Doc #17

SUMMARY DATA / RESIDENTIAL SALES RATIO STUDIES FOR R4 & RA By Assessment District

	1.01.2014 TO 9.2016			
	Median	Average	COD	COUNT
NBC 515	0.84	0.83	2.20	4
NBC 555	0.83	0.81	12.05	17
NBC 530	0.82	0.87	14.47	16
NBC 590	0.81	0.81	4.72	2
NBC 610	1.00	1.00	15.00	2

Patriot Properties

BURLINGTON, VT

Quick Sales Report by NBC

10/31/2016
1:58:31PM

Filter Used: DataProperty.LUC = `R4` OR DataProperty.LUC = `RA`) 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 1/3/2014 To 7/22/2016

* 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:	**515**														
044-2-126-000	25 MONROE ST	R4	R4	515	P	3,758	2,290	2	041	0.07		07/25/2014	360,000	302,600	0.841
044-2-127-000	19 21 MONROE ST	R4	R4	515	P	3,810	2,144	2	041	0.00		05/09/2014	435,000	363,300	0.835
044-4-136-000	26 CLARKE ST	RA	RA	515	P	7,622	3,503	2	041	0.15		12/05/2014	781,000	618,600	0.792
049-1-135-000	111 COLLEGE ST	RA	RA	515	P	9,196	5,777	2	111	0.10		01/26/2016	1,000,000	860,400	0.860

NBC: 515		**Mean:** 0.832		**Min Ratio:** 0.792	
		Median: 0.838		**Max Ratio:** 0.860	
Count: 4					
Standard Deviation: 0.029		**Avg. Abs. Dev.** 0.018		**COD:** 2.200	

NBC:	**530**														
038-4-016-000	245 249 NORTH AV	R4	R4	530	P	4,392	2,592	2	041	0.13		08/28/2014	380,000	332,000	0.874
038-4-107-000	230 NORTH AV	R4	R4	530	P	5,222	2,608	2	111	0.20		10/29/2014	375,000	310,000	0.827
038-4-107-000	230 NORTH AV	R4	R4	530	P	5,222	2,608	2	111	0.20		04/15/2016	390,000	310,000	0.795
043-3-052-000	103 105 NORTH AV	R4	R4	530	P	6,920	3,992	2	041	0.13		07/09/2014	540,000	417,200	0.773
043-3-117-000	24 28 NORTH ST	R4	R4	530	P	4,303	4,198	2	041	0.03		01/08/2016	425,000	356,800	0.840
044-1-104-000	156 PARK ST	R4	R4	530	P	3,960	1,920	2	041	0.05		03/31/2014	425,500	337,400	0.793
044-1-312-000	105 107 NORTH CHAMPLAIN ST	R4	R4	530	P	4,395	2,656	2	041	0.13		05/02/2016	585,000	411,600	0.704
044-3-277-000	137 139 ELMWOOD AV	R4	R4	530	P	5,551	3,408	2	311	0.12		03/25/2016	577,500	371,800	0.644
046-3-040-000	9 CHASE ST	R4	R4	530	P	6,876	3,848	3	041	0.15		08/04/2014	512,500	459,900	0.897
043-3-003-000	9 LAKEVIEW TR	RA	RA	530	P	4,138	2,370	3	111	0.09		10/21/2015	595,000	386,300	0.649
044-1-182-000	52 62 CEDAR ST	RA	RA	530	P	9,772	6,978	3	111	0.10		01/31/2014	735,000	671,200	0.913
044-3-087-000	32 INTERVALE AV	RA	RA	530	P	7,092	3,607	3	041	0.24		05/19/2015	365,000	537,500	1.473
044-3-276-000	133 135 ELMWOOD AV	RA	RA	530	P	6,912	4,464	2	041	0.13		07/07/2016	290,000	348,600	1.202
044-4-124-000	33 37 GRANT ST	RA	RA	530	P	12,936	9,600	2	111	0.10		07/09/2015	945,000	765,600	0.810
044-4-149-000	19 GRANT ST	RA	RA	530	P	4,648	2,964	2	111	0.11		12/28/2015	630,000	510,800	0.811
046-3-015-000	49 55 CHASE ST	RA	RA	530	P	11,891	7,569	2	111	0.73		08/31/2015	1,037,500	880,300	0.848

NBC: 530		**Mean:** 0.866		**Min Ratio:** 0.644	
		Median: 0.819		**Max Ratio:** 1.473	
Count: 16					
Standard Deviation: 0.206		**Avg. Abs. Dev.** 0.118		**COD:** 14.470	

