

Study created by Christie.Wright@vermont.gov on 12/1/2022 at 4:39 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1019158528	615-193-10660	ATWOOD BARBARA Location: 568 VT ROUTE 116	ZENO PROPERTIES LLC	1.90	2/5/2021	154,000	80,700	52.40			
407319616	615-193-10723	BROMLEY, DANIEL M Location: 73 LAFAYETTE ROAD	JOHN RUBLEE ESTATE	1.00	6/18/2021	125,000	98,200	78.56			
L1406148608	615-193-10608	CHITTENDEN ROBERT Location: 1178 MASON HILL NORTH	GREENOUGH TODD	1.24	10/18/2019	230,000	196,400	85.39			
L1365975040	615-193-10333	CURLEY RYAN Location: 1849 BIG HOLLOW ROAD	KITTELL MICHAEL	3.20	8/13/2020	316,900	269,100	84.92			
L1662484480	615-193-10427	CURTIS PAUL Location: 3613 QUAKER STREET	HISHMEH JED	2.70	6/12/2020	283,000	237,700	83.99			
L1278427136	615-193-10349	DAVIS WILLIAM Location: 429 FREEDOM ACRES	DARRYL L. HAYDEN REV...	0.99	9/14/2020	165,000	118,000	71.52			
L852955136	615-193-10826	DIANE BERG AND PAUL ... Location: 3930 VT. RT. 17	LEFEBVRE MICHAEL	1.90	3/25/2021	321,000	232,100	72.31			
2044116032	615-193-10193	ELWELL, WILLIAM D Location: LOT 1 721 JERUSALEM ROAD	THOMAS BUILDING AND ...	1.00	12/14/2021	160,000	96,200	60.13			
71345216	615-193-10599	ESTATE MARBINA ABENA... Location: 1866 ROBERT YOUNG ROAD	NOBLE, CAMILLE H	2.00	5/21/2021	150,000	151,600	101.07			
L1191411712	615-193-10603	FONTAINE WILLIAM Location: 745 ROBERT YOUNG ROAD	NORRIS KELLY	5.35	5/22/2020	326,000	294,400	90.31			
685120	615-193-10117	FOSSI, BRENDAN Location: 164 SAM STOKES ROAD	SHEPARD, NICHOLAS H	2.00	7/26/2021	264,000	207,000	78.41			
L164257792	615-193-10424	GABBEIT WILLIAM JAM... Location: 130 THRASHER ROAD	MOULTROUP DAVID	1.00	12/5/2019	107,400	120,200	111.92			
L301805568	615-193-10550	GRIFFITH JOHN Location: 247 STATES PRISON HOLLOW ROAD	JAN ROZENDAAL ADMINI...	0.50	8/30/2019	157,500	134,100	85.14			
1133106240	615-193-10608	GRUNWELL, SARAH Location: 1178 MASON HILL NORTH	CHITTENDEN, ROB	1.24	6/29/2021	270,000	196,400	72.74			
372787776	615-193-10278	GUNNY'S RAINBOW, LLC Location: 132 BIG HOLLOW	RUSSELL, RANDY	0.75	3/4/2022	230,000	151,900	66.04			
L1677537280	615-193-10379	HELMS GALEN Location: 2901 VT RTE 116	HORNER MITCHELL	0.50	8/1/2019	220,000	159,300	72.41			
L926162944	615-193-10612	HOLLWEDEL BENJAMIN Location: 1417 MASON HILL NORTH	ROBERTS BRANDEN	0.25	9/2/2020	213,000	140,700	66.06			
1444192832	615-193-10957	HOLT, WINFIELD Location: 3731 BIG HOLLOW ROAD	WRIGHT, WESLEY A	2.00	1/25/2022	275,000	199,900	72.69			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1467079744	615-193-11114	KAKAS, DENISE S Location: 156 MEADOW BROOK DRIVE	LONG TRAIL 11, LLC	1.90	11/5/2021	75,000	59,000	78.67			
L1721040896	615-193-10069	KING ROBYN Location: 100 HAWTHORN DRIVE	EMERTON TODD	4.50	8/13/2020	227,000	220,100	96.96			
L533712896	615-193-11108	LAURA'S RENTALS LLC Location: 14 TATRO ROAD	BROWN DEBRA	0.52	12/15/2020	210,000	148,800	70.86			
L1576017920	615-193-11104	MACDONALD SARAH Location: LOT 3 570 ROBERT YOUNG ROAD	ESTATE OF DANIEL W. ...	5.63	1/22/2021	70,000	62,500	89.29			
L1786916864	615-193-11104	MARSH II DANIEL Location: LOT 3, 570 ROBERT YOUNG ROAD	ORVIS RONALD	5.63	7/30/2019	58,000	62,500	107.76			
458189376	615-193-10679	MCGRATH, SARAH Location: 295 RUSSELL YOUNG ROAD	WILLIAMS, LAUREN	2.00	3/18/2022	237,115	170,800	72.03			
L1783963648	615-193-10556	MCKAY MICHAELYN Location: 1819 BIG HOLLOW ROAD	HAVEN JESSE	3.00	8/31/2020	257,000	235,800	91.75			
206281792	615-193-11058	MCMANUS, ALAN R Location: 91 MEADOW'S EDGE	YANDOW, SHAWN	4.70	10/15/2021	305,000	230,300	75.51			
L1516212224	615-193-10756	MORRISSEY CHRISTOPHE... Location: 1006 JERUSALEM ROAD	SCHEID JR. JAMES	1.00	12/6/2019	221,000	184,300	83.39			
L572895232	615-193-10213	PLOOF ADRIANNA Location: 945 JERUSALEM ROAD	DEBRA S. DENNY REVOC...	1.75	4/26/2019	225,000	194,800	86.58			
1524774976	615-193-10415	SEMENIUK, TIMOTHY Location: 4905 BIG HOLLOW RD.	HUTCHINS, GINA A	2.00	4/14/2021	56,000	54,000	96.43			
L279257088	615-193-11048	SNELL WILLIAM Location: 1430 JERUSALEM ROAD	MOORE BRENDAN	1.53	7/3/2019	345,000	323,800	93.86			
1330723904	615-193-10038	WEBB, RICHARD SCOTT Location: 610 VT ROUTE 116	ZENO PROPERTIES, LLC	3.00	10/29/2021	130,000	74,800	57.54			
68344896	615-193-10001	WHITCOMB, ZACH Location: 64 OUTLOOK WAY	BUTLER, HEATH	1.40	10/29/2021	320,000	226,700	70.84			
Totals for R1 - Residential with less than 6 acres				68.08		6,703,915	5,332,100				

