

Study created by Christie.Wright@vermont.gov on 10/27/2022 at 7:56 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1577481280	513-161-10670	BISHOP, JOSEPH Location: 6934 MAIN STREET	NEBELSKI, MELISSA	0.17	7/1/2021	150,000	117,100	78.07			O
L731348992	513-161-10572	CHASE JOHN Location: 629 RUE MADELINE	RYPKEMA KENNETH	1.01	12/10/2020	149,000	147,600	99.06			
1544936512	513-161-10088	CHASTANT, PATRICK Location: 86 CANAL DRIVE	LAMBERT, ROBERT	0.13	9/21/2021	60,000	63,800	106.33			
132549184	513-161-10284	CLARKE, JR., RUSSELL... Location: 513 TUNNEL STREET	FRANZINELLI, JAMES A	0.32	1/21/2022	155,000	135,800	87.61			
1133419584	513-161-10179	DACOSTA, JOSHUAH L Location: 1267 POTTER HILL ROAD	GRIDLEY, GEOFFREY	1.50	11/9/2021	163,000	143,300	87.91			
182295616	513-161-10542	DAVIS, ALEX J Location: 206 ALPENDORF AVE	MINER, SHANNAH	1.00	11/4/2021	152,500	133,600	87.61			
1076857920	513-161-10145	DIAMONDSTONE, SETH Location: 62 EAST MAIN STREET	CARUSO, ANTHONY J	0.12	7/7/2021	101,000	90,200	89.31			
1463319616	513-161-10683	EVANS, MARCIA C Location: 59 EAST MAIN STREET	HENNINGSEN, RANDELL ...	0.15	12/6/2021	80,000	66,300	82.88			
708299840	513-161-10808	FREEMAN-O'DELL, CHRI... Location: 636 TUNNEL STREET	VEDUCCIO, SHERRELANN	0.50	8/25/2021	86,000	83,500	97.09			
L2068992000	513-161-10264	GAUDET MARIE Location: 492 BILL T ROAD	DON EUMENIDI	1.00	8/9/2019	194,000	190,800	98.35			
2001198144	513-161-10302	GREENLEAF, TIMOTHY G Location: 125 LEBENSODORF LANE	HIGLEY, SCOTT C	1.00	11/30/2021	165,000	115,400	69.94			O
L302665728	513-161-10321	GUILIANELLI JOAN Location: 145 OBERDORF ROAD	RIVARA DIANE	2.00	11/20/2020	244,000	242,500	99.39			
L887275520	513-161-10441	GUTLERNER ORIN Location: 281 OLD COUNTY LANE	O'ROURKE III C. PHIL...	2.00	3/31/2021	315,000	241,900	76.79			O
L768446464	513-161-10046	HAZELL COLT Location: 7056 MAIN STREET	BEER AARON	0.04	12/15/2020	61,800	61,400	99.35			
L819187712	513-161-10433	LAVIN JEFFREY Location: 379 HEARTWELLVILLE VIEW ROAD	PIPKIN GARY	1.00	12/6/2019	95,000	98,800	104.00			
L1691144192	513-161-10740	LIPCSEY MICHAEL Location: 9 TOWN HIGHWAY 5	TODD BRUCE	5.90	12/23/2019	125,000	123,700	98.96			
L605519872	513-161-10337	LOVETERE DANIEL Location: 925 HEARTWELLVILLE VIEW ROAD	WILLIAMS STEVEN	2.00	8/28/2020	182,500	175,900	96.38			
L1869291520	513-161-10547	MARSTON CHAD Location: 195 TUNNEL ST	GORDON AMANDA	0.41	9/2/2020	78,000	78,600	100.77			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L965627904	513-161-10282	MAZESKI OLIVIA Location: 271 TUNNEL STREET	CARRIER JENNIFER	0.10	12/10/2020	122,000	124,100	101.72			
L314310656	513-161-10111	MCHUGH BRIAN Location: 86 ALPENDORF AVENUE, A61	BOISVERT NICHOLAS	4.40	10/8/2020	200,000	199,600	99.80			
L1028112384	513-161-10470	MOORE JOHN Location: 952 SHIPPEE ROAD	LOWE LAURE	1.20	11/25/2019	115,000	115,900	100.78			
332855360	513-161-10312	MURPHY, SUSAN B Location: 93 DEPOT STREET	SPRAGUE, LOGAN C	0.20	4/5/2021	150,000	124,300	82.87			
L1241923584	513-161-10382	QUINN GREGORY Location: 51 BRANCH HILL ROAD	DEGIACOMO KEITH	0.10	12/18/2020	26,000	25,400	97.69			
L1888374784	513-161-10249	SHAW JR. TIMOTHY Location: 152 GLEN AVENUE	KIRKMAN ROBERT	0.25	9/24/2020	124,000	123,400	99.52			
L1248526336	513-161-10659	THIBERT BRENDA A Location: 258 LEBENS DORF LANE	STATES JOSHUA	2.30	7/31/2020	195,000	217,400	111.49			
L1841938432	513-161-10358	TRIVIER CHARLES Location: 279 HEARTWELLVILLE VIEW DRIVE	REYNOLDS LOUIS	1.00	3/1/2021	190,000	189,200	99.58			
768760896	513-161-10623	WOOD, JASON M Location: 103 HEARTWELLVILLE VIEW ROAD	ZIMMERMAN, ANTHONY M	1.20	10/18/2021	210,000	167,900	79.95			
485923904	513-161-10378	YOUNG, JOHN Location: 48 CANAL STREET	MOORE, DOUGLAS F	0.33	10/15/2021	100,000	110,000	110.00			
L1978564608	513-161-10627	YULE CODY Location: 499 HEARTWELLVILLE VIEW ROAD	KRAMER KENNETH	1.10	10/28/2020	153,000	147,700	96.54			
Totals for R1 - Residential with less than 6 acres				32.43		4,141,800	3,855,100				

