

Study created by Christie.Wright@vermont.gov on 12/5/2022 at 10:04 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L727236608	282-089-11692	APOLITO SARAH Location: 1596 WEST HILL ROAD	LUSSIER TINA	0.92	10/2/2020	94,000	79,000	84.04			
2063373376	282-089-11565	BELLAVANCE, THOMAS Location: 1301 WEST HILL ROAD	DALEY, III, JAMES A	4.50	6/3/2021	250,000	206,100	82.44			
767093824	282-089-10096	BLACKWELL, ALISON Location: 68 CENTRAL STREET	BOARDMAN, EDITH	0.18	9/28/2021	199,900	99,400	49.72			
L412745728	282-089-11365	BOYER ALICE Location: 588 PORTER BROOK ROAD	ORMSBY-ROWELL MAUREE...	5.80	3/16/2020	250,000	214,100	85.64			
L148340736	282-089-11735	BRAUN MARY Location: 4079 VT RT 16	PRESTON MATTHEW	4.27	3/24/2021	341,300	235,800	69.09			
179354688	282-089-10929	BUSWELL, TYLER Location: 199 LOWER CHERRY STREET	LEE, RICHARD E	0.12	11/19/2021	52,000	72,900	140.19	O	O	O
284834880	282-089-10494	CAHILL, DEBORAH Location: 15 WAKEFIELD ST	BORG, MATTHEW S	0.48	10/18/2021	235,000	167,900	71.45			
1589387840	282-089-10035	CAMLEY, TERRY Location: 94 MARSHALL STREET	LEIBOVITZ, CECILIA E	0.49	1/13/2022	191,000	76,800	40.21			
1665029184	282-089-10803	COLBETH, CORTNEY Location: 97 WOODBURY STREET	HOWARD, SPENCER	0.13	6/23/2021	120,000	52,200	43.50			
L571998208	282-089-10397	COOPER-LEVANGIE POLL... Location: 404 NORTH MAIN STREET	FOSTER PATRICIA	0.23	7/10/2020	147,000	103,200	70.20			
L2079363072	282-089-10526	DELARICHELIERE JUSTI... Location: 144 VERMONT AVENUE	FRADETTE MARIO	1.50	7/31/2019	210,000	219,700	104.62			
L1146667008	282-089-11399	DONALD COTA Location: 188 WAKEFIELD STREET	SCHAEFER MICHAEL	0.75	6/17/2019	140,000	154,300	110.21			
84528192	282-089-10418	FONDRIEST, MARY M Location: 181 LOWER CHERRY STREET	BELL, MORGAIN B	0.20	8/9/2021	160,000	111,200	69.50			
L1196335104	282-089-10398	FORANT MEGHAN Location: 83 SPRING ST	BROCHU CORINNE	0.17	12/21/2020	208,000	126,600	60.87			
L967311360	282-089-11515	FORREST ERICA Location: 209 HIGHLAND AVENUE	MERCER SARA	0.69	8/28/2020	128,000	109,500	85.55			
L1737236480	282-089-11610	GANN ADAM Location: 98 COTTAGE STREET	WILLIAMS KENNETH	0.16	1/19/2021	180,000	154,800	86.00			
564079680	282-089-11513	GENEST, JR., THOMAS ... Location: 194 RICHARDSON ROAD	THOMPSON, WILLIAM	1.06	9/10/2021	300,000	171,800	57.27			
L1312182272	282-089-10742	GERHARD JOHN Location: 164 GLENSIDE AVENUE	HILL LORRAINE	0.75	10/3/2019	184,900	130,100	70.36			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1676299328	282-089-10131	GOLDBERG, JONATHAN S Location: 185 CENTER ROAD	BESSETTE, CARY D	2.70	7/30/2021	285,000	191,700	67.26			
L486490112	282-089-11239	GRONDIN JOSHUA Location: 70 LAMOILLE AVENUE	PERRY LAURIE	0.50	3/2/2021	115,000	103,200	89.74			
L1431351296	282-089-11369	GYETKO NORA Location: 76 DEWEY STREET	COULTAS STