

Study created by Christie.Wright@vermont.gov on 12/7/2022 at 3:19 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1046085632	033-010-10556	ARANT FRANCIS Location: 4284 US ROUTE 5 SOUTH	POWERS SETH	2.36	9/4/2020	207,000	167,000	80.68			
L934551552	033-010-10865	BAPTISTA TONY Location: 1271 HARVEY MOUNTAIN ROAD	NANCY HELEN WALLACE ...	1.20	10/1/2020	739,200	688,600	93.15			
L1883795456	033-010-10657	BLANCHARD SCOTT Location: 532 WEST MAIN STREET	C.A. ZEVON INVESTMEN...	2.74	4/30/2019	180,000	182,400	101.33			
1655458880	033-010-10843	BONES, MARTIN R Location: 127 CHURCH STREET	RILEY, JEFFREY	0.55	8/13/2021	229,000	173,700	75.85			
L1943666688	033-010-10151	BRODEUR MARK Location: 2453 ROY MOUNTAIN ROAD	LOWELL SANDRA	2.98	8/21/2020	369,500	385,800	104.41			
1007985216	033-010-10513	BULLARD, JONATHAN R Location: 4780 US ROUTE 5N	JEWELL, ANNETTE P	0.75	12/30/2021	150,000	161,800	107.87			
L552230912	033-010-10492	BURKE JOSH Location: 1623 US ROUTE 5 SOUTH	HOLDERBY WILLIAM	3.60	6/12/2020	170,000	172,100	101.24			
1152520768	033-010-10908	CARILLO, RICHARD S Location: 4149 US ROUTE 5 S	SHATTUCK, PATRICK M	1.96	1/12/2022	255,000	180,800	70.90			
L1070604288	033-010-10186	CHENEY HEATHER Location: 121 INWOOD LANE	ESTATE OF WAYNER B. ...	0.94	8/9/2019	127,000	127,000	100.00			
L828112896	033-010-10737	CHUTE CHRISTIAN Location: 90 SLAYTON LANE	SORRENTINO PHILLIP	3.99	7/17/2019	175,000	172,400	98.51			
250672192	033-010-10354	COCHRANE, LINDA Location: 4689 US ROUTE 5 SOUTH	HOLLIDAY, SAMUEL T	0.56	7/27/2021	187,000	163,800	87.59			
L140304384	033-010-10637	CROSS STEVEN Location: 4933 US ROUTE 5 SOUTH	BURKE PAMELA	0.68	8/25/2020	154,900	140,800	90.90			
L752820224	033-010-10297	DEMERS JOSEPH Location: 4499 U.S. ROUTE 5 SOUTH	DEROSIA REVOCABLE TR...	1.20	12/23/2020	158,000	181,100	114.62			
L1166462976	033-010-10524	DOBART JOSHUA Location: 4328 U.S. ROUTE 5 SOUTH	WARD RYAN	0.57	10/29/2019	207,500	203,000	97.83			
L362323968	033-010-11089	DUMAIS STEPHEN Location: 88 RIVER ROAD	WARREN ROBERT	0.61	10/2/2020	207,203	153,200	73.94			
239749696	033-010-10090	ERVIN JR, CHARLES C Location: 228 HARVEY MOUNTAIN ROAD	GREENLEAF, MICHAEL	1.10	3/17/2022	275,000	177,000	64.36			
177764416	033-010-10853	EVANS, BRYNN M Location: 42 KITCHEL HILL ROAD	BAKER, JAMES M	1.10	4/16/2021	270,000	187,900	69.59			
L435466240	033-010-10777	FELLOWS SAVANAH Location: 3826 US RT 5 NORTH	STONE LINWOOD	0.38	5/9/2019	134,300	135,000	100.52			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2051529280	033-010-11118	GLICK, THOMAS M Location: 3145 OLD SILO ROAD	ALDRICH, BARRY G	1.02	3/29/2022	123,000	126,600	102.93			
1226034240	033-010-10929	GOLDBERG, ERIC Location: 271 BAILEY FARM LANE	JONES, SANDRA A	0.62	8/17/2021	862,600	595,000	68.98			
L2124533760	033-010-10105	HOMOLKA JEREMY Location: 257 PAVILLION LANE	LAWRENCE SUSAN	0.25	11/15/2019	207,000	207,700	100.34			
479996992	033-010-11163	KARLA M CORNELIUS RE... Location: 36 MOSQUITOVILLE ROAD	SWANSON, CANDACE E	0.89	9/3/2021	149,000	102,000	68.46			
L827215872	033-010-10903	LEGER VALERIE Location: 4609 GARLAND HILL	BURKE TIMOTHY	3.00	7/20/2020	268,000	258,200	96.34			
570757696	033-010-11134	LEMAY, SARAH Location: 24 OLD WEST ROAD	SUSAN ELIZABETH CLAR...	0.53	2/7/2022	198,000	148,700	75.10			