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
29 Total Transactions	87.61	Low InterQuartile Value	89.41 Low 90% Value of Aggregate
142,821 Average Sales Price	100.28	High InterQuartile Value	96.75 High 90% Value of Aggregate
132,934 Average Listed Price	12.67	InterQuartile Range	93.08 Aggregate Ratio
94.47 Average Ratio			3.94% Sampling Error
98.35 Median Ratio	78.35	Value of Outlier Low Limit	3 Number of Low Outliers
69.94 Low Ratio	118.35	Value of Outlier High Limit	0 Number of High Outliers
111.49 High Ratio	58.35	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	138.35	Value of Extreme High Limit	0 Number of High Extremes/Influentials
7.72 COD			
11 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
38% 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
L1646825472	513-161-10539	BELL JOHN Location: 79 BOWEN DRIVE	NAIDU PREETHI	10.00	11/17/2020	275,300	275,500	100.07			
L1827348480	513-161-10075	BOUCHARD DAMIAN Location: 2810 HOWE POND ROAD	BOLOGNANI ANNA	20.00	9/10/2020	195,000	194,700	99.85			
L1172832256	513-161-10890	CATALANO PAUL Location: 2960 WEST HILL RD	COLLIGAN WALLACE	15.93	11/24/2020	310,000	312,000	100.65			
L380784640	513-161-10128	CIVITELLO JR. ANDREW Location: 1111 FREEZING HOLE DRIVE	CALNAN JAMES	12.13	3/31/2020	360,000	351,000	97.50			
L1805443072	513-161-10537	CONTRERAS RADIN DANI... Location: 2235 HOWE POND ROAD	KAPLAN WENDI	35.45	12/14/2020	236,000	236,900	100.38			
1323936832	513-161-10360	GINGRAS, AARON T Location: 639 SHIPPEE ROAD	LAPA ESTATE, WALTER ...	43.88	9/20/2021	270,000	221,900	82.19			
L848625664	513-161-10783	GIOVACCHINO PAUL Location: 2319 WEST HILL DR	QUINN ESTATE OF CARO...	22.00	11/9/2020	160,000	161,600	101.00			
L1642651648	513-161-10026	GIRARD STEVEN Location: 1352 KING HILL ROAD	BANNON JOHN	10.40	3/5/2021	60,000	61,900	103.17			
L286294016	513-161-10082	GOSSELIN TYLOR JEAN Location: 3420 WEST HILL ROAD	DEKOSCHAK BRENDAN	15.00	3/17/2021	250,000	241,900	96.76			
466586688	513-161-10032	HANSON, DEVIN H Location: 1386 KING HILL ROAD	BARDWELL, JR., LEON ...	10.40	7/19/2021	220,000	208,200	94.64			
1013902400	513-161-10008	HOROTAN, ADRIAN Location: 471 ROSS ROAD	JONES, DONALD M	8.80	10/8/2021	420,000	252,800	60.19	O	O	E
L1701953536	513-161-10375	KENT STEVEN Location: 1040 RUE MADELINE	CARR JOHN	10.10	8/2/2019	234,000	246,600	105.38			
L1371275264	513-161-10223	LOGAN THOMAS Location: 944 BRANCH HILL ROAD	HLAVACEK GLEN	21.10	10/23/2020	265,000	241,800	91.25			
L2055282688	513-161-10269	LT SMITH LLC Location: 561 SMITH ROAD	DKJS PROP RENTALS LL...	12.03	2/21/2020	213,000	312,300	146.62	E	E	E
L2118066176	513-161-10575	MASSENGILL ELINOR Location: 2912 WEST HILL DR	VROOMAN DOUGLAS	29.77	1/25/2021	299,990	301,700	100.57			
L1395548160	513-161-10236	OSBORNE LEONARDO Location: 713 POTTER HILL ROAD	HOHMANN JR. ALFRED	53.00	9/26/2019	270,000	272,100	100.78			
1901046848	513-161-10203	RIDGEWAY, ROMNEY Location: 1382 GOLD MINE ROAD	CROWELL, JAMES E	7.20	9/30/2021	240,000	204,200	85.08			
L617521152	513-161-10280	SPRAGUE LOGAN Location: 1858 KING HILL ROAD	TODD G. GAGNON ESTAT...	7.58	2/17/2021	245,000	246,800	100.73			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1155796992	513-161-10405	TASTAD RENEE Location: 516 HOWE RD	KAPALA RICHARD	11.00	1/29/2021	95,000	95,700	100.74			
1040398912	513-161-10692	VERMONT RE DEVELOPME... Location: 111 SHIPPEE ROAD	DAVIS, II, RAPLH R	54.15	3/30/2022	150,000	171,200	114.13			
Totals for R2 - Residential with 6 or more acres				409.92		4,768,290	4,610,800				

