

Study created by Christie.Wright@vermont.gov on 10/21/2022 at 5:42 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1302812736	720-229-11097	BACCARY, DANA Location: 210 SANDY KNOLL ROAD	CRAIG MCDONALD CONST...	1.75	4/15/2021	417,951	299,800	71.73			
L844226560	720-229-10223	BACON KATY Location: 14 AUDRY LANE	MCLEOD DARROW	1.57	2/14/2020	305,000	283,400	92.92			
L551817216	720-229-10476	BAMBARA ANTHONY Location: 285 HUNTLEY ROAD	DAILY KEVIN	3.00	2/26/2020	179,900	149,700	83.21			
127243328	720-229-11086	BARRY, CAITLIN Location: 33 BROOKSIDE ROAD	VOLK, WESLEY R	0.72	6/11/2021	274,000	165,100	60.26			
1359746112	720-229-10839	BEAMER, EVAN Location: 1246 OSGOOD HILL ROAD	HOPE, ALLISON B	0.70	5/26/2021	338,000	190,400	56.33			
1223208000	720-229-10349	BHATTARAI, HEM Location: 10 PIDGEON LANE	REINER, KEVIN R	1.96	9/7/2021	320,000	232,600	72.69			
L896065536	720-229-10981	BILLS JAYNE Location: 47 BACK FORTY LANE	DOUGLAS HINSHAW BUIL...	3.69	11/12/2020	469,000	314,300	67.01			
L1155633152	720-229-10105	BLACKMON KEVIN Location: 2228 VT ROUTE 128	SCHWARTZ JUSTIN	4.40	12/17/2019	305,000	238,500	78.20			
L709398528	720-229-10209	BOUCHARD MATTHEW Location: 6A HILLSIDE LANE	BENSON SHANNA	0.01	8/18/2020	209,000	175,000	83.73			
L1703440384	720-229-11014	CAMPBELL ANTHONY Location: 27 SAWMILL LANE	GIBSON JEFFREY	1.38	12/6/2019	321,500	294,800	91.70			
L797085696	720-229-10035	CAMPBELL TRACEY LYNN Location: 25 MEADOWLARK ACRES ROAD	DESAUTELS SHANE	1.49	4/3/2020	385,000	337,800	87.74			
L600215552	720-229-10072	CHAPLIN ROBIN Location: 732 WOODS HOLLOW ROAD	BISSONNETTE ARMAND	4.00	12/12/2019	307,000	264,900	86.29			
L1900969984	720-229-10763	COOK GERRETT Location: 30 AUDRY LANE	GARROW JASON	1.48	1/10/2020	309,000	289,900	93.82			
847180864	720-229-10402	CROSS, ELLIOTT H Location: 83 DEER RUN LANE	KETCHAM, RICHARD H	5.29	7/2/2021	392,000	276,000	70.41			
L1302503424	720-229-10046	CUNNINGHAM CHRISTOPH... Location: 37 BROOKSIDE ROAD	ESTATE OF CAROL BARK...	0.55	10/1/2020	373,000	277,700	74.45			
L1106149376	720-229-11091	DALEY ZACHARY Location: 130 SANDY KNOLL ROAD	CRAIG S. MCDONALD CO...	1.39	6/15/2020	385,000	323,200	83.95			
894960704	720-229-10980	DIETER, MARY JANE Location: 7 BACK FORTY LANE	STEVENS, MICHAEL K	3.90	5/3/2021	540,000	355,100	65.76			
L23789568	720-229-10876	DIMITRUK CATHERINE Location: 6C HILLSIDE LANE	BERRY ROSS	0.02	8/21/2020	220,000	169,000	76.82			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
91171392	720-229-10173	FLENDER, WILLIAM E Location: 50 LEARNED DR	COTE, ALICIA	3.70	3/14/2022	422,000	257,700	61.07			
L348651520	720-229-10549	FREY ROSS Location: 354 WESTFORD MILTON ROAD	LAVALETTE JOSEPH	1.10	6/12/2019	260,000	205,200	78.92			
L1817346048	720-229-10504	FURNISS ROBERT Location: 311 PLAINS ROAD	MELLEN CHRISTIAN	1.12	6/21/2019	289,000	232,800	80.55			
L1174966272	720-229-10611	GAGNE ALLISON Location: 54 BIRCH RIDGE ROAD	GRADY ELIZABETH	1.20	12/12/2019	275,000	184,200	66.98			
1718742080	720-229-11060	GAGNER, MICHAEL A Location: 61 TWIN HILL ROAD	GUY, NATHANIEL	4.83	9/30/2021	569,000	385,900	67.82			
