

Study created by Christie.Wright@vermont.gov on 12/1/2022 at 4:28 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1333144128	204-065-10812	115 NICHOLS ROAD LLC Location: 115 NICHOLS ROAD	GORDON JR, THOMAS G	1.30	2/7/2022	36,000	81,500	226.39	E	E	E
L209858560	204-065-10618	BARRY AUSTIN Location: 6655 CHESTER A. ARTHUR ROAD	ST. CYR MORRIS	2.00	9/10/2019	179,000	95,300	53.24			
L739135488	204-065-10379	BEAUREGARD RYAN Location: 117 PLEASANT STREET	WRIGHT HEATH	0.28	10/15/2020	186,000	166,700	89.62			
L1531088896	204-065-10217	BENSON NICHOLAS Location: 167 WATER TOWER ROAD	DONLON LAWRENEC	0.91	7/17/2020	182,500	184,900	101.32			
L1614192640	204-065-10251	BIRD JOSHUA Location: 1389 SAMPSONVILLE ROAD	FISHER MICHAEL	2.75	1/31/2020	269,900	281,300	104.22			
L1400291328	204-065-10365	BOARDMAN TANYA Location: 226 SCHOOL STREET	BEGNOCHE MARCEL	0.50	9/30/2020	145,000	140,800	97.10			
L483856384	204-065-10955	BONK LANDON Location: 238 MAPLE PARK	ATHERTON SUSAN	0.22	3/17/2021	207,000	185,900	89.81			
L778223616	204-065-11147	BOTTING KELLY Location: 33 SOUTHWIND DRIVE	FOURNIER LAURIE	0.50	12/31/2020	147,000	125,300	85.24			
L86593536	204-065-10152	BREEN KAREN Location: 1945 BOGUE ROAD	VILLARREAL NANCY	1.50	8/13/2020	240,000	193,300	80.54			
2113520192	204-065-10165	BRUNELLE, BRIANA J Location: 227 ORCHARD STREET	BATES, BRADLEY T	0.49	1/13/2022	275,000	151,300	55.02			
L2124787712	204-065-10227	BURDICK ALEC Location: 294 WEST BERKSHIRE ROAD	RUSHLOW DUSTIN	0.86	7/25/2019	215,500	192,500	89.33			
L659116032	204-065-10169	CAREAU SCOTT Location: 148 BISMARK STREET	LAROSE RAYMOND	0.13	7/2/2019	92,000	80,000	86.96			
L782667776	204-065-11384	CARTY KAITLIN Location: 2248 NICHOLS ROAD	DUFFY MATTHEW	4.30	6/25/2020	169,000	128,700	76.15			
1428740160	204-065-10716	CHEN, KONGSHUI Location: 418 PLEASANT STREET	LAROSE, JASON	0.25	4/12/2021	205,000	163,400	79.71			
L580706304	204-065-10226	CORBITT LEWIS Location: 149 BISMARK STREET	BENWARE DIANE	0.22	3/27/2020	118,000	103,500	87.71			
L1248485376	204-065-10049	DANYOW JOHN Location: 3353 LONGLEY BRIDGE ROAD	BLACKBURN IAN	3.00	8/27/2020	160,000	128,000	80.00			
L1768423424	204-065-10166	DUBRULE DEBORA Location: 1648 W ENOSBURG RD	GODIN PAUL	1.00	6/16/2020	250,000	199,400	79.76			