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
32 Total Transactions	71.64	Low InterQuartile Value	76.24 Low 90% Value of Aggregate
209,497 Average Sales Price	90.05	High InterQuartile Value	82.83 High 90% Value of Aggregate
166,628 Average Listed Price	18.41	InterQuartile Range	79.54 Aggregate Ratio
80.55 Average Ratio			4.14% Sampling Error
78.61 Median Ratio	44.03	Value of Outlier Low Limit	0 Number of Low Outliers
52.40 Low Ratio	117.66	Value of Outlier High Limit	0 Number of High Outliers
111.92 High Ratio	16.42	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	145.27	Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.21 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L313057280	615-193-10558	ANDERSON GENE Location: 1499 MASON HILL NORTH	MILLER JOHN	10.20	7/31/2020	400,000	365,500	91.38			
879537216	615-193-10191	BEALL, PATRICK J Location: 987 ROBERT YOUNG ROAD	COTTER, JR, JOHN J	10.30	8/31/2021	399,000	255,800	64.11			
L930095104	615-193-10289	COHEN ZACHARY Location: 473 RUBY BRACE ROAD	GENDREAU SARAH	10.10	8/10/2020	343,000	286,800	83.62			
138652736	615-193-10192	CROSS, BENJAMIN Location: 743 ROUTE 17 (BRISTOL P.O.)	COUISNO, REVA A	26.00	9/28/2021	260,000	218,500	84.04			
216638528	615-193-10486	GARON, RONALD R Location: 4781 BIG HOLLOW ROAD	LEHR, STEPHEN T	13.91	5/20/2021	552,500	314,000	56.83			
L17108992	615-193-10993	HERWIG ANDREW Location: 633 ROBERT YOUNG ROAD	LEBOW ADAM	7.90	4/6/2020	370,000	277,700	75.05			
L1289273344	615-193-10668	LOVETT CHARLES Location: 348 SAM STOKES ROAD	PIFER MATTHEW	30.10	4/29/2020	630,000	525,100	83.35			
L1709899776	615-193-10513	MARCUS J. GUTIERREZ ... Location: 82 STOKES HILL ROAD	MARSH PETER	10.40	8/14/2020	192,000	142,300	74.11			
L652677120	615-193-10982	MCGILL JOHN Location: 1901 ROBERT YOUNG ROAD	LANG ROBERT	11.60	8/15/2019	283,000	222,800	78.73			
L70520832	615-193-10119	MCGRATH JILL Location: 684 ROBERT YOUNG ROAD	BUNINGH EDITH	19.60	9/10/2020	387,000	223,400	57.73			
L145211392	615-193-10838	MCLEAR RYAN Location: 149 FAT MOUNTAIN DRIVE	BLANSHARD LAURENCE	8.60	4/30/2020	357,000	255,300	71.51			
L770146304	615-193-11003	MILLER RYAN Location: 183 BLACK BEAR WAY	KOULOPOULOS VASILIS	9.79	9/4/2020	340,000	267,600	78.71			
L180387840	615-193-10325	STEPHEN W. THURSTON ... Location: 4295 IRELAND ROAD	HAHR GREG	22.30	9/14/2020	485,000	377,700	77.88			
L483516416	615-193-10593	WYCKOFF CHRISTOPHER Location: 436 DAN SARGENT ROAD	NEIL KEVIN	10.30	7/31/2020	442,000	307,300	69.52			
Totals for R2 - Residential with 6 or more acres				201.10		5,440,500	4,039,800				