1189610048	720-229-10235	GOODWIN, KATHERINE J Location: 1723 VT ROUTE 128	BRICKELL VAUGHAN, DE...	1.69	12/21/2021	420,000	315,200	75.05			
L2107580416	720-229-11029	GORDON NORMAN Location: 39 MOUNTAIN SPRING COURT	HANLON LANCE	0.95	9/15/2020	380,000	280,600	73.84			
1652120640	720-229-10762	GRASSO IV, CARL M Location: 33 AUDRY LANE	MARTELL, BRIAN	2.05	10/22/2021	420,000	283,200	67.43			
1573882944	720-229-11017	GUILMETTE, KURTIS Location: 26 SAWMILL LANE	MCCOY, JR., PETER D	1.81	8/13/2021	345,002	261,300	75.74			
L108244992	720-229-11060	GUY NATHANIEL Location: 61 TWIN HILL ROAD	JOHNSON BRONSON	4.83	7/12/2019	475,000	385,900	81.24			
L929939456	720-229-10971	HARRIS KATHERINE ELI... Location: 51 BROOKSIDE ROAD	FRIESEN CHRISTOPHER	5.58	7/21/2020	190,000	173,500	91.32			
L2104975360	720-229-10037	HARVIE MARK Location: 19 MACHIA ROAD	PAYNE JOHN	3.00	9/18/2020	367,500	391,200	106.45			
L754790400	720-229-10878	HASKELL SHANNON Location: 1641 VERMONT ROUTE 128	PHELPS ANGELINA	0.62	11/21/2019	260,000	200,900	77.27			
L1347092480	720-229-10738	HILL SELDON Location: 347 HUNTLEY ROAD	WILLEY (F/K/A JESSIE...	4.90	7/7/2020	220,000	208,200	94.64			
L373846016	720-229-10279	HOPKINS DARRYL Location: 1457 OLD STAGE ROAD	PELKEY WILLIAM	1.90	8/9/2019	390,000	408,900	104.85			
L329715712	720-229-10734	KEANE SAMUEL Location: 34 BIRCH RIDGE ROAD	SCOTT PATRICIA	3.70	5/21/2019	317,000	282,900	89.24			
L1047236608	720-229-10293	KLAUZENBERG ETHAN Location: 96 LEARNED DRIVE	ANDERSON ROGER	0.71	4/14/2020	245,900	195,400	79.46			
L1602097152	720-229-10288	LARSON AXEL Location: 22 WOODS HOLLOW ROAD	BARBOUR SHAWN	1.30	6/3/2020	323,000	275,500	85.29			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L703631360	720-229-10821	LEO HANAH Location: 6 WOODS HOLLOW ROAD	LEMNAH JOSEPH	1.00	7/18/2019	290,000	186,700	64.38			
L201965568	720-229-10942	MCKENZIE JOHNATHAN J... Location: 21 CHARLAND'S WAY	CHARLAND JOHN	5.82	9/28/2020	590,000	518,500	87.88			
231918656	720-229-10569	MERCIER, HENRY J Location: 184 PLAINS ROAD	MULHERON, JAMES T	2.00	8/13/2021	420,000	288,100	68.60			
1802937408	720-229-10811	MERNICKY, MATEJ Location: 10 PARKER LANE	TUURE FAMILY REVOCAB...	3.30	5/25/2021	347,500	230,500	66.33			
L1248329728	720-229-10175	MOLDOVAN IAN Location: 1206 OSGOOD HILL ROAD	CROSS CYNTHIA	1.10	6/22/2020	230,000	209,400	91.04			
1620122688	720-229-10668	OLAVE, LOUIS Location: 195 COVEY ROAD	DOUGLAS REYNOLDS AND...	3.34	10/20/2021	417,000	300,100	71.97			
L1603866624	720-229-10364	OLSON HOUSTON Location: 319 ROLLIN IRISH ROAD	GEIBEL JUSTIN	0.50	10/3/2019	257,500	205,900	79.96			
981840960	720-229-10419	PROVOST JR., JOSEPH ... Location: 335 PLAINS ROAD	MASCH, SCOTT	1.00	7/6/2021	335,000	230,400	68.78			
890721344	720-229-10544	REILLY, MAUREEN Location: 1621A VT ROUTE 128	THE MINOR FAMILY TRU...	1.70	6/15/2021	285,500	281,900	98.74			
L1603395584	720-229-10179	ROSS JESSICA Location: 934 OSGOOD HILL ROAD	SMITH JOSHUA	1.10	2/18/2020	305,000	258,500	84.75			
L1624809472	720-229-10061	SCHIPPER ROBERT Location: 627 WOODS HOLLOW ROAD	CASEY (F/K/A GLEASON...	3.67	11/16/2020	324,900	183,200	56.39			
