.13			
L2048524288	489-154-10193	BEROSINI ESTRELLA Location: 7809 POMFRET ROAD	GOAT LEAH	3.00	12/5/2019	327,500	306,030	93.44			
1017859136	489-154-10310	BUCHER, ERIN M Location: 105 STARBUCK LANE	MCGRATH, DENNIS	2.10	8/16/2021	330,000	229,160	69.44			
L1181188096	489-154-10479	DAY RICHARD Location: 121 HOWE HILL ROAD	REESE DAVID	0.39	10/1/2020	210,000	180,760	86.08			
L219254784	489-154-10116	DEVORE PER Location: 154 SPOONER ROAD	MCKENNEY DOUGLAS	2.70	2/10/2021	145,000	152,050	104.86			
L1344610304	489-154-10173	FERNANDES COREY Location: 386 BUNKER HILL ROAD	HARRINGTON RANDALL	3.00	10/31/2019	204,200	191,870	93.96			
L704786432	489-154-10473	FREEMAN GREGG Location: 5787 BROAD BROOK ROAD	RAND MARLENE	2.75	11/15/2019	99,000	117,990	119.18			
1754811456	489-154-10291	HAUZE, JONATHAN I Location: 7478 POMFRET ROAD	KENISON, RODNEY C	1.00	8/13/2021	290,000	154,540	53.29			
L1127813120	489-154-10297	JUSIDMAN JORDANA Location: 358 DANA ROAD	KLINGENSTEIN ALIXAND...	2.40	7/8/2019	420,000	342,680	81.59			
1412315200	489-154-10289	KEITH III, DONALD L Location: 3207 CLOUDLAND ROAD	THOMA, GRETCHJEN	3.04	4/23/2021	500,000	370,950	74.19			
744684608	489-154-10134	MACNOW, LAURA J Location: 448 BUNKER HILL ROAD	NICHOLS, HANNAH	1.75	12/15/2021	312,000	232,330	74.46			
L613163008	489-154-10234	MAYNARD HULL III Location: 8696 POMFRET ROAD	RUTH HASSON TRUST	1.00	5/1/2020	205,000	234,860	114.57			
L24018944	489-154-10230	MEZZACAPO MICHAEL Location: 8133 POMFRET ROAD	FOUR DOGS REALTY LLC	2.00	12/10/2020	329,000	220,190	66.93			
1074916416	489-154-10049	MOODIE, DAVID Location: 325 HEWITT HILL ROAD	ESTATE OF PATRICIA B...	4.00	10/1/2021	275,000	213,840	77.76			
L181739520	489-154-10031	NORTON GREGORY Location: 48 SCHOOL VIEW DRIVE	ELLEN M. BALD REVOCA...	4.90	10/28/2020	510,000	311,090	61.00			
L743612416	489-154-10141	OGDEN HUNNEWELL IRRE... Location: 1088 BARBER HILL ROAD	DAVIS ROBERT	1.50	2/11/2021	230,000	189,400	82.35			
711710784	489-154-10342	PETERSEN, BRIAN W Location: 76 RUDGE ROAD	ESTATE OF CHARLES C....	2.90	4/21/2021	430,000	273,230	63.54			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1568234560	489-154-10145	RATTIGAN, JAMES Location: 478 HIDDEN RIDGE ROAD	STANDISH DEAKE HOUSE...	2.90	10/20/2021	295,000	241,970	82.02			
374993984	489-154-10117	ROMERO, ALYSSA Location: 2354 ALLEN HILL ROAD	WOODWARD, SCOTT D	2.10	6/30/2021	320,000	240,590	75.18			
L1870176256	489-154-10254	SCHEUERMANN SUSAN Location: 8318 POMFRET ROAD	HIEBERT BRIAN	5.85	10/2/2020	360,000	339,920	94.42			
L1771507712	489-154-10276	SPANGLER JANET D Location: 442 STAGE ROAD	SIMONDS JACK	0.50	9/4/2020	440,000	366,860	83.38			
L703758336	489-154-10145	STANDISH DEAKE HOUSE... Location: 478 HIDDEN RIDGE ROAD	MODAN EMILY	2.90	10/19/2020	255,000	241,970	94.89			
L2085519360	489-154-10402	TABAS MELISSA Location: 284 HEWITT HILL ROAD	NAYLOR ROBERT	3.02	9/20/2019	320,000	322,360	100.74			
L1899593728	489-154-10232	VOGEL MAURA Location: 2239 POMFRET ROAD	V. MURRAY NGOIMA TRU...	0.50	3/26/2021	320,000	279,610	87.38			
L1851850752	489-154-10208	WATSON ELIZABETH Location: 86 HEWITT HILL ROAD	GREGORY ANDREA	1.00	3/26/2020	250,000	205,840	82.34			
L2144178176	489-154-10099	WELLINGTON ELIZABETH Location: 2381 POMFRET ROAD	WEBB JOANN	1.70	7/29/2020	329,000	315,630	95.94			
L376147968	489-154-10260	WOODS FERGAL Location: 2000 HIGH PASTURES ROAD	O'CONNELL THOMAS	5.26	6/19/2020	710,000	526,290	74.13			
Totals for R1 - Residential with less than 6 acres				68.17		9,014,450	7,332,030				