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
14 Total Transactions	68.17 Low InterQuartile Value		68.97 Low 90% Value of Aggregate
388,607 Average Sales Price	83.42 High InterQuartile Value		79.54 High 90% Value of Aggregate
288,557 Average Listed Price	15.24 InterQuartile Range		74.25 Aggregate Ratio
74.75 Average Ratio			7.12% Sampling Error
76.47 Median Ratio	45.30 Value of Outlier Low Limit	0 Number of Low Outliers	
56.83 Low Ratio	106.28 Value of Outlier High Limit	0 Number of High Outliers	
91.38 High Ratio	22.44 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.01 PRD (Regression Index)	129.15 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
10.16 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
1815153728	615-193-10553	TORREY, DENNIS J Location: 34 LAFAYETTE ROAD	COLLETTE, MICHAEL J	0.26	7/22/2021	142,500	102,700	72.07			
L1450586112	615-193-10856	ZENO PROPERTIES LLC Location: 319 BIG HOLLOW ROAD	PAQUETTE JR EMILE	0.50	5/31/2019	50,000	61,700	123.40		O	
772683840	615-193-10378	ZENO PROPERTIES, LLC Location: 293 BIG HOLLOW ROAD	HOLBROOK, ELTON L	1.00	4/23/2021	50,040	58,100	116.11			
Totals for MHL - Mobile home landed				1.76		242,540	222,500				

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	
3 Total Transactions	72.07	Low InterQuartile Value	42.41	Low 90% Value of Aggregate
80,847 Average Sales Price	123.40	High InterQuartile Value	141.06	High 90% Value of Aggregate
74,167 Average Listed Price	51.33	InterQuartile Range	91.74	Aggregate Ratio
103.86 Average Ratio			53.76%	Sampling Error
116.11 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
72.07 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
123.40 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.13 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.74 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
L1156587520	615-193-10026	MERRICK PHILLIP Location: 150 OLD GRAVEL LANE	HEFFERNAN FRANCIS	1.86	2/19/2021	90,000	107,600	119.56			
L891662336	615-193-10267	MULPETER KIM Location: 140 OLD GRAVEL LN	STONE KATE	2.00	11/8/2019	140,000	128,500	91.79			
Totals for S1 - Vacation home with less than 6 acres				3.86		230,000	236,100				

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	91.79	Low InterQuartile Value	21.42	Low 90% Value of Aggregate
115,000 Average Sales Price	119.56	High InterQuartile Value	183.89	High 90% Value of Aggregate
118,050 Average Listed Price	27.77	InterQuartile Range	102.65	Aggregate Ratio
105.67 Average Ratio			79.14%	Sampling Error
105.67 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
91.79 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
119.56 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
13.14 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
L199090176	615-193-11082	DUSSAULT STEFANIE Location: LOT 1, MEADOW BROOK DRIVE	NORRIS ALAN	6.40	11/10/2020	117,000	91,500	78.21			
L903888896	615-193-10116	HOLLAND RYAN Location: 3451 BIG HOLLOW ROAD	RICH WILLIAM	10.30	8/12/2019	85,000	71,800	84.47			
1369229888	615-193-11099	MORRISSEY, SHEAMUS Location: CONWAY ROAD	DUKEHART, JENNIFER S...	5.00	3/15/2022	80,000	75,000	93.75			
L733741056	615-193-11099	STARLING JENNIFER Location: LOT 1A, CONWAY ROAD	DUERR BRIAN	5.00	9/23/2020	64,900	75,000	115.56			
Totals for W - Woodland				26.70		346,900	313,300				

