

Sales Ratio Analysis

Municipality: WiltonReval

County: Franklin

Weighted Average	96%	=	16,389,005 /	17,160,433
Average Ratio	96%	=	42.27 /	44
Average Deviation	8	=	521 /	64
Quality Rating	8	=	8 /	96%

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	034	057	4757	291	8/21/2025	\$440,000	\$108,491	\$235,365	0.78	18
<input type="radio"/> 2 Waterfront	020	017-C	4818	66	3/17/2026	\$298,000	\$125,000	\$116,063	0.81	15
<input type="radio"/> 3 Resid. or Vacant	034	020	4650	2	7/1/2025	\$265,000	\$63,170	\$151,892	0.81	15
<input type="radio"/> 4 Resid. or Vacant	014	054	4814	70	2/27/2026	\$279,000	\$45,453	\$181,441	0.81	15
<input type="radio"/> 5 Resid. or Vacant	028	029	4804	112	1/22/2026	\$135,000	\$43,395	\$67,175	0.82	14
<input type="radio"/> 6 Resid. or Vacant	018	040	4758	266	8/27/2025	\$380,000	\$77,324	\$237,153	0.83	13
<input type="radio"/> 7 Resid. or Vacant	029	071	4709	142	2/20/2025	\$268,065	\$52,775	\$174,253	0.85	11
<input type="radio"/> 8 Resid. or Vacant	016	005	4777	115	10/24/2025	\$260,000	\$44,767	\$179,196	0.86	10
<input type="radio"/> 9 Resid. or Vacant	030	058	4766	277	9/19/2025	\$430,000	\$63,485	\$308,694	0.87	10
<input type="radio"/> 10 Resid. or Vacant	027	069	4704	147	1/25/2025	\$315,000	\$59,343	\$214,394	0.87	9
<input checked="" type="radio"/> 11 Resid. or Vacant	009	012	4790	40	12/4/2025	\$401,000	\$67,139	\$283,584	0.87	9
<input checked="" type="radio"/> 12 Resid. or Vacant	005	094-005	4764	114	9/12/2025	\$225,000	\$49,677	\$147,747	0.88	8
<input checked="" type="radio"/> 13 Resid. or Vacant	030	037	4818	16	3/16/2026	\$445,000	\$62,540	\$330,555	0.88	8
<input checked="" type="radio"/> 14 Resid. or Vacant	034	047	4742	291	7/8/2025	\$300,000	\$60,650	\$204,565	0.88	8
<input checked="" type="radio"/> 15 Resid. or Vacant	015	106	4734	346	6/10/2025	\$270,000	\$48,365	\$190,715	0.89	8
<input checked="" type="radio"/> 16 Commercial	028	064	4737	336	6/24/2025	\$150,000	\$78,791	\$54,240	0.89	7
<input checked="" type="radio"/> 17 Resid. or Vacant	033	027	4714	343	3/17/2025	\$430,000	\$85,959	\$297,720	0.89	7
<input checked="" type="radio"/> 18 Resid. or Vacant	009	002-001	4794	262	12/22/2025	\$285,500	\$53,220	\$204,392	0.90	6
<input checked="" type="radio"/> 19 Resid. or Vacant	008	016	4714	93	3/14/2025	\$276,015	\$35,590	\$214,002	0.90	6
<input checked="" type="radio"/> 20 Resid. or Vacant	004	064	4814	300	3/2/2026	\$230,000	\$53,481	\$156,592	0.91	5
<input checked="" type="radio"/> 21 Resid. or Vacant	032	008-F	4749	337	7/30/2025	\$263,000	\$61,185	\$181,048	0.92	4
<input checked="" type="radio"/> 22 Resid. or Vacant	017	034	4785	146	11/2/2025	\$79,100	\$41,554	\$31,799	0.93	3
<input checked="" type="radio"/> 23 Resid. or Vacant	034	089	4749	263	7/30/2025	\$185,000	\$68,882	\$104,038	0.93	3
<input checked="" type="radio"/> 24 Resid. or Vacant	001	014	4711	12	3/3/2025	\$285,000	\$58,445	\$209,826	0.94	2
<input checked="" type="radio"/> 25 Resid. or Vacant	015	156	4758	1	8/25/2025	\$315,000	\$58,886	\$238,670	0.94	2
<input checked="" type="radio"/> 26 Resid. or Vacant	030	129	4778	26	10/28/2025	\$88,000	\$50,300	\$33,048	0.95	1
<input checked="" type="radio"/> 27 Resid. or Vacant	029	010	4801	36	1/12/2026	\$595,000	\$366,016	\$199,209	0.95	1
<input checked="" type="radio"/> 28 Commercial	014	051	4776	124	10/21/2025	\$160,000	\$46,688	\$106,325	0.96	0
<input checked="" type="radio"/> 29 Commercial	028	065-A	4705	62	1/31/2025	\$450,000	\$83,008	\$349,535	0.96	0
<input checked="" type="radio"/> 30 Resid. or Vacant	027	090	4755	310	8/19/2025	\$232,000	\$68,525	\$154,870	0.96	0
<input checked="" type="radio"/> 31 0	029	030-A	4715	346	3/21/2025	\$312,000	\$64,588	\$235,852	0.96	0
<input checked="" type="radio"/> 32 Resid. or Vacant	020	005	4758	86	8/26/2025	\$235,000	\$49,953	\$176,975	0.97	1
<input checked="" type="radio"/> 33 Resid. or Vacant	008	022	4716	132	3/24/2025	\$360,000	\$58,918	\$289,428	0.97	1
<input checked="" type="radio"/> 34 Resid. or Vacant	015	175	4815	51	3/3/2026	\$369,000	\$68,336	\$289,995	0.97	1
<input checked="" type="radio"/> 35 Commercial	028	065-B	4779	67	10/31/2025	\$160,000	\$45,825	\$109,761	0.97	1
<input checked="" type="radio"/> 36 Resid. or Vacant	015	166	4744	45	7/11/2025	\$410,000	\$68,388	\$331,524	0.98	1
<input checked="" type="radio"/> 37 Commercial	015	076	4727	198	5/9/2025	\$160,000	\$30,584	\$125,684	0.98	2
<input checked="" type="radio"/> 38 Waterfront	019	031	4760	241	9/3/2025	\$1,000,000	\$467,872	\$511,788	0.98	2
<input checked="" type="radio"/> 39 Commercial	015	144	4740	240	7/1/2025	\$85,000	\$27,530	\$56,363	0.99	3
<input checked="" type="radio"/> 40 Resid. or Vacant	027	023	4754	225	8/14/2025	\$300,000	\$83,015	\$213,620	0.99	3
<input checked="" type="radio"/> 41 Resid. or Vacant	028	098	4720	28	4/8/2025	\$240,000	\$84,086	\$155,166	1.00	4
<input checked="" type="radio"/> 42 Resid. or Vacant	008	038	4758	158	8/27/2025	\$215,000	\$50,500	\$163,910	1.00	4
<input checked="" type="radio"/> 43 Resid. or Vacant	015	163	4811	126	2/19/2026	\$240,000	\$58,823	\$181,454	1.00	4

