

Study created by Christie.Wright@vermont.gov on 12/5/2022 at 10:01 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
809439808	618-194-10762	AZV INVESTMENTS, LLC Location: 6219 ROUTE 107	THIBEAULT, ADRICE	1.80	1/24/2022	230,000	114,100	49.61			
369646656	618-194-10474	BACHMAN, MARYBETH Location: 55 RANNEY ROAD	TONACHEL, LUCIA J	1.79	11/1/2021	155,000	210,700	135.94			
L1491255296	618-194-10464	BLAKE KELLY Location: 630 STONY BROOK ROAD	DAMM ANGELA	3.90	2/26/2021	362,000	296,500	81.91			
84589632	618-194-10017	BLANCHARD, ALAN Location: 677 TWEED RIVER DRIVE	BECKER, KEVIN C	1.38	11/17/2021	450,000	223,600	49.69			
L2040074240	618-194-10745	CONTRATTO TRAVIS Location: 399 TIMBER HAWK ROAD	DAVID W EMERY LIVING...	2.20	4/1/2019	250,000	261,300	104.52			
L221663232	618-194-10499	FINKLE JR. RUSSELL Location: 3731 VERMONT ROUTE 107	OSBORNE H	1.33	11/4/2019	110,000	142,300	129.36			
L1868357632	618-194-10649	FOURNIER TIM Location: 131 KELLY ROAD	BARCOMB AMBER	2.70	1/4/2021	230,000	191,600	83.30			
L1704509440	618-194-10785	FOWLER CHRISTOPHER Location: 231 BLANCHARD ROAD	WITCHEKOWSKI JEAN	3.00	8/16/2019	253,000	258,500	102.17			
L690257920	618-194-10444	GADOURY MALEA Location: 5532 STONY BROOK ROAD	POISSON PAUL	1.11	1/29/2021	315,000	126,800	40.25			
597685312	618-194-10149	GALLUB, MATTHEW Location: 1072 VT RT 100	WYREMLAK, PAULINE	1.43	6/18/2021	330,000	146,800	44.48			
L903667712	618-194-10399	GREENBERG GEOFFREY Location: 125 ONE WAY ROAD	HALL DANIEL	1.30	2/26/2021	298,000	203,300	68.22			
1263615040	618-194-10369	HILLMER, BRIAN R Location: 12 LILLIESVILLE ROAD	RAUTENBERG, ERIK	1.00	10/25/2021	277,000	172,500	62.27			
1246646848	618-194-10698	HOFMANN, JOSEPH W Location: 38 STONY BROOK ROAD	TURNBULL, ADDY L	5.05	1/20/2022	419,000	274,200	65.44			
66710592	618-194-10321	KIRSCH, BARRETT Location: 226 ONE WAY ROAD	HOYT, WILLIAM G	1.30	10/6/2021	280,000	151,600	54.14			
L1914253312	618-194-10650	LARSON DARREN Location: 21 KELLY ROAD	ROBINSON CHARRI	0.34	11/20/2020	158,000	148,600	94.05			
L485605376	618-194-10299	LAWN ANDREW Location: 639 TWEED RIVER DRIVE	BEAR CREEK GROUP LLC	1.10	12/23/2020	505,000	525,200	104.00			
299553344	618-194-10618	LINDAHL, PETER Location: 303 ONE WAY ROAD	GOSWAMI, SANGEETA	1.00	1/7/2022	450,000	218,000	48.44			
L1014759424	618-194-10842	MACK ALYSON Location: 48 STONY BROOK ROAD	MARSHALL STEVEN	5.50	6/1/2020	227,000	275,400	121.32			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2094542848	618-194-10862	MARDEN RONALD Location: 251 VULTURE MOUNTAIN ROAD	WALLS DAVID	5.96	8/20/2020	385,000	302,400	78.55			
444767296	618-194-10812	MORAN, DANIEL J Location: 469 SOUTH HILL ROAD	MURPHY, CHESTER R	1.00	9/29/2021	189,000	130,600	69.10			
L1699962880	618-194-10708	MURPHY MICHAEL Location: 5612 VERMONT ROUTE 107	THIBEAULT ADRICE	2.31	3/11/2020	159,000	152,600	95.97			
L1555963904	618-194-10005	PARKE DAMON Location: 1735 STONY BROOK ROAD	ELKIND KENNETH	3.50	6/14/2019	201,500	194,500	96.53			
L1095770112	618-194-10181	PEFF PETER Location: 186 LAURY ROAD	DOOHER TERENCE	0.74	4/17/2019	105,000	109,800	104.57			
L680271872	618-194-10462	PERKINS SCOTT Location: 164 ARNOLD MOUNTAIN ROAD	CARRIER ROBERTA	1.38	10/13/2020	225,000	175,000	77.78			
L243957760	618-194-10646	RABINER MARK Location: 596 TIMBER HAWK ROAD	CERCENA FRED	1.20	2/19/2021	275,000	154,800	56.29			
1206438976	618-194-10457	STOKES, JR, HENRY F Location: 2973 ROUTE 100	HOMA, ADAM R	0.63	7/2/2021	255,000	150,000	58.82			
L1629159424	618-194-10474	TONACHEL LUCIA Location: 55 RANNEY ROAD	MORSE REBECCA	1.79	7/23/2020	139,000	210,700	151.58			
L1249935360	618-194-10718	TWITCHELL SIDNEY Location: 4552 VT RTE 107	VAN DEN BOSCH JIMMY	0.22	4/10/2020	115,000	109,800	95.48			
L1048092672	618-194-10141	ZHANG ANNIE Location: 103 TIMBERCREST ROAD	COEN JAMES	1.00	11/13/2020	256,000	162,300	63.40			
L1093877760	618-194-10384	ZHANG SHUO Location: 485 CEDARWOOD ROAD	PALADINO JOSEPH	1.10	10/29/2020	320,000	200,600	62.69			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>58.06</b>		<b>7,923,500</b>	<b>5,994,100</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
30 Total Transactions	58.19	Low InterQuartile Value	67.94 Low 90% Value of Aggregate
264,117 Average Sales Price	102.63	High InterQuartile Value	83.36 High 90% Value of Aggregate
199,803 Average Listed Price	44.44	InterQuartile Range	75.65 Aggregate Ratio
81.66 Average Ratio			10.19% Sampling Error
78.16 Median Ratio	- 8.47	Value of Outlier Low Limit	0 Number of Low Outliers
40.25 Low Ratio	169.29	Value of Outlier High Limit	0 Number of High Outliers
151.58 High Ratio	- 75.13	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	235.95	Value of Extreme High Limit	0 Number of High Extremes/Influentials
30.22 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			

