

Study created by Christie.Wright@vermont.gov on 10/4/2022 at 6:26 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1868758080	186-059-10416	ALVAREZ, GERALD Location: 627 HAGUE ROAD	SPENARD, BENJAMIN	0.90	12/1/2021	240,000	76,700	31.96	E	E	O
L1577734144	186-059-10704	ANDREWS JOSHUA Location: 21 DUMMERSTON STATION ROAD	FOWLER LILLIAN	1.00	9/28/2020	247,000	235,700	95.43			
L1448419328	186-059-10153	ANTHOLZNER TERESA Location: 277 CANOE BROOK ROAD	CAPORALE JOSEPH	1.80	9/30/2020	215,000	214,300	99.67			
L1981415424	186-059-10801	AURES KEANE Location: 159 SUGAR HOUSE ROAD	PLACEY (FKA REYNOLDS...	1.10	12/30/2019	165,000	171,700	104.06			
L169664512	186-059-10660	BARRETT MICHAEL Location: 237 CAMP ARDEN ROAD	WEEKS NATHANIEL	0.50	2/28/2020	172,500	154,000	89.28			
L2136199168	186-059-10815	BOLSTER KAREN Location: 408 SCHOOL HOUSE ROAD	ROBINSON HEATHER	2.50	12/30/2019	185,000	174,800	94.49			
L1999015936	186-059-10283	BRUNO JUDIA Location: 210 CANOE BROOK ROAD	DURANT DAVID	3.70	11/6/2020	174,500	179,300	102.75			
L2027470848	186-059-10293	DODGE MORGAN Location: 116 KATHAN MEADOW ROAD	HART JENNIFER	0.40	7/8/2020	175,450	155,100	88.40			
L1134583808	186-059-10442	DRAKE ALEXIS Location: 160 CAMP ARDEN ROAD	TRACY MICHELE	0.50	9/20/2019	160,000	161,000	100.63			
90266688	186-059-10289	ELA, JOHN Location: 2112 STICKNEY BROOK RD	GOLDENBERG, NEAL	5.80	10/29/2021	505,000	271,100	53.68	O	O	
L2097840128	186-059-10015	FELLOWS CHRISTOPHER Location: 157 JOHNSON'S CURVE ROAD	SHERBURNE PAUL	1.60	1/29/2021	145,000	144,200	99.45			
604126272	186-059-10221	FORTHOFFER, SCOTT Location: 2915 WEST RIVER ROAD	FOLGAR, DANIEL	2.00	10/29/2021	354,000	254,800	71.98			
L1045438464	186-059-10122	GIORDANO JR. LEONARD Location: 450 SCHOOL HOUSE ROAD	LUKER TIVON	0.20	8/23/2019	230,000	233,200	101.39			
L1138614272	186-059-10196	GOOCH-BREAULT MICHAEL... Location: 379 WATERMAN ROAD	COHEN ALLEN	1.70	7/24/2020	395,000	344,500	87.22			
1409618496	186-059-10750	GORDON, RONA J Location: 1031 MIDDLE ROAD	BRICKLEY, CONNIE P	0.90	1/14/2022	340,000	195,300	57.44	O	O	
L1879191552	186-059-10261	GRAGEN JASON Location: 56 JELLY MILL HILL ROAD	DOUCETTE ALPHONSE	2.58	7/11/2019	216,000	220,500	102.08			
L442617856	186-059-10673	HODGMAN HAMILTON Location: 56 HOUGHTON BROOK ROAD	BILLINGTON LYNN J. R...	1.20	12/19/2019	211,000	201,100	95.31			
1601714752	186-059-10968	JACKSON, TODD Location: 1605 WEST RIVER ROAD	BOYLE, PAUL M	1.70	3/31/2022	285,000	212,300	74.49			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
78990400	186-059-11011	LEAVY, TRAVIS Location: 30 WARDE DRIVE	KAPRAL, STEPHEN J	1.40	7/12/2021	375,000	279,200	74.45			
478557248	186-059-10061	LEFEBVRE, DEREK Location: 281 EAST WEST ROAD	NEUF, KRISTEN I	1.10	6/1/2021	225,000	184,900	82.18			
L548413440	186-059-11043	LISCHER DIANA Location: 41 BROWNS WAY	WILLIS JOHN	2.40	12/9/2019	259,000	258,200	99.69			
L846282752	186-059-10682	LOCKIE ALEXANDER Location: 197 ROEL ROAD	LAGUERRE LINDA	4.90	1/14/2021	251,000	212,400	84.62			
L64585728	186-059-10875	MINICH RORY Location: 359 BUNKER ROAD	TRACY INDRA	3.10	1/20/2021	138,500	137,800	99.49			
