

Study created by Teri.Gildersleeve@vermont.gov on 12/11/2022 at 6:00 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1152154688	735-234-10681	AKER, DONALD A Location: 553 MAIN STREET	ORZELL, JAMES M	0.18	12/9/2021	160,000	120,100	75.06			
L1547575296	735-234-10396	AMES AMANDA Location: 313 PINE HILL ROAD	PUHALLA DAVID	0.47	10/11/2019	130,000	137,600	105.85			
L405508096	735-234-10069	BAKER RICKY Location: 19 MEAD STREET	THERRIEN MARGARET	0.26	7/19/2019	132,000	130,400	98.79			
1639504960	735-234-10682	BARBER, JENNIFER Location: 403 PLEASANT STREET	ORZELL, JOSEPH A	0.38	10/15/2021	159,000	117,000	73.58			
L226824192	735-234-10124	BARONE JOELI Location: 1262 PLEASANT STREET	BURNS MICHAEL	0.41	3/3/2021	160,000	129,100	80.69			
564952128	735-234-10403	BARRY, RICK Location: 40 SMITH RD	MACFARLANE, LAWRENCE	0.24	12/3/2021	125,000	108,100	86.48			
L943886336	735-234-10269	BELANGER MICHAEL Location: 1418 BOARDMAN HILL ROAD	BARBOUR JR. JAMES	1.70	10/30/2020	367,000	313,200	85.34			
626408512	735-234-10267	BENNETT, KARA R Location: 928 PLEASANT STREET	CARLSON, JOHN L	0.27	11/15/2021	174,900	149,700	85.59			
L1353273344	735-234-10445	BILODEAU NATALIE Location: 259 CRESCENT STREET	SARAH LONG AND MOLLY...	0.29	9/4/2020	155,500	90,800	58.39			
L189632512	735-234-10911	BLACK FRANCIS Location: 1278 PLEASANT STREET	TUMIELEWICZ MARK	0.42	7/8/2019	138,500	115,400	83.32			
1740072000	735-234-11035	BORNSTEIN, BENJAMIN Location: 454 DURGY HILL ROAD	MARKIE, LOGAN C	3.15	5/14/2021	475,000	304,300	64.06			
494357056	735-234-11042	BRANNOCK, AUSTIN Location: 753 CLARENDON AVENUE	THE NANCY ANN SIGMAN...	0.46	3/4/2022	130,000	87,000	66.92			
L1493454848	735-234-10541	BROWN DANIEL Location: 90 WESTSIDE COURT	HERNANDEZ JR SIMON	0.87	11/4/2019	250,000	229,700	91.88			
455045696	735-234-10069	BROWN, BRUCE H Location: 19 MEAD STREET	BAKER, RICKY D	0.26	2/11/2022	176,000	130,400	74.09			
1069079616	735-234-10882	BUZZELL, ANDREW T Location: 472 CLARENDON AVE	GRAZIANO, ANTHONY M	0.50	9/15/2021	142,900	113,100	79.15			
L1361252352	735-234-10210	CASEY JEFFREY Location: 100 ROSS STREET	INFURNA LAWRENCE	0.11	4/12/2019	149,000	149,400	100.27			
1964016192	735-234-11034	CASEYRAFTER, PATRICI... Location: 743 CLARENDON AVE	O'GRADY, JUSTIN T	0.49	12/20/2021	270,000	207,100	76.70			
L557785088	735-234-11060	CASTELLANO MARILYN Location: 50 CLARENDON AVENUE UNIT 2	REEVES HOLLY	0.00	12/15/2020	90,000	108,000	120.00			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L676220928	735-234-10309	COVELL RICHARD Location: 537 CASTLETON ROAD	FRITZ GERALD	1.60	11/12/2020	129,000	124,500	96.51			
L962793472	735-234-10817	CROWNSHIELD KENNE... Location: 66 PINE HILL ROAD	SHERRER ROBERT	0.55	1/26/2021	240,000	167,700	69.88			
1480827456	735-234-10079	ELDIEN, TONY D Location: 375 PLEASANT STREET	BISHOP, NANCY B	0.43	12/29/2021	185,000	142,100	76.81			
L1565851648	735-234-10680	ELLIOTT KOREY Location: 268 THRALL AVENUE	KROHN MICHAEL	0.50	5/1/2020	140,000	118,400	84.57			
L1648304128	735-234-10947	FIELD REBECCA Location: 909 PLEASANT STREET	WAKKER ELLEN	0.58	2/1/2021	180,000	166,900	92.72			
L1788764160	735-234-10532	FLINT JAMES Location: 482 CLARENDON AVENUE	HEPBURN DILLON	0.58	2/5/2021	143,000	122,500	85.66			
L1047003136	735-234-10397	GALLIPO MICHAEL Location: 35 HIGH STREET	MASON ADAM	0.16	4/17/2020	95,000	92,100	96.95			
L797876224	735-234-10690	GREENO KAY Location: 140 CLARK HILL ROAD	PARKMAN ROBERT	1.74	1/14/2021	305,000	208,100	68.23			
L1843961856	735-234-10613	HOWARD ANTHONY Location: 637 MAIN STREET	MERRILL SR. RALPH	0.14	1/17/2020	118,500	100,700	84.98			
1346609728	735-234-10171	JAMES, MELISSA Location: 262 THRALL AVENUE	BOROWY, KRYSZYNA	0.65	1/7/2022	257,500	182,800	70.99			
1602462272	735-234-10586	JEPSON, ZACHARY W Location: 17 HARRISON AVENUE	PRESEAU JR, EDMUND G	0.30	1/5/2022	150,000	102,100	68.07			
L206241792	735-234-10363	JOHNSON DENNIS Location: 179 BLANCHARD AVENUE	GORDON IAN	0.26	4/5/2019	157,900	148,000	93.73			
962095680	735-234-10729	JOHNSON, EDWARD Location: 95 TOWER LANE	POPLASKI, SR., HENRY...	0.61	2/25/2022	244,000	172,200	70.57			
1400326720	735-234-10166	LACKNEY, CAMEN M Location: 149 HIGHLAND AVENUE	CHAPLA, JOSEPHINE F	0.30	3/4/2022	180,000	124,700	69.28			
L1345806336	735-234-10932	LAFRANCIS RANDALL Location: 852 BOARDMAN HILL ROAD	WEISMAN MISCHA	5.76	7/12/2019	205,000	206,600	100.78			
