

Study created by Christie.Wright@vermont.gov on 11/23/2022 at 3:09 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1783070720	777-247-10184	ANDERSON KELLY Location: 4434 VT RTE 15	CROSS JR CLAUDE	2.00	8/15/2019	165,000	199,600	120.97			
L832176128	777-247-10662	CHRONCHIO KIMBERLY Location: 171 OVERLOOK HILL	CROSSON DAVID	2.40	1/10/2020	415,000	459,200	110.65			
L694665216	777-247-11040	DAY DELORES Location: 246 APIXIA WAY	COURNOYER ANDREW	3.20	12/3/2020	240,000	216,400	90.17			
L376553472	777-247-10887	GRENIER CRYSTAL Location: 5480 VT ROUTE 15	SWEETSER LORRAINE	2.70	8/13/2019	192,000	183,800	95.73			
1752579136	777-247-10104	HALE, JOSEPHINE Location: 4930 NORTH WOLCOTT ROAD	WASHBURN, WILLIAM T	1.40	11/30/2021	80,000	93,600	117.00			
L1765969920	777-247-10769	HERBERT JASON Location: 67 OVERLOOK	SPAGOLLA JUERGEN	2.83	4/24/2020	312,000	283,100	90.74			
L198344704	777-247-11051	JUDKINS JEREMY Location: 28 HIDDEN ACRES DRIVE	VIZE ROBERT	1.96	1/29/2020	150,200	159,300	106.06			
L1763377152	777-247-10979	LA SCHOOP TRUST Location: 1537 VT ROUTE 15	HARRIS ROBERT	1.50	5/29/2020	250,000	255,500	102.20			
L1697325056	777-247-10738	LETCHER SCOTT Location: 936 RICHARD WOOLCUTT ROAD	DRAGON JAMIE	5.24	3/19/2020	350,000	339,700	97.06			
L1169727488	777-247-10752	LYON KIMBERLY Location: 145 OVERLOOK HILL ROAD	SHAW PETER	4.98	8/3/2020	285,000	238,100	83.54			
1075696704	777-247-10455	MCKIBBEN, GLEN W Location: 1069 SAND HILL ROAD	LAMARE, LEO P	3.00	6/25/2021	353,200	297,000	84.09			
907051584	777-247-10366	MESZKAT, BRYAN Location: 445 WEST HILL ROAD	HART, FRED E	1.02	1/14/2022	375,000	195,100	52.03		O	O
1963989056	777-247-11029	MISIEWICZ, JOSEPH F Location: 12 SUNNY MEADOW LANE	CAMP, DAVID	2.72	4/1/2021	345,900	297,200	85.92			
L777838592	777-247-11019	MOORE HERMAN Location: 18 MEMORY LANE	BARNARD JEFFREY	1.00	8/19/2020	279,000	281,200	100.79			
L1442226176	777-247-10147	MORWOOD LANA Location: 4535 TOWN HILL ROAD	CLARK JAMES	1.30	6/30/2020	229,500	209,000	91.07			
L219373568	777-247-10084	NEWLIN CHRISTOPHER Location: 143 OVERLOOK HILL ROAD	LAWRENCE PATRICK	5.00	6/17/2019	335,000	302,600	90.33			
1441766464	777-247-10283	PARADEE, MICHAEL Location: 51 WHEELER LANE	MCKINLEY, QUENTIN J ...	3.10	10/15/2021	55,000	85,100	154.73	O	O	O
256244800	777-247-10615	SIMPSON, JOSH Location: 86 APIXIA WAY	STANHOPE, CHRISTOPHE...	3.97	12/29/2021	540,000	288,100	53.35		O	O

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1990212672	777-247-11020	VICARY, JONATHAN Location: 56 MEMORY LANE	CHURCHILL, ANDREW C	1.00	11/4/2021	354,500	262,800	74.13			
L1340809216	777-247-10144	VOGEL BRIAN Location: 57 ANOTHER WAY	CALDWELL SCOTT	2.90	5/15/2020	253,500	249,400	98.38			
1035529280	777-247-10065	WARD, ABRAM Q Location: 16 TURCOTTE ROAD	ESTATE OF FRANCIS L....	1.00	10/1/2021	225,000	144,100	64.04			
L255418368	777-247-10310	WILSON PHILLIP Location: 169 DOUGLAS ROAD	HINRICHS RUDY	4.06	8/7/2020	309,000	289,000	93.53			