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	
4 Total Transactions	79.77	Low InterQuartile Value	73.61	Low 90% Value of Aggregate
86,725 Average Sales Price	110.11	High InterQuartile Value	107.02	High 90% Value of Aggregate
78,325 Average Listed Price	30.34	InterQuartile Range	90.31	Aggregate Ratio
93.00 Average Ratio			18.50%	Sampling Error
89.11 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
78.21 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
115.56 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
13.08 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
L212148224	615-193-11015	BUCKLEY EDWARD JR. Location: LOT 1 MASON HILL NORTH	BOUCHARD RONALD	6.10	9/25/2020	75,000	48,300	64.40			
L377225216	615-193-10615	HANEY DWYER COLE Location: DAN SARGENT ROAD	HOFFMAN WILLIAM DALE	25.80	5/13/2020	198,000	160,400	81.01			
L680747008	615-193-10413	RUBLEE CHELSEA Location: 102 BIG HOLLOW ROAD	JOHNSON HUGH	0.60	9/3/2019	56,000	55,100	98.39			
Totals for M - Miscellaneous				32.50		329,000	263,800				

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	64.40	Low InterQuartile Value	63.61	Low 90% Value of Aggregate
109,667 Average Sales Price	98.39	High InterQuartile Value	96.76	High 90% Value of Aggregate
87,933 Average Listed Price	33.99	InterQuartile Range	80.18	Aggregate Ratio
81.27 Average Ratio			20.68%	Sampling Error
81.01 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
64.40 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
98.39 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
13.99 COD				
1 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				

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
59 Total Transactions	71.51 Low InterQuartile Value		75.24 Low 90% Value of Aggregate
221,792 Average Sales Price	91.75 High InterQuartile Value		81.00 High 90% Value of Aggregate
173,259 Average Listed Price	20.24 InterQuartile Range		78.12 Aggregate Ratio
82.60 Average Ratio			3.69% Sampling Error
78.69 Median Ratio	41.16 Value of Outlier Low Limit	0 Number of Low Outliers	
52.40 Low Ratio	122.11 Value of Outlier High Limit	4 Number of High Outliers	
131.25 High Ratio	10.80 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.06 PRD (Regression Index)	152.47 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
17.15 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
2% 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	122.05	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
200,000 Average Sales Price	122.05	High InterQuartile Value	0.00 High 90% Value of Aggregate
244,100 Average Listed Price	0.00	InterQuartile Range	122.05 Aggregate Ratio
122.05 Average Ratio			Sampling Error
122.05 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
122.05 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
122.05 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 - 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	67.85 Low InterQuartile Value		55.40 Low 90% Value of Aggregate
178,238 Average Sales Price	97.23 High InterQuartile Value		85.62 High 90% Value of Aggregate
125,675 Average Listed Price	29.38 InterQuartile Range		70.51 Aggregate Ratio
84.11 Average Ratio			21.43% Sampling Error
82.74 Median Ratio	23.78 Value of Outlier Low Limit	0 Number of Low Outliers	
57.11 Low Ratio	141.30 Value of Outlier High Limit	0 Number of High Outliers	
115.56 High Ratio	- 20.29 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.19 PRD (Regression Index)	185.37 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
16.84 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
68 Total Transactions	71.51 Low InterQuartile Value		74.79 Low 90% Value of Aggregate
213,307 Average Sales Price	93.26 High InterQuartile Value		81.31 High 90% Value of Aggregate
166,491 Average Listed Price	21.75 InterQuartile Range		78.05 Aggregate Ratio
84.39 Average Ratio			4.18% Sampling Error
79.87 Median Ratio	38.89 Value of Outlier Low Limit	0 Number of Low Outliers	16.75% Weighted Standard Deviation
52.40 Low Ratio	125.88 Value of Outlier High Limit	2 Number of High Outliers	
152.67 High Ratio	6.28 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.08 PRD (Regression Index)	158.50 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.71 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			