L954470400	735-234-10768	LAROSE RACHEL Location: 938 MAIN ST	SKAZA MARY FRAN	0.20	12/7/2020	165,000	101,600	61.58			
L1392738304	735-234-10794	LARUE RICHARD Location: 103 ELM STREET	SCHNEIDER FREDERICA	0.17	9/4/2020	96,500	102,500	106.22			
L2116550656	735-234-10811	LESTER SUZANNE Location: 17 WOODWARD AVENUE	BOB'S HEATING SERVIC...	0.42	4/30/2019	165,900	158,300	95.42			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L959008768	735-234-10567	MATHIS BENJAMIN Location: 103 HARRISON AVENUE	MAGI MICHAEL	0.49	4/10/2020	149,000	129,100	86.64			
L2025234432	735-234-10263	MERRILL SCOTT Location: 61 CHAPEL STREET	LEWIS VONDA	0.27	1/17/2020	147,000	124,700	84.83			
L110592000	735-234-10226	MURRAY CHELSEA Location: 104 MEADOW LANE	BUTLER JOHNNY	0.47	9/25/2020	150,000	139,900	93.27			
45730880	735-234-10652	NAGELL, JAMES Location: 41 NORTH LANE	WILLIAM J. KULIG EST...	0.34	8/13/2021	171,000	144,700	84.62			
L2012651520	735-234-10074	OLESON BRIAN Location: 19 NORTH LANE	SAMBROOK SAMANTHA	0.26	7/1/2020	166,860	112,500	67.42			
L1142018048	735-234-10376	OWENS TIMOTHY Location: 77 BARNES STREET	WOS JEFFREY	0.23	11/22/2019	179,500	175,400	97.72			
L8421376	735-234-10062	PHASAYASENG ANDY Location: 543 PLEASANT STREET	RYAN WILLIAM	0.23	4/16/2020	140,000	121,300	86.64			
1941494848	735-234-10228	REUTLING, ALEC Location: 457 PLEASANT STREET	THOMPSON, JENNA E	0.76	9/14/2021	156,800	124,100	79.15			
L1541971968	735-234-10071	ROBERTS HUGH GAVIN Location: 1570 PLEASANT STREET	BACHER JULIE	0.54	1/24/2020	90,000	115,400	128.22			O
805620800	735-234-10732	ROCKWELL, JEFFREY Location: 591 CLARENDON AVENUE	SHELOSKI, ANDREW	0.50	7/19/2021	136,000	113,900	83.75			
1668762176	735-234-10893	RUECKERT, STEPHEN C Location: 138 WOODWARD AVENUE	THRALL, CHERYL L	0.75	3/2/2022	180,000	105,500	58.61			
L1067569152	735-234-10537	RUSKIN MARK Location: 61 TOWER LANE	LEHMAN CHERIE	0.79	8/30/2019	150,000	154,900	103.27			
135609408	735-234-10515	SYVERTSON, MARTIN Location: 11 SLASON STREET	KULIG, ROBERT	0.64	11/29/2021	220,000	165,400	75.18			
L941195264	735-234-10946	TIRABOSCHI CASSIDY Location: 78 MEADOW LANE	ESTATE OF ANGELO M. ...	0.34	9/12/2019	135,000	126,400	93.63			
L1403486208	735-234-11000	TYLER STACEY Location: 256 CRESCENT STREET	WILKINS DONNA	0.36	8/18/2020	111,000	103,100	92.88			
L616534016	735-234-10744	WEBSTER KAYLA Location: 64 CHURCH STREET	INFURNA DEBORAH	0.98	1/28/2021	260,000	197,400	75.92			
L1894252544	735-234-10211	WIESE MARIAH Location: 11 FAIRVIEW AVENUE	CZACHOR DIANE	0.44	6/22/2020	147,000	119,500	81.29			
1431857728	735-234-10436	WILLIAMS, KEITH Location: 28 HARRISON AVENUE	SALTIS, JAMES	0.14	3/22/2022	110,000	111,000	100.91			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1337515072	735-234-10507	WRIGHT, JEREMY J Location: 82 CLARK HILL ROAD	SMITH, HEATHER M.P.	2.30	10/18/2021	425,000	299,000	70.35			
1740168256	735-234-10345	WRVT001TRUST Location: 23-25 PROCTOR STREET	WESTSIDE RUTLAND, IN...	0.25	8/30/2021	150,000	153,300	102.20			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>36.49</b>		<b>9,916,260</b>	<b>8,118,700</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	
56 Total Transactions	73.71	Low InterQuartile Value	78.81	Low 90% Value of Aggregate
177,076 Average Sales Price	95.00	High InterQuartile Value	84.93	High 90% Value of Aggregate
144,977 Average Listed Price	21.29	InterQuartile Range	81.87	Aggregate Ratio
84.74 Average Ratio			3.74%	Sampling Error
84.72 Median Ratio	41.78	Value of Outlier Low Limit	0	Number of Low Outliers
58.39 Low Ratio	126.92	Value of Outlier High Limit	1	Number of High Outliers
128.22 High Ratio	9.86	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	158.85	Value of Extreme High Limit	0	Number of High Extremes/Influentials
13.68 COD				
4	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			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1954316864	735-234-10494	DEROSIA II, JAMES I Location: 696 BOARDMAN HILL ROAD	KATHRYN SCARALIA TRU...	38.71	11/30/2021	440,000	271,300	61.66			
925750336	735-234-10108	FAGAN, DAVID E Location: 1718 WHIPPLE HOLLOW ROAD	BENNETT, DEBRA L	18.40	6/28/2021	255,000	143,600	56.31			
L628248576	735-234-10360	HANSON JUSTIN Location: 473 SKY RANCH ROAD	BROOKS SHERRY	18.65	5/18/2020	270,000	299,000	110.74			
L1908281344	735-234-10683	YARSON KERIANNE Location: 1915 MARBLE ST EXT	WRIGHT DAVID	12.95	12/19/2019	124,000	127,100	102.50			