<b>Totals for R1 - Residential with less than 6 acres</b>				<b>58.28</b>		<b>6,093,800</b>	<b>5,328,900</b>				
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**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
22 Total Transactions	83.95 Low InterQuartile Value	79.73 Low 90% Value of Aggregate
276,991 Average Sales Price	103.16 High InterQuartile Value	95.16 High 90% Value of Aggregate
242,223 Average Listed Price	19.21 InterQuartile Range	87.45 Aggregate Ratio
93.48 Average Ratio		8.82% Sampling Error
92.30 Median Ratio	55.13 Value of Outlier Low Limit	2 Number of Low Outliers
52.03 Low Ratio	131.98 Value of Outlier High Limit	1 Number of High Outliers
154.73 High Ratio	26.31 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	160.80 Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.63 COD		
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
9% 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
L227450880	777-247-10629	BUSCH RICHARD Location: 1570 BALDWIN BROOK ROAD	HEMMINGS DEBORAH	7.35	10/29/2020	280,000	262,700	93.82			
L1080791040	777-247-10296	CORTES-HARKINS MICHE... Location: 306 EAST HILL	GERBEX MONIQUE	22.50	7/17/2020	192,500	176,800	91.84			
L678043648	777-247-10512	DUNBAR BRIAN Location: 5580 VT RTE 15	LOWELL DONALD	15.80	11/9/2020	335,000	256,300	76.51			
169425984	777-247-10885	FIELD, RYAN Location: 2319 ELMORE POND ROAD	GARRITY, PETER	13.30	11/15/2021	460,000	289,800	63.00			
26201152	777-247-10410	FOJO, ALEXIS L Location: 2575 ELMORE POND ROAD	MESA, PIERRE	10.20	9/3/2021	325,000	237,400	73.05			
L1102061568	777-247-10097	HARRIS DALY Location: 1455 EAST HILL ROAD	MCCUEN PATRICIA	29.00	6/28/2019	260,000	280,700	107.96			
L2078543872	777-247-10833	HARRIS REBECCA Location: 353 BROOK RD	DENOIA NICHOLAS	10.00	6/3/2019	225,000	197,200	87.64			
454831168	777-247-11165	HELLER, LUKE Location: 135 FRIENDLY LANE	FREDERICK S. MARTIN,...	6.50	9/2/2021	209,900	187,300	89.23			
L633901056	777-247-10507	KAMPHUIS MICHAEL Location: 560 RICHARD WOOLCUTT ROAD	HARRIS JOSEPH	13.01	4/24/2020	260,000	232,200	89.31			
1293097536	777-247-10195	LACHANCE, ROGER L Location: 1689 EAST HILL ROAD	WOLFE, NATHAN W	23.30	3/29/2022	390,000	191,900	49.21	O	O	O
L953999360	777-247-10617	LIVELY KELLY Location: 1762 WEST HILL ROAD	ESTATE OF SUSAN GREE...	36.00	1/22/2021	333,000	258,300	77.57			
L1724026880	777-247-10004	MACDONALD JOHN Location: 2170 TOWN HILL ROAD	AHER JAMES	6.50	6/26/2020	300,000	262,600	87.53			
L1865498624	777-247-10430	MAYS DARRELL Location: 4141 TOWN HILL ROAD	KILLIAN TIMOTHY	10.40	1/21/2021	175,000	202,600	115.77			
L1283489792	777-247-10581	MCGRATH FAMILY TRUST Location: 1390 GULF ROAD	JOAN MCCRUMB	73.00	10/9/2020	272,500	252,100	92.51			
L279367680	777-247-10033	MOHR DARRYL Location: 127 WING ROAD	AVILA LORRAINE	10.21	12/4/2020	375,000	283,200	75.52			
626615360	777-247-10268	ROBERTS, LELAND J Location: 560 SAND HILL ROAD	FIELD, DOUGLAS	24.10	5/13/2021	200,000	172,400	86.20			
L1496940544	777-247-11182	ROSS DIANE Location: 3880 TOWN HILL ROAD	DEAN RALPH	16.33	3/29/2021	465,000	368,300	79.20			
1849271360	777-247-10244	TROMBLEY-JUDKINS, RA... Location: 53 HEATH ROAD	THE DWYER LIVING TRU...	121.60	5/20/2021	358,700	403,100	112.38			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>449.10</b>		<b>5,416,600</b>	<b>4,514,900</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
18 Total Transactions	76.26 Low InterQuartile Value		76.15 Low 90% Value of Aggregate
300,922 Average Sales Price	92.84 High InterQuartile Value		90.55 High 90% Value of Aggregate
250,828 Average Listed Price	16.58 InterQuartile Range		83.35 Aggregate Ratio
86.01 Average Ratio			8.64% Sampling Error
87.59 Median Ratio	51.39 Value of Outlier Low Limit	1 Number of Low Outliers	
49.21 Low Ratio	117.71 Value of Outlier High Limit	0 Number of High Outliers	
115.77 High Ratio	26.52 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	142.58 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
13.49 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			