**R2 - Residential with 6 or more acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
720298560	618-194-10518	AMSES, JOSH Location: 876 BLACKMER BLVD	HONIGFORD, TOM P	21.00	1/21/2022	282,500	161,700	57.24			
534899776	618-194-10090	BANERJEE, NAYA S Location: 158 ABBOTT HILL ROAD	BRYAN, DONNA D	29.70	9/10/2021	260,000	130,300	50.12			
L1993998336	618-194-10145	BOLLMAN KEITH Location: VT ROUTE 100	YOUNG III WARREN	7.10	11/10/2020	88,500	110,400	124.75			
L1359163392	618-194-10414	BRYANT KYLE Location: 543 VULTURE MOUNTAIN ROAD	LORENZOTTI ALICE	8.06	6/28/2019	315,000	344,700	109.43			
L2037977088	618-194-10441	FIELDING ROBERT Location: 695 LAURY ROAD	RIGGS CRAIG	15.70	8/9/2019	295,000	284,200	96.34			
L1320771584	618-194-10622	LA CASITA 2243 LLC Location: 2243 GILKE ROAD	LARY DANE	10.01	12/4/2020	227,500	145,500	63.96			
L521678848	618-194-10216	LEESER JOHNATHAN Location: 341 NEW BOSTON ROAD	FAY TERRY	17.00	7/12/2019	225,000	233,000	103.56			
L1210757120	618-194-10766	MCEACHERN KENNETH Location: 6318 VERMONT ROUTE 107	WEED WAYNE	6.50	7/15/2019	196,500	182,100	92.67			
L1400930304	618-194-10422	PEREZ IVELISSE Location: 1039 VT ROUTE 107	MAHREN KENNETH	83.00	10/22/2020	460,000	290,300	63.11			
L696586240	618-194-10031	PESTRETTO DANIEL Location: 1036 BLACKMER BOULEVARD	BATEN FAMILY TRUST	99.00	2/11/2021	475,000	324,700	68.36			
1448045632	618-194-10044	PFAFF, ALEXANDER Location: 2034 STONY BROOK ROAD	BENSON, ROY E	11.70	8/16/2021	620,000	267,400	43.13			
L1109467136	618-194-10471	PIMENTEL JOSEPH Location: 2067 MUSIC MOUNTAIN ROAD	THE SALLY DELLA MOLL...	16.20	12/31/2020	365,000	304,800	83.51			
L1556258816	618-194-10478	PRATNICKI GREG Location: 729 TAGGART HILL ROAD	VALERIEN DIANE	117.90	12/20/2019	350,000	340,800	97.37			
6597696	618-194-10790	STIEVE, ELLEN Location: 3657 STONEY BROOK RD	GREV, TRUSTEE, MICHA...	10.02	8/31/2021	231,500	104,400	45.10			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>452.89</b>		<b>4,391,500</b>	<b>3,224,300</b>				

