

Barb Schlesinger

Sales Between: 04/01/2017 and 03/31/2020

East Montpelier

12195

Doc ID	SPAN	Buyer	Seller	Acres	Parcel ID	Sale Date	Sale Price	Listed Value	Influential: I Outlier: O Extreme: E Ratio Town Class Cat
<u>Category</u> R1	:	Residential-1							
1746993152	195-062-10433	ALFANO EMILY Location 4093 COUNTY ROAD	MALINA GABRIELLE	1.50	03-076.000	08/23/2019	294,900	219,600	74.47 -- -- --
1717681792	195-062-10229	BERTELSEN ANNETTE E Location 1325 CENTER ROAD - East Montpelier	CHALLENGER CYNTHIA A	1.00	04-025-000	08/08/2018	292,500	272,600	93.20 -- -- --
833769472	195-062-10999	BOYD JOHN III Location 15 PUTNAM ROAD	HAYWOOD JOHN II	1.10	07-017000	03/24/2020	264,000	215,700	81.70 -- -- --
315088512	195-062-10782	BROE ERNEST C Location 2190 CENTER ROAD - East Montpelier	FABRIZIO LYNN	1.00	04-050.000	06/29/2018	273,000	224,200	82.12 -- -- --
809203840	195-062-11054	BUTLER JOHN B Location 30 STONEY CORNERS ROAD - East Montpelier	TOUSIGNANT RICHARD M	5.60	09-008.000	10/11/2017	329,000	336,900	102.40 -- -- --
1548587008	195-062-10795	CABE DILLON Location 400 CENTER RD	NORTHERN TRADITIONS PROPERTY V	0.30	04-016.000	04/08/2019	289,000	166,100	57.47 -- -- --
1037793408	195-062-10247	CAMPBELL-NELSON SAMUEL Location 1670 CENTER ROAD - East Montpelier	DAY EDWARD C	1.90	04-041.000	09/15/2017	235,000	253,700	107.96 -- -- --
1578270720	195-062-11267	CARTWRIGHT NATALIE Location 568 EAST HILL ROAD	BIRON ROBIN	3.05	09-102.100	08/01/2019	360,000	347,700	96.58 -- -- --
1020164736	195-062-10089	CLARK NICOLE L Location 1500 VT ROUTE 14 N - East Montpelier	COBURN BRIDGET A	1.60	08-016.000	06/18/2018	227,000	189,600	83.52 -- -- --
1531809792	195-062-10887	CULLEN KEVIN Location 405 HAGGETT ROAD	APPLEGATE KRISTINA	3.00	02-006.000	10/04/2019	269,000	180,900	67.25 -- -- --
2069454848	195-062-10928	DIETZ PETER Location 2023 VT RTE 214	ROGERS DAVID	2.30	08-054.000	10/11/2019	155,000	146,700	94.65 -- -- --
504903808	195-062-10095	DRISCOLL DENNIS L Location 35 MAPLEWOOD ROAD - East Montpelier	BOUCHER JEAN M	2.41	05-042.000	08/10/2017	257,000	221,800	86.30 -- -- --
1992128128	195-062-10536	DUNNE JONNIE B Location 1305 BRAZIER ROAD - East Montpelier	SWENSON MATTHEW N	5.50	05-096.000	12/07/2018	245,000	173,400	70.78 -- -- --
1172644224	195-062-11016	FIELDER MALCOLM Location 1595 CENTER RD - East Montpelier	REED CHRISTOPHER J	1.80	04-037.000	10/02/2018	210,000	197,900	94.24 -- -- --