L2026356736	720-229-10483	SLIKER ASHLEY Location: 339 HUNTLEY ROAD	MAHONEY JAMES	3.09	5/17/2019	275,000	289,200	105.16			
L585207808	720-229-10184	TERRY GREGORY Location: 427 WOODS HOLLOW ROAD	BLUTO KRISTEN	3.00	6/14/2019	206,000	184,300	89.47			
1403968	720-229-10760	TOWNSEND, NATHAN Location: 31 AUDRY LANE	HOPPE, ALEXANDRA	1.15	9/22/2021	395,000	288,700	73.09			
L96976896	720-229-10895	WATTERS CHANON Location: 231 WOODS HOLLOW ROAD	NEEDLER JOHN	4.00	11/10/2020	451,000	360,200	79.87			
L1331134464	720-229-10759	WOODS RYAN Location: 11 AUDRY LANE	GOODRICH JESSICA	1.41	3/30/2021	322,500	213,500	66.20			
L1928183808	720-229-11028	YEH KYLE BRICE Location: 40 MOUNTAIN SPRING COURT	PROUTY RYAN	0.67	5/8/2020	340,000	231,800	68.18			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>120.14</b>		<b>18,010,653</b>	<b>14,026,600</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
53 Total Transactions	68.39 Low InterQuartile Value		75.24 Low 90% Value of Aggregate
339,824 Average Sales Price	87.81 High InterQuartile Value		80.52 High 90% Value of Aggregate
264,653 Average Listed Price	19.42 InterQuartile Range		77.88 Aggregate Ratio
78.77 Average Ratio			3.39% Sampling Error
78.20 Median Ratio	39.25 Value of Outlier Low Limit	0 Number of Low Outliers	
56.33 Low Ratio	116.95 Value of Outlier High Limit	0 Number of High Outliers	
106.45 High Ratio	10.11 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.01 PRD (Regression Index)	146.09 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
12.73 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L56147968	720-229-10116	ANDERSON KATHERINE Location: 161 MACHIA HILL ROAD	BUDELL TIMOTHY	323.30	8/19/2020	782,500	672,600	85.96			
L442122240	720-229-10346	BARTLETT GARRETT Location: 127 CAMBRIDGE ROAD	KEEFE TERENCE	10.54	5/20/2019	350,000	328,700	93.91			
L1915969536	720-229-10770	BREWSTER BRIAN Location: 38 STEWART HILL ROAD	STEARNS LARRY	79.00	8/4/2020	514,000	555,700	108.11			
1837450304	720-229-10867	BROWNE, JOSHUA Location: 23 BUSHEY LANE	WHEELER, RICHARD	10.50	4/29/2021	385,000	238,200	61.87			
81081408	720-229-10396	BYRNE, ALEXANDER Location: 355 WOODS HOLLOW ROAD	KEEFE, JAYNE M	49.00	6/9/2021	485,000	454,600	93.73			
L1438191616	720-229-10457	CATELLA SCOTT Location: 357 PLAINS ROAD	LAYMAN JR. WILLIAM	19.30	9/17/2019	100,000	118,300	118.30			
L591958016	720-229-10011	COLLINS CHRISTOPHER Location: 32 CASTLE HILL LANE	PATTERSON GINGER JEA...	16.80	5/11/2020	475,000	311,200	65.52			
443513920	720-229-10651	COOLEY, KENNETH C Location: 1971 VT ROUTE 128	PROVOST, ROLAND	10.10	12/3/2021	400,000	257,800	64.45			
L835555328	720-229-10840	EMMONS TRISHA Location: 85 SEYMOUR ROAD	LAROSE DAMIEN	11.02	9/6/2019	289,275	285,500	98.70			
L1813151744	720-229-10228	FOURNIER ADAM Location: 8 COOK LANE	MEEHAN MEAGAN	10.10	10/25/2019	390,000	284,400	72.92			
L1116643328	720-229-10306	GORDON ALEXANDRA Location: 119 SEYMOUR ROAD	HALLMAN EUGENE	11.78	11/2/2020	370,000	254,100	68.68			
L434135040	720-229-10281	HINCHLIFFE KYLE Location: 2269 VT RT 128	DEVICO SARA	19.95	6/7/2019	314,900	279,000	88.60			