171374656	204-065-10473	ELKINS, DEREK Location: 74 ELM ST	BURNOR, KEVIN C	0.39	4/7/2021	220,000	140,400	63.82			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L491954176	204-065-10751	FARRELL PETER Location: 1129 DAVIS ROAD	GOSS THOMAS	2.71	3/18/2021	270,000	183,600	68.00			
686337088	204-065-10413	GARRISON, JOSH R Location: 6872 CHESTER ARTHUR ROAD	DEUSO, TEEGAN	1.90	9/1/2021	245,000	127,300	51.96			
L2020741120	204-065-10120	GAUDETTE HANNAH Location: 597 CARPENTER ROAD	DEUSO KEITH	1.72	4/24/2019	198,000	199,000	100.51			
719468608	204-065-11415	GILSON, ETHAN W Location: 2882 PERLEY ROAD	MAYNARD, JOHN PATRIC...	3.21	4/9/2021	165,000	124,600	75.52			
L1308459008	204-065-10812	GORDON TOM Location: 115 NICHOLS ROAD	HANSEN LAURA	1.30	7/22/2019	36,000	81,500	226.39	E	E	E
2081581632	204-065-11333	GUILMETTE, JACOB R Location: 335 GRANGE HALL ROAD	MESSIER-PARENT FAMIL...	5.32	3/18/2022	412,000	291,300	70.70			
L1016913920	204-065-11079	HAMPTON PHILIP Location: 11 SOUTHWIND DRIVE	BOVAT MICHAEL	0.24	3/23/2020	214,000	211,700	98.93			
L1915260928	204-065-10398	HARRIS ANDREW Location: 340 PLEASANT STREET	LAMBERT DAVID	0.10	9/16/2020	164,000	141,000	85.98			
L619569152	204-065-10996	HATHAWAY KATELYN Location: 1195 DAVIS ROAD	ST. PIERRE JORDAN	2.59	6/21/2019	145,000	143,300	98.83			
1111807040	204-065-10658	HJERPE, MEGHAN Location: 223 PLEASANT STREET	TROMBLY, ROBERT	0.25	5/14/2021	160,000	130,400	81.50			
L540229632	204-065-10182	IANNANTUONI OTTO Location: 5311 BOSTON POST ROAD	LAROSE JAMIE	1.06	8/21/2020	230,000	232,000	100.87			
L666116096	204-065-11287	JASON LONGWAY Location: 105 WAYNE'S WORLD ROAD	PERRY CHRISTOPHER	1.12	4/1/2020	236,000	214,800	91.02			
L1289486336	204-065-10652	KING BARBARA Location: 218 PLEASANT STREET	FLOOD JOHN	0.15	10/2/2020	187,500	166,000	88.53			
1547160640	204-065-10672	KITTELL, KYLE Location: 17 OVITT ROAD	DAMATO, CHRISTIAN D	0.30	8/24/2021	170,000	116,000	68.24			
496581696	204-065-11022	LANDON, AMANDA Location: 123 CHAMPLAIN STREET	SAWYER, SUSAN	0.24	11/18/2021	140,000	107,900	77.07			
L1259421696	204-065-10697	LEARY DIANE Location: 181 CHURCH STREET	LUSSIER ANTHONY	0.25	9/18/2020	248,000	154,500	62.30			
L1401348096	204-065-10561	MARBLE DEREK Location: 445 PEARL STREET	LEUTE DERREK	0.55	1/29/2020	208,000	176,600	84.90			
L1262993408	204-065-10079	MARTINO ROBERT Location: 185 ST. ALBANS STREET	B & G INVESTMENTS LL...	0.41	4/1/2019	173,500	170,000	97.98			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1065230336	204-065-10205	MARTISE STEPHEN Location: 234 ST. ALBANS STREET	TRACHMAN RUTH	0.50	2/11/2020	125,000	120,800	96.64			
345064512	204-065-10643	MCDONALD, JOHNATHAN Location: 178 ORCHARD STREET	MINER, MATTHEW E	0.90	5/6/2021	299,000	276,700	92.54			
L427040768	204-065-11410	MINNIS WAHIM Location: 227 ALAN DRIVE	ST. CYR ANDY	5.06	11/13/2020	270,000	206,800	76.59			
1502645312	204-065-11186	PALENDRANO, DAVID Location: 170 VALENTINE DRIVE	COUSINEAU, CRYSTAL M	0.49	8/10/2021	184,000	144,500	78.53			
L1585418240	204-065-10563	PAQUETTE EDWARD Location: 99 MAIN STREET	SWEENEY KATHLEEN	0.25	2/16/2021	70,000	187,800	268.29	E	E	E
L429301760	204-065-10864	PATTERSON KORRI Location: 29 HORSESHOE CIRCLE	MAITLAND KELLY	5.00	10/11/2019	219,000	148,600	67.85			
L648683520	204-065-10212	PFAU MICHELLE Location: 13 WEST BERKSHIRE ROAD	LONGLEY SCOTT	0.25	12/8/2020	161,000	136,600	84.84			
1628812352	204-065-10950	PINEO, BRIAN Location: 314 TYLER BRANCH ROAD	WEST, LARRY L	2.00	7/9/2021	269,000	158,300	58.85			
1146905152	204-065-11057	PRETTY, DANIEL Location: 1217 DAVIS ROAD	ST ONGE, BROOKE	1.23	1/27/2022	300,000	180,000	60.00			
2027435072	204-065-10489	SAATHOFF, REGINA Location: 435 PLEASANT STREET	GAUDETTE, CHRISTINA ...	0.29	6/4/2021	159,000	154,200	96.98			
L1617485824	204-065-10957	SCHOFIELD JOAN Location: 65 CHAMPLAIN STREET	MARIAN C. WETHERBEE ...	0.25	10/19/2020	100,000	109,100	109.10			
1410200640	204-065-11555	SMITH, AKUA N Location: 287 DUFFY HILL ROAD	SPAULDING, JAY	3.56	7/20/2021	352,000	232,200	65.97			
1355906112	204-065-10610	SOJOURNER, GWEN Location: 16 DEPOT STREET	DUDLEY, HERBERT J	0.16	12/20/2021	232,500	133,100	57.25			
L887439360	204-065-10591	SORDIFF CHAD Location: 1779 TYLER BRANCH ROAD	LEAHY DENNIS	1.00	1/17/2020	166,700	164,500	98.68			
L1179181056	204-065-10795	STANLEY PATRICK Location: 607 MAIN STREET	ST. PIERRE ROSAIRE	0.50	7/23/2019	146,500	159,000	108.53			
313281600	204-065-10611	STEGEN, GABRIEL D Location: 67 PEARL STREET	ABBOTT WOOD FLOORS, ...	0.27	4/13/2021	300,560	201,400	67.01			
L1623646208	204-065-10478	STEWART JEROME Location: 20 MAPLE PARK	GREEN RICHARD	0.60	7/31/2020	249,900	286,600	114.69			
L1827803136	204-065-10391	TOMLINSON MEGAN Location: 30 PEARL STREET	BROTHERS INVESTING L...	0.15	8/5/2019	134,000	150,200	112.09			

**R1 - Residential with less than 6 acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L480448512	204-065-10848	WIMBLE KAITLYNN Location: 583 MAIN STREET	VIDAL JOSHUA	0.75	9/6/2019	178,000	203,500	114.33			
L741965824	204-065-11591	WOOD AMBER Location: 156 BIRCH LANE	RAFTERY TAYLOR	0.91	2/26/2021	295,000	196,600	66.64			
L1854091264	204-065-10096	YOUNG ROBERT Location: 171 ST. ALBANS STREET	SYLVESTER JEANNEAN	0.42	5/7/2020	195,000	160,600	82.36			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>68.56</b>		<b>11,305,060</b>	<b>9,424,800</b>				

**R1 - Residential with less than 6 acres**

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
57 Total Transactions	69.47	Low InterQuartile Value	77.48	Low 90% Value of Aggregate
206,723 Average Sales Price	98.75	High InterQuartile Value	85.09	High 90% Value of Aggregate
168,037 Average Listed Price	29.28	InterQuartile Range	81.29	Aggregate Ratio
83.55 Average Ratio			4.67%	Sampling Error
84.87 Median Ratio	25.54	Value of Outlier Low Limit	0	Number of Low Outliers
51.96 Low Ratio	142.68	Value of Outlier High Limit	3	Number of High Outliers
114.69 High Ratio	- 18.38	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	186.61	Value of Extreme High Limit	3	Number of High Extremes/Influentials
15.99 COD				
6	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
11%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**R2 - Residential with 6 or more acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1111104	204-065-10881	ARCHAMBAULT, GENE P Location: 1100 ST. PIERRE ROAD	BRUNSTAD, MARK D	37.50	7/8/2021	499,000	453,000	90.78			
L303816704	204-065-10780	BESSO ANDREW Location: 2619 BOSTON POST ROAD	MANLEY WARD	12.10	9/13/2019	365,000	312,100	85.51			
410217536	204-065-11067	DELABRUERE, ISAAC J Location: 384 HOWARD ROAD	JABLONSKI, CRISTIAN	9.89	9/16/2021	285,000	212,100	74.42			
810914880	204-065-10868	DUFFY, ELIZABETH A Location: 465 DAIGLE DRIVE	HENEVELD FAMILY TRUS...	85.86	6/4/2021	270,000	296,800	109.93			O
L1914142720	204-065-10081	EAGLES DUANE Location: 250 SAND HILL ROAD	BRONISZEWSKI ARTHUR	20.79	4/16/2020	299,900	272,900	91.00			
L1125842944	204-065-10933	HINZMAN ROBERT Location: 4177 ENOSBURG MOUNTAIN ROAD	VOGEL BRIAN	115.00	5/15/2020	285,000	284,100	99.68			
L130203648	204-065-11394	LAROCHE ANDRE Location: 258 WATER TOWER ROAD	BONK LANDON	10.20	8/20/2020	450,000	378,300	84.07			
L1660100608	204-065-11371	LAWYER MARK Location: 4689 BOSTON POST ROAD	GERVAIS MICHAEL	11.33	6/7/2019	295,000	261,400	88.61			
L2136072192	204-065-11236	LUMBRA COLIN Location: 1060 DUFFY HILL ROAD	RAYMOND LARRY	10.30	10/23/2020	250,000	129,200	51.68			O
17480768	204-065-10277	MUIR, JOSHUA Location: 1748 ENOSBURGH MOUNTAIN ROAD	COOK, MICHELE	15.00	11/16/2021	298,000	259,900	87.21			
1627708480	204-065-10323	NICHOLS, MATTHEW Location: 3561 LONGLEY BRIDGE ROAD	TANNER, JR., ROBERT ...	11.80	10/29/2021	250,000	171,400	68.56			O
L1143439360	204-065-10356	NICKLESS CHARLES Location: 4143 ENOSBURG MOUNTAIN ROAD	BLOUIN ANDRE	15.30	4/5/2019	228,311	282,000	123.52			O
L1458839552	204-065-11289	PERRY CHRISTOPHER Location: 1389 BOGUE ROAD	MACHIA KEVIN	7.20	6/12/2020	295,000	272,400	92.34			
L435294208	204-065-11373	SHIPPERT LUKE Location: 1137 SAMPSONVILLE ROAD	SHOVER THOMAS	7.50	5/15/2019	275,000	243,700	88.62			
L1062096896	204-065-10808	SMITH ALEX Location: 4340 LONGLEY BRIDGE ROAD	SECOR MARY JANE	11.00	8/7/2020	340,000	298,200	87.71			
1911724096	204-065-10599	STINE, BRADLEY Location: 3225 LONGLEY BRIDGE ROAD	ESTATE OF REBECCA L....	6.30	4/1/2021	155,000	145,700	94.00			
L1360605184	204-065-10631	TROMBLY TREVOR Location: 2589 WOODWARD NEIGHBORHOOD ROAD	CRONIN RICHARD	10.00	8/20/2020	250,000	170,300	68.12			O
L268369920	204-065-11254	WOOD RICHARD Location: 3337 WOODWARD NEIGHBORHOOD ROAD	WEARE ALAINA	10.41	2/24/2020	185,000	170,700	92.27			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>407.48</b>		<b>5,275,211</b>	<b>4,614,200</b>				