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Category	R1	: Residential-1										
1666232320	195-062-10119	GOALASKA LLC Location 2641 US ROUTE 2	BROWN MAURICE	1.10	10-040.000	09/30/2019	272,000	271,900	99.96 -- -- --			
1826643968	195-062-11139	GUSAN CARMEN Location 155 QUAKER ROAD	WOODWORTH III MAURICE	1.20	06-009.000	09/27/2019	160,000	172,700	107.94 -- -- --			
957941376	195-062-10793	GUTHRIE JUSTINE R Location 270 PINE RIDGE ROAD - East Montpelier	PACKARD ELLERY E	1.96	12-009.00	03/30/2018	260,500	267,000	102.50 -- -- --			
201706141116567016	195-062-10543	HANKINS ANNA Location 565 BARNES ROAD - East Montpelier	ANDREWS CHARLES M	3.65	06 068 100	06/01/2017	479,000	432,500	90.29 -- -- --			
147857408	195-062-10143	HENDERSON JULIE Location 219 BRAZIER ROAD	GRIGG CHARLES	3.00	05-105.000	06/28/2019	325,000	292,500	90.00 -- -- --			
563427456	195-062-10109	HERSHEY DAVID Location 441 POWDER HORN GLEN ROAD - East Montpelier	GREENWALD ANDREW R	1.50	03-032.000	06/30/2017	325,000	280,600	86.34 -- -- --			
987144192	195-062-10042	HINKLEY SHANE Location 1430 VT. RTE. 14 NORTH	VELANDER JO-ANN	1.00	08-015.000	02/21/2020	185,000	163,000	88.11 -- -- --			
1645448320	195-062-11196	HOWE MICAH Location 227 BRAGG HILL ROAD - East Montpelier	RICHARDSON CORY	4.61	08-008.300	07/19/2017	485,000	533,300	109.96 -- -- --			
1134296704	195-062-10624	HUBBS STEVEN A Location 330 QUAKER ROAD - East Montpelier	LAWSON ANNETTE A	1.23	06-019-000	08/10/2018	245,000	210,500	85.92 -- -- --			
1924439680	195-062-10840	JANAWICZ SHELLIE R Location 560 VT RTE 14 SOUTH - East Montpelier	PHILLIPS ALBERT S	3.04	09-078.000	07/30/2018	225,000	185,600	82.49 -- -- --			
1619947904	195-062-10837	JINKS ALEXANDER J Location 440 HORN OF THE MOON ROAD - East Montpelier	BRINK NICHOLAS I	2.50	02-037.000	12/27/2018	255,000	207,900	81.53 -- -- --			
1869217792	195-062-10534	JOHNSON BRIAN Location 250 SPARROW FARM ROAD	JENSEN GIULIANA	4.00	01-050.000	08/16/2019	425,000	302,600	71.20 -- -- --			
201707280819564026	195-062-11216	KELLEY JONATHAN R Location 150 L BROWN DR - East Montpelier	COFFEY DONALD E	4.97	08-012.100	06/27/2017	392,000	331,600	84.59 -- -- --			
247505280	195-062-10980	KOPSCO PETER Location 1370 CENTER ROAD - East Montpelier	O'DONNELL PATRICK	0.90	04-027.000	10/23/2018	245,900	233,800	95.08 -- -- --			

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Category	R1	: Residential-1									
231804032	195-062-10446	LACLAIR CAITLIN Location 300 CUMMINGS ROAD - East Montpelier	HALL ROGER L	1.30	01-002.000	05/08/2017	207,750	204,200	98.29	-- -- --	
981724800	195-062-10794	LAFLEUR BROOKS DANIELLE S Location 50 MAPLEWOOD ROAD - East Montpelier	PAGE KENNETH J	0.96	05-049.00	09/12/2018	300,000	217,400	72.47	-- -- --	
1495103104	195-062-10124	LAQUERRE JEFFREY J Location 2225 VT RT 14 N - East Montpelier	ESTATE OF JEFFREY R. BIRON	2.47	08-024.100	11/20/2018	170,000	159,400	93.76	-- -- --	
1680265216	195-062-10266	MALLOY JAMES Location 30 & 45 CUTLER HEIGHTS	WELLS DUANE	2.70	04-003.000	12/17/2019	574,000	454,900	79.25	-- -- --	
686333952	195-062-10151	MARTEL STEVEN Location 419 CENTER ROAD	PRENGLER HERSCHEL	3.49	04-015.100	01/16/2020	358,000	405,100	113.16	-- -- --	
1905849472	195-062-11122	NELSON SETH S Location 2675 TOWNE HILL ROAD - East Montpelier	WISSELL ARTHUR A	3.29	05-025.200	04/17/2017	315,000	316,900	100.60	-- -- --	
1117270016	195-062-10685	NUÑEZ CHRISTOPHER Location 2103 COUNTY RD	STEVENS YVETTE	3.00	03-041.000	07/31/2019	332,160	274,600	82.67	-- -- --	
2088424576	195-062-11210	O'BRIEN DAVID W Location 1750 BRAZIER ROAD - East Montpelier	HAMEL VALLERIE J	4.62	05-096.025	07/21/2017	674,700	747,500	110.79	-- -- --	
1419605632	195-062-10351	PHILLIPS HANNAH B Location 353 COUNTY RD - East Montpelier	FIELDER MALCOLM W	1.07	03-005.000	11/27/2018	294,780	216,200	73.34	-- -- --	
1812452992	195-062-10871	POTTER DEVELOPMENT LLC Location 1975 VT RTE 14 S - East Montpelier	POTTER JR. ROY W	1.10	09-034.000	04/11/2018	150,000	159,500	106.33	-- -- --	
170630272	195-062-10130	PREMONT CRAIG Location 40 LYLE HAVEN ROAD - East Montpelier	GLUCK RITA R	1.30	09-036.000	11/28/2017	178,000	158,400	88.99	-- -- --	
88920064	195-062-11205	RADZVILLA EDWARD Location 2650 HORN OF THE MOON ROAD	TAYLOR DAMIAN	3.40	02-052.100	12/16/2019	368,000	244,700	66.49	-- -- --	
411802752	195-062-10602	RAPPOLD LAURA A Location 3978 COUNTY ROAD - East Montpelier	FELCH JASON R	1.00	03-072.000	11/29/2017	188,500	167,000	88.59	-- -- --	
1239120000	195-062-10854	SCOTT DOUGLAS Location 1370 COBURN ROAD - East Montpelier	HOLT LORI P	2.80	08-080.00	08/31/2017	125,494	145,300	115.78	-- -- --	