L806846464	720-229-10381	HOY ROBERT Location: 509 WOODS HOLLOW ROAD	FARGO LISA	80.30	7/31/2020	695,000	504,000	72.52			
L2073370624	720-229-10164	JACOBS ELISHA Location: 322 WESTFORD MILTON ROAD	HUSTON TRUSTEE BARRY	13.20	4/7/2020	335,000	282,000	84.18			
956986432	720-229-10913	JACOBS, OWEN Location: 1618 OLD STAGE ROAD	SMITH, MICHAEL	10.14	7/23/2021	565,555	357,300	63.18			
L1839116288	720-229-10679	JOHNSON JOSEPH Location: 1302 OLD STAGE ROAD	RINGUETTE TRUSTEE DO...	26.60	9/27/2019	435,000	486,100	111.75			
510256192	720-229-10141	KARMIN, ROBERT Location: 273 HUNTLEY RD	RASCO, LESHA M	8.30	5/26/2021	357,000	258,500	72.41			
L1829937152	720-229-10060	KATZ ANDREW Location: 384 WESTFORD MILTON ROAD	PERSONS MAURICE	26.86	12/30/2020	399,900	304,700	76.19			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L513753088	720-229-10603	KENNEY JACOB Location: 584 CAMBRIDGE ROAD	PARENTEAU PHILIP	10.17	4/30/2019	250,000	233,700	93.48			
L2117984256	720-229-10661	KRISTENSEN JOHN Location: 139 WOODS HOLLOW ROAD	KOCH RONALD	25.00	6/26/2020	789,000	513,500	65.08			
L1792286720	720-229-10888	LEBENS GAYLE Location: 2105 VT RT 128	WOLFE-SELIGMAN GISEL...	83.20	5/8/2019	625,000	535,900	85.74			
L469577728	720-229-10769	MORGAN BROOK FARM LL... Location: 1436 VT RTE 128	VIERLING DAVID	12.50	5/15/2019	250,000	263,000	105.20			
L169156608	720-229-10348	MUTH ANDREW Location: 43 SPLIT ROCK PLACE	HORTON EDWARD	8.46	8/14/2020	546,125	440,700	80.70			
L1351639040	720-229-10372	O'GRADY II MICHAEL Location: 158 HUNTLEY ROAD	ERIC COREY JACOBSEN ...	14.52	7/10/2020	362,000	280,700	77.54			
L757104640	720-229-10289	PADEN WILLIAM Location: 205 PLAINS ROAD	BARTLETT HOLLY	124.50	11/13/2020	385,000	437,000	113.51			
L1237766144	720-229-10910	REDS MEADOW LLC Location: 644 OSGOOD HILL ROAD	HINTON MATTHEW	11.21	11/8/2019	425,000	411,400	96.80			
L180879360	720-229-10919	ROSS FRANCOIS Location: 25 KILBURN LANE	WEBER BENJAMIN	52.10	5/17/2019	413,000	382,500	92.62			
L999833360	720-229-10794	SERRAO DANIEL Location: 284 COVEY ROAD	THOMAS GRANT	7.90	10/28/2019	445,000	400,400	89.98			
L1054810112	720-229-10281	SHORTSLEEVE PEBBLES Location: 2269 VT ROUTE 128	HINCHLIFFE KYLE	19.95	12/10/2020	359,000	279,000	77.72			
L161452032	720-229-10591	SILA NOREEN Location: 112 OLD #11 ROAD	PALMER CHRISTOPHER	25.01	10/28/2019	345,000	316,500	91.74			
L126279680	720-229-10886	SMITH JOSHUA Location: 617 OSGOOD HILL ROAD	HORTON KIMBERLY	10.00	2/18/2020	465,000	398,700	85.74			
L1841364992	720-229-10042	SPRAGUE ANDREA Location: 84 MOUNTAIN ROAD	SAUNDERS BENJAMIN	10.80	8/1/2019	325,000	265,800	81.78			
133504064	720-229-10267	THOMAS, BRIAN C Location: 98 HUNTLEY ROAD	VIOLETTE, TODD A	10.17	10/21/2021	650,000	442,100	68.02			
L254201856	720-229-10503	TOOF CONNER Location: 113 COVEY ROAD	MATHIEU LINDA	10.02	5/15/2020	364,500	369,500	101.37			
L1999314944	720-229-10934	WAGNER SAM Location: 40 TALCOTT ROAD	MORGAN ADAM	9.82	2/22/2021	425,000	342,100	80.49			
L1160986624	720-229-10257	WEINBERG NATHAN Location: 51 MOUNTAIN ROAD	SALTZMAN DANIEL	10.10	5/13/2020	513,900	441,200	85.85			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1214201856	720-229-10181	YEAGER JEFFREY	COOLEGE A. SIMS	10.40	9/25/2020	515,000	489,800	95.11			