NBC:	**555**														
044-4-085-000	200 PEARL ST	R4	R4	555	P	3,962	2,317	2	041	0.08		12/22/2015	470,000	389,000	0.828
044-4-163-000	18 NORTH UNION ST	R4	R4	555	P	5,733	3,135	2	041	0.12		01/08/2014	1,144,998	783,000	0.684
045-2-110-000	22 26 GREENE ST	R4	R4	555	P	6,643	3,121	2	041	0.07		06/05/2015	870,000	692,700	0.796
050-2-080-000	7 15 CLIFF ST	R4	R4	555	P	5,864	3,443	2	041	0.15		02/27/2015	575,000	440,200	0.766
050-3-031-000	40 UNIVERSITY TR	R4	R4	555	P	3,902	2,507	2	041	0.17		07/22/2016	563,000	362,200	0.643
044-3-259-000	90 NORTH WINOOSKI AV	RA	RA	555	P	8,135	5,257	2	041	0.26		06/13/2014	797,400	659,300	0.827

BURLINGTON, VT

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Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Acres	Adj Code	SaleDate	SalePrice	Total Value	Ratio
044-4-096-000	36 LAFAYETTE PL	RA	RA	555	P	6,764	3,369	2	111	0.09		05/15/2014	640,000	625,400	0.977
044-4-178-000	52 NORTH UNION ST	RA	RA	555	P	4,578	2,785	2	111	0.12		07/08/2016	527,000	440,000	0.835
044-4-211-000	57 59 BUELL ST	RA	RA	555	P	7,789	4,491	2	111	0.10		04/15/2014	825,000	737,300	0.894
045-1-270-000	147 151 LOOMIS ST	RA	RA	555	P	10,390	6,832	3	111	0.21		03/20/2015	1,075,000	1,014,600	0.944
045-2-063-000	26 28 CONVERSE CT	RA	RA	555	P	10,240	7,149	3	111	0.13		12/03/2014	570,000	598,700	1.050
045-2-138-000	28 BRADLEY ST	RA	RA	555	P	6,683	4,056	3	111	0.12		01/03/2014	615,000	587,300	0.955
045-4-038-000	49 NORTH PROSPECT ST	RA	RA	555	P	6,607	4,869	3	111	0.18		05/26/2015	1,550,000	835,500	0.539
046-2-004-000	7 11 FLETCHER PL	RA	RA	555	P	4,442	3,055	2	041	0.08		07/21/2014	625,000	522,700	0.836
049-3-165-000	242 COLLEGE ST	RA	RA	555	P	7,198	6,558	2	111	0.06		04/18/2016	1,100,000	924,400	0.840
049-3-203-000	167 171 SOUTH UNION ST	RA	RA	555	P	12,956	9,039	2	111	0.23		01/15/2016	2,060,000	1,335,300	0.648
049-4-184-000	355 SOUTH UNION ST	RA	RA	555	P	6,970	5,062	2	111	0.19		02/20/2015	1,051,000	770,000	0.733

NBC:	**555**	**Mean:**	**0.811**	**Min Ratio:**	**0.539**
		Median:	**0.828**	**Max Ratio:**	**1.050**
Count:	**17**				
Standard Deviation:	**0.134**	**Avg. Abs. Dev.**	**0.100**	**COD:**	**12.054**

NBC: 590

053-3-079-000	51 53 HOWARD ST	R4	R4	590	P	4,738	2,402	2	041	0.10		12/05/2014	461,000	390,400	0.847
053-4-001-000	500 PINE ST	RA	RA	590	P	122,700	79,400	3	111	5.34		02/29/2016	7,250,000	5,583,800	0.770

NBC:	**590**	**Mean:**	**0.809**	**Min Ratio:**	**0.770**
		Median:	**0.809**	**Max Ratio:**	**0.847**
Count:	**2**				
Standard Deviation:	**0.054**	**Avg. Abs. Dev.**	**0.038**	**COD:**	**4.742**

NBC: 610

029-2-072-000	112 116 ETHAN ALLEN PW	R4	R4	610	P	6,516	3,646	2	DP	0.71		07/22/2016	480,000	407,400	0.849
029-2-058-000	1048 1056 NORTH AV	RA	RA	610	P	11,223	6,649	3	CL	0.51		05/28/2014	720,000	826,700	1.148

NBC:	**610**	**Mean:**	**0.998**	**Min Ratio:**	**0.849**
		Median:	**0.998**	**Max Ratio:**	**1.148**
Count:	**2**				
Standard Deviation:	**0.212**	**Avg. Abs. Dev.**	**0.150**	**COD:**	**14.995**

End of Report