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Category	R1	: Residential-1								
1344228480	195-062-10601	SHERMAN DENNIS W Location 2390 VERMONT ROUTE 14S - East Montpelier	PLANTE BETH	1.80	09-002.00	10/13/2017	184,000	190,600	103.59 -- -- --	
201707071118239013	195-062-11117	SOCCODATO DAVID B Location 1105 MURRAY ROAD - East Montpelier	WILSON PRISCILLA TRUSTEE S	3.00	05-075.000	06/05/2017	330,000	296,700	89.91 -- -- --	
1714429952	195-062-10535	SOUTHERN PATRICK Location 545 CENTER RD	JEROME ELIZABETH	1.10	04-019.000	08/02/2019	216,600	168,200	77.65 -- -- --	
459395072	195-062-10769	STOREY TREVOR Location 2589 US ROUTE 2	HICKMAN CLIFFORD	1.10	10-034.000	08/23/2019	168,500	138,200	82.02 -- -- --	
201708091120297003	195-062-10041	STRYKER JODY J Location 700 HAGGETT ROAD - East Montpelier	CURTIS ERIKA	5.60	02014000	07/31/2017	345,000	337,900	97.94 -- -- --	
1512807552	195-062-10096	THRALL LINDSAY Location 140 MAPLEWOOD ROAD - East Montpelier	ROY GIBSON TRUSTEE OF THE MONTP	0.69	05-047.000	11/20/2017	272,000	213,300	78.42 -- -- --	
549435776	195-062-10977	TOWNER DANIEL C Location 1595 VT RT 14N - East Montpelier	SINCLAIR STEVEN J	4.60	08-020.000	03/19/2019	380,000	413,500	108.82 -- -- --	
2065219584	195-062-11348	VIRGINIA W. BURLEY & DAVID E. BUR Location 150 OLD FARM ROAD	CROWLEY LOUISE	3.08	05-026.500	08/12/2019	395,000	341,200	86.38 -- -- --	
4640768	195-062-10345	WAFFARN JACOB Location 140 BOULDER RIDGE ROAD	ASTLE JOHN	3.40	05-052.000	04/23/2019	377,000	363,100	96.31 -- -- --	
881750400	195-062-10474	WEYANT GLENN Location 330 JOHNSON ROAD - East Montpelier	URQUHART EMILY	3.50	06-050.100	01/04/2019	365,000	305,500	83.70 -- -- --	
1468735488	195-062-10024	WINTERSON CASEY Location 2685 ROUTE 2	STOUT RAY	1.26	10-041.000	07/01/2019	250,000	227,800	91.12 -- -- --	
1121849344	195-062-11181	WOOD TODD Location 949 CHERRY TREE HILL ROAD	MORTIMER EDWARD	3.06	05-004.100	09/05/2019	427,500	458,100	107.16 -- -- --	
TOTALS FOR	R1: Residential-1			131.41			15,926,784	14,357,500		

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Residential-1

CATEGORY STATISTICS:

YES Category Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See *Sampling Error*.