Item No.	Classification	Map	Block	Book	Page	Date of Sale	Selling Price	Land Value	Building Value	Ratio	Dev.	
<input checked="" type="radio"/>	44	Resid. or Vacant	018	002	4788	231	12/1/2025	\$130,000	\$49,402	\$80,752	1.00	4
<input checked="" type="radio"/>	45	Resid. or Vacant	030	051	4755	82	8/15/2025	\$293,442	\$60,650	\$234,550	1.01	5
<input checked="" type="radio"/>	46	Resid. or Vacant	023	010	4725	25	5/1/2025	\$118,000	\$50,500	\$68,470	1.01	5
<input checked="" type="radio"/>	47	Resid. or Vacant	025	023	4728	190	5/14/2025	\$243,500	\$51,088	\$194,625	1.01	5
<input checked="" type="radio"/>	48	Resid. or Vacant	035	096	4759	300	8/29/2025	\$350,000	\$91,079	\$263,188	1.01	5
<input checked="" type="radio"/>	49	Resid. or Vacant	004	044	4790	319	12/8/2025	\$263,000	\$53,581	\$213,763	1.02	6
<input checked="" type="radio"/>	50	Resid. or Vacant	015	063	4713	300	3/13/2025	\$335,000	\$66,977	\$273,747	1.02	6
<input checked="" type="radio"/>	51	Resid. or Vacant	007	018	4701	350	1/14/2025	\$185,000	\$52,142	\$137,013	1.02	6
<input checked="" type="radio"/>	52	Resid. or Vacant	002	035	4766	203	9/18/2025	\$185,000	\$51,284	\$137,936	1.02	6
<input checked="" type="radio"/>	53	Resid. or Vacant	007	009	4782	233	11/12/2025	\$172,000	\$49,814	\$126,176	1.02	6
<input checked="" type="radio"/>	54	Resid. or Vacant	034	140	4803	321	1/20/2026	\$375,000	\$75,938	\$312,027	1.03	7
<input type="radio"/>	55	Resid. or Vacant	033	062	4752	296	8/8/2025	\$399,000	\$153,475	\$264,457	1.05	9
<input type="radio"/>	56	0	029	092-F	4719	212	4/7/2025	\$65,000	\$54,589	\$13,605	1.05	9
<input type="radio"/>	57	Commercial	034	122	4760	274	9/3/2025	\$140,000	\$65,648	\$86,017	1.08	12
<input type="radio"/>	58	Resid. or Vacant	010	020-J	4749	154	7/29/2025	\$254,900	\$51,186	\$228,638	1.10	14
<input type="radio"/>	59	Commercial	005	088	4796	82	12/23/2025	\$100,000	\$40,020	\$70,966	1.11	15
<input type="radio"/>	60	Resid. or Vacant	029	050	4796	257	12/30/2025	\$180,000	\$60,650	\$142,657	1.13	17
<input type="radio"/>	61	Resid. or Vacant	002	055	4802	234	1/16/2026	\$111,911	\$38,393	\$94,795	1.19	23
<input type="radio"/>	62	Resid. or Vacant	035	066	4760	215	2/13/2026	\$209,000	\$213,761	\$51,786	1.27	31
<input type="radio"/>	63	Resid. or Vacant	002	039	4724	135	4/29/2025	\$100,000	\$34,355	\$103,848	1.38	42
<input type="radio"/>	64	Other	011	068	4721	30	4/11/2025	\$130,000	\$28,887	\$156,422	1.43	46

BuildingValue > 0 AND Sale Date between 1/1/2025 and 12/31/2026