L1237270528	186-059-11114	MONROE CHRISTIN Location: 135 WINTER BELL DRIVE	SARA SUZANNE	2.01	9/4/2020	242,000	241,300	99.71			
L1083260928	186-059-10211	MOORE RYAN Location: 325 EAST-WEST ROAD	ANNE MARIE COUGHLIN ...	2.80	11/5/2020	289,000	264,000	91.35			
825967680	186-059-10686	MULREADY, JAMES Location: 16 LYONS STREET	BLAKESON, KARIN	0.44	5/17/2021	302,000	216,000	71.52			
L182673408	186-059-10722	MYERS TOSHIA Location: 15 LEVERWOOD LANE	NICKERSON PAMELA	3.64	11/1/2019	113,500	132,800	117.00			
L392110080	186-059-10241	OLIVEIRA IVORLEI Location: 60 OLD COACH RD	DAVIS ERIC	1.90	10/15/2020	145,000	147,600	101.79			
L206950400	186-059-10542	PIERCE JESSICA Location: 25 SUGAR MAPLE DRIVE	FYFFE JUSTIN	0.20	12/23/2019	135,000	138,500	102.59			
L2011340800	186-059-11121	PUTNEY ROWING CLUB I... Location: 405 DUMMERSTON STATION ROAD	EZ MOO ACRES LLC	5.13	12/15/2020	150,000	153,800	102.53			
496012352	186-059-10504	ROUSSI, MINNA Location: 165 JOHNSONS CURVE ROAD	BRISTOL, SHELBY	1.40	6/30/2021	270,000	180,200	66.74			
673696832	186-059-10541	SANDREUTER, OLIVIA Location: 32 SUGAR MAPLE DRIVE	THAYER, ANDREA M	0.70	7/28/2021	210,000	155,200	73.90			
L944791552	186-059-10645	SAUNDERS LINDSEY Location: 247 CANOE BROOK ROAD	MCCORKLE DOUGLAS	2.00	11/13/2020	307,000	287,100	93.52			
1687915072	186-059-10411	SCHIESS, CHARLES Location: 896 U.S. ROUTE 5	TASSINARI, TIMOTHY	1.80	3/10/2022	290,000	235,700	81.28			
2129267264	186-059-10029	SHUGART, MARGARET M Location: 155 HOUGHTON BROOK RD	FITZPATRICK, WILLIAM...	3.60	2/18/2022	300,000	213,500	71.17			
L87605248	186-059-10273	SMYTH-CONROY SHAYNE Location: 1254 RICE FARM ROAD	HUNT CONNOR	1.10	9/8/2020	235,000	237,100	100.89			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L374964224	186-059-10773	SNOW JACQLYN Location: 83 EAST WEST ROAD	SHORT TERRY	1.40	8/20/2020	175,000	162,900	93.09			
1117197376	186-059-10716	STEPHENSON, MARY JAN... Location: 50 SUGAR MAPLE DRIVE	SULLIVAN, RICHARD	0.70	5/28/2021	198,500	174,700	88.01			
677325888	186-059-10524	TAFT, SHAUN M Location: 9 HOUGHTON BROOK ROAD	BYWATER, CARMEN	0.20	8/20/2021	229,000	136,700	59.69		O	
L2048442368	186-059-10541	THAYER JUSTIN Location: 32 SUGAR MAPLE ROAD	HARRISON JOHN	0.64	9/27/2019	158,000	155,200	98.23			
L391385088	186-059-10044	THERRIEN BRYAN Location: 118 KATHAN MEADOW ROAD	CHECHILE NATHAN	0.30	11/23/2020	190,000	188,500	99.21			
L2068299776	186-059-10023	WAGNER JESSE Location: 1044 MIDDLE ROAD	RICHARDSON BRIAN	3.00	11/21/2019	250,000	244,900	97.96			
L2038599680	186-059-10334	WALIOR JOHN Location: 35 JOHNSONS CURVE ROAD	FARNUM CHAD	1.00	7/7/2020	192,000	196,000	102.08			
L1229213696	186-059-10979	WALKER LORRAINE Location: 3272 WEST RIVER ROAD	SCHLIEBEN EDWARD	2.20	9/23/2020	176,500	169,500	96.03			
L1559085056	186-059-10799	WHEELDEN HOLLY Location: 40 HILLSIDE DRIVE	CORBIN ROLLANDE	2.01	7/15/2020	192,500	194,800	101.19			
L1915310080	186-059-10659	WOODWORTH CHRISTOPHE... Location: 114 WEST STREET	NANOF LAURA	0.40	2/14/2020	190,000	189,300	99.63			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>81.55</b>		<b>10,603,950</b>	<b>9,087,400</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	79.58	Low InterQuartile Value	81.18 Low 90% Value of Aggregate