<b>Totals for R2 - Residential with 6 or more acres</b>				<b>88.71</b>		<b>1,089,000</b>	<b>841,000</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	
4 Total Transactions	57.65	Low InterQuartile Value	45.86	Low 90% Value of Aggregate
272,250 Average Sales Price	108.68	High InterQuartile Value	108.60	High 90% Value of Aggregate
210,250 Average Listed Price	51.03	InterQuartile Range	77.23	Aggregate Ratio
82.80 Average Ratio			40.62%	Sampling Error
82.08 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
56.31 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
110.74 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
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			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L531144704	735-234-10867	FABIAN III WALTER Location: 835 STATE FOREST ROAD	ABRAHAMSON KIRK	0.58	8/9/2019	53,000	46,700	88.11			

**Totals for S1 - Vacation home with less than 6 acres**                                      **0.58**                                      **53,000**                                      **46,700**

**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	
1 Total Transactions	88.11	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
53,000 Average Sales Price	88.11	High InterQuartile Value	0.00	High 90% Value of Aggregate
46,700 Average Listed Price	0.00	InterQuartile Range	88.11	Aggregate Ratio
88.11 Average Ratio				Sampling Error
88.11 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
88.11 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
88.11 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			

**CA - Commercial Apartments**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
410573888	735-234-10885	BOX PROPERTIES LLC Location: 469 MAIN STREET	NAYLA LLC	0.23	10/22/2021	230,000	266,100	115.70			
816610368	735-234-10886	RUTLAND VALLEY REAL ... Location: 763 MAIN STREET	NAYLA LLC	0.31	11/30/2021	255,000	249,100	97.69			
L1449852928	735-234-10442	STONE NICHOLAS Location: 230 MARBLE STREET	SERRANI CARL	0.25	7/2/2020	74,000	107,800	145.68	O		
276913216	735-234-10347	WRVT001TRUST Location: 326 MAIN STREET	WESTSIDE RUTLAND, IN...	0.48	8/30/2021	200,000	186,300	93.15			