L133111808	033-010-10188	LINDSTROM HEATHER Location: 320 CARTER STREET	MOSEDALE ANDREW	1.48	6/30/2020	160,000	171,400	107.13			
126301248	033-010-10498	LOPES, PAUL Location: 2152 OLD SILO ROAD	TROMBLY, RAETTE F	3.05	6/29/2021	235,000	145,800	62.04			
L1835687936	033-010-10555	MASURE MICHAEL Location: 134 WEST MAIN STREET	STEVENSON SHANE	0.46	10/9/2020	50,000	37,800	75.60			
L778723328	033-010-10591	MATTE BRANDON Location: 2874 OLD SILO ROAD	DEJESUS HIRAM	3.00	11/30/2020	196,500	176,200	89.67			
2104226880	033-010-10633	MCALPINE, MAUREEN Location: 194 HARVEY MOUNTAIN ROAD	LOCKE III, RAYMOND C	0.32	7/30/2021	71,250	72,100	101.19			
1267354688	033-010-10273	MCCONNON JR., GEORGE... Location: 1380 GROTON ROAD	ACHILLES, ANDREW	3.35	7/20/2021	117,500	169,300	144.09		O	O
L1295982592	033-010-10433	MIERZWICKI II LEO Location: 253 PAVILLION LANE	COSTER JR JOHN	0.63	2/12/2021	560,000	375,000	66.96			
L867074048	033-010-10846	MOORE MORGAN Location: 173 MCKINLEY DRIVE	MITTENTHAL PETER	0.69	8/28/2020	290,000	248,200	85.59			
L177098752	033-010-10234	PERRON JEAN Location: 565 US ROUTE 5 N	CONLON PAUL	0.79	11/25/2020	115,000	101,000	87.83			
L571539456	033-010-10033	SCRANTON RICHARD Location: 31 ARNOLD CIRCLE	ARTHUR C. ARNOLD REV...	2.26	9/28/2020	915,000	699,500	76.45			
L1259847680	033-010-10508	SHERMAN CROSBY Location: 190 WHEELLOCK LANE	POLLAK ELAINE	0.19	12/23/2020	540,000	465,500	86.20			
L2100510720	033-010-10958	STACEY JUSTIN Location: 147 MCKINLEY DRIVE	RENFREW SCOTT	1.56	8/14/2020	157,000	227,100	144.65	O	O	O
1510698048	033-010-10314	STEVENS, ROBERT D	DROWN, MARILYN J	0.23	9/24/2021	75,000	95,000	126.67			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1305628672	033-010-10187	STONE EDWARD	HYDE DAVID	5.45	7/22/2019	164,300	166,600	101.40			
		Location: 2587 BARNET CENTER ROAD									
490423360	033-010-10017	STRAND, KASEY L	CARPENTER, JESSA	0.20	5/14/2021	155,000	107,500	69.35			
		Location: 379 STROBRIDGE HILL									
L182484992	033-010-10470	STROPKAI FRANK	HARVEY HOWARD	1.39	2/26/2021	105,000	134,200	127.81			
		Location: 269 BRIDGE STREET									
L1835073536	033-010-10239	TETREAUULT LEVI	SHORE JACOB	0.24	3/27/2020	122,900	106,700	86.82			
		Location: 549 US ROUTE 5 N									
L1496219648	033-010-10237	THOMPSON KATELYN	TRUDEAU ANNE MARIE	0.99	8/19/2020	120,000	134,900	112.42			
		Location: 4477 US ROUTE 5 NORTH									
L371089408	033-010-10955	TRAPANI JEFFREY	SLAYTON NANCY	2.00	8/21/2020	470,000	485,400	103.28			
		Location: 180 BROOK CIRCLE									
1065099840	033-010-10623	VALENCIA PROPERTY MA...	LEWIS, BRICE A	0.36	1/21/2022	105,000	126,100	120.10			
		Location: 301 SLAYTON LANE									
L742842368	033-010-11336	VEAR JAMES	HALE DANIEL	4.00	2/21/2020	335,000	341,300	101.88			
		Location: 50 ACADEMY LANE									
135650368	033-010-11172	WAGNER, JAMIE L	WILMOTH, ASHLEY E	3.04	10/22/2021	275,000	212,100	77.13			
		Location: 38 GUNNAR LANE									
		Location: 1790 GARLAND HILL ROAD									
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>69.26</b>		<b>11,337,653</b>	<b>9,990,300</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	
46 Total Transactions	75.79	Low InterQuartile Value	83.49	Low 90% Value of Aggregate