**R2 - Residential with 6 or more acres**

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
18 Total Transactions	81.66	Low InterQuartile Value	82.13 Low 90% Value of Aggregate
293,067 Average Sales Price	92.75	High InterQuartile Value	92.81 High 90% Value of Aggregate
256,344 Average Listed Price	11.10	InterQuartile Range	87.47 Aggregate Ratio
87.67 Average Ratio			6.10% Sampling Error
88.61 Median Ratio	68.61	Value of Outlier Low Limit	3 Number of Low Outliers
51.68 Low Ratio	108.61	Value of Outlier High Limit	2 Number of High Outliers
123.52 High Ratio	48.61	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	128.61	Value of Extreme High Limit	0 Number of High Extremes/Influentials
11.68 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
6% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**MHU - Mobile home un-landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1142743040	204-065-11019	COE PAULINE Location: 30 THIRD STREET	MAYOTTE BEVERLY	0.00	3/2/2020	35,500	26,100	73.52			
L715300864	204-065-10105	RIVARD DAREN Location: 9 SECOND STREET	TESSIER KENNETH	0.00	2/13/2020	25,000	38,700	154.80	O	O	
1723270720	204-065-10361	STEVENS, JULIE Location: 28 SEVENTH STREET	OWEN, ROBIN L	0.00	2/23/2022	19,000	19,500	102.63			
<b>Totals for MHU - Mobile home un-landed</b>				<b>0.00</b>		<b>79,500</b>	<b>84,300</b>				

**MHU - Mobile home un-landed**

Category Sample **Invalid**: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
3 Total Transactions	73.52	Low InterQuartile Value	32.55	Low 90% Value of Aggregate
26,500 Average Sales Price	154.80	High InterQuartile Value	179.53	High 90% Value of Aggregate
28,100 Average Listed Price	81.28	InterQuartile Range	106.04	Aggregate Ratio
110.32 Average Ratio			69.30%	Sampling Error
102.63 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
73.52 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
154.80 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
26.40 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**MHL - Mobile home landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1684963328	204-065-10666	BEYOR CHERYL Location: 2675 WOODWARD NEIGHBORHOOD ROAD	NOYES DONALD	4.00	6/5/2020	58,000	84,700	146.03	O	O	
L908648448	204-065-10397	BOKRON NICHOLAS Location: 4534 ENOSBURG MOUNTAIN ROAD	ESTATE OF RALPH E. R...	19.00	11/13/2020	89,000	88,500	99.44			
L507076608	204-065-11426	BRICKER CANDICE Location: 489 DUFFY HILL ROAD	DUFFY SALLY	1.79	8/14/2020	210,000	248,200	118.19			
L115445760	204-065-11235	CALLAN DYLAN Location: 50 SOUTHWIND DRIVE	EAGLES DUANE	0.62	11/21/2019	160,000	144,800	90.50			
756931648	204-065-10916	CAMPBELL, SHAWN Location: 2731 TYLER BRANCH ROAD	VAILLANCOURT, MARK G	1.00	11/12/2021	295,000	129,600	43.93			
344577088	204-065-11529	CASSIDY, DAVID A Location: LOT 7C, 77 MOLLY LANE	LAPORTE, RAYMOND A	3.39	6/22/2021	70,000	61,100	87.29			
2102920256	204-065-10770	GERVAIS, MORGAN Location: 320 CHIMNEY ROAD	CARPENTER, NICHOLAS	1.02	4/28/2021	63,000	50,800	80.63			
L153849856	204-065-11549	GRAY GEORGE Location: 380 CHIMNEY ROAD	ROBTOY BEVERLY	4.24	5/1/2019	55,000	65,600	119.27			
L567287808	204-065-11471	LUSSIER JASON Location: 312 OLIVIA LANE	LAPORTE RAYMOND	1.90	5/1/2019	70,000	61,700	88.14			
69639232	204-065-11091	READER, KYLE Location: 2037 MONTGOMERY RD	LAGRO, DAVID A	2.20	10/8/2021	145,000	83,600	57.66			
L769835008	204-065-10853	RHODES BRUCE Location: 115 WEST BERKSHIRE ROAD	ESTATE OF ELOISE CAR...	0.57	3/26/2021	95,000	92,300	97.16			
<b>Totals for MHL - Mobile home landed</b>				<b>39.73</b>		<b>1,310,000</b>	<b>1,110,900</b>				



**MHL - Mobile home landed**

*Category Sample **Invalid**: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.*