**MHL - Mobile home landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1030043712	777-247-11137	FOWLER, COLE Location: 146 ARNOLD'S LANE	RUETZ, MICHAEL	2.00	4/7/2021	185,000	188,200	101.73			
L461602816	777-247-10724	HARRINGTON III DAVID Location: 1400 ELMORE POND ROAD	RUSSELL SR. JAMES	2.00	12/31/2020	55,000	113,700	206.73	E	E	
L1230823424	777-247-10723	PEARSON COLE Location: 546 EAST ELMORE ROAD	SANVILLE DIANE	0.25	9/10/2020	47,000	46,900	99.79			
<b>Totals for MHL - Mobile home landed</b>				<b>4.25</b>		<b>287,000</b>	<b>348,800</b>				

**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	99.79	Low InterQuartile Value	47.58	Low 90% Value of Aggregate
95,667 Average Sales Price	206.73	High InterQuartile Value	195.48	High 90% Value of Aggregate
116,267 Average Listed Price	106.94	InterQuartile Range	121.53	Aggregate Ratio
136.08 Average Ratio			60.85%	Sampling Error
101.73 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
99.79 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
206.73 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
35.04 COD				
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
67% 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
L698294272	777-247-11143	LAMBERT DEBORAH Location: 635 RICHARD WOOLCUTT ROAD	DEMAR ROGER	1.08	12/2/2020	50,000	54,900	109.80			
L425345024	777-247-10235	METAYER TIMOTHY Location: 2686 ELMORE POND ROAD	DRISCOLL JEFFREY	5.60	10/16/2019	215,000	201,300	93.63			
<b>Totals for S1 - Vacation home with less than 6 acres</b>				<b>6.68</b>		<b>265,000</b>	<b>256,200</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	93.63	Low InterQuartile Value	67.92	Low 90% Value of Aggregate
132,500 Average Sales Price	109.80	High InterQuartile Value	125.44	High 90% Value of Aggregate
128,100 Average Listed Price	16.17	InterQuartile Range	96.68	Aggregate Ratio
101.71 Average Ratio			29.75%	Sampling Error
101.71 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
93.63 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
109.80 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
7.95 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
L399187968	777-247-10105	BENNING EMILY Location: 1709 MOREY HILL ROAD	MCCUEN PATRICIA	17.50	11/24/2020	185,000	153,200	82.81			
987046976	777-247-10145	FARBER, JACOB Location: 1239 BALDWIN BROOK ROAD	CHOUINARD, HALLIE	10.10	5/17/2021	105,000	126,900	120.86			
L347693056	777-247-10528	HOWARD RANDY Location: LAKE WAPANAKI RD	MANNINGS ROBERT	10.10	7/23/2020	76,900	76,900	100.00			
<b>Totals for S2 - Seasonal home with 6 or more acres</b>				<b>37.70</b>		<b>366,900</b>	<b>357,000</b>				

**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.

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
3 Total Transactions	82.81	Low InterQuartile Value	63.17	Low 90% Value of Aggregate
122,300 Average Sales Price	120.86	High InterQuartile Value	131.44	High 90% Value of Aggregate
119,000 Average Listed Price	38.05	InterQuartile Range	97.30	Aggregate Ratio
101.22 Average Ratio			35.09%	Sampling Error
100.00 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
82.81 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
120.86 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
12.68 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				