230,521 Average Sales Price	100.69	High InterQuartile Value	90.21 High 90% Value of Aggregate
197,552 Average Listed Price	21.11	InterQuartile Range	85.70 Aggregate Ratio
89.11 Average Ratio			5.26% Sampling Error
95.37 Median Ratio	47.91	Value of Outlier Low Limit	1 Number of Low Outliers
31.96 Low Ratio	132.36	Value of Outlier High Limit	0 Number of High Outliers
117.00 High Ratio	16.24	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	164.03	Value of Extreme High Limit	0 Number of High Extremes/Influentials
12.49 COD			
13	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
28%	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
L824553472	186-059-10419	ADAM R. PALMITER REV... Location: 1102 KIPLING ROAD	WHITTAKER ELIZABETH	10.10	6/27/2019	442,715	543,300	122.72			O
1059155008	186-059-10364	AMEZCUA, MELISSA Location: 67 CLAY PIT ROAD	JENKS, DANIEL N	6.30	8/20/2021	350,000	161,700	46.20	O	O	E
500911168	186-059-10873	BRISTOL, SHELBY Location: 137 DUMMERSTON STATION ROAD	ORTLIEB, WILLIAM L	10.00	7/30/2021	315,000	365,000	115.87			
1147200576	186-059-10162	BURNS, PAUL Location: 2179 US ROUTE 5	GREENE, BRADFORD T	13.40	4/22/2021	355,000	349,300	98.39			
L187965440	186-059-10700	COOK CRAIG Location: 904 EAST WEST ROAD	MURTHA MARGARET	22.20	10/15/2020	485,000	493,000	101.65			
L1197539328	186-059-10683	DIXON DABNEY Location: 411 HOPKINS ROAD	ROBERTSHAW STEVEN	122.36	3/31/2020	383,000	388,300	101.38			
L1992933376	186-059-10063	ELDER ROD Location: 966 KIPLING ROAD	BASSLER WILLIAM	62.82	12/28/2020	690,000	674,500	97.75			
L377360384	186-059-10650	FOX ANDREW Location: 130 SUNRISE LANE	CARPENTER JUDITH	10.60	5/22/2020	292,500	347,400	118.77			
L3559424	186-059-10760	FREIHOFNER MARY Location: 120 OLD COACH RD	ZACCHINI HENRY	10.60	8/2/2019	207,000	207,500	100.24			
L68780032	186-059-10288	GAGNE CHRISTOPHE Location: 10 HOPKINS ROAD	RICHARDSON DYLAN	6.00	10/8/2019	191,200	198,100	103.61			
480988224	186-059-10604	GUILLET, ELIZABETH G Location: 33 WARDE DRIVE	BEVIS, MICHELLE	6.40	7/14/2021	239,000	243,100	101.72			
L1805598720	186-059-11145	HARRIS RAY Location: 42 TUCKER REED ROAD	PHYLIS W MEADOW ESTA...	84.74	10/16/2020	701,000	711,600	101.51			
L1903607808	186-059-10531	JENKS DANIEL Location: 1412 STICKNEY BROOK ROAD	DIMICK SUSAN	79.70	10/30/2020	400,000	397,800	99.45			
451033152	186-059-10281	KURAK, KAREN B Location: 744 STICKNEY BROOK ROAD	DUNN, DAVID	20.40	4/13/2021	425,000	440,300	103.60			
L344621056	186-059-10072	MARY-LANE BEARSE-JON... Location: 405 SPAULDING HILL ROAD	JEWELL CRAIG	18.70	3/19/2021	200,000	197,300	98.65			
1067088960	186-059-10133	MCFADDEN, BRANDON B Location: 79 RYAN ROAD	BROWN, W. TODD	10.30	12/1/2021	600,000	419,700	69.95			O
L1660895232	186-059-11029	PERENNIAL FARMS LAND... Location: 108 HOPKINS ROAD	WHELAN JOHN	11.23	3/18/2021	129,000	147,200	114.11			