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	
20 Total Transactions	95.17	Low InterQuartile Value	95.11	Low 90% Value of Aggregate
229,738 Average Sales Price	100.94	High InterQuartile Value	100.56	High 90% Value of Aggregate
224,761 Average Listed Price	5.78	InterQuartile Range	97.83	Aggregate Ratio
98.60 Average Ratio			2.79%	Sampling Error
100.48 Median Ratio	80.48	Value of Outlier Low Limit	1	Number of Low Outliers
82.19 Low Ratio	120.48	Value of Outlier High Limit	1	Number of High Outliers
114.13 High Ratio	60.48	Value of Extreme Low Limit	1	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	140.48	Value of Extreme High Limit	1	Number of High Extremes/Influentials
4.39 COD				
9	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
45%	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
1321811008	513-161-10656	KELLOGG, MICHAEL R Location: 99 JOHNNY CAKE HILL LANE	RUDGE, BRIAN A	23.00	11/16/2021	125,000	101,700	81.36			
653233216	513-161-10404	THE C4 BOULTON FAMIL... Location: 400 DAUBNEYS DRIVE	MULHERRIN, MARK	15.30	7/16/2021	80,500	59,200	73.54			
Totals for S2 - Seasonal home with 6 or more acres				38.30		205,500	160,900				

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	
2 Total Transactions	73.54	Low InterQuartile Value	55.77	Low 90% Value of Aggregate
102,750 Average Sales Price	81.36	High InterQuartile Value	100.82	High 90% Value of Aggregate
80,450 Average Listed Price	7.82	InterQuartile Range	78.30	Aggregate Ratio
77.45 Average Ratio			28.76%	Sampling Error
77.45 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
73.54 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
81.36 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
5.05 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			

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L531140608	513-161-10632	COUNTRY STORE READSB...	DENTE THOMAS	0.62	2/19/2021	237,500	235,900	99.33			
Location: 6828 VT ROUTE 100 AKA 6828 MAIN STREET											
Totals for C - Commercial				0.62		237,500	235,900				

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	99.33	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
237,500 Average Sales Price	99.33	High InterQuartile Value	0.00	High 90% Value of Aggregate
235,900 Average Listed Price	0.00	InterQuartile Range	99.33	Aggregate Ratio
99.33 Average Ratio				Sampling Error
99.33 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
99.33 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
99.33 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				

CA - Commercial Apartments

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
953693248	513-161-10228	MUSKAJ, ANDI	DEBLOIS, THOMAS V	0.39	6/3/2021	185,000	152,000	82.16			
Location: 177 TUNNEL STREET											