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
28 Total Transactions	74.26 Low InterQuartile Value		77.29 Low 90% Value of Aggregate
321,945 Average Sales Price	94.31 High InterQuartile Value		85.38 High 90% Value of Aggregate
261,858 Average Listed Price	20.05 InterQuartile Range		81.34 Aggregate Ratio
84.47 Average Ratio			4.97% Sampling Error
82.86 Median Ratio	44.19 Value of Outlier Low Limit	0 Number of Low Outliers	
53.29 Low Ratio	124.38 Value of Outlier High Limit	0 Number of High Outliers	
119.18 High Ratio	14.11 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	154.45 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
14.17 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
343864384	489-154-10420	8&20 LLC Location: 738 STAGE ROAD	SCIBETTA, SUSAN E	20.69	7/9/2021	871,900	545,840	62.60			
292168256	489-154-10593	BASKETT, DOUGLAS Location: 538 SKYLINE DRIVE	TRIMPI, JOSHUA	24.40	1/7/2022	801,000	346,440	43.25			
698956864	489-154-10107	BEAN, DUSTIN R Location: 261 STARBUCK ROAD	CLIFFORD, KURT W	24.00	11/17/2021	259,000	282,820	109.20			
L750714880	489-154-10394	BOUTEILLER KATHERINE Location: 3516 POMFRET ROAD	MURCIC JANIS	10.00	8/1/2019	305,000	296,410	97.18			
L10657792	489-154-10155	BOUTEILLER MATTHEW Location: 216 GALAXY HILL ROAD	AMYX LOUISE	133.30	12/9/2020	1,450,000	1,408,680	97.15			
L1907511296	489-154-10274	BULGINI CARL Location: 1377 POMFRET ROAD	THE CAMA FAMILY LIMI...	12.72	3/19/2020	790,500	1,026,930	129.91		O	
L1063170048	489-154-10284	CHILLAG DANA Location: 1147 STAGE ROAD	JOYCE DEANE	20.00	8/7/2019	600,000	468,770	78.13			
2014377024	489-154-10209	CLARK, MARY Location: 9295 POMFRET ROAD	FOSSE GREINER, NICOL...	10.70	6/30/2021	910,000	706,220	77.61			
L1100800000	489-154-10422	CROWLEY NEAL Location: 3862 POMFRET ROAD	BOUTEILLER MATTHEW	58.10	12/1/2020	1,119,000	786,310	70.27			
926028352	489-154-10445	D'AMANTE, DANNALEA D Location: 1319 WEBSTER HILL RD	TOOLE, EDWARD S	15.06	1/18/2022	730,000	329,920	45.19			
L1354731520	489-154-10002	DAVID L. BALTER 2015... Location: 1162 GALAXY HILL ROAD	NASSAL WILLIAM	31.50	10/1/2020	1,300,000	1,055,970	81.23			
L1951416320	489-154-10374	DEFOOR JOSEPH Location: 1799 POMFRET RD	BALSER MIDDLETON FAM...	48.89	4/1/2020	970,000	895,590	92.33			
L577474560	489-154-10162	DOBSON AUSTIN SMITH Location: 381 GALAXY HILL ROAD	FEENEY JOSEPH	19.50	9/1/2020	745,000	696,130	93.44			
107731008	489-154-10711	DORRANCE, DAVID Location: 545 STARBUCK ROAD	ROY, JOFFREY	142.51	4/14/2021	1,800,000	1,681,740	93.43			
L1530093568	489-154-10610	FARMOLOGIE LLC Location: 3429 CLOUDLAND ROAD	SLEEPY HOLLOW FARM L...	115.79	9/11/2020	2,200,000	2,344,450	106.57			