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
11 Total Transactions	80.63	Low InterQuartile Value	63.94 Low 90% Value of Aggregate
119,091 Average Sales Price	118.19	High InterQuartile Value	105.66 High 90% Value of Aggregate
100,991 Average Listed Price	37.56	InterQuartile Range	84.80 Aggregate Ratio
93.48 Average Ratio			24.60% Sampling Error
90.50 Median Ratio	24.30	Value of Outlier Low Limit	0 Number of Low Outliers
43.93 Low Ratio	174.52	Value of Outlier High Limit	0 Number of High Outliers
146.03 High Ratio	- 32.03	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	230.86	Value of Extreme High Limit	0 Number of High Extremes/Influentials
22.34 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
9% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**S2 - Seasonal home with 6 or more acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2009009216	204-065-11003	BORDO, GREGG A Location: 1119 DUFFY HILL ROAD	ROSCIANO, MICHELINA	10.10	7/21/2021	225,000	215,400	95.73			
L1943932928	204-065-10307	MARVIN SUSAN Location: 3725 WEST ENOSBURG ROAD	COLLINS JOHN	207.00	4/22/2019	263,300	160,800	61.07			
L1151844352	204-065-11203	ROCK SHAUN Location: 827 DEER RUN LANE	THIBAUD BRUCE	38.00	6/30/2020	80,000	79,700	99.63			
<b>Totals for S2 - Seasonal home with 6 or more acres</b>				<b>255.10</b>		<b>568,300</b>	<b>455,900</b>				

**S2 - Seasonal home with 6 or more acres**

Category Sample **Invalid**: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
3 Total Transactions	61.07	Low InterQuartile Value	42.06	Low 90% Value of Aggregate
189,433 Average Sales Price	99.62	High InterQuartile Value	118.38	High 90% Value of Aggregate
151,967 Average Listed Price	38.55	InterQuartile Range	80.22	Aggregate Ratio
85.48 Average Ratio			47.57%	Sampling Error
95.73 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
61.07 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
99.63 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
13.42 COD				
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
33% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02				

**C - Commercial**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L282230784	204-065-10013	33 DEPOT STREET LLC Location: 33 DEPOT STREET	ABBOTT GREG	0.23	8/2/2019	145,000	249,700	172.21	E		
L1665630208	204-065-11435	BONK BROTHERS 1 LLC Location: 5290 BOSTON POST ROAD	LAROSE JAMES	1.25	8/27/2019	95,000	144,500	152.11	O		
830846016	204-065-10686	CLAY, MARCUS Location: 527 MAIN STREET	BRIGHT, JENNIFER	4.50	7/1/2021	600,000	309,200	51.53			
L1709641728	204-065-10259	NORTHERN TELEPHONE P... Location: 271 MAIN STREET	FISKE GARY	0.07	6/18/2019	160,000	149,800	93.63			
L1022255104	204-065-10112	PRETTY FASHIONS AGEN... Location: 391 MAIN STREET	MURPHY SANDRA	0.00	6/21/2019	49,000	45,700	93.27			

<b>Totals for C - Commercial</b>				<b>6.05</b>		<b>1,049,000</b>	<b>898,900</b>				
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**C - Commercial**

Category Sample *Invalid*: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
5 Total Transactions	72.40	Low InterQuartile Value	31.00	Low 90% Value of Aggregate
209,800 Average Sales Price	162.16	High InterQuartile Value	140.38	High 90% Value of Aggregate
179,780 Average Listed Price	89.76	InterQuartile Range	85.69	Aggregate Ratio
112.55 Average Ratio			63.82%	Sampling Error
93.62 Median Ratio	- 62.24	Value of Outlier Low Limit	0	Number of Low Outliers
51.53 Low Ratio	296.79	Value of Outlier High Limit	0	Number of High Outliers
172.21 High Ratio	- 196.87	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.31 PRD (Regression Index)	431.43	Value of Extreme High Limit	0	Number of High Extremes/Influentials
38.35 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**CA - Commercial Apartments**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1384402944	204-065-10713	LAMOS JEFF Location: 175 ELM SREET	ST.PIERRE ROSAIRE	0.50	11/15/2019	200,000	215,800	107.90			

<b>Totals for CA - Commercial Apartments</b>				<b>0.50</b>		<b>200,000</b>	<b>215,800</b>				
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**CA - Commercial Apartments**

*Category Sample **Invalid**: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.*