246,471 Average Sales Price	103.01	High InterQuartile Value	92.74	High 90% Value of Aggregate
217,180 Average Listed Price	27.23	InterQuartile Range	88.12	Aggregate Ratio
93.47 Average Ratio			5.24%	Sampling Error
94.75 Median Ratio	34.95	Value of Outlier Low Limit	0	Number of Low Outliers
62.04 Low Ratio	143.85	Value of Outlier High Limit	2	Number of High Outliers
144.65 High Ratio	- 5.89	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	184.69	Value of Extreme High Limit	0	Number of High Extremes/Influentials
16.83 COD				
9 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
20% 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
L952274944	033-010-10759	ANNIS CHAD Location: 832 GROTON ROAD	NORRIS KENNETH	196.00	8/28/2020	1,350,000	1,127,100	83.49			
L2126680064	033-010-10387	BOYDEN DOUGLAS Location: 783 STROBRIDGE ROAD	FORD SPENCER	132.00	7/17/2020	675,000	546,000	80.89			
L1302855680	033-010-10502	DILLON JAMES Location: 311 BROOK HILL RD	HYMAN CAROL	13.00	7/24/2020	425,000	408,400	96.09			
2108247104	033-010-10979	EASTMAN, WARREN J Location: 194 LITTLE FRANCE ROAD	RIVERS, JACOB M	64.40	8/20/2021	80,000	143,300	179.13	O	O	E
L561913856	033-010-10347	GEDDES BRADLEY Location: 978 KEYSER HILL ROAD	GRIZZARD TRUSTEE MIC...	27.00	6/4/2019	424,000	418,600	98.73			
207207488	033-010-10370	GLASSMAN, NEIL Location: 39 PINEAPPLE PLACE	LORR, HOLLY	11.70	11/19/2021	440,000	271,300	61.66			
L1934155776	033-010-10995	GOMBAS DYLAN Location: 191 CLOUD BROOK ROAD	STEVENSON RICHARD	6.18	9/20/2019	200,000	200,500	100.25			
L1423253504	033-010-10563	GUILMETTE EMILY Location: 1068 KITCHEL HILL ROAD	SCHRADE JR RICHARD	19.70	10/2/2020	400,000	421,500	105.38			
L574185472	033-010-11207	HAFF JR. CHARLES Location: 71 MEETING HOUSE HILL	TROTTER GARY	6.72	10/23/2020	300,000	310,800	103.60			
L2065268736	033-010-10669	HEANEY JEB Location: 762 MCLAREN HILL ROAD	AGATHA M. MARTLAND R...	175.00	12/16/2019	390,000	400,200	102.62			
1773100096	033-010-11161	JOHNSTON, BRIANNA V Location: 791 TOWN FOREST ROAD	HOELZER, BRYON M	8.50	11/8/2021	375,000	246,800	65.81			
L1361002496	033-010-11099	KINSELLA MICHAEL Location: 282 KEYSER HILL ROAD	WERNECKE SUSANNE	27.00	9/27/2019	260,700	265,200	101.73			
L121257984	033-010-10169	KORSH JEREMY Location: 1174 KITCHEL HILL ROAD	CYNTHIA I. SPRING-BU...	23.20	3/27/2020	622,500	566,800	91.05			
616971328	033-010-10907	LECLERC, TYLER Location: 4826 US ROUTE 5 SOUTH	BURNELL, MARC L	7.00	11/10/2021	235,000	175,200	74.55			
L1791492096	033-010-10245	MCGILL TYLER Location: 457 FARROW FARM ROAD	HARE CONSTANCE	20.30	11/22/2019	240,000	242,600	101.08			
1729850432	033-010-10608	NORTHROP, RANDALL D Location: 4401 US ROUTE 5	DROWN, ZACHARY J	6.61	10/1/2021	203,000	165,400	81.48			
391322688	033-010-10222	PILNER, MELINDA Location: 945 COUNTY HILL ROAD	CLOUGH, JOSEPH E	23.72	10/12/2021	575,000	254,600	44.28			O
L270106624	033-010-10649	ROMP MICHAEL Location: 3307 GARLAND HILL	COHEN TOMAS	11.80	4/26/2019	225,000	199,500	88.67			
L726929408	033-010-10854	SKOVSTED ERIC	ROBINSON DOROTHY	34.10	12/11/2020	350,000	311,300	88.94			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat	
		Location: 2722 US RT 5 NORTH										
L375955456	033-010-10203	STOIBER LAURA	KEITH CHAMBERLIN	23.10	1/15/2020	460,000	450,100	97.85				
