Doc #15

SUMMARY DATA / RESIDENTIAL SALES RATIO STUDIES FOR R2 By Assessment District

	1.01.2014 TO 9.2016				1.01.2013 TO 9.01.2015			
	Median	Average	COD	COUNT	Median	Average	COD	COUNT
NBC 260	0.66	0.67	11.53	17	0.68	0.69	13.76	15
NBC 320	0.72	0.77	14.42	12	0.74	0.79	19.49	13
NBC 330	0.72	0.72	5.06	2	0.69	0.69	0.00	1
NBC 210	0.73	0.74	11.09	40	0.77	0.80	10.50	41
NBC 230	0.74	0.76	4.00	5	0.75	0.80	8.43	4
NBC 170	0.78	0.78	0.00	1	0.78	0.78	0.00	1
NBC 120	0.81	0.82	7.28	9	0.84	0.85	8.75	8
NBC 400	0.87	0.85	6.78	4	0.91	0.90	9.00	5
NBC 280	0.92	0.92	0.00	1				
NBC 47	1.12	1.12	0.00	1	1.07	1.07	0.00	1
NBC 10								
NBC 15								
NBC 40					1.10	1.10	0.00	1
NBC 45								
NBC 60								
NBC 70								
NBC 80								
NBC 90								
NBC 110								
NBC 130								
NBC135								

NBC 140											
NBC 150											
NBC 155											
NBC 177											
NBC 240					0.68	0.68	3.00	2			
NBC 270											
NBC 300					0.92	0.92	0.00	1			
NBC 340											
NBC 350											
NBC 360					1.01	1.01	0.00	1			
NBC 365											
NBC 370											
NBC 380					0.84	0.84	0.00	1			
NBC 410											
NBC 415											

Patriot Properties

BURLINGTON, VT

Quick Sales Report by NBC

10/31/2016
12:02:05PM

Filter Used: DataProperty.LUC = `R2`) AND (DataSales.SaleDate >= `01/01/2014`) AND (DataSales.SaleDate <= `09/01/2016`) AND (DataSales.NALCode = `2`
OR DataSales.NALCode = `3`

BURLINGTON, VT

Quick Sales Report 1/8/2014 To 8/12/2016

* Represent Vacant Land Sale

Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Acres	Adj Code	SaleDate	SalePrice	Total Value	Ratio
NBC:	**047**														
029-1-043-000	234 238 ETHAN ALLEN PW	R2	R2	047	P	4,120	1,680	2	DP	0.22		10/27/2015	250,000	254,100	1.016

NBC: 047		**Mean:**	1.016	**Min Ratio:**	1.016
Count:	1	**Median:**	1.016	**Max Ratio:**	1.016
Standard Deviation:	0.000	**Avg. Abs. Dev.**	0.000	**COD:**	0.000

NBC:	**120**														
024-1-046-000	272 PLATTSBURG AV	R2	R2	120	P	3,081	1,598	3	RR	0.15		11/20/2014	283,000	230,400	0.814
027-3-050-000	176 COTTAGE GR	R2	R2	120	P	2,870	1,800	3	CL	0.14		06/03/2016	270,000	206,800	0.766
027-3-054-000	152 COTTAGE GR	R2	R2	120	P	3,754	2,000	3	CL	0.23		05/04/2015	310,000	260,200	0.839
027-3-059-000	122 COTTAGE GR	R2	R2	120	P	2,448	1,632	3	CL	0.23		03/16/2015	218,000	191,300	0.878
028-1-001-000	116 COTTAGE GR	R2	R2	120	P	5,240	2,832	2	CL	0.23		01/08/2016	380,000	383,400	1.009
028-1-037-000	15 17 GREEN ACRES DR	R2	R2	120	P	3,236	1,536	2	DP	0.21		11/20/2015	279,000	227,100	0.814
028-1-086-000	1427 NORTH AV	R2	R2	120	P	4,396	2,294	2	CC	0.19		05/30/2014	275,000	228,300	0.830
028-1-226-000	78 WOODLAWN RD	R2	R2	120	P	3,264	1,632	3	CL	0.19		07/21/2014	269,000	196,800	0.732
028-2-087-000	168 WOODBURY RD	R2	R2	120	P	1,977	1,242	2	CL	0.21		08/29/2014	239,000	169,900	0.711

NBC: 120		**Mean:**	0.821	**Min Ratio:**	0.711
Count:	9	**Median:**	0.814	**Max Ratio:**	1.009
Standard Deviation:	0.088	**Avg. Abs. Dev.**	0.059	**COD:**	7.283

NBC:	**170**														
029-2-001-000	54 58 LAKEWOOD PW	R2	R2	170	P	4,270	2,327	2	SL	0.19		04/09/2015	359,900	278,800	0.775

NBC: 170		**Mean:**	0.775	**Min Ratio:**	0.775
Count:	1	**Median:**	0.775	**Max Ratio:**	0.775
Standard Deviation:	0.000	**Avg. Abs. Dev.**	0.000	**COD:**	0.000

NBC:	**210**														
038-1-019-000	404 406 NORTH AV	R2	R2	210	P	5,518	3,108	3	OS	0.46		10/30/2015	379,000	249,100	0.657
039-2-056-000	252 254 MANHATTAN DR	R2	R2	210	P	3,523	1,628	2	OS	0.36		06/03/2015	285,000	216,200	0.759
039-4-056-000	241 ELMWOOD AV	R2	R2	210	P	3,031	1,756	2	OS	0.11		07/15/2014	305,000	224,600	0.736
039-4-125-000	36 WALNUT ST	R2	R2	210	P	3,756	1,908	2	OS	0.09		10/26/2015	317,000	218,600	0.690
040-2-047-000	92 94 HYDE ST	R2	R2	210	P	5,028	3,058	3	OS	0.09		11/04/2015	345,000	230,300	0.668
040-2-101-000	56 BRIGHT ST	R2	R2	210	P	1,792	947	2	OS	0.06		04/30/2014	180,000	178,200	0.990
043-3-058-000	135 137 NORTH AV	R2	R2	210	P	4,958	2,917	2	OS	0.11		04/04/2016	403,000	263,300	0.653

BURLINGTON, VT

Quick Sales Report 1/8/2014 To 8/12/2016

* Represent Vacant Land Sale

Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Acres	Adj Code	SaleDate	SalePrice	Total Value	Ratio
043-3-067-000	181 NORTH AV	R2	R2	210	P	4,324	2,058	2	BG	0.11		06/28/2016	380,000	230,400	0.606
043-3-071-000	190 NORTH AV	R2	R2	210	P	4,429	2,450	2	OS	0.11		04/30/2014	337,500	256,600	0.760
043-3-096-000	150 152 NORTH AV	R2	R2	210	P	4,606	2,076	3	OS	0.11		07/25/2016	350,000	259,300	0.741
043-3-201-000	56 NORTH AV	R2	R2	210	P	2,256	1,316	3	OS	0.10		04/30/2014	205,000	173,500	0.846
044-1-020-000	39 PITKIN ST	R2	R2	210	P	3,754	2,394	2	OS	0.09		01/14/2016	365,000	225,300	0.617
044-1-033-000	68 PITKIN ST	R2	R2	210	P	2,920	1,444	3	CL	0.11		11/26/2014	260,500	198,900	0.764
044-1-094-000	170 PARK ST	R2	R2	210	P	2,452	1,238	2	OS	0.13		10/15/2014	250,000	182,800	0.731
044-1-095-000	166 PARK ST	R2	R2	210	P	4,838	1,652	3	OS	0.07		06/27/2014	300,000	217,100	0.724
044-1-143-000	182 NORTH CHAMPLAIN ST	R2	R2	210	P	3,400	1,720	2	OS	0.08		08/13/2015	260,500	208,400	0.800
044-1-167-000	77 ROSE ST	R2	R2	210	P	1,748	963	3	OS	0.11		07/10/2015	185,000	133,000	0.719
044-1-174-000	52 54 ROSE ST	R2	R2	210	P	2,884	1,366	3	OS	0.10		07/31/2014	229,000	202,500	0.884
044-1-178-000	34 36 CEDAR ST	R2	R2	210	P	3,288	1,866	3	OS	0.05		08/12/2016	288,000	232,500	0.807
044-1-331-000	122 NORTH CHAMPLAIN ST	R2	R2	210	P	4,630	2,330	3	OS	0.10		08/26/2015	325,000	237,700	0.731
044-1-348-000	127 PARK ST	R2	R2	210	P	3,636	1,812	2	OS	0.13		07/15/2015	320,000	214,900	0.672
044-1-380-000	5 7 MURRAY ST	R2	R2	210	P	4,351	2,662	2	DP	0.13		11/21/2014	320,000	293,000	0.916
044-1-390-000	59 MURRAY ST	R2	R2	210	P	2,406	1,282	2	OS	0.09		09/01/2015	239,000	197,200	0.825
044-3-012-000	64 66 CEDAR ST	R2	R2	210	P	2,836	1,540	2	OS	0.04		02/27/2015	230,000	184,100	0.800
044-3-034-000	196 ELMWOOD AV	R2	R2	210	P	3,160	1,444	2	OS	0.15		01/15/2016	222,600	203,800	0.916
044-3-077-000	14 16 CLOAREC CT	R2	R2	210	P	2,577	1,405	2	OS	0.06		06/02/2014	332,500	221,900	0.667
044-3-091-000	10 12 INTERVALE AV	R2	R2	210	P	2,425	1,575	2	DK	0.04		05/08/2014	210,000	161,400	0.769
044-3-145-000	40 42 DECATUR ST	R2	R2	210	P	5,357	2,184	2	OS	0.16		10/30/2015	320,000	258,200	0.807
044-3-168-000	190 NORTH WINOOSKI AV	R2	R2	210	P	4,566	2,451	2	OS	0.11		04/30/2015	374,000	262,700	0.702
044-3-170-000	176 NORTH WINOOSKI AV	R2	R2	210	P	3,555	1,554	2	OS	0.13		05/30/2014	260,000	194,000	0.746
044-3-189-000	188 190 NORTH UNION ST	R2	R2	210	P	6,335	2,699	2	VT	0.11		10/30/2015	370,000	263,500	0.712
044-3-226-000	100 102 NORTH UNION ST	R2	R2	210	P	5,004	2,558	2	FS	0.12		02/03/2016	448,000	267,600	0.597
044-3-284-000	235 NORTH ST	R2	R2	210	P	3,709	1,248	3	OS	0.13		12/03/2014	195,000	185,500	0.951
044-4-155-000	47 NORTH WINOOSKI AV	R2	R2	210	P	3,217	1,972	2	OS	0.11		06/14/2016	450,000	262,800	0.584
044-4-157-000	41 NORTH WINOOSKI AV	R2	R2	210	P	3,897	2,263	2	OS	0.12		04/02/2015	410,000	295,000	0.720
045-1-022-000	54 56 HYDE ST	R2	R2	210	P	2,822	1,476	2	OS	0.11		04/29/2016	264,000	194,500	0.737
045-1-173-000	24 SCHOOL ST	R2	R2	210	P	3,518	1,713	3	OS	0.13		05/15/2015	375,000	232,400	0.620
045-1-186-000	53 SCHOOL ST	R2	R2	210	P	4,475	2,146	2	OS	0.12		03/31/2014	340,000	273,600	0.805
045-2-083-000	58 GREENE ST	R2	R2	210	P	3,176	1,918	2	OS	0.07		02/04/2015	345,000	197,100	0.571
045-2-086-000	44 GREENE ST	R2	R2	210	P	3,846	2,448	2	OS	0.10		01/29/2016	547,300	252,600	0.462

NBC:	**210**	**Mean:**	**0.737**	**Min Ratio:**	**0.462**
Count:	**40**	**Median:**	**0.734**	**Max Ratio:**	**0.990**
Standard Deviation:	**0.109**	**Avg. Abs. Dev.**	**0.081**	**COD:**	**11.089**

NBC: 230

005-3-001-000	80 CHASE ST	R2	R2	230	P	4,352	2,526	3	OS	0.21		04/15/2016	300,000	215,700	0.719

BURLINGTON, VT

Quick Sales Report 1/8/2014 To 8/12/2016

* Represent Vacant Land Sale

Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Acres	Adj Code	SaleDate	SalePrice	Total Value	Ratio
041-4-034-000	460 462 COLCHESTER AV	R2	R2	230	P	3,846	2,220	2	OS	0.15		06/19/2015	422,500	306,200	0.725
046-3-003-000	49 GROVE ST	R2	R2	230	P	4,595	1,916	2	OS	0.23		03/19/2015	310,000	233,800	0.754
046-3-005-000	39 GROVE ST	R2	R2	230	P	3,644	1,660	2	OS	0.14		07/02/2014	293,920	217,500	0.740
046-3-091-000	40 GROVE ST	R2	R2	230	P	2,480	1,336	2	OS	0.20		12/31/2015	219,000	183,400	0.837