L1728729088	489-154-10611	HARTFORD GREGORY Location: 1191 WEBSTER HILL ROAD	WARNER MARK	8.21	7/9/2020	470,000	367,340	78.16			
L543825920	489-154-10070	HARTMAN THOMAS Location: 1545 HOWE HILL ROAD	BROOKE PETER	8.40	7/31/2020	650,000	499,090	76.78			
L727105536	489-154-10641	JONES GERARD Location: 898 BARBER HILL ROAD	THOMAS P. WRIGHT TRU...	6.30	12/6/2019	400,000	317,140	79.29			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L534634496	489-154-10277	KASE MITCHELL Location: 581 TOM WHITE HILL	QUADE CHRISTOPHER	6.31	9/4/2020	495,000	460,510	93.03			
L1516904448	489-154-10190	LEVAN DANIEL Location: 519 CHERRY HILL ROAD	GARTH CHALET IRREVOC...	50.00	12/22/2020	627,500	568,030	90.52			
L1852506112	489-154-10326	LISCINSKY BREANNE Location: 96 SCHOOL VIEW DRIVE	LEWIS DOUGLAS	8.67	7/15/2020	520,000	363,000	69.81			
L601100288	489-154-10641	MEARS ANNE Location: 898 BARBER HILL ROAD	JONES GERARD	6.30	10/27/2020	565,000	317,140	56.13			
L716443648	489-154-10584	MEROLLI MARK Location: 4203 POMFRET RD.	ESTATE OF ALICE D. T...	22.00	12/18/2020	555,145	577,970	104.11			
1872395328	489-154-10621	PUGLIA, MARC Location: 2460 HIGH PASTURES ROAD	WEST, BARBARA J	204.70	12/17/2021	2,200,000	1,571,060	71.41			
L1474461696	489-154-10277	QUADE CHRISTOPHER Location: 581 TOM WHITE HILL	JOHNSON STEPHEN	6.31	6/28/2019	485,000	460,510	94.95			
L812888064	489-154-10018	REITER TIMOTHY Location: 413 SKYLINE DRIVE	USILTON HERBERT	15.00	9/3/2019	500,000	519,270	103.85			
L1012203520	489-154-10624	SANDER ALISON Location: 200 DINSMOOR ROAD	PURDY ROBERT	6.80	7/6/2020	576,733	564,300	97.84			
407608384	489-154-10047	SILVER BIRCH PROPERT... Location: 131 BERNARD ROAD	CECELY W. BERNARD DE...	150.36	10/12/2021	1,150,000	1,036,820	90.16			
1375200320	489-154-10409	SILVER BIRCH PROPERT... Location: 765 TOM WHITE HILL ROAD	ESTATE OF GEOFFREY N...	176.25	5/14/2021	3,300,000	1,302,120	39.46		O	
L1928925184	489-154-10538	SLAKAS JOSEPH Location: 236 OLD FARM ROAD	BROWNE AIDAN	10.60	10/6/2020	1,400,000	1,097,330	78.38			
L232808448	489-154-10132	ST. CYR MATTHEW JEAN Location: 489 WINDY LANE	ROYLE JOSEPHINE	17.48	12/11/2019	582,500	561,200	96.34			
2090001472	489-154-10127	SUNDT, THORALF M Location: 477 THISTLE HILL ROAD	CROWL, GAAL SHEPHERD	38.85	5/28/2021	1,550,000	1,564,820	100.96			
262356032	489-154-10561	THE SUSAN A. SUNDSTR... Location: 935 DANA ROAD	SINJON FAMILY HOLDIN...	276.65	11/19/2021	2,350,000	1,941,920	82.63			
L1967579136	489-154-10398	ZIOBRO JAMES Location: 2769 CLOUDLAND ROAD	NAGLE CHARLES	90.80	12/11/2020	750,000	938,300	125.11			
Totals for R2 - Residential with 6 or more acres				1,797.15		33,978,278	27,900,090				