		Location: 1176 KITCHEL HILL ROAD										
L479526912	033-010-10028	WOLFEL WALTER	ANDERSON RONALD	10.30	4/24/2020	263,000	248,200	94.37				
		Location: 1634 GROTON ROAD										
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>847.33</b>		<b>8,493,200</b>	<b>7,373,400</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	
21 Total Transactions	81.18	Low InterQuartile Value	79.40	Low 90% Value of Aggregate
420,660 Average Sales Price	101.40	High InterQuartile Value	92.47	High 90% Value of Aggregate
361,505 Average Listed Price	20.22	InterQuartile Range	85.94	Aggregate Ratio
88.13 Average Ratio			7.60%	Sampling Error
92.71 Median Ratio	50.85	Value of Outlier Low Limit	1	Number of Low Outliers
44.28 Low Ratio	131.74	Value of Outlier High Limit	1	Number of High Outliers
105.37 High Ratio	20.52	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	162.07	Value of Extreme High Limit	1	Number of High Extremes/Influentials
12.99 COD				
4	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
19%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**MHU - Mobile home un-landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1060326464	033-010-10770	CHRISTOPHER LADD Location: 13 MEADOW LANE	OSHANA, MICHAEL J	0.00	5/14/2021	50,000	28,900	57.80			
L1876025344	033-010-10193	OSHANA TRACIA Location: 77 HILLSIDE LANE	PERKINS JENNIFER	0.00	7/15/2020	28,000	20,800	74.29			
<b>Totals for MHU - Mobile home un-landed</b>				<b>0.00</b>		<b>78,000</b>	<b>49,700</b>				

**MHU - Mobile home un-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	
2 Total Transactions	57.80	Low InterQuartile Value	16.61	Low 90% Value of Aggregate
39,000 Average Sales Price	74.29	High InterQuartile Value	110.83	High 90% Value of Aggregate
24,850 Average Listed Price	16.49	InterQuartile Range	63.72	Aggregate Ratio
66.04 Average Ratio			73.93%	Sampling Error
66.04 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
57.80 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
74.29 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
12.48 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
L3907584	033-010-10261	SILVA CYNTHIA PUDAN Location: 143 FERGUSON ROAD	LEWIS CHRISTIAN	7.50	6/26/2020	135,000	125,900	93.26			

<b>Totals for MHL - Mobile home landed</b>				<b>7.50</b>		<b>135,000</b>	<b>125,900</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	93.26	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
135,000 Average Sales Price	93.26	High InterQuartile Value	0.00	High 90% Value of Aggregate
125,900 Average Listed Price	0.00	InterQuartile Range	93.26	Aggregate Ratio
93.26 Average Ratio				Sampling Error
93.26 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
93.26 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
93.26 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			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L56229888	033-010-10522	BELLAVANCE KYLE Location: 451 BAILEY FARM ROAD	JOURDAN JILL	0.21	8/10/2020	310,000	323,500	104.35			
L864919552	033-010-10432	BUSHEY WAYNE Location: 993 HARVEY MOUTAIN ROAD	MURPHY MATTHEW	1.20	9/18/2020	136,000	123,200	90.59			
L237178880	033-010-10774	CASSELLA MICHAEL Location: 2496 ROY MOUNTAIN ROAD	OSKI ALEXANDER	0.39	7/11/2019	215,000	277,100	128.88			