R2 - Residential 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
14 Total Transactions	55.46	Low InterQuartile Value	61.96 Low 90% Value of Aggregate
313,679 Average Sales Price	98.92	High InterQuartile Value	84.88 High 90% Value of Aggregate
230,307 Average Listed Price	43.46	InterQuartile Range	73.42 Aggregate Ratio
78.47 Average Ratio			15.61% Sampling Error
75.93 Median Ratio	- 9.73	Value of Outlier Low Limit	0 Number of Low Outliers
43.13 Low Ratio	164.11	Value of Outlier High Limit	0 Number of High Outliers
124.75 High Ratio	- 74.92	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	229.30	Value of Extreme High Limit	0 Number of High Extremes/Influentials
29.78 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
L1077108736	618-194-10861	BARDIS MICHAEL Location: 240 TAGGART HILL ROAD	WHITNEY MARK	23.19	8/14/2020	110,000	53,300	48.45			
1807291456	618-194-10265	BENSON, ROY E Location: 2656 VERMONT ROUTE 107	GODDARD, TAMMY A	1.95	4/22/2021	190,000	132,200	69.58			
L979951616	618-194-10497	MCCARTHY DANIEL Location: 679 RIVER ROAD	BARCOMB DANNY	2.90	12/11/2020	110,000	97,200	88.36			
L614895616	618-194-10800	MESSIER EMILY Location: 135 MEADOW LANE	ROGERS KAREN	1.78	11/18/2020	99,500	75,000	75.38			
L1663488000	618-194-10689	WILLIAMS MAKENZIE Location: PENT ROAD	RIENDEAU REGINALD	78.50	12/9/2020	87,500	97,700	111.66			

<b>Totals for MHL - Mobile home landed</b>				<b>108.32</b>		<b>597,000</b>	<b>455,400</b>				
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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	
5 Total Transactions	59.02	Low InterQuartile Value	58.63	Low 90% Value of Aggregate
119,400 Average Sales Price	100.01	High InterQuartile Value	93.94	High 90% Value of Aggregate
91,080 Average Listed Price	40.99	InterQuartile Range	76.28	Aggregate Ratio
78.69 Average Ratio			23.15%	Sampling Error
75.38 Median Ratio	- 2.47	Value of Outlier Low Limit	0	Number of Low Outliers
48.45 Low Ratio	161.50	Value of Outlier High Limit	0	Number of High Outliers
111.66 High Ratio	- 63.96	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	222.99	Value of Extreme High Limit	0	Number of High Extremes/Influentials
21.75 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			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1784191552	618-194-10119	KENNEALLY, JOHN F Location: 147 SPRING STREET	CASSERA, MICHAEL	1.07	3/11/2022	340,000	199,300	58.62			
L826908672	618-194-10283	TELHEIRO GEORGE Location: 544 VULTURE MOUNTAIN ROAD	LORENZOTTI LUIS	0.13	11/14/2019	50,000	54,200	108.40			
<b>Totals for S1 - Vacation home with less than 6 acres</b>				<b>1.20</b>		<b>390,000</b>	<b>253,500</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	58.62	Low InterQuartile Value	(3.16) Low 90% Value of Aggregate
195,000 Average Sales Price	108.40	High InterQuartile Value	133.16 High 90% Value of Aggregate
126,750 Average Listed Price	49.78	InterQuartile Range	65.00 Aggregate Ratio
83.51 Average Ratio			104.86% Sampling Error
83.51 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
58.62 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
108.40 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.28 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
29.81 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
L977453056	618-194-10551	MCCULLOUGH SUZANNE	VERMONT EARTH BASE L...	41.20	4/3/2019	160,000	156,500	97.81			
Location: 1955 STONY BROOK ROAD											