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
35 Total Transactions	71.41 Low InterQuartile Value		73.63 Low 90% Value of Aggregate
985,951 Average Sales Price	97.18 High InterQuartile Value		89.96 High 90% Value of Aggregate
806,453 Average Listed Price	25.77 InterQuartile Range		81.79 Aggregate Ratio
84.80 Average Ratio			9.99% Sampling Error
90.16 Median Ratio	32.75 Value of Outlier Low Limit	0 Number of Low Outliers	
39.46 Low Ratio	135.84 Value of Outlier High Limit	0 Number of High Outliers	
129.91 High Ratio	- 5.90 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	174.50 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.19 COD			
1 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			

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1047120448	489-154-10603	ABRA LLC Location: 35 WAYSIDE ROAD	DAVIS, ROBERT	2.19	3/8/2022	420,000	303,250	72.20			
720984640	489-154-10724	ATTOLIA, LLC Location: 7868 POMFRET ROAD	H2JP, LLC	0.00	3/31/2022	265,000	136,200	51.40			
L1924030464	489-154-10221	JOSH TRIMPI WOODWORK... Location: 7904 POMFRET ROAD	HARRINGTON ROBERT	0.00	10/25/2019	150,000	160,760	107.17			
Totals for C - Commercial				2.19		835,000	600,210				

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	
3 Total Transactions	51.40	Low InterQuartile Value	45.36	Low 90% Value of Aggregate
278,333 Average Sales Price	107.17	High InterQuartile Value	98.40	High 90% Value of Aggregate
200,070 Average Listed Price	55.78	InterQuartile Range	71.88	Aggregate Ratio
76.92 Average Ratio			36.89%	Sampling Error
72.20 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
51.40 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
107.17 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
25.75 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			

CA - Commercial Apartments

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1019846656	489-154-10006	HEXAGRAM INVESTMENT ...	2007 REVOC LIVING TR...	4.30	7/24/2020	825,000	761,050	92.25			
Location: 36 HARDING PLACE											

Totals for CA - Commercial Apartments				4.30		825,000	761,050				
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CA - Commercial Apartments

*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	92.25	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
825,000 Average Sales Price	92.25	High InterQuartile Value	0.00	High 90% Value of Aggregate
761,050 Average Listed Price	0.00	InterQuartile Range	92.25	Aggregate Ratio
92.25 Average Ratio				Sampling Error
92.25 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
92.25 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
92.25 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			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L635944960	489-154-10564	2015 JOINT REVOCABLE... Location: STARBUCK ROAD	ELLEN STETSON TRUST ...	28.50	6/24/2020	76,000	122,180	160.76	O		
L1875804160	489-154-10725	CAREY JOEL Location: LAND ON POMFRET ROAD	HOLLAND JR. HUDSON	37.81	1/31/2020	175,000	344,440	196.82	E		
1659415616	489-154-10704	HIDDEN HILL LLC Location: OLD FARM ROAD	UNIVERSITY OF VERMON...	30.03	9/10/2021	500,000	483,180	96.64			
L1199194112	489-154-10727	HILLSDALE COLLEGE Location: TWIN POND ROAD	TENNEY DUNCAN	60.60	6/11/2020	455,000	460,330	101.17			
L1273962496	489-154-10577	MILLIGAN VICTOR Location: 00 ALLEN HILL ROAD	TAYLOR TRUSTEE WILLI...	40.00	9/15/2020	250,000	314,000	125.60			
L1185337344	489-154-10727	SAJIMA PROPERTIES LL... Location: TWIN POND ROAD	HILLSDALE COLLEGE	60.75	12/31/2020	385,000	460,330	119.57			
L105029632	489-154-10666	STEINKELLER PIOTR Location: 1 STARBUCK ROAD	TOOKE MARY	14.04	4/9/2019	125,000	192,240	153.79	O		
43181120	489-154-10704	UNIVERSITY OF VERMON... Location: OLD FARM ROAD	DOUG AND STEPHANIE S...	30.03	5/27/2021	695,000	483,180	69.52			
Totals for M - Miscellaneous				301.76		2,661,000	2,859,880				

