

Study created by patrick@axiomnh.com on 12/14/2022 at 4:51 PM.

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1508871232	225-257-10064	PECK, AUSTIN Location: 87 VT RTE 105 EAST BRIGHTON ROAD	H & T, LLC	0.23	8/5/2021	53,560	44,100	82.34			
L1099702272	225-257-10007	PEPIN BERNARD Location: 67 VERMONT ROUTE 105	HASTINGS SR REGINALD	0.17	12/30/2020	83,000	86,000	103.61			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>0.40</b>		<b>136,560</b>	<b>130,100</b>				

**R1 - Residential with less than 6 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	
2 Total Transactions	82.34	Low InterQuartile Value	45.66	Low 90% Value of Aggregate
68,280 Average Sales Price	103.61	High InterQuartile Value	144.88	High 90% Value of Aggregate
65,050 Average Listed Price	21.28	InterQuartile Range	95.27	Aggregate Ratio
92.98 Average Ratio			52.07%	Sampling Error
92.98 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
82.34 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
103.61 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
11.44 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			







**S1 - Vacation home with less than 6 acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
793238592	020-255-10131	BARRY, CHERYL Location: 875 HATCHERY BROOK ROAD	LEIB, WILLIAM C	0.81	11/15/2021	45,000	30,000	66.67			
1569430592	020-255-10154	BARRY, TIMOTHY B Location: 1271 HATCHERY BROOK ROAD	LASURE, JUDITH B	1.09	9/21/2021	75,000	72,100	96.13			
L757075968	020-255-10216	BLACK JOEL Location: 238 BEACH ROAD, AVERILL	ROSE STEPHEN	1.15	1/25/2021	27,000	30,400	112.59			
1285551168	020-255-10145	DONAHUE PROPERTIES L... Location: 104 LOOP ROAD	KERIN, PATRICK M	0.69	7/23/2021	209,000	94,200	45.07			
1984511040	020-255-10259	HUTCHINS, JR, FRANK ... Location: 1688 JACKSON ROAD	MAXWELL, JESSE B	1.05	11/10/2021	75,000	26,100	34.80			
L802594816	020-255-10161	ILSLEY BRIAN Location: 1800 JACKSON ROAD	LOMASNEY MARTIN	1.35	1/30/2020	42,000	66,600	158.57			
L521224192	020-255-10019	IVERS GREGG Location: 965 HATCHERY BROOK ROAD	BJORKMAN KENNETH	1.12	12/4/2020	20,000	32,100	160.50			
L1457065984	020-255-10085	LOGAN JEFFREY Location: 1594 JACKSON ROAD	FARRARA ANTHONY	1.13	12/23/2019	45,000	49,700	110.44			
L738856960	225-257-10060	MOODY MARK Location: 903 VT RTE 105	NOLAN JOHN	2.15	11/9/2020	58,000	55,300	95.34			
166693952	020-255-10057	MURRAY, BRADEN W Location: 559 LOOP ROAD	DOWNING, JODY	0.92	8/13/2021	90,000	41,100	45.67			
450731072	020-255-10045	SNOW, KRISTY Location: 441 LOOP ROAD	KENNEY, GARY D	0.95	11/8/2021	89,000	53,000	59.55			
<b>Totals for S1 - Vacation home with less than 6 acres</b>				<b>12.41</b>		<b>775,000</b>	<b>550,600</b>				

**S1 - Vacation home with less than 6 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
11 Total Transactions	45.67	Low InterQuartile Value	51.76 Low 90% Value of Aggregate
70,455 Average Sales Price	112.59	High InterQuartile Value	90.33 High 90% Value of Aggregate
50,055 Average Listed Price	66.93	InterQuartile Range	71.05 Aggregate Ratio
89.58 Average Ratio			27.14% Sampling Error
95.34 Median Ratio	- 54.72	Value of Outlier Low Limit	0 Number of Low Outliers
34.80 Low Ratio	212.98	Value of Outlier High Limit	0 Number of High Outliers
160.50 High Ratio	- 155.11	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.26 PRD (Regression Index)	313.37	Value of Extreme High Limit	0 Number of High Extremes/Influentials
36.85 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
1776804928	020-255-10048	BROCHU, JULIE D Location: 259 LOOP ROAD	HALL, ARNOLD L	1.03	5/27/2021	16,900	17,900	105.92			

<b>Totals for M - Miscellaneous</b>				<b>1.03</b>		<b>16,900</b>	<b>17,900</b>				
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**M - Miscellaneous**

*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	105.92	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
16,900 Average Sales Price	105.92	High InterQuartile Value	0.00	High 90% Value of Aggregate
17,900 Average Listed Price	0.00	InterQuartile Range	105.92	Aggregate Ratio
105.92 Average Ratio				Sampling Error
105.92 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
105.92 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
105.92 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			