<b>Totals for CA - Commercial Apartments</b>				<b>1.27</b>		<b>759,000</b>	<b>809,300</b>				
--	--	--	--	-------------	--	----------------	----------------	--	--	--	--

**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	
4 Total Transactions	94.28	Low InterQuartile Value	93.24	Low 90% Value of Aggregate
189,750 Average Sales Price	138.18	High InterQuartile Value	120.01	High 90% Value of Aggregate
202,325 Average Listed Price	43.90	InterQuartile Range	106.63	Aggregate Ratio
113.05 Average Ratio			12.55%	Sampling Error
106.69 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
93.15 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
145.68 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
16.53 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
850164800	735-234-10472	CANNELLA, JUSTIN Location: TRUE BLUE ROAD	JOHNSON, PATRICIA A	315.00	12/7/2021	245,000	186,200	76.00			
411130944	735-234-10585	PANTILIANO, JOSEPH Location: WHIPPLE HOLLOW ROAD	MCCULLOUGH, SHIRLEY ...	122.00	10/4/2021	85,000	85,000	100.00			
L981417984	735-234-11052	PARKMAN ROBERT Location: LOT #13 HANSEN DRIVE	LASKO FRANCIS	1.28	9/17/2020	50,000	59,300	118.60			
<b>Totals for M - Miscellaneous</b>				<b>438.28</b>		<b>380,000</b>	<b>330,500</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	
3 Total Transactions	76.00	Low InterQuartile Value	56.45	Low 90% Value of Aggregate
126,667 Average Sales Price	118.60	High InterQuartile Value	117.50	High 90% Value of Aggregate
110,167 Average Listed Price	42.60	InterQuartile Range	86.97	Aggregate Ratio
98.20 Average Ratio			35.10%	Sampling Error
100.00 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
76.00 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
118.60 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
14.20 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				



O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L552865792	735-234-11073	THE ILSA LUND REVOCA...	SOROKA RONALD	0.00	3/29/2021	95,000	124,500	131.05			
Location: 50 CLARENDON AVENUE, UNIT 4											

Totals for O - Other

0.00      95,000      124,500

O - Other

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	131.05 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
95,000 Average Sales Price	131.05 High InterQuartile Value	0.00 High 90% Value of Aggregate
124,500 Average Listed Price	0.00 InterQuartile Range	131.05 Aggregate Ratio
131.05 Average Ratio		Sampling Error
131.05 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
131.05 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
131.05 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 - 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
62 Total Transactions	72.94 Low InterQuartile Value		78.43 Low 90% Value of Aggregate
179,891 Average Sales Price	96.62 High InterQuartile Value		85.31 High 90% Value of Aggregate
147,273 Average Listed Price	23.68 InterQuartile Range		81.87 Aggregate Ratio
85.42 Average Ratio			4.20% Sampling Error
84.90 Median Ratio	37.41 Value of Outlier Low Limit	0 Number of Low Outliers	
56.31 Low Ratio	132.15 Value of Outlier High Limit	0 Number of High Outliers	
131.05 High Ratio	1.88 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	167.67 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.08 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
6% 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	94.28 Low InterQuartile Value		89.17 Low 90% Value of Aggregate
189,750 Average Sales Price	138.18 High InterQuartile Value		124.08 High 90% Value of Aggregate
202,325 Average Listed Price	43.90 InterQuartile Range		106.63 Aggregate Ratio
113.05 Average Ratio			16.37% Sampling Error
106.69 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
93.15 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
145.68 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.06 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
16.53 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
3 Total Transactions	76.00	Low InterQuartile Value	56.37 Low 90% Value of Aggregate
126,667 Average Sales Price	118.60	High InterQuartile Value	117.58 High 90% Value of Aggregate
110,167 Average Listed Price	42.60	InterQuartile Range	86.97 Aggregate Ratio
98.20 Average Ratio			35.20% Sampling Error
100.00 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
76.00 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
118.60 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
14.20 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			

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	74.58	Low InterQuartile Value	80.07 Low 90% Value of Aggregate
178,149 Average Sales Price	98.25	High InterQuartile Value	87.04 High 90% Value of Aggregate
148,851 Average Listed Price	23.68	InterQuartile Range	83.55 Aggregate Ratio
87.58 Average Ratio			4.18% Sampling Error
85.59 Median Ratio	39.06	Value of Outlier Low Limit	0 Number of Low Outliers
56.31 Low Ratio	133.76	Value of Outlier High Limit	1 Number of High Outliers
145.68 High Ratio	3.55	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	169.28	Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.30 COD			
5	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		