L1905483776	186-059-10368	PINKNEY JOHN Location: 2201 BLACK MOUNTAIN ROAD	JONES CATHY	10.20	11/1/2019	485,000	486,100	100.23			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1504120832	186-059-11019	POIRIER SEAN Location: 397 WATERMAN ROAD	WAXMAN BARRY	85.00	9/30/2019	880,000	1,132,100	128.65	O	O	O
5655616	186-059-10666	REDDING, SAMUEL V Location: 183 CANOE BROOK ROAD	RICHARDSON, GAIL M	28.90	8/5/2021	320,000	230,500	72.03			O
L2083360768	186-059-10533	RICH WILLIAM Location: 1245 BLACK MOUNTAIN ROAD	ELLISON DAVID	8.30	8/20/2020	295,000	309,900	105.05			
L1951891456	186-059-10995	SCHOTTLAND DAVID Location: 913 EAST WEST ROAD	RICHARD R. VIRKSTIS ...	7.00	9/9/2020	750,000	741,300	98.84			
L146771968	186-059-10602	SHAW DAVID Location: 1259 MIDDLE ROAD	LILLY JOHN	21.30	11/16/2020	486,000	447,000	91.98			
L1232560128	186-059-10771	STEWART JAMES Location: 277 PARK LAUGHTON ROAD	EVERITT MARGARET	85.26	9/30/2020	1,250,000	1,173,200	93.86			
L1075134464	186-059-10270	ULLIAN MICHAEL Location: 2007 EAST WEST RD	HART VALERIE	26.00	10/14/2020	285,000	279,400	98.04			
L1994915840	186-059-10837	VERRIER SHAUN Location: 1852 SUNSET LAKE ROAD	BRADY TIMOTHY	14.00	6/26/2020	285,000	287,100	100.74			
L704925696	186-059-10018	VOLAITIS MAGDALINE Location: 229 MIDDLE ROAD	ALLARD ROBERT	10.00	7/25/2019	270,000	273,000	101.11			
L1148305408	186-059-10420	WATERS MICHAEL Location: 214 HOPKINS ROAD	HENRY JEFFREY	11.69	6/3/2019	359,000	361,500	100.70			
233417792	186-059-10651	WEISS, JAY S Location: 9 PROSPECT VIEW DRIVE	GARELLI, JOSEPH V	10.20	8/30/2021	630,000	445,300	70.68			O
L1523421184	186-059-10264	WILDER LELAND Location: 165 WATERMAN ROAD	DUBACK ROBERT	8.40	4/16/2019	282,000	289,200	102.55			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>832.10</b>		<b>12,982,415</b>	<b>12,740,700</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
30 Total Transactions	97.96 Low InterQuartile Value		94.31 Low 90% Value of Aggregate
435,601 Average Sales Price	103.60 High InterQuartile Value		104.84 High 90% Value of Aggregate
433,759 Average Listed Price	5.64 InterQuartile Range		99.58 Aggregate Ratio
100.48 Average Ratio			5.28% Sampling Error
100.74 Median Ratio	80.72 Value of Outlier Low Limit	4 Number of Low Outliers	
69.95 Low Ratio	120.72 Value of Outlier High Limit	2 Number of High Outliers	
128.65 High Ratio	60.72 Value of Extreme Low Limit	1 Number of Low Extremes/Influentials	
1.01 PRD (Regression Index)	140.72 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
7.93 COD			
14 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
47% 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
284257344	186-059-10228	JACKSON, FORREST Location: 20 LOCUST LANE	NEATHAWK, TAMMY	0.75	9/17/2021	163,500	147,200	90.03			

<b>Totals for MHL - Mobile home landed</b>				<b>0.75</b>		<b>163,500</b>	<b>147,200</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	90.03	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
163,500 Average Sales Price	90.03	High InterQuartile Value	0.00	High 90% Value of Aggregate
147,200 Average Listed Price	0.00	InterQuartile Range	90.03	Aggregate Ratio
90.03 Average Ratio				Sampling Error
90.03 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