L433733632	033-010-11348	KING JOSEPH Location: 241 SHORELINE DRIVE	THE BARBARA B. ROGGE...	1.40	4/29/2019	95,000	105,600	111.16			
833629248	033-010-10708	LANG, THOMAS E Location: 489 BAILEY FARM LANE	MILLER, JR., FRANCIS...	0.11	8/20/2021	275,000	175,000	63.64			
L566861824	033-010-10503	PALMER JAMES Location: 168 SHORELINE DRIVE	VALENTINE GEORGE	0.00	5/27/2020	29,000	33,900	116.90			
L489906176	033-010-11345	PARTRIDGE JR. PHILIP Location: 481 CAMPER LANE	LAVIGNE JILL	0.00	7/15/2020	159,000	120,400	75.72			
450491456	033-010-10327	SHANK, STEVEN Location: 149 STETSON LANE	CABLE, THOMAS	0.72	7/8/2021	400,000	299,300	74.83			
<b>Totals for S1 - Vacation home with less than 6 acres</b>				<b>4.03</b>		<b>1,619,000</b>	<b>1,458,000</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	
8 Total Transactions	75.05	Low InterQuartile Value	73.75	Low 90% Value of Aggregate
202,375 Average Sales Price	115.46	High InterQuartile Value	106.36	High 90% Value of Aggregate
182,250 Average Listed Price	40.41	InterQuartile Range	90.06	Aggregate Ratio
95.76 Average Ratio			18.10%	Sampling Error
97.47 Median Ratio	14.43	Value of Outlier Low Limit	0	Number of Low Outliers
63.64 Low Ratio	176.08	Value of Outlier High Limit	0	Number of High Outliers
128.88 High Ratio	- 46.19	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	236.70	Value of Extreme High Limit	0	Number of High Extremes/Influentials
20.07 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
1756134464	033-010-11293	BABCOCK, HEATHER A Location: WARDEN ROAD	BERRY, DERRICK	13.70	12/14/2021	70,000	41,000	58.57			
48379968	033-010-10617	BANBURY, LORRAINE L Location: 344 OLD WEST ROAD	SWARTZ, CYNTHIA	1.30	4/16/2021	49,000	35,000	71.43			
L1195823104	033-010-10274	CAROLAN JOHN Location: LOT 31 GADLEY HILL ROAD	MALILA MATTHEW	21.00	7/15/2019	40,000	50,900	127.25			
L891850752	033-010-10956	DUGRENIER FAMILY REV... Location: 382 COMERFORD DAM ROAD	SLAYTON STODDARD	6.90	10/2/2020	50,000	35,200	70.40			
L1997447168	033-010-10160	GRIME PAUL Location: US RTE. 5 NORTH	BUNNELL CHERRYLL	13.90	10/16/2020	40,000	34,400	86.00			
L14094336	033-010-11315	HAWORTH JONATHAN Location: FERGUSON ROAD	DAVIS SCOTT	13.50	3/17/2021	45,000	47,500	105.56			
1455117376	033-010-10274	IMBURGIO, MANDY Location: LOT 31, GADLEY HILL ROAD	CAROLAN, JOHN	21.00	5/14/2021	45,000	50,900	113.11			
L1267892224	033-010-10164	MORRISON'S CUSTOM FE... Location: EASTERLY OF INTERSTATE 91 AND SOUTHERLY OF THE WEST BARNET ROAD	BUNNELL ROCKY	4.50	5/20/2019	130,000	25,700	19.77	O		
623146048	033-010-10445	STEPHENS, JENNIFER S Location: WEST MAIN ST	ESTATE OF WILLIAM GR...	2.43	7/15/2021	22,000	21,800	99.09			
L1604354048	033-010-10412	TILLOTSON KEITH Location: GARLAND HILL	ESTATE OF KATHRYNE A...	21.32	2/5/2021	45,000	59,800	132.89			
L847978496	033-010-11119	YANCEY CHRISTOPHER Location: 76 HARVEY MTN ROAD	WHITE LOIS	3.00	10/30/2019	27,000	25,900	95.93			
<b>Totals for M - Miscellaneous</b>				<b>122.55</b>		<b>563,000</b>	<b>428,100</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
11 Total Transactions	70.40	Low InterQuartile Value	48.48 Low 90% Value of Aggregate
51,182 Average Sales Price	113.11	High InterQuartile Value	103.60 High 90% Value of Aggregate