NBC:	230	Mean:	0.755	Min Ratio:	0.719
Count:	5	Median:	0.740	Max Ratio:	0.837
Standard Deviation:	0.048	Avg. Abs. Dev.	0.030	COD:	3.997

NBC: 260

044-4-193-000	75 ORCHARD TR	R2	R2	260	P	3,162	1,990	2	VT	0.06		07/31/2015	320,000	259,700	0.812
044-4-210-000	63 BUELL ST	R2	R2	260	P	4,402	1,722	2	OS	0.13		05/30/2014	405,000	276,300	0.682
044-4-228-000	17 SOUTH UNION ST	R2	R2	260	P	3,689	2,226	3	OS	0.06		07/08/2014	360,000	234,800	0.652
044-4-236-000	32 34 SOUTH UNION ST	R2	R2	260	P	5,870	3,200	2	DP	0.10		01/08/2014	663,145	363,300	0.548
045-1-003-000	9 HYDE ST	R2	R2	260	P	3,519	2,171	2	OS	0.10		02/12/2016	310,000	186,200	0.601
045-1-065-000	384 NORTH ST	R2	R2	260	P	3,314	1,951	3	OS	0.07		11/04/2015	260,000	247,000	0.950
045-1-069-000	169 171 NORTH WILLARD ST	R2	R2	260	P	4,030	2,275	2	OS	0.14		12/19/2014	437,500	309,300	0.707
045-1-076-000	210 212 NORTH WILLARD ST	R2	R2	260	P	3,496	1,841	3	OS	0.16		11/04/2015	360,000	243,300	0.676
045-1-081-000	192 194 NORTH WILLARD ST	R2	R2	260	P	3,080	1,806	3	OS	0.09		06/30/2016	340,000	224,100	0.659
045-1-102-000	10 DANS CT	R2	R2	260	P	3,660	1,990	2	CC	0.07		05/19/2016	360,000	233,600	0.649
045-1-240-000	12 WESTON ST	R2	R2	260	P	4,127	2,550	3	CL	0.07		06/06/2014	500,000	331,500	0.663
045-1-244-000	114 NORTH WILLARD ST	R2	R2	260	P	5,235	3,083	2	VT	0.11		12/18/2014	612,500	354,100	0.578
045-1-313-000	62 LOOMIS ST	R2	R2	260	P	3,147	1,382	2	OS	0.05		06/30/2015	385,000	284,500	0.739
045-1-343-000	393 NORTH ST	R2	R2	260	P	1,728	1,080	3	OS	0.03		11/19/2015	224,000	143,400	0.640
045-2-151-000	70 72 BUELL ST	R2	R2	260	P	5,194	3,040	2	OS	0.21		01/08/2014	666,962	341,000	0.511
045-2-164-000	17 NORTH WILLARD ST	R2	R2	260	P	4,725	2,785	2	VT	0.10		07/08/2014	469,000	379,000	0.808
050-1-086-000	83 85 HUNGERFORD TR	R2	R2	260	P	3,905	1,818	2	OS	0.14		11/06/2014	616,000	348,100	0.565

NBC:	260	Mean:	0.673	Min Ratio:	0.511
Count:	17	Median:	0.659	Max Ratio:	0.950
Standard Deviation:	0.109	Avg. Abs. Dev.	0.076	COD:	11.534

NBC: 280

043-3-047-000	4 HASWELL ST	R2	R2	280	P	2,654	1,649	2	OS	0.11		04/01/2016	325,000	200,400	0.617

Quick Sales Report 1/8/2014 To 8/12/2016

* Represent Vacant Land Sale

Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Acres	Adj Code	SaleDate	SalePrice	Total Value	Ratio

NBC:	280	Mean:	0.617	Min Ratio:	0.617
Count:	1	Median:	0.617	Max Ratio:	0.617
Standard Deviation:	0.000	Avg. Abs. Dev.	0.000	COD:	0.000