90.03 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
90.03 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			





**S2 - Seasonal home with 6 or more acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1675247616	186-059-11081	BAKER JENNIFER Location: 404 CANOE BROOK ROAD	MCGHEE TRUSTEE ALISO...	10.10	11/14/2019	121,000	131,500	108.68			
L1369473024	186-059-10378	MCCARROLL STEVEN Location: 260 PURPLE MOUNTAIN ROAD	GILBERT MATTHEW	16.80	8/31/2020	622,000	626,600	100.74			
<b>Totals for S2 - Seasonal home with 6 or more acres</b>				<b>26.90</b>		<b>743,000</b>	<b>758,100</b>				

**S2 - Seasonal home 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	
2 Total Transactions	100.74	Low InterQuartile Value	88.90	Low 90% Value of Aggregate
371,500 Average Sales Price	108.68	High InterQuartile Value	115.16	High 90% Value of Aggregate
379,050 Average Listed Price	7.94	InterQuartile Range	102.03	Aggregate Ratio
104.71 Average Ratio			12.87%	Sampling Error
104.71 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
100.74 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
108.68 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
3.79 COD				
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
50% 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
L535617536	186-059-10638	BERTHELETTE DANIEL Location: 00 FALLS BROOK ROAD	HENRY BETTY	9.50	2/28/2020	30,000	71,300	237.67	E		
L158740480	186-059-10240	KIPP DANIEL Location: FISCH ROAD	DAVIS KAREN	3.10	12/16/2019	11,600	12,200	105.17			
<b>Totals for W - Woodland</b>				<b>12.60</b>		<b>41,600</b>	<b>83,500</b>				

**W - Woodland**

*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	105.17	Low InterQuartile Value	(128.16) Low 90% Value of Aggregate
20,800 Average Sales Price	237.67	High InterQuartile Value	529.60 High 90% Value of Aggregate
41,750 Average Listed Price	132.49	InterQuartile Range	200.72 Aggregate Ratio
171.42 Average Ratio			163.85% Sampling Error
171.42 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
105.17 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
237.67 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.85 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
38.65 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
L354983936	186-059-10476	BEACH RICHARD Location: EAST WEST ROAD	FREESE CASSANDRA	15.00	11/21/2019	100,000	86,500	86.50			
132817472	186-059-11129	STAHMAN, DEAN C Location: SPALDING HILL ROAD LOT 2	LASHUA, SCOTT	3.50	1/14/2022	79,900	50,100	62.70			
423119424	186-059-10996	STILL, JR., CHARLES ... Location: LAND ON EAST WEST ROAD	THE RICHARD R. VIRKS...	58.80	2/25/2022	310,000	210,700	67.97			
<b>Totals for M - Miscellaneous</b>				<b>77.30</b>		<b>489,900</b>	<b>347,300</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	62.70	Low InterQuartile Value	57.18	Low 90% Value of Aggregate
163,300 Average Sales Price	86.50	High InterQuartile Value	84.60	High 90% Value of Aggregate
115,767 Average Listed Price	23.80	InterQuartile Range	70.89	Aggregate Ratio
72.39 Average Ratio			19.34%	Sampling Error
67.97 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