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
1 Total Transactions	107.90	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
200,000 Average Sales Price	107.90	High InterQuartile Value	0.00	High 90% Value of Aggregate
215,800 Average Listed Price	0.00	InterQuartile Range	107.90	Aggregate Ratio
107.90 Average Ratio				Sampling Error
107.90 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
107.90 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
107.90 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
0.00 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			



**W - Woodland**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2096517120	204-065-11454	LEACH KIMBER Location: 176 DEMING RD	DEUSO MICHAEL	5.00	7/8/2020	12,000	15,000	125.00			

<b>Totals for W - Woodland</b>				<b>5.00</b>		<b>12,000</b>	<b>15,000</b>				
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**W - Woodland**

*Category Sample **Invalid**: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.*

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
1 Total Transactions	125.00	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
12,000 Average Sales Price	125.00	High InterQuartile Value	0.00	High 90% Value of Aggregate
15,000 Average Listed Price	0.00	InterQuartile Range	125.00	Aggregate Ratio
125.00 Average Ratio				Sampling Error
125.00 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
125.00 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
125.00 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
0.00 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**M - Miscellaneous**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
395510336	204-065-11408	200 SAMPSONVILLE RD... Location: 200 SAMPSONVILLE ROAD	ABBOTT, STEPHEN C	2.26	12/21/2021	55,000	105,800	192.36	E	O	O
L483565568	204-065-10753	BOWER JOELLEN Location: 1587 ENOSBURG MOUNTAIN ROAD	GATES KIRSTEN	1.63	3/19/2021	30,000	32,300	107.67			
657427520	204-065-11590	BRUHN, PETER CHRIS Location: 6861 CHESTER A ARTHUR ROAD	LUNDBORG, ARTHUR	1.83	8/10/2021	35,000	37,000	105.71			
1328628800	204-065-10569	ELWOOD, RICKY Location: 3161 PERLEY ROAD	FLEISCHER, GARY	14.60	5/7/2021	55,000	58,000	105.45			
L601104384	204-065-11173	GERVAIS FAMILY FARM ... Location: 581 MAIN STREET	VAILLANCOURT ANNE	96.72	7/15/2019	300,000	192,300	64.10			
L988381184	204-065-11217	LUSSIER ANTHONY Location: 495 WATER TOWER ROAD	LUNDBLAD JAY	32.65	9/26/2019	99,500	117,200	117.79			
700066880	204-065-10637	NICHOLS, ANTHONY W Location: 66 AND 97 NUTTING LANE	BERGERON, THOMAS	3.00	8/30/2021	215,000	199,200	92.65			
1980202048	204-065-11406	PERRY, BRANDON Location: 282 COURSER ROAD	CARPENTER, ROY	4.40	12/23/2021	55,000	46,400	84.36			
L1253642240	204-065-11591	RAFTERY TAYLOR Location: LOT 2 BIRCH LANE	SPAULDING GREGORY	0.91	7/19/2019	41,000	35,000	85.37			
517420096	204-065-10402	ROBERTS, GIRARD Location: 47 W BERKSHIRE ROAD	COLUMB, TIMOTHY	0.46	6/24/2021	168,000	137,700	81.96			
L988749824	204-065-11397	ROZHENKO DMITRIY Location: 800 DUFFY HILL ROAD	REJANE PALARDY ESTAT...	10.70	8/12/2020	57,000	42,400	74.39			
553735232	204-065-10414	SHEA, AUDREY R Location: 850 CHIMNEY ROAD	THE ROBERT J. AND KA...	45.00	6/4/2021	87,000	48,900	56.21			
L537952256	204-065-11086	THURAIAYAH DEREK Location: 150 ST. ALBANS STREET	MUELLER DONALD	0.24	2/23/2021	35,000	31,900	91.14			
893277248	204-065-10908	WEBB, MARCUS Location: 83 CHURCH STREET	BONNEAU, JANET	0.44	6/16/2021	290,000	226,400	78.07			
1791154752	204-065-10690	WOLFE, NATHAN Location: 4319 ENOSBURGH MTN ROAD	PERRY, DAVID T	31.60	3/31/2022	115,000	74,000	64.35			
<b>Totals for M - Miscellaneous</b>				<b>246.44</b>		<b>1,637,500</b>	<b>1,384,500</b>				