Location: 25 VALLEY VIEW COURT											

<b>Totals for R2 - Residential with 6 or more acres</b>				<b>1,202.62</b>	<b>16,095,655</b>	<b>13,476,200</b>					
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**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	
37 Total Transactions	72.72	Low InterQuartile Value	79.80	Low 90% Value of Aggregate
435,018 Average Sales Price	94.51	High InterQuartile Value	87.65	High 90% Value of Aggregate
364,222 Average Listed Price	21.79	InterQuartile Range	83.73	Aggregate Ratio
85.66 Average Ratio			4.68%	Sampling Error
85.74 Median Ratio	40.04	Value of Outlier Low Limit	0	Number of Low Outliers
61.87 Low Ratio	127.20	Value of Outlier High Limit	0	Number of High Outliers
118.30 High Ratio	7.35	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	159.88	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.05 COD				
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
5%	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
L624664576	720-229-10161	LEGRAND TANYA	PILLSBURY LESLIE	0.52	4/29/2020	144,276	151,400	104.94			
Location: 1105 VERMONT ROUTE 15											

<b>Totals for MHL - Mobile home landed</b>				<b>0.52</b>		<b>144,276</b>	<b>151,400</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	
1 Total Transactions	104.94	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
144,276 Average Sales Price	104.94	High InterQuartile Value	0.00	High 90% Value of Aggregate
151,400 Average Listed Price	0.00	InterQuartile Range	104.94	Aggregate Ratio
104.94 Average Ratio				Sampling Error
104.94 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
104.94 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
104.94 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			



**M - Miscellaneous**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1766739968	720-229-10084	BURNOR BENJAMIN Location: 1306 OLD STAGE ROAD	MESSIER JOHN	14.30	7/24/2020	110,000	93,100	84.64			
1460268096	720-229-11102	CALDERWOOD, WALKER B Location: OLD STAGE ROAD	MUNSON, KAREN J	10.04	10/5/2021	250,000	100,100	40.04			
L94953472	720-229-10696	CZAPSKI JONATHAN Location: 52.62 ACRES ROGERS ROAD	BETTY W. ROGERS REVO...	52.62	7/22/2020	100,000	122,400	122.40			
L2072879104	720-229-10215	HAZEN JAMES Location: MACHIA HILL ROAD	EDWARDS DOUGLAS	300.00	2/22/2021	375,000	206,300	55.01			
L589582336	720-229-10594	HECO EMIR Location: 411 WOODS HOLLOW ROAD	OAKES EDWARD	109.50	10/2/2020	288,000	279,800	97.15			
L538574848	720-229-10983	MCDONALD BRYAN Location: BLACKBERRY LANE	BROADFOOT CYNTHIA	4.67	5/20/2019	180,000	129,200	71.78			
1367716928	720-229-10987	RHODES, FREDERICK P Location: 38 ASHWOOD DRIVE	GARCIA, GREGORY	5.27	6/30/2021	270,000	143,200	53.04			
L1156886528	720-229-10132	RICHARD GEORGE Location: OLD STAGE ROAD	CARR JAMES ANDREW	1.80	6/25/2019	62,000	65,700	105.97			
L1993879552	720-229-11087	TYLER MAX Location: 91 ACRES +/- OFF VERMONT ROUTE 15	STEARNS JR. ALLEN	91.00	11/24/2020	225,000	183,100	81.38			