O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1511120896	020-255-10289	BUTSON CHAD Location: LOT 4 - RICH SUBDIVISION	RICH V JOSHUA	1.50	1/3/2020	140,000	129,100	92.21			
L860770304	020-255-10117	DONAHUE NATHAN Location: 2317 JACKSON ROAD	HOWES-EGAN JENNIFER ...	0.87	10/23/2020	78,000	121,200	155.38			
1852959808	692-262-10021	DOWNING, COLE Location: 990 HURRICANE BROOK ROAD	DRURY, DANIEL R	1.15	9/8/2021	249,000	170,400	68.43			
L369901568	692-262-10040	FLOQUET MANON Location: 2967 SOUTH END NORTON LAKE	MARTIN ANN	1.37	9/4/2020	129,000	136,800	106.05			
L277618688	020-255-10077	GRISWOLD VALERIE Location: 1280 COTTAGE ROAD	AUSTIN SHAWN	0.22	7/24/2020	378,000	268,500	71.03			
L1571348480	020-255-10236	HSIEH FRANK Location: WEST SIDE OF LITTLE AVERILL LAKE	SPENCER STANLEY	10.10	9/18/2020	140,000	160,200	114.43			
L1499488256	020-255-10132	HUBBARD KIM Location: 1097 JACKSON ROAD	SIROIS JON-PEIRRE	1.45	7/19/2019	267,500	214,600	80.22			
L17571840	020-255-10099	MACHIN BEN Location: SOUTH SIDE LITTLE AVERILL LAKE	GLADSTAR ROSEMARY	10.05	8/31/2020	160,000	184,000	115.00			
L2063929344	020-255-10084	MCGONAGLE BRIEN Location: 624 COTTAGE ROAD, AVERILL, VERMONT	PETER C. EINSELEN LI...	0.18	3/9/2021	132,000	93,700	70.98			
1030671424	020-255-10214	NATALIA PERCHEMLIDES... Location: RODIN ROAD, LOT 1 AND LOT 2	RODIN, PETER J	16.89	8/20/2021	396,000	154,100	38.91			
L685481984	020-255-10058	REED JEREMY Location: 177 JACKSON ROAD	BUTSON DONALD	1.64	1/28/2020	125,000	175,800	140.64			
L1345404928	020-255-10168	RHODES GARY Location: 592 COTTAGE ROAD	FIORA RICHARD	0.14	12/9/2020	130,000	115,900	89.15			
L1507823616	020-255-10175	SCOTT STEPHEN Location: 1175 JACKSON ROAD	MCLAIN BRYAN	1.21	11/25/2019	215,000	200,200	93.12			
571249728	020-255-10025	THE MARYLEE H. DILLI... Location: 1150 COTTAGE ROAD	BROTHERS, SR, GEORGE...	0.60	5/27/2021	375,000	313,800	83.68			
L756088832	020-255-10184	THE RICHARD AND RENE... Location: 1236 COTTAGE ROAD	THE THOMAS J MOWATT ...	0.81	9/1/2020	199,000	250,700	125.98			
L1297874944	020-255-10192	THE STEPHEN AND LIND... Location: 736 COTTAGE ROAD	THE SANDRA H. NUCCIO...	0.27	2/14/2020	120,000	148,900	124.08			
L1615036416	020-255-10291	WAMSGANZ PAUL Location: LOT #5 LITTLE AVERILL LAKE	RICH V JOSHUA	1.83	11/18/2020	125,000	112,800	90.24			
L791207936	020-255-10020	ZOERHEIDE GABRIEL Location: SOUTH END LITTLE AVERILL LAKE	BLAIS NORBERT	2.50	8/26/2020	149,900	131,200	87.53			
<b>Totals for O - Other</b>				<b>52.78</b>		<b>3,508,400</b>	<b>3,081,900</b>				

**O - Other**

*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	77.93	Low InterQuartile Value	75.71 Low 90% Value of Aggregate
194,911 Average Sales Price	117.27	High InterQuartile Value	99.97 High 90% Value of Aggregate
171,217 Average Listed Price	39.34	InterQuartile Range	87.84 Aggregate Ratio
97.06 Average Ratio			13.81% Sampling Error
91.23 Median Ratio	18.91	Value of Outlier Low Limit	0 Number of Low Outliers
38.91 Low Ratio	176.29	Value of Outlier High Limit	0 Number of High Outliers
155.38 High Ratio	- 40.11	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	235.30	Value of Extreme High Limit	0 Number of High Extremes/Influentials
23.55 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
35 Total Transactions	71.03	Low InterQuartile Value	76.15 Low 90% Value of Aggregate
141,399 Average Sales Price	114.43	High InterQuartile Value	94.00 High 90% Value of Aggregate
120,294 Average Listed Price	43.40	InterQuartile Range	85.07 Aggregate Ratio
94.77 Average Ratio			10.50% Sampling Error
92.21 Median Ratio	5.94	Value of Outlier Low Limit	0 Number of Low Outliers
34.80 Low Ratio	179.52	Value of Outlier High Limit	0 Number of High Outliers
160.50 High Ratio	- 59.16	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	244.62	Value of Extreme High Limit	0 Number of High Extremes/Influentials
26.87 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 - 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
0 Total Transactions	0.00	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
Average Sales Price	0.00	High InterQuartile Value	0.00 High 90% Value of Aggregate
Average Listed Price	0.00	InterQuartile Range	100.00 Aggregate Ratio
0.00 Average Ratio			Sampling Error
0.00 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
0.00 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
0.00 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
<b>COD</b>			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
N/A Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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

*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
1 Total Transactions	105.92	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
16,900 Average Sales Price	105.92	High InterQuartile Value	0.00 High 90% Value of Aggregate
17,900 Average Listed Price	0.00	InterQuartile Range	105.92 Aggregate Ratio
105.92 Average Ratio			Sampling Error
105.92 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
105.92 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
105.92 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			

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
36 Total Transactions	72.49 Low InterQuartile Value		76.19 Low 90% Value of Aggregate
137,941 Average Sales Price	113.97 High InterQuartile Value		94.10 High 90% Value of Aggregate
117,450 Average Listed Price	41.48 InterQuartile Range		85.15 Aggregate Ratio
95.08 Average Ratio			10.51% Sampling Error
92.67 Median Ratio	10.26 Value of Outlier Low Limit	0 Number of Low Outliers	33.21% Weighted Standard Deviation
34.80 Low Ratio	176.19 Value of Outlier High Limit	0 Number of High Outliers	
160.50 High Ratio	- 51.96 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.12 PRD (Regression Index)	238.42 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			