54	Transactions (Includes Outliers/Extremes/Influentials)
294,940	Average Sales Price
265,880	Average Listed Value
90.04	Average Ratio
89.45	Median Ratio
57.47	Low Ratio
115.78	High Ratio
1.00	Price Related Differential (Regression Index)
11.89	COD
3	Number of Transactions with Assessment Ratio Between .98 and 1.02
6%	Percent of Transactions with Assessment Ratio Between .98 and 1.02

LIMITS ESTABLISHED BY ORIGINAL SALES DATA

81.94	Low InterQuartile Value
100.12	Hi InterQuartile Value
18.18	InterQuartile Range
54.66	Value of Outlier Low Limit
127.4	Value of Outlier High Limit
27.39	Value of Extreme Low Limit
154.67	Value of Extreme High Limit
0	Number of Low Outliers
0	Number of Hi Outliers
0	Number of Low Extremes/Influentials
0	Number of Hi Extremes/Influentials

RATIOS and CONFIDENCE INTERVALS
(Trimmed Data)

86.92	Low 90 Percent Value of Aggregate
93.37	Hi 90 Percent Value of Aggregate
90.15	Aggregate Ratio
3.57%	Sampling Error

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<u>Category</u> R2	: Residential-2												
1046044672	195-062-10265	ANDERSEN ERIC Location 1320 HORN OF THE MOON ROAD	HUCK DAVID	35.00	02-042.000	09/18/2019	448,000	427,100	95.33 -- -- --				
1292423168	195-062-10048	BROWN TYSON Location 460 BARNES ROAD	ESTATE OF JOYCE F BEAN	21.00	06-070.000	11/08/2019	225,000	243,300	108.13 -- -- --				
1183331968	195-062-10710	CALHOUN MATT A Location 141 OLD FARM ROAD - East Montpelier	RICE LISA J	7.39	05-023.200	06/25/2018	413,000	435,400	105.42 -- -- --				
948420608	195-062-10022	CONTRADA DAVID Location 1226 BLISS ROAD	MICHAUD CRISPIN	7.00	05-085.000	05/30/2019	279,500	274,100	98.07 -- -- --				
1006841856 *	195-062-11087	ELDRED VERONICA Location 1943 COUNTY ROAD	UNANGST ANNE	15.00	03-023.100	05/07/2019	355,000	364,500	102.68 -- -- --				
1233756160	195-062-10789	GATEWOOD GORDON Location 876 GRAY ROAD	FELD BENJAMIN	7.03	07-066.200	07/17/2019	292,500	257,200	87.93 -- -- --				
667340800	195-062-10007	GORDON SHAWN Location 1895 NORTH STREET	SEXTON RYAN	40.10	01-035.000	12/09/2019	593,000	588,200	99.19 -- -- --				
277385216	195-062-11198	HERTZ BETH Location 915 JACOBS ROAD	MORRIS SHARON	7.58	02-080.020	05/07/2019	580,000	509,600	87.86 -- -- --				
1305890816	195-062-11087	LEDBETTER ELIZABETH Location 1943 COUNTY ROAD	ELDRED VERONICA	15.00	03-023.100	10/16/2019	330,000	364,500	110.45 -- -- --				
913097344	195-062-10186	LITTLEFIELD DAVID M Location 315 HORN OF THE MOON ROAD - East Montpelier	KIPER CHRISTOPHER L	7.42	02-032.000	11/30/2017	212,000	202,300	95.42 -- -- --				
202361984	195-062-10107	MILLER II LAWRENCE W Location 1853 COUNTY ROAD - East Montpelier	STILES MATTHEW	11.90	03-023.000	08/07/2017	340,275	286,000	84.05 -- -- --				
2082425984	195-062-10791	MORIARTY JOHN J Location 1110 GUYETTE ROAD - East Montpelier	NELSON KATHERINE A	7.00	07-063.000	10/26/2017	179,000	154,400	86.26 -- -- --				
2017102520801	195-062-11206	MORSE ROBERT Location 474 COBURN RD	DRINKWINE DONALD	15.70	08-072.100	08/31/2017	310,000	279,700	90.23 -- -- --				
1733626496	195-062-10841	NANCE BLAIR T Location 55 MABUHAY DRIVE - East Montpelier	DARLEY CHAPIN WILLA	11.93	08-057.000	12/21/2017	185,000	182,500	98.65 -- -- --				