NBC: 300

056-3-011-000	6 PROCTOR PL	R2	R2	300	P	3,423	1,618	3	CC	0.24	08/15/2014	250,000	229,000	0.916

NBC:	300	Mean:	0.916	Min Ratio:	0.916
Count:	1	Median:	0.916	Max Ratio:	0.916
Standard Deviation:	0.000	Avg. Abs. Dev.	0.000	COD:	0.000

NBC: 320

049-1-049-000	194 SOUTH CHAMPLAIN ST	R2	R2	320	P	4,376	2,266	3	OS	0.14	04/13/2015	292,500	280,700	0.960
049-4-015-000	32 MARBLE AV	R2	R2	320	P	3,300	1,462	2	OS	0.08	06/30/2015	240,000	218,500	0.910
049-4-077-000	18 SPRUCE CT	R2	R2	320	P	2,712	1,617	2	OS	0.05	04/10/2014	319,000	214,400	0.672
049-4-177-000	365 SOUTH WINOOSKI AV	R2	R2	320	P	4,196	2,300	2	CL	0.14	01/13/2014	440,000	327,500	0.744
053-3-077-000	59 61 HOWARD ST	R2	R2	320	P	3,927	2,307	2	OS	0.10	04/29/2016	399,000	300,300	0.753
053-3-098-000	35 MARBLE AV	R2	R2	320	P	3,222	1,714	2	OS	0.09	02/22/2016	351,500	241,500	0.687
053-3-114-000	48 HAYWARD ST	R2	R2	320	P	2,640	1,271	3	OS	0.10	09/17/2015	332,000	232,500	0.700
053-3-168-000	127 129 HAYWARD ST	R2	R2	320	P	3,466	1,440	2	OS	0.11	03/31/2016	351,000	278,300	0.793
053-3-190-000	40 42 CATHERINE ST	R2	R2	320	P	4,853	2,669	2	OS	0.14	06/30/2015	470,000	291,800	0.621
053-4-047-000	123 125 CAROLINE ST	R2	R2	320	P	5,256	2,384	2	OS	0.16	08/13/2015	505,000	336,700	0.667
054-1-076-000	528 530 SOUTH UNION ST	R2	R2	320	P	4,182	2,062	2	OS	0.10	11/17/2014	367,000	229,500	0.625
054-1-118-000	544 SOUTH WILLARD ST	R2	R2	320	P	4,262	1,980	2	OS	0.39	04/08/2014	309,000	328,300	1.062

NBC:	320	Mean:	0.766	Min Ratio:	0.621
Count:	12	Median:	0.722	Max Ratio:	1.062
Standard Deviation:	0.141	Avg. Abs. Dev.	0.104	COD:	14.421

NBC: 330

050-2-094-000	129 SPRUCE ST	R2	R2	330	P	5,925	2,722	3	OS	0.26	06/29/2015	600,000	410,900	0.685
054-1-062-000	472 474 SOUTH UNION ST	R2	R2	330	P	4,948	2,630	2	OS	0.21	07/01/2016	483,800	366,600	0.758

Quick Sales Report 1/8/2014 To 8/12/2016

* Represent Vacant Land Sale

NBC:	330				
Count:	2	Mean:	0.721	Min Ratio:	0.685
Standard Deviation:	0.052	Median:	0.721	Max Ratio:	0.758
		Avg. Abs. Dev.	0.036	COD:	5.055

NBC: 400

Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Acres	Adj Code	SaleDate	SalePrice	Total Value	Ratio
057-2-091-000	68 70 MORSE PL	R2	R2	400	P	4,589	2,317	2	CC	0.28		12/03/2014	275,000	251,100	0.913
057-4-018-000	162 164 HOME AV	R2	R2	400	P	4,947	2,496	2	DP	0.22		07/31/2015	400,000	307,700	0.769
057-4-063-000	325 FLYNN AV	R2	R2	400	P	5,286	2,204	3	OS	0.18		12/12/2014	300,000	273,100	0.910
060-1-017-000	35 37 SOUTH CREST DR	R2	R2	400	P	4,846	2,819	2	CL	0.26		02/04/2015	475,000	389,300	0.820

NBC:	400				
Count:	4	Mean:	0.853	Min Ratio:	0.769
Standard Deviation:	0.071	Median:	0.865	Max Ratio:	0.913
		Avg. Abs. Dev.	0.059	COD:	6.781

End of Report