62.70 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
86.50 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
11.67 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
80 Total Transactions	87.41 Low InterQuartile Value		89.70 Low 90% Value of Aggregate
308,289 Average Sales Price	101.62 High InterQuartile Value		97.05 High 90% Value of Aggregate
287,878 Average Listed Price	14.20 InterQuartile Range		93.38 Aggregate Ratio
93.81 Average Ratio			3.93% Sampling Error
99.21 Median Ratio	66.11 Value of Outlier Low Limit	5 Number of Low Outliers	
46.20 Low Ratio	122.92 Value of Outlier High Limit	1 Number of High Outliers	
128.65 High Ratio	44.81 Value of Extreme Low Limit	1 Number of Low Extremes/Influentials	
1.00 PRD (Regression Index)	144.22 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
10.56 COD			
28 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
35% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**Class - Commercial/Industrial (C, CA, I)**

*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
4 Total Transactions	82.34	Low InterQuartile Value	79.14 Low 90% Value of Aggregate
449,341 Average Sales Price	100.12	High InterQuartile Value	97.79 High 90% Value of Aggregate
397,500 Average Listed Price	17.79	InterQuartile Range	88.46 Aggregate Ratio
91.28 Average Ratio			10.55% Sampling Error
91.37 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
81.94 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
100.42 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
9.35 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
50% 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	65.34	Low InterQuartile Value	52.89 Low 90% Value of Aggregate
106,300 Average Sales Price	171.42	High InterQuartile Value	109.22 High 90% Value of Aggregate
86,160 Average Listed Price	106.08	InterQuartile Range	81.05 Aggregate Ratio
112.00 Average Ratio			34.76% Sampling Error
86.50 Median Ratio	- 93.79	Value of Outlier Low Limit	0 Number of Low Outliers
62.70 Low Ratio	330.55	Value of Outlier High Limit	0 Number of High Outliers
237.67 High Ratio	- 252.92	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.38 PRD (Regression Index)	489.67	Value of Extreme High Limit	0 Number of High Extremes/Influentials
49.06 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
89 Total Transactions	84.32	Low InterQuartile Value	89.19 Low 90% Value of Aggregate
306,365 Average Sales Price	101.58	High InterQuartile Value	96.09 High 90% Value of Aggregate
283,815 Average Listed Price	17.26	InterQuartile Range	92.64 Aggregate Ratio
93.08 Average Ratio			3.72% Sampling Error
98.84 Median Ratio	58.43	Value of Outlier Low Limit	4 Number of Low Outliers
46.20 Low Ratio	127.47	Value of Outlier High Limit	2 Number of High Outliers
128.65 High Ratio	32.54	Value of Extreme Low Limit	1 Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	153.36	Value of Extreme High Limit	1 Number of High Extremes/Influentials
11.03 COD			
30 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
34% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			