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Category	R2	: Residential-2								
201706011115762005	195-062-10277	SCHULTE ROBIN L Location 90 KELTON ROAD -	O VITT DAVID P	7.33	07 002 000	05/24/2017	242,000	218,100	90.12	-- -- --
287039488	195-062-10311	SEXTON RYAN Location 2501 VERMONT ROUTE 14N	EHRET ROGER	75.00	08-026.300	12/09/2019	785,000	842,600	107.34	-- -- --
293195392	195-062-11032	WHEELER MICHAEL A Location 2650 VERMONT ROUTE 14 N - East Montpelier	TARSHIS SUSAN H	7.60	08-028.000	11/01/2018	154,639	184,200	119.12	-- -- --
TOTALS FOR	R2: Residential-2			298.98			5,923,914	5,813,700		

Residential-2

CATEGORY STATISTICS:

YES Category Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See *Sampling Error*.

17	Transactions (Includes Outliers/Extremes/Influentials)
348,466	Average Sales Price
341,982	Average Listed Value
98.02	Average Ratio
98.07	Median Ratio
84.05	Low Ratio
119.12	High Ratio
1.00	Price Related Differential (Regression Index)
8.02	COD
3	Number of Transactions with Assessment Ratio Between .98 and 1.02
18%	Percent of Transactions with Assessment Ratio Between .98 and 1.02

LIMITS ESTABLISHED BY ORIGINAL SALES DATA

89.03	Low InterQuartile Value
106.38	Hi InterQuartile Value
17.35	InterQuartile Range
63	Value of Outlier Low Limit
132.41	Value of Outlier High Limit
36.97	Value of Extreme Low Limit
158.44	Value of Extreme High Limit

RATIOS and CONFIDENCE INTERVALS (Trimmed Data)

94.15	Low 90 Percent Value of Aggregate
102.13	Hi 90 Percent Value of Aggregate
98.14	Aggregate Ratio
4.07%	Sampling Error

0	Number of Low Outliers
0	Number of Hi Outliers
0	Number of Low Extremes/Influentials
0	Number of Hi Extremes/Influentials

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Category	MHU	: Mobile Home/un							
16141952	195-062-10443	ALLEN KAITLYN A Location 95 SANDY PINES RD - East Montpelier	PORTER MEGAN	0.00	11-005.000	08/23/2018	12,000	10,200	85.00 -- -- --
607027200	195-062-10090	BILALIC HAJRO Location 144 SANDY PINES ROAD	ROYCE DORIS	0.00	11-018.000	02/20/2020	18,000	22,300	123.89 -- -- --
1367097728	195-062-10897	GILL SANDRA M Location MH ON LEASED LAND - East Montpelier	LENENTINE ADAM H	0.00	11-042.000	08/29/2018	25,000	29,400	117.60 -- -- --
380935808	195-062-10283	KLEE NORBERTA Location 7 ROBINSON ROAD - East Montpelier	MACK ROGER G	0.00	11-020.000	07/30/2018	16,500	17,600	106.67 -- -- --
1797230592	195-062-10506	NOLAN CHUTARAT Location 269 SANDY PINES ROAD	FREUND ALLEN	0.00	11-037.000	10/03/2019	17,000	19,700	115.88 -- -- --
TOTALS FOR	MHU: Mobile Home/un			0.00			88,500	99,200	

Mobile Home/un CATEGORY STATISTICS:

YES Category Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See *Sampling Error*.

5	Transactions (Includes Outliers/Extremes/Influentials)
17,700	Average Sales Price
19,840	Average Listed Value
109.81	Average Ratio
115.88	Median Ratio
85.00	Low Ratio
123.89	High Ratio
0.98	Price Related Differential (Regression Index)
8.60	COD
0	Number of Transactions with Assessment Ratio Between .98 and 1.02
0%	Percent of Transactions with Assessment Ratio Between .98 and 1.02

LIMITS ESTABLISHED BY ORIGINAL SALES DATA

95.83	Low InterQuartile Value
120.74	Hi InterQuartile Value
24.91	InterQuartile Range
58.47	Value of Outlier Low Limit
158.11	Value of Outlier High Limit
21.1	Value of Extreme Low Limit
195.48	Value of Extreme High Limit