481727552	720-229-10956	WHITHAM, LOGAN Location: 62 TWIN HILL ROAD	SCHOONEJONGEN, GEORG...	15.42	6/15/2021	145,000	94,600	65.24			
<b>Totals for M - Miscellaneous</b>				<b>604.62</b>		<b>2,005,000</b>	<b>1,417,500</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	54.52	Low InterQuartile Value	57.52 Low 90% Value of Aggregate
200,500 Average Sales Price	99.36	High InterQuartile Value	83.87 High 90% Value of Aggregate
141,750 Average Listed Price	44.84	InterQuartile Range	70.70 Aggregate Ratio
77.66 Average Ratio			18.63% Sampling Error
76.58 Median Ratio	- 12.74	Value of Outlier Low Limit	0 Number of Low Outliers
40.04 Low Ratio	166.61	Value of Outlier High Limit	0 Number of High Outliers
122.40 High Ratio	- 79.99	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	233.87	Value of Extreme High Limit	0 Number of High Extremes/Influentials
26.96 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
91 Total Transactions	70.41	Low InterQuartile Value	78.44 Low 90% Value of Aggregate
376,380 Average Sales Price	91.70	High InterQuartile Value	83.05 High 90% Value of Aggregate
303,892 Average Listed Price	21.29	InterQuartile Range	80.74 Aggregate Ratio
81.86 Average Ratio			2.86% Sampling Error
80.55 Median Ratio	38.48	Value of Outlier Low Limit	0 Number of Low Outliers
56.33 Low Ratio	123.63	Value of Outlier High Limit	0 Number of High Outliers
118.30 High Ratio	6.55	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	155.56	Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.10 COD			
3 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			

**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
10 Total Transactions	54.52 Low InterQuartile Value		57.17 Low 90% Value of Aggregate
200,500 Average Sales Price	99.36 High InterQuartile Value		84.23 High 90% Value of Aggregate
141,750 Average Listed Price	44.84 InterQuartile Range		70.70 Aggregate Ratio
77.66 Average Ratio			19.14% Sampling Error
76.58 Median Ratio	- 12.74 Value of Outlier Low Limit	0 Number of Low Outliers	
40.04 Low Ratio	166.61 Value of Outlier High Limit	0 Number of High Outliers	
122.40 High Ratio	- 79.99 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.10 PRD (Regression Index)	233.87 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
26.96 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			

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
101 Total Transactions	68.73 Low InterQuartile Value		77.88 Low 90% Value of Aggregate
358,966 Average Sales Price	91.72 High InterQuartile Value		82.49 High 90% Value of Aggregate
287,839 Average Listed Price	22.99 InterQuartile Range		80.19 Aggregate Ratio
81.45 Average Ratio			2.87% Sampling Error
80.55 Median Ratio	34.24 Value of Outlier Low Limit	0 Number of Low Outliers	14.73% Weighted Standard Deviation
40.04 Low Ratio	126.20 Value of Outlier High Limit	0 Number of High Outliers	
122.40 High Ratio	- 0.25 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	160.69 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.24 COD			
3 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			