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	
8 Total Transactions	97.77	Low InterQuartile Value	83.68	Low 90% Value of Aggregate
332,625 Average Sales Price	159.02	High InterQuartile Value	131.26	High 90% Value of Aggregate
357,485 Average Listed Price	61.25	InterQuartile Range	107.47	Aggregate Ratio
127.98 Average Ratio			22.14%	Sampling Error
122.58 Median Ratio	5.89	Value of Outlier Low Limit	0	Number of Low Outliers
69.52 Low Ratio	250.90	Value of Outlier High Limit	0	Number of High Outliers
196.82 High Ratio	- 85.98	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.19 PRD (Regression Index)	342.77	Value of Extreme High Limit	0	Number of High Extremes/Influentials
25.50 COD				
1	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			

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
63 Total Transactions	74.19 Low InterQuartile Value		75.33 Low 90% Value of Aggregate
690,837 Average Sales Price	95.94 High InterQuartile Value		88.06 High 90% Value of Aggregate
564,411 Average Listed Price	21.75 InterQuartile Range		81.70 Aggregate Ratio
84.65 Average Ratio			7.78% Sampling Error
83.38 Median Ratio	41.57 Value of Outlier Low Limit	1 Number of Low Outliers	
39.46 Low Ratio	128.56 Value of Outlier High Limit	1 Number of High Outliers	
129.91 High Ratio	8.95 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	161.17 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
17.32 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			

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
4 Total Transactions	56.60	Low InterQuartile Value	65.55 Low 90% Value of Aggregate
415,000 Average Sales Price	103.44	High InterQuartile Value	98.46 High 90% Value of Aggregate
340,315 Average Listed Price	46.84	InterQuartile Range	82.00 Aggregate Ratio
80.76 Average Ratio			20.07% Sampling Error
82.23 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
51.40 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
107.17 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
23.05 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	97.77	Low InterQuartile Value	83.60 Low 90% Value of Aggregate
332,625 Average Sales Price	159.02	High InterQuartile Value	131.34 High 90% Value of Aggregate
357,485 Average Listed Price	61.25	InterQuartile Range	107.47 Aggregate Ratio
127.98 Average Ratio			22.21% Sampling Error
122.58 Median Ratio	5.89	Value of Outlier Low Limit	0 Number of Low Outliers
69.52 Low Ratio	250.90	Value of Outlier High Limit	0 Number of High Outliers
196.82 High Ratio	- 85.98	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.19 PRD (Regression Index)	342.77	Value of Extreme High Limit	0 Number of High Extremes/Influentials
25.50 COD			
1 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			

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
75 Total Transactions	74.19 Low InterQuartile Value		76.79 Low 90% Value of Aggregate
644,172 Average Sales Price	97.84 High InterQuartile Value		88.67 High 90% Value of Aggregate
532,900 Average Listed Price	23.65 InterQuartile Range		82.73 Aggregate Ratio
87.61 Average Ratio			7.18% Sampling Error
87.75 Median Ratio	38.71 Value of Outlier Low Limit	0 Number of Low Outliers	32.82% Weighted Standard Deviation
39.46 Low Ratio	133.33 Value of Outlier High Limit	3 Number of High Outliers	
160.76 High Ratio	3.23 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.06 PRD (Regression Index)	168.81 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
19.14 COD			
3 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			