RATIOS and CONFIDENCE INTERVALS (Trimmed Data)

101.12	Low 90 Percent Value of Aggregate
123.06	Hi 90 Percent Value of Aggregate
112.09	Aggregate Ratio
9.79%	Sampling Error
0	Number of Low Outliers
0	Number of Hi Outliers
0	Number of Low Extremes/Influentials
0	Number of Hi Extremes/Influentials

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<u>Category</u>	MHL	: Mobile Home/la								
994752128	195-062-10647	HUMPHREY JR. PHILLIP	GREEN CYNTHIA A	2.26	12-013.000	06/20/2018	181,000	182,300	100.72	-- -- --
Location 170 PINE RIDGE ROAD - East Montpelier										
TOTALS FOR	MHL : Mobile Home/la			2.26			181,000	182,300		

Mobile Home/la CATEGORY STATISTICS:

NO Category Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See *Sampling Error*.

1	Transactions (Includes Outliers/Extremes/Influentials)
181,000	Average Sales Price
182,300	Average Listed Value
100.72	Average Ratio
100.72	Median Ratio
100.72	Low Ratio
100.72	High Ratio
1.00	Price Related Differential (Regression Index)
COD	
1	Number of Transactions with Assessment Ratio Between .98 and 1.02
100%	Percent of Transactions with Assessment Ratio Between .98 and 1.02

LIMITS ESTABLISHED BY ORIGINAL SALES DATA

100.72	Low InterQuartile Value
100.72	Hi InterQuartile Value
0	InterQuartile Range
<i>Limit values have been adjusted to 40 and 20 points around the untrimmed median.</i>	
80.72	Value of Outlier Low Limit
120.72	Value of Outlier High Limit
60.72	Value of Extreme Low Limit
140.72	Value of Extreme High Limit

RATIOS and CONFIDENCE INTERVALS (Trimmed Data)

0.00	Low 90 Percent Value of Aggregate
0.00	Hi 90 Percent Value of Aggregate
100.72	Aggregate Ratio
	Sampling Error

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Category	MISC : Miscellaneous								
85810816	195-062-11255	FAWCETT MARGARET C	BUGBEE RYAN D	3.00	09-105.600	07/05/2018	58,000	106,100	182.93 -- E -- --
		Location 125 CAPTAIN KIDD ROAD - East Montpelier							
1613151872	195-062-11424	PERRY GUTHRIE	CLARK TRUSTEE T WAYNE	5.16	10-025.300	02/21/2019	40,000	40,000	100.00 -- -- --
		Location WHEELER ROAD - East Montpelier							
654915200	195-062-11446	VALENTINE GEORGIA D	STEPHEN S RAUH TRUST NO 1	10.80	05-076.100	06/14/2018	178,600	186,800	104.59 -- -- --
		Location LOT 1, MURRAY ROAD - East Montpelier							
TOTALS FOR	MISC: Miscellaneous			18.96			276,600	332,900	

Miscellaneous

CATEGORY STATISTICS:

NO Category Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See Sampling Error.

3	Transactions (Includes Outliers/Extremes/Influentials)
92,200	Average Sales Price
110,967	Average Listed Value
129.17	Average Ratio
104.59	Median Ratio
100.00	Low Ratio
182.93	High Ratio
1.07	Price Related Differential (Regression Index)
26.43	COD
1	Number of Transactions with Assessment Ratio Between .98 and 1.02
33%	Percent of Transactions with Assessment Ratio Between .98 and 1.02

LIMITS ESTABLISHED BY ORIGINAL SALES DATA

100	Low InterQuartile Value
182.93	Hi InterQuartile Value
82.93	InterQuartile Range
-24.4	Value of Outlier Low Limit
307.33	Value of Outlier High Limit
-148.79	Value of Extreme Low Limit
431.72	Value of Extreme High Limit

RATIOS and CONFIDENCE INTERVALS (Trimmed Data)

61.00	Low 90 Percent Value of Aggregate
179.71	Hi 90 Percent Value of Aggregate
120.35	Aggregate Ratio
49.32%	Sampling Error

0	Number of Low Outliers
0	Number of Hi Outliers
0	Number of Low Extremes/Influentials
0	Number of Hi Extremes/Influentials