**CA - Commercial Apartments**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2120043584	777-247-10816	GREEN MOUNTAIN SUPPO... Location: 147 WHITETAIL DRIVE	WOLCOTT DUPLEX, LLC	10.10	9/1/2021	164,950	123,800	75.05			
1572916288	777-247-11006	GREEN MOUNTAIN SUPPO... Location: 172 WHITETAIL DR	WOLCOTT DUPLEX, LLC	10.10	9/1/2021	164,950	123,800	75.05			
1568164928	777-247-10452	SUNNE LLC Location: 4058 VT ROUTE 15	GOODYEAR, CORNELIA A	0.52	8/31/2021	220,000	264,400	120.18			
<b>Totals for CA - Commercial Apartments</b>				<b>20.72</b>		<b>549,900</b>	<b>512,000</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	
3 Total Transactions	75.05	Low InterQuartile Value	63.10	Low 90% Value of Aggregate
183,300 Average Sales Price	120.18	High InterQuartile Value	123.11	High 90% Value of Aggregate
170,667 Average Listed Price	45.13	InterQuartile Range	93.11	Aggregate Ratio
90.10 Average Ratio			32.22%	Sampling Error
75.05 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
75.05 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
120.18 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.97 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
20.04 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
1119472704	777-247-10169	ALLEN, ADAM Location: WEST HILL ROAD	DRAPER, DEREK T	13.20	8/26/2021	31,000	41,600	134.19			
642104384	777-247-10531	BORELLO, BRANDY Location: JONES LANE	MANOSH, NICK A	70.00	12/6/2021	100,000	95,200	95.20			
864264768	777-247-10729	BRYAN, JOEL B Location: FOSS ROAD	HOFFMANN, HEATHER R	23.60	1/28/2022	105,000	66,300	63.14			
1840249920	777-247-10376	BURNOR, MICHAEL J Location: BROOKVIEW LANE	ANDREW C. CHURCHILL,...	10.00	12/21/2021	60,000	44,000	73.33			
L1769947136	777-247-10847	GAGNON DARRIN Location: JONES LANE	TURNER DAVID	26.60	2/22/2021	25,000	38,900	155.60	O	O	
L45096960	777-247-10186	KRO NAOMI Location: 000 RICHARD WOOLCUTT ROAD	CUTLER DAVID	10.10	10/2/2019	68,000	49,600	72.94			
266245184	777-247-10703	NEIGE, LLC Location: JONES LANE	REMILLARD, DAVID C	90.00	6/4/2021	126,000	113,400	90.00			
504248384	777-247-10782	SMART, JANA Location: SAND HILL ROAD	SCOTT, CYNTHIA S	34.63	4/22/2021	92,500	80,000	86.49			
L2004242432	777-247-10614	STONE MATTHEW Location: LAKE WAPANAKI ROAD	TEMPESTA COLE	10.10	11/21/2019	43,000	38,600	89.77			
L76435456	777-247-10536	THEBERGE CHRISTIAN Location: BROOK VIEW LANE	MARBLE ROY	10.50	9/17/2020	40,000	44,600	111.50			
1124575296	777-247-10039	WEST FERRY PROPERTIE... Location: 0 BROOKVIEW LANE	ST. GEORGE, LAURA	10.10	4/2/2021	50,000	44,100	88.20			
<b>Totals for W - Woodland</b>				<b>308.83</b>		<b>740,500</b>	<b>656,300</b>				