<b>Totals for S2 - Seasonal home with 6 or more acres</b>				<b>41.20</b>		<b>160,000</b>	<b>156,500</b>				
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**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.*

<b>Category Statistics</b>	<b>Limits Established by Original Sales Data</b>		<b>Ratios/Confidence Intervals</b>	
1 Total Transactions	97.81	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
160,000 Average Sales Price	97.81	High InterQuartile Value	0.00	High 90% Value of Aggregate
156,500 Average Listed Price	0.00	InterQuartile Range	97.81	Aggregate Ratio
97.81 Average Ratio				Sampling Error
97.81 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
97.81 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
97.81 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
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				



**C - Commercial**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L403603456	618-194-10030	ASSET 20024 L.L.C. Location: 35 BRIDGE STREET	HUGH BARWICK RENTAL ...	0.90	11/20/2019	144,846	131,400	90.72			
L1721176064	618-194-10417	JAYNE E. PRICE TRUST... Location: 1720 VERMONT ROUTE 100	LUNNA RICHARD	1.00	11/13/2020	340,000	150,500	44.26			
L429539328	618-194-10001	XTERRA HOUSE PROJECT... Location: 3657 VT ROUTE 107	GOUCHBERG DAVID	2.00	9/17/2019	145,000	163,200	112.55			
<b>Totals for C - Commercial</b>				<b>3.90</b>		<b>629,846</b>	<b>445,100</b>				

**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	44.26	Low InterQuartile Value	11.93	Low 90% Value of Aggregate
209,949 Average Sales Price	112.55	High InterQuartile Value	129.41	High 90% Value of Aggregate
148,367 Average Listed Price	68.29	InterQuartile Range	70.67	Aggregate Ratio
82.51 Average Ratio			83.12%	Sampling Error
90.72 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
44.26 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
112.55 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
25.09 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
L1588264960	618-194-10794	HELMER ELLIOT Location: 5365 FLETCHER BROOK ROAD	BAYROOT LLC	142.30	11/24/2020	163,000	115,400	70.80			
1628822592	618-194-10158	METCALF, BENJAMIN C Location: ARNOLD MOUNTAIN ROAD	DAVIS, CHARLES	47.00	10/15/2021	58,000	33,800	58.28			
L53743616	618-194-10654	MOORE THOMAS Location: LOT 1 BIX ROAD	LECLERC JASON	10.54	5/19/2020	35,000	44,500	127.14			
220245056	618-194-10868	YARA, JAKE M Location: LABADIE ROAD	CAROLAN IV, JOHN	38.30	8/12/2021	65,000	52,100	80.15			
<b>Totals for W - Woodland</b>				<b>238.14</b>		<b>321,000</b>	<b>245,800</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	
4 Total Transactions	61.41	Low InterQuartile Value	57.77	Low 90% Value of Aggregate
80,250 Average Sales Price	115.40	High InterQuartile Value	95.37	High 90% Value of Aggregate
61,450 Average Listed Price	53.99	InterQuartile Range	76.57	Aggregate Ratio
84.09 Average Ratio			24.55%	Sampling Error
75.48 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
58.28 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
127.14 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
25.91 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			

**M - Miscellaneous**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1684594688	618-194-10080	BAXTER TRAVIN Location: RANNEY ROAD	BROWN FRANCIS	2.93	12/17/2020	25,000	28,100	112.40			
L482377728	618-194-10179	BRIDGEWATER LISA Location: BIX ROAD	ABRAMS GEORGE	8.48	9/16/2020	56,000	34,900	62.32			
L795283456	618-194-10160	BUMP FRANK Location: LOT 34 & 35, SOUTH HILL ROAD	DAVIS SCOTT	3.35	12/13/2019	12,000	19,200	160.00			
1755822656	618-194-10485	CASEY, MICHAEL Location: LOT 1-33 HIGHWOOD, TWEED RIVER DRIVE	ARCE, LOUIS	1.61	3/18/2022	15,000	35,000	233.33	E	O	O
L827592704	618-194-10135	CLOUGH EDWARD Location: 0 SOUTH HILL ROAD (TH.33)	RIDGELINE OVERLOOK F...	4.20	6/25/2020	21,300	24,300	114.08			
L1256685568	618-194-10788	EGAN SHANE Location: TWEED RIVER DRIVE, LOT 11	THE PETER A GRIMM 20...	1.02	7/17/2020	36,000	31,500	87.50			
L1444089856	618-194-10473	GUIMARAES LAERCIO Location: LOT 2, NEW BOSTON ROAD	MORSE JAMES	10.20	2/12/2021	30,000	27,600	92.00			
L1118232576	618-194-10590	JESKEY AARON Location: LOT J6 & J10 WESTWIND ROAD	RACE BETSY	2.20	1/28/2021	17,500	15,800	90.29			
L135168000	618-194-10884	PIERCE NICHOLAS OTTO Location: RANNEY ROAD	BROWN FRANCIS	64.40	10/11/2019	76,000	80,100	105.39			
142586944	618-194-10179	SCALERA, CHRISTOPHER... Location: LOT 5A BIX ROAD	ABRAMS, GEORGE C	1.84	6/10/2021	24,000	21,000	87.50			
<b>Totals for M - Miscellaneous</b>				<b>100.23</b>		<b>312,800</b>	<b>317,500</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
10 Total Transactions	87.50	Low InterQuartile Value	82.94 Low 90% Value of Aggregate
31,280 Average Sales Price	125.56	High InterQuartile Value	120.06 High 90% Value of Aggregate
31,750 Average Listed Price	38.06	InterQuartile Range	101.50 Aggregate Ratio
114.48 Average Ratio			18.29% Sampling Error
98.70 Median Ratio	30.40	Value of Outlier Low Limit	0 Number of Low Outliers
62.32 Low Ratio	182.66	Value of Outlier High Limit	1 Number of High Outliers
233.33 High Ratio	- 26.69	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.13 PRD (Regression Index)	239.75	Value of Extreme High Limit	0 Number of High Extremes/Influentials
30.96 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
52 Total Transactions	58.67	Low InterQuartile Value	69.17 Low 90% Value of Aggregate
258,885 Average Sales Price	101.08	High InterQuartile Value	80.65 High 90% Value of Aggregate
193,919 Average Listed Price	42.41	InterQuartile Range	74.91 Aggregate Ratio
80.90 Average Ratio			7.66% Sampling Error
78.16 Median Ratio	- 4.95	Value of Outlier Low Limit	0 Number of Low Outliers
40.25 Low Ratio	164.71	Value of Outlier High Limit	0 Number of High Outliers
151.58 High Ratio	- 68.57	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	228.33	Value of Extreme High Limit	0 Number of High Extremes/Influentials
29.02 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 - 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
3 Total Transactions	44.26	Low InterQuartile Value	11.68 Low 90% Value of Aggregate
209,949 Average Sales Price	112.55	High InterQuartile Value	129.65 High 90% Value of Aggregate
148,367 Average Listed Price	68.29	InterQuartile Range	70.67 Aggregate Ratio
82.51 Average Ratio			83.46% Sampling Error
90.72 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
44.26 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
112.55 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
25.09 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
14 Total Transactions	77.81 Low InterQuartile Value		75.25 Low 90% Value of Aggregate
45,271 Average Sales Price	117.35 High InterQuartile Value		102.50 High 90% Value of Aggregate
40,236 Average Listed Price	39.53 InterQuartile Range		88.88 Aggregate Ratio
105.80 Average Ratio			15.32% Sampling Error
91.14 Median Ratio	18.51 Value of Outlier Low Limit	0 Number of Low Outliers	
58.28 Low Ratio	176.65 Value of Outlier High Limit	1 Number of High Outliers	
233.33 High Ratio	- 40.79 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.19 PRD (Regression Index)	235.95 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
31.94 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
69 Total Transactions	62.30 Low InterQuartile Value		69.74 Low 90% Value of Aggregate
216,333 Average Sales Price	104.26 High InterQuartile Value		80.59 High 90% Value of Aggregate
162,606 Average Listed Price	41.96 InterQuartile Range		75.16 Aggregate Ratio
83.86 Average Ratio			7.22% Sampling Error
83.41 Median Ratio	- 0.65 Value of Outlier Low Limit	0 Number of Low Outliers	28.13% Weighted Standard Deviation
40.25 Low Ratio	167.20 Value of Outlier High Limit	1 Number of High Outliers	
160.00 High Ratio	- 63.59 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.12 PRD (Regression Index)	230.15 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
27.43 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			