Totals for CA - Commercial Apartments				0.39		185,000	152,000				
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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	82.16	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
185,000 Average Sales Price	82.16	High InterQuartile Value	0.00	High 90% Value of Aggregate
152,000 Average Listed Price	0.00	InterQuartile Range	82.16	Aggregate Ratio
82.16 Average Ratio				Sampling Error
82.16 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
82.16 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
82.16 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			

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L688119808	513-161-10503	ANTONUCCI JOHN Location: BAILEY HILL ROAD	MARKARIAN PAUL	10.10	3/5/2021	50,000	50,200	100.40			
1027112000	513-161-10811	DELASOTA, ROBERT Location: VT ROUTE 100	KRAWIEC, TRUSTEE, RO...	10.10	12/17/2021	40,000	30,100	75.25		O	
1677210688	513-161-10349	GATZ, DONALD Location: WHITE ROAD	TRACY, JEROME	80.00	6/18/2021	180,000	113,000	62.78	O	O	
L607739904	513-161-10315	GRIMES ANDREW Location: 0 RUE MADELINE PARCEL H	OLIVEIRA EDWARD	10.10	6/17/2020	33,000	35,100	106.36			
L1812348928	513-161-10501	KING BRUCE Location: LAND- LOT 2 WILEY MOUNTAIN DRIVE	BALESTRACCI PETER	14.34	11/19/2020	45,000	46,100	102.44			
357902912	513-161-10642	MAHARANA ENTERPRISES... Location: TUNNEL STREET	QUARLES, BRIAN	75.00	2/18/2022	24,500	79,900	326.12	E	E	E
L114778112	513-161-10884	MONROE RYAN MICHAEL Location: BOSLEY HILL ROAD	DICKERSON CHRIS	10.24	7/15/2019	44,000	42,600	96.82			
634543168	513-161-10605	NESBITT, DANIELLE Location: PHELPS LANE	PHELPS, TRUSTEE, GOR...	36.00	10/15/2021	78,500	57,400	73.12		O	
L951930880	513-161-10661	PATELA CHRISTOPHER Location: KING HILL ROAD	CANDILORO FRANK	24.42	1/14/2021	50,000	52,700	105.40			
L2047479808	513-161-10066	PULASKI MICHAEL Location: WEST HILL DRIVE	BLASE JR. MICHAEL	11.00	9/10/2020	31,500	33,600	106.67			
216998976	513-161-10899	QUAIL, BRYAN P Location: LOT 5 SMITH DRIVE	TENNANT, RAYMOND FRE...	10.19	5/11/2021	45,000	40,300	89.56			
L1095843840	513-161-10185	ROE KEVIN Location: LOT #6 WEST HILL ROAD	COLLINS THOMAS	11.00	12/7/2020	34,000	36,200	106.47			
L1965613056	513-161-10852	SMITH BROWN SOLUTION... Location: LOT 5, BRANCH HILL ROAD	ZURAW ROBERT	10.40	5/21/2020	20,000	25,400	127.00	O	O	
L888086528	513-161-10443	STASISHIN OLGA Location: LAND WEST HILL DRIVE	HIGGINS WILLIAM	13.59	11/16/2020	35,000	39,900	114.00			
L1004568576	513-161-10897	SWEET MARK Location: 3628 WEST HILL DRIVE	WALDEN RICHARD	10.30	2/5/2021	60,000	66,400	110.67			
Totals for W - Woodland				336.78		770,500	748,900				