**M - Miscellaneous**

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
15 Total Transactions	74.39	Low InterQuartile Value	73.83 Low 90% Value of Aggregate
109,167 Average Sales Price	105.71	High InterQuartile Value	95.27 High 90% Value of Aggregate
92,300 Average Listed Price	31.33	InterQuartile Range	84.55 Aggregate Ratio
93.44 Average Ratio			12.68% Sampling Error
85.37 Median Ratio	27.39	Value of Outlier Low Limit	0 Number of Low Outliers
56.21 Low Ratio	152.71	Value of Outlier High Limit	1 Number of High Outliers
192.36 High Ratio	- 19.60	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	199.70	Value of Extreme High Limit	0 Number of High Extremes/Influentials
24.16 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**Class - Residential (R2, MHU, MHL, S1, S2, R1, O)**

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
92 Total Transactions	74.69	Low InterQuartile Value	80.25 Low 90% Value of Aggregate
206,697 Average Sales Price	98.90	High InterQuartile Value	86.52 High 90% Value of Aggregate
172,352 Average Listed Price	24.21	InterQuartile Range	83.38 Aggregate Ratio
86.58 Average Ratio			3.77% Sampling Error
87.71 Median Ratio	38.39	Value of Outlier Low Limit	0 Number of Low Outliers
43.93 Low Ratio	135.21	Value of Outlier High Limit	5 Number of High Outliers
154.80 High Ratio	2.08	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	171.52	Value of Extreme High Limit	3 Number of High Extremes/Influentials
16.72 COD			
9 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
10% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			



**Class - Commercial/Industrial (C, CA, I)**

*Town Sample **Invalid**: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.*

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
6 Total Transactions	82.83	Low InterQuartile Value	43.95 Low 90% Value of Aggregate
208,167 Average Sales Price	157.13	High InterQuartile Value	134.55 High 90% Value of Aggregate
185,783 Average Listed Price	74.30	InterQuartile Range	89.25 Aggregate Ratio
111.77 Average Ratio			50.76% Sampling Error
100.76 Median Ratio	- 28.62	Value of Outlier Low Limit	0 Number of Low Outliers
51.53 Low Ratio	268.58	Value of Outlier High Limit	0 Number of High Outliers
172.21 High Ratio	- 140.06	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.25 PRD (Regression Index)	380.03	Value of Extreme High Limit	0 Number of High Extremes/Influentials
32.05 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**Class - Farm/Vacant (W, M, F)**

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
17 Total Transactions	76.23	Low InterQuartile Value	75.08 Low 90% Value of Aggregate
110,853 Average Sales Price	106.69	High InterQuartile Value	93.80 High 90% Value of Aggregate
93,606 Average Listed Price	30.46	InterQuartile Range	84.44 Aggregate Ratio
94.60 Average Ratio			11.08% Sampling Error
85.37 Median Ratio	30.53	Value of Outlier Low Limit	0 Number of Low Outliers
56.21 Low Ratio	152.38	Value of Outlier High Limit	1 Number of High Outliers
192.36 High Ratio	- 15.16	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	198.08	Value of Extreme High Limit	0 Number of High Extremes/Influentials
24.31 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

All Sales (R1, R2, MHU, MHL, S1, S2, C, CA, I, F, W, M, O)

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
115 Total Transactions	75.52 Low InterQuartile Value		79.77 Low 90% Value of Aggregate
193,905 Average Sales Price	99.68 High InterQuartile Value		86.10 High 90% Value of Aggregate
160,816 Average Listed Price	24.17 InterQuartile Range		82.94 Aggregate Ratio
87.45 Average Ratio			3.81% Sampling Error
87.71 Median Ratio	39.26 Value of Outlier Low Limit	0 Number of Low Outliers	20.90% Weighted Standard Deviation
43.93 Low Ratio	135.94 Value of Outlier High Limit	8 Number of High Outliers	
154.80 High Ratio	3.01 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	172.19 Value of Extreme High Limit	5 Number of High Extremes/Influentials	
17.50 COD			
9 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
8% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			