**W - Woodland**

*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
11 Total Transactions	73.33 Low InterQuartile Value		79.18 Low 90% Value of Aggregate
67,318 Average Sales Price	111.50 High InterQuartile Value		98.08 High 90% Value of Aggregate
59,664 Average Listed Price	38.17 InterQuartile Range		88.63 Aggregate Ratio
96.40 Average Ratio			10.66% Sampling Error
89.77 Median Ratio	16.08 Value of Outlier Low Limit	0 Number of Low Outliers	
63.14 Low Ratio	168.75 Value of Outlier High Limit	0 Number of High Outliers	
155.60 High Ratio	- 41.17 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.09 PRD (Regression Index)	226.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
20.50 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
L1621270528	777-247-11090	ANDERSON STERLING Location: LITTLE DIRT ROAD, LOT 6	LAWRENCE CARROLL	1.61	7/17/2020	30,000	27,300	91.00			
L723312640	777-247-11157	BROCHU AMELIA Location: 5.1 ACRES TOWN HILL ROAD	ESTATE OF MARGIT ING...	5.10	11/3/2020	45,000	45,800	101.78			
1155134528	777-247-10130	CAFARELLI, ALDO Location: 0 HINES ROAD	GOSSELIN, PIERRE	1.00	7/9/2021	25,950	27,500	105.97			
670477376	777-247-11158	GERMAINE, MATTHEW A Location: LOT #3, OFF TOWN HILL ROAD	ESTATE OF MARGIT ING...	31.75	9/24/2021	80,000	84,900	106.13			
L1129218048	777-247-10680	KENNEDY KATHRYN Location: 000 OFF ANOTHER WAY	R.A.M. CORP.	33.65	11/5/2019	55,000	103,600	188.36	E	E	O
L240689152	777-247-11092	LAVANWAY HEIDI Location: BROOKVIEW LANE LOT 8	BARNETT RICHARD	1.31	9/3/2020	27,000	29,700	110.00			
380251200	777-247-10556	LEROUX, RONNIE Location: TOWN HILL ROAD	MARTIN, STUART A	1.58	8/25/2021	32,500	33,700	103.69			
1101939776	777-247-11034	THOMPSON, ANNETTE Location: 6045 VT ROUTE 15	ZAMONIS INVESTMENTS ...	4.80	4/20/2021	35,000	45,300	129.43			
<b>Totals for M - Miscellaneous</b>				<b>80.80</b>		<b>330,450</b>	<b>397,800</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	
8 Total Transactions	102.26	Low InterQuartile Value	96.60	Low 90% Value of Aggregate
41,306 Average Sales Price	124.57	High InterQuartile Value	144.16	High 90% Value of Aggregate
49,725 Average Listed Price	22.32	InterQuartile Range	120.38	Aggregate Ratio
117.05 Average Ratio			19.75%	Sampling Error
106.05 Median Ratio	68.78	Value of Outlier Low Limit	0	Number of Low Outliers
91.00 Low Ratio	158.04	Value of Outlier High Limit	1	Number of High Outliers
188.36 High Ratio	35.31	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.97 PRD (Regression Index)	191.52	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.50 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			

**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
48 Total Transactions	82.99	Low InterQuartile Value	81.56 Low 90% Value of Aggregate
263,283 Average Sales Price	102.08	High InterQuartile Value	91.26 High 90% Value of Aggregate
227,491 Average Listed Price	19.09	InterQuartile Range	86.41 Aggregate Ratio
91.77 Average Ratio			5.61% Sampling Error
91.07 Median Ratio	54.36	Value of Outlier Low Limit	3 Number of Low Outliers
49.21 Low Ratio	130.71	Value of Outlier High Limit	2 Number of High Outliers
154.73 High Ratio	25.73	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	159.35	Value of Extreme High Limit	1 Number of High Extremes/Influentials
15.23 COD			
5 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
10% 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	75.05 Low InterQuartile Value		47.20 Low 90% Value of Aggregate
183,300 Average Sales Price	120.18 High InterQuartile Value		139.01 High 90% Value of Aggregate
170,667 Average Listed Price	45.13 InterQuartile Range		93.11 Aggregate Ratio
90.10 Average Ratio			49.30% Sampling Error
75.05 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
75.05 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
120.18 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.97 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
20.04 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 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
19 Total Transactions	88.20	Low InterQuartile Value	85.77 Low 90% Value of Aggregate
56,442 Average Sales Price	111.50	High InterQuartile Value	101.35 High 90% Value of Aggregate
52,806 Average Listed Price	23.30	InterQuartile Range	93.56 Aggregate Ratio
100.46 Average Ratio			8.33% Sampling Error
98.49 Median Ratio	53.25	Value of Outlier Low Limit	0 Number of Low Outliers
63.14 Low Ratio	146.45	Value of Outlier High Limit	2 Number of High Outliers
155.60 High Ratio	18.30	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	181.40	Value of Extreme High Limit	1 Number of High Extremes/Influentials
17.39 COD			
1 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			

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
72 Total Transactions	83.68	Low InterQuartile Value	82.94 Low 90% Value of Aggregate
202,959 Average Sales Price	106.11	High InterQuartile Value	91.59 High 90% Value of Aggregate
177,109 Average Listed Price	22.43	InterQuartile Range	87.26 Aggregate Ratio
93.90 Average Ratio			4.96% Sampling Error
91.46 Median Ratio	50.04	Value of Outlier Low Limit	1 Number of Low Outliers
49.21 Low Ratio	139.75	Value of Outlier High Limit	4 Number of High Outliers
155.60 High Ratio	16.39	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	173.39	Value of Extreme High Limit	2 Number of High Extremes/Influentials
16.25 COD			
6 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
8% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			