W - Woodland

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
15 Total Transactions	89.56	Low InterQuartile Value	77.15 Low 90% Value of Aggregate
53,286 Average Sales Price	110.67	High InterQuartile Value	102.21 High 90% Value of Aggregate
47,786 Average Listed Price	21.11	InterQuartile Range	89.68 Aggregate Ratio
98.35 Average Ratio			13.97% Sampling Error
103.92 Median Ratio	57.89	Value of Outlier Low Limit	0 Number of Low Outliers
62.78 Low Ratio	142.33	Value of Outlier High Limit	1 Number of High Outliers
127.00 High Ratio	26.22	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	174.00	Value of Extreme High Limit	1 Number of High Extremes/Influentials
12.11 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			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
406879296	513-161-10655	DORVAL, NEIL A Location: SHIPPEE ROAD	ROWE, TRUSTEE, GAIL ...	8.51	12/6/2021	36,000	37,000	102.78			
1822132800	513-161-10687	HAYES, JESSE Location: RUE MADELINE	CHEVERIER, NELSON	1.10	1/31/2022	12,500	12,200	97.60			
L89174016	513-161-10756	JEBB FLYNN Location: ALPENWALD LOT 62, SECTION 8	O'NEILL IAN	1.00	9/14/2019	12,000	12,000	100.00			
L1990139904	513-161-10586	LAKE COMO PROPERTIES... Location: 170A OBERDORF ROAD	GRANARA JAMES	1.00	11/5/2020	11,500	12,000	104.35			
L141070336	513-161-10220	MILLER GEORGE Location: HOWE POND & ROSS ROAD	DAVIS JR. RALPH	10.00	2/12/2021	35,500	35,000	98.59			
L1293418496	513-161-10737	MORENO PATRICK Location: 0 CASE LANE PARCEL T06X150	PAULITZKY WILLIAM	8.65	11/16/2020	35,000	35,000	100.00			
223325248	513-161-10518	SCHERER, RYAN P Location: ALPENWALD LANE	MCNAMEE, EDWARD F	1.70	9/30/2021	14,900	13,400	89.93			
Totals for M - Miscellaneous				31.96		157,400	156,600				

M - Miscellaneous

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	97.60	Low InterQuartile Value	96.92	Low 90% Value of Aggregate
22,486 Average Sales Price	102.78	High InterQuartile Value	102.06	High 90% Value of Aggregate
22,371 Average Listed Price	5.18	InterQuartile Range	99.49	Aggregate Ratio
99.04 Average Ratio			2.58%	Sampling Error
100.00 Median Ratio	80.00	Value of Outlier Low Limit	0	Number of Low Outliers
89.93 Low Ratio	120.00	Value of Outlier High Limit	0	Number of High Outliers
104.35 High Ratio	60.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	140.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
3.00 COD				
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
43% 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
51 Total Transactions	87.61	Low InterQuartile Value	90.04 Low 90% Value of Aggregate
178,052 Average Sales Price	100.77	High InterQuartile Value	96.75 High 90% Value of Aggregate
166,290 Average Listed Price	13.16	InterQuartile Range	93.39 Aggregate Ratio
94.59 Average Ratio			3.60% Sampling Error
99.01 Median Ratio	67.86	Value of Outlier Low Limit	1 Number of Low Outliers
60.19 Low Ratio	120.51	Value of Outlier High Limit	1 Number of High Outliers
114.13 High Ratio	48.12	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	140.26	Value of Extreme High Limit	1 Number of High Extremes/Influentials
7.85 COD			
20 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
39% 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
2 Total Transactions	82.16 Low InterQuartile Value		41.20 Low 90% Value of Aggregate
211,250 Average Sales Price	99.33 High InterQuartile Value		142.42 High 90% Value of Aggregate
193,950 Average Listed Price	17.16 InterQuartile Range		91.81 Aggregate Ratio
90.74 Average Ratio			55.12% Sampling Error
90.74 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
82.16 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
99.33 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.99 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
9.46 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
50% 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
22 Total Transactions	95.10 Low InterQuartile Value		80.60 Low 90% Value of Aggregate
43,019 Average Sales Price	106.52 High InterQuartile Value		102.17 High 90% Value of Aggregate
39,314 Average Listed Price	11.42 InterQuartile Range		91.39 Aggregate Ratio
98.58 Average Ratio			11.80% Sampling Error
100.40 Median Ratio	81.42 Value of Outlier Low Limit	3 Number of Low Outliers	
62.78 Low Ratio	121.42 Value of Outlier High Limit	2 Number of High Outliers	
127.00 High Ratio	61.42 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.08 PRD (Regression Index)	141.42 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
9.60 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
18% 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	89.31 Low InterQuartile Value		90.08 Low 90% Value of Aggregate
140,116 Average Sales Price	102.44 High InterQuartile Value		96.22 High 90% Value of Aggregate
130,521 Average Listed Price	13.14 InterQuartile Range		93.15 Aggregate Ratio
95.64 Average Ratio			3.30% Sampling Error
99.35 Median Ratio	69.60 Value of Outlier Low Limit	2 Number of Low Outliers	16.62% Weighted Standard Deviation
60.19 Low Ratio	122.15 Value of Outlier High Limit	3 Number of High Outliers	
127.00 High Ratio	49.89 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	141.86 Value of Extreme High Limit	2 Number of High Extremes/Influentials	
8.45 COD			
25 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
33% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			