38,918 Average Listed Price	42.71	InterQuartile Range	76.04 Aggregate Ratio
89.09 Average Ratio			36.24% Sampling Error
95.93 Median Ratio	6.33	Value of Outlier Low Limit	0 Number of Low Outliers
19.77 Low Ratio	177.18	Value of Outlier High Limit	0 Number of High Outliers
132.89 High Ratio	- 57.73	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	241.24	Value of Extreme High Limit	0 Number of High Extremes/Influentials
25.75 COD			
1 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			

**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
78 Total Transactions	75.69	Low InterQuartile Value	84.09 Low 90% Value of Aggregate
277,729 Average Sales Price	102.69	High InterQuartile Value	91.30 High 90% Value of Aggregate
243,555 Average Listed Price	27.00	InterQuartile Range	87.70 Aggregate Ratio
92.73 Average Ratio			4.10% Sampling Error
93.21 Median Ratio	35.19	Value of Outlier Low Limit	0 Number of Low Outliers
44.28 Low Ratio	143.19	Value of Outlier High Limit	3 Number of High Outliers
179.12 High Ratio	- 5.31	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	183.70	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.48 COD			
13 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
1 Total Transactions	82.73	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
80,500 Average Sales Price	82.73	High InterQuartile Value	0.00 High 90% Value of Aggregate
66,600 Average Listed Price	0.00	InterQuartile Range	82.73 Aggregate Ratio
82.73 Average Ratio			Sampling Error
82.73 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
82.73 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
82.73 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 - 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
11 Total Transactions	70.40	Low InterQuartile Value	48.39 Low 90% Value of Aggregate
51,182 Average Sales Price	113.11	High InterQuartile Value	103.69 High 90% Value of Aggregate
38,918 Average Listed Price	42.71	InterQuartile Range	76.04 Aggregate Ratio
89.09 Average Ratio			36.36% Sampling Error
95.93 Median Ratio	6.33	Value of Outlier Low Limit	0 Number of Low Outliers
19.77 Low Ratio	177.18	Value of Outlier High Limit	0 Number of High Outliers
132.89 High Ratio	- 57.73	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	241.24	Value of Extreme High Limit	0 Number of High Extremes/Influentials
25.75 COD			
1	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		

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
90 Total Transactions	75.48	Low InterQuartile Value	83.82 Low 90% Value of Aggregate
247,848 Average Sales Price	103.01	High InterQuartile Value	90.94 High 90% Value of Aggregate
216,578 Average Listed Price	27.54	InterQuartile Range	87.38 Aggregate Ratio
92.17 Average Ratio			4.07% Sampling Error
93.21 Median Ratio	34.17	Value of Outlier Low Limit	1 Number of Low Outliers
19.77 Low Ratio	144.32	Value of Outlier High Limit	2 Number of High Outliers
179.12 High Ratio	- 7.14	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	185.63	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.55 COD			
14 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
16% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			