

Sales Ratio Analysis

Municipality: WiltonReval

County: Franklin

Weighted Average	101%	=	8,938,759 /	8,892,810
Average Ratio	102%	=	28.46 /	28
Average Deviation	9	=	375 /	42
Quality Rating	9	=	9 /	102%

Item Classification No.	Map	Block	Book	Page	Date of Sale	Selling Price	Land Value	Building Value	Ratio	Dev.
<input type="radio"/> 1 Resid. or Vacant	004	093-A	4614	169	2/14/2024	\$170,000	\$53,380	\$77,054	0.77	25
<input type="radio"/> 2 Resid. or Vacant	004	043	4657	100	8/5/2024	\$340,000	\$53,279	\$245,279	0.88	14
<input type="radio"/> 3 Resid. or Vacant	033	088-D	4632	258	5/1/2024	\$430,000	\$89,896	\$288,016	0.88	14
<input type="radio"/> 4 Resid. or Vacant	004	011	4658	350	8/12/2024	\$125,000	\$53,279	\$57,367	0.89	13
<input type="radio"/> 5 Resid. or Vacant	007	027	4693	272	12/9/2024	\$121,000	\$50,966	\$56,778	0.89	13
<input type="radio"/> 6 Resid. or Vacant	002	066	4615	19	2/16/2024	\$180,000	\$56,422	\$104,095	0.89	12
<input type="radio"/> 7 Resid. or Vacant	017	041	4609	276	1/16/2024	\$254,000	\$54,717	\$181,576	0.93	9
<input checked="" type="radio"/> 8 Resid. or Vacant	030	040	4639	96	6/3/2024	\$333,500	\$65,690	\$247,927	0.94	8
<input checked="" type="radio"/> 9 Resid. or Vacant	015	080	4658	137	8/8/2024	\$310,000	\$40,835	\$251,242	0.94	7
<input checked="" type="radio"/> 10 Resid. or Vacant	004	078	4686	68	11/13/2024	\$287,500	\$54,993	\$216,815	0.95	7
<input checked="" type="radio"/> 11 Resid. or Vacant	029	047	4614	57	2/12/2024	\$174,000	\$56,883	\$108,712	0.95	6
<input checked="" type="radio"/> 12 Resid. or Vacant	025	060	4642	108	6/14/2024	\$65,000	\$40,868	\$21,538	0.96	6
<input checked="" type="radio"/> 13 Resid. or Vacant	002	073	4669	121	9/13/2024	\$333,000	\$54,347	\$265,999	0.96	5
<input checked="" type="radio"/> 14 Resid. or Vacant	023	044	4697	343	12/23/2024	\$310,000	\$84,800	\$221,540	0.99	3
<input checked="" type="radio"/> 15 Commercial	015	128	4664	70	8/29/2024	\$200,000	\$43,985	\$154,281	0.99	3
<input checked="" type="radio"/> 16 Resid. or Vacant	007	024	4643	11	6/20/2024	\$220,000	\$52,142	\$166,489	0.99	2
<input checked="" type="radio"/> 17 Resid. or Vacant	004	008	4609	350	1/18/2024	\$133,000	\$58,130	\$74,264	1.00	2
<input checked="" type="radio"/> 18 Resid. or Vacant	008	040	4699	286	12/31/2024	\$240,000	\$49,608	\$190,235	1.00	2
<input checked="" type="radio"/> 19 Resid. or Vacant	004	034	4692	277	12/5/2024	\$220,000	\$56,001	\$163,906	1.00	2
<input checked="" type="radio"/> 20 Resid. or Vacant	034	011-A	4612	180	1/29/2024	\$435,000	\$113,195	\$322,022	1.00	2
<input checked="" type="radio"/> 21 Resid. or Vacant	026	039	4666	183	9/6/2024	\$90,610	\$90,785	\$210	1.00	1
<input checked="" type="radio"/> 22 Resid. or Vacant	015	170	4656	237	8/2/2024	\$227,000	\$53,077	\$175,532	1.01	1
<input checked="" type="radio"/> 23 Resid. or Vacant	005	054	4631	217	4/29/2024	\$62,500	\$36,688	\$26,411	1.01	1
<input checked="" type="radio"/> 24 Resid. or Vacant	030	049	4671	272	9/23/2024	\$290,000	\$60,650	\$236,876	1.03	1
<input checked="" type="radio"/> 25 Resid. or Vacant	004	096	4677	282	10/16/2024	\$168,000	\$68,115	\$104,532	1.03	1
<input checked="" type="radio"/> 26 Waterfront	015	038	4672	266	9/25/2024	\$500,000	\$288,139	\$225,772	1.03	1
<input checked="" type="radio"/> 27 0	027	076-001	4665	170	9/3/2024	\$140,000	\$42,178	\$102,400	1.03	2
<input checked="" type="radio"/> 28 Resid. or Vacant	009	001-A	4628	104	4/16/2024	\$448,000	\$89,772	\$376,915	1.04	3
<input checked="" type="radio"/> 29 Resid. or Vacant	019	003	4650	197	7/16/2024	\$200,000	\$51,897	\$160,553	1.06	5
<input checked="" type="radio"/> 30 Resid. or Vacant	015	103	4686	265	11/15/2024	\$259,700	\$52,246	\$225,935	1.07	5
<input checked="" type="radio"/> 31 Resid. or Vacant	015	164	4671	66	9/20/2024	\$80,000	\$45,383	\$41,379	1.08	7
<input checked="" type="radio"/> 32 Resid. or Vacant	032	050	4639	194	6/1/2024	\$255,000	\$67,643	\$209,491	1.09	7
<input checked="" type="radio"/> 33 Resid. or Vacant	021	004	4692	37	12/4/2024	\$337,000	\$335,899	\$31,208	1.09	7
<input checked="" type="radio"/> 34 Resid. or Vacant	005	005	4657	213	8/6/2024	\$150,000	\$45,179	\$119,586	1.10	8
<input checked="" type="radio"/> 35 Resid. or Vacant	028	057-B	4648	1	7/8/2024	\$64,000	\$46,968	\$24,819	1.12	11
<input type="radio"/> 36 Resid. or Vacant	034	069	4658	293	8/12/2024	\$275,000	\$63,989	\$252,167	1.15	13
<input type="radio"/> 37 Resid. or Vacant	002	046	4634	120	5/1/2024	\$50,000	\$34,218	\$23,784	1.16	14
<input type="radio"/> 38 Resid. or Vacant	001	011	4682	65	10/29/2024	\$115,000	\$35,023	\$102,601	1.20	18
<input type="radio"/> 39 Resid. or Vacant	014	065	4613	260	2/7/2024	\$125,000	\$41,435	\$116,579	1.26	25
<input type="radio"/> 40 Resid. or Vacant	011	067	4645	5	6/25/2024	\$20,000	\$15,221	\$10,387	1.28	26
<input type="radio"/> 41 Resid. or Vacant	002	067	4637	233	5/29/2024	\$30,000	\$33,532	\$6,428	1.33	32
<input type="radio"/> 42 Resid. or Vacant	002	052	4655	43	7/31/2024	\$125,000	\$48,001	\$120,605	1.35	33

Item Classification No.	Map	Block	Book	Page	Date of Sale	Selling Price	Land Value	Building Value	Ratio	Dev.
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BuildingValue > 0 AND Sale Date between 1/1/2024 and 12/31/2024