East Montpelier

12195

Sales Class Summary Report

R1,R2,MHU,MHL,S1,S2 AND OTH

Class Sample Valid? YES (90% confident that true aggregate ratio is within 10% of sample ratio. See *Sampling Error.*)

77 Transactions (Includes Outliers/Extremes/Influentials)
 287,275 Average Sales Price
 265,619 Average Listed Value
 93.22 Average Ratio
 93.20 Median Ratio
 57.47 Low Ratio
 123.89 High Ratio
 1.01 Price Related Differential (Regression Index)
 11.87 COD
 7 Number of Transactions with Assessment Ratio Between .98 and 1.02
 9% Percent of Transactions with Assessment Ratio Between .98 and 1.02

83.87 Low InterQuartile Value
 103.13 Hi InterQuartile Value
 19.26 InterQuartile Range
 54.99 Value of Outlier Low Limit
 132.02 Value of Outlier High Limit
 26.10 Value of Extreme Low Limit
 160.90 Value of Extreme High Limit

0 Number of Low Outliers
 0 Number of Hi Outliers
 0 Number of Low Extremes/Influentials
 0 Number of Hi Extremes/Influentials

**RATIOS and CONFIDENCE INTERVALS
 (Trimmed Data)**

89.8 Low 90 Percent Value of Aggregate
 95.12 Hi 90 Percent Value of Aggregate
 92.46 Aggregate Ratio
 2.88% Sampling Error

Barb Schlesinger

Sales Between: 04/01/2017 and 03/31/2020

East Montpelier

12195

FARM, WOOD AND MSC

Class Sample Valid? NO (90% confident that true aggregate ratio is within 10% of sample ratio. See *Sampling Error*.)

3 Transactions (Includes Outliers/Extremes/Influentials)
 92,200 Average Sales Price
 110,967 Average Listed Value
 129.17 Average Ratio
 104.59 Median Ratio
 100.00 Low Ratio
 182.93 High Ratio
 1.07 Price Related Differential (Regression Index)
 26.43 COD
 1 Number of Transactions with Assessment Ratio Between .98 and 1.02
 33% Percent of Transactions with Assessment Ratio Between .98 and 1.02

100.00 Low InterQuartile Value
 182.93 Hi InterQuartile Value
 82.93 InterQuartile Range
 -24.40 Value of Outlier Low Limit
 307.33 Value of Outlier High Limit
 -148.79 Value of Extreme Low Limit
 431.72 Value of Extreme High Limit

0 Number of Low Outliers
 0 Number of Hi Outliers
 0 Number of Low Extremes/Influentials
 0 Number of Hi Extremes/Influentials

**RATIOS and CONFIDENCE INTERVALS
 (Trimmed Data)**

60.8 Low 90 Percent Value of Aggregate
 179.91 Hi 90 Percent Value of Aggregate
 120.35 Aggregate Ratio
 49.49% Sampling Error

Barb Schlesinger

Sales Between: 04/01/2017 and 03/31/2020

East Montpelier

12195

Sales Town Summary Report

Town Sample Valid? YES (90% confident that true aggregate ratio is within 10% of sample ratio. See *Sampling Error*.)

	<u>Original Data (All Valid Sales Transactions)</u>	RATIOS and CONFIDENCE INTERVALS (Trimmed Data)
80 Transactions (Includes Outliers/Extremes/Influentials)		
282,770 Average Sales Price	84.19 Low InterQuartile Value	
261,766 Average Listed Value	104.34 Hi InterQuartile Value	
93.45 Average Ratio	20.15 InterQuartile Range	89.92 Low 90 Percent Value of Aggregate
93.76 Median Ratio		95.22 Hi 90 Percent Value of Aggregate
57.47 Low Ratio		92.57 Aggregate Ratio
123.89 High Ratio	53.95 Value of Outlier Low Limit	2.86% Sampling Error
1.01 Price Related Differential (Regression Index)	134.57 Value of Outlier High Limit	14.63 Weighted Standard Deviation
11.74 COD	23.72 Value of Extreme Low Limit	
8 Number of Transactions with Assessment Ratio Between .98 and 1.02	164.81 Value of Extreme High Limit	
10% Percent of Transactions with Assessment Ratio Between .98 and 1.02		
		0 Number of Low Outliers
		0 Number of Hi Outliers
		0 Number of Low Extremes/Influentials
		1 Number of Hi Extremes/Influentials