



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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
318987328	714-227-10101	BARTON, CODY Location: 300 SCRABBLE HOLLOW ROAD	FOURNIER, PATRICK	10.20	10/18/2021	260,000	197,000	75.77			
1472744512	714-227-10082	KOOP, JOHN B Location: 321 WILD HILL ROAD	CHARKES, N. DAVID	29.90	8/6/2021	350,000	248,400	70.97			
1845132352	714-227-10463	NT LAND LLC Location: STEVENS ROAD	MORRISON, PAUL	83.00	12/15/2021	147,000	146,300	99.52			
L1245851648	714-227-10018	O'HARA MOLLY Location: 1142 VT ROUTE 113	STONE BRYAN	8.80	5/2/2019	170,000	163,400	96.12			
219632704	714-227-10215	RODGERS, JEFFREY A Location: 216 BEANVILLE ROAD	ULMAN PROPERTIES, LL...	6.80	6/18/2021	215,000	152,400	70.88			
275428416	714-227-10087	SHIRLEY, BRADFORD E Location: 646 MILL STREET	ESTATE OF DUSTIN BUR...	10.50	6/28/2021	394,515	268,000	67.93			
L435724288	714-227-10305	SURETTE RENATA Location: 991 JENNINGS ROAD	PHELPS BRADLEY	28.00	6/15/2020	189,000	181,400	95.98			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>177.20</b>		<b>1,725,515</b>	<b>1,356,900</b>				

**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	
7 Total Transactions	70.88	Low InterQuartile Value	69.71	Low 90% Value of Aggregate
246,502 Average Sales Price	96.12	High InterQuartile Value	87.57	High 90% Value of Aggregate
193,843 Average Listed Price	25.23	InterQuartile Range	78.64	Aggregate Ratio
82.45 Average Ratio			11.36%	Sampling Error
75.77 Median Ratio	33.03	Value of Outlier Low Limit	0	Number of Low Outliers
67.93 Low Ratio	133.97	Value of Outlier High Limit	0	Number of High Outliers
99.52 High Ratio	- 4.82	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	171.82	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.43 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
14%	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
L1482629120	714-227-10299	ILSLEY TROY Location: MIDDLE BROOK ROAD	JOHN & CAROL KROMER ...	68.00	12/11/2020	75,000	117,600	156.80			
L1267159040	714-227-10085	MAHDAWI MOHSEN Location: 838 MILL STREET	CLARK CHRISTOPHER	21.00	10/8/2020	51,000	29,800	58.43			
L1982255104	714-227-10185	NEWMAN SAMUEL Location: MANLEY HILL ROAD	ESTATE OF BRIAN HATC...	33.00	8/14/2020	35,000	43,200	123.43			
L1060982784	714-227-10040	STILLSON DANE Location: 245 BOWLEY ROAD	BENJAMIN PENNY	2.00	12/31/2020	25,000	39,100	156.40			
<b>Totals for M - Miscellaneous</b>				<b>124.00</b>		<b>186,000</b>	<b>229,700</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	
4 Total Transactions	74.68	Low InterQuartile Value	68.17	Low 90% Value of Aggregate
46,500 Average Sales Price	156.70	High InterQuartile Value	178.82	High 90% Value of Aggregate
57,425 Average Listed Price	82.02	InterQuartile Range	123.49	Aggregate Ratio
123.76 Average Ratio			44.81%	Sampling Error
139.91 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
58.43 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
156.80 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
23.47 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
18 Total Transactions	70.95 Low InterQuartile Value		76.96 Low 90% Value of Aggregate
230,033 Average Sales Price	99.64 High InterQuartile Value		92.73 High 90% Value of Aggregate
195,172 Average Listed Price	28.69 InterQuartile Range		84.85 Aggregate Ratio
87.08 Average Ratio			9.29% Sampling Error
87.62 Median Ratio	27.91 Value of Outlier Low Limit	0 Number of Low Outliers	
66.97 Low Ratio	142.68 Value of Outlier High Limit	0 Number of High Outliers	
112.50 High Ratio	- 15.13 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	185.72 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.94 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
17% 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
0 Total Transactions	0.00 Low InterQuartile Value		0.00 Low 90% Value of Aggregate
Average Sales Price	0.00 High InterQuartile Value		0.00 High 90% Value of Aggregate
Average Listed Price	0.00 InterQuartile Range		100.00 Aggregate Ratio
0.00 Average Ratio			Sampling Error
0.00 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
0.00 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
0.00 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
<b>COD</b>			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
N/A 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
5 Total Transactions	77.95 Low InterQuartile Value		76.28 Low 90% Value of Aggregate
56,100 Average Sales Price	156.60 High InterQuartile Value		153.16 High 90% Value of Aggregate
64,360 Average Listed Price	78.65 InterQuartile Range		114.72 Aggregate Ratio
118.50 Average Ratio			33.51% Sampling Error
123.43 Median Ratio	- 40.04 Value of Outlier Low Limit	0 Number of Low Outliers	
58.43 Low Ratio	274.58 Value of Outlier High Limit	0 Number of High Outliers	
156.80 High Ratio	- 158.02 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	392.56 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
25.49 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
23 Total Transactions	70.97 Low InterQuartile Value		79.06 Low 90% Value of Aggregate
192,222 Average Sales Price	106.21 High InterQuartile Value		94.42 High 90% Value of Aggregate
166,735 Average Listed Price	35.24 InterQuartile Range		86.74 Aggregate Ratio
93.91 Average Ratio			8.85% Sampling Error
95.98 Median Ratio	18.11 Value of Outlier Low Limit	0 Number of Low Outliers	22.06% Weighted Standard Deviation
58.43 Low Ratio	159.07 Value of Outlier High Limit	0 Number of High Outliers	
156.80 High Ratio	- 34.75 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.08 PRD (Regression Index)	211.94 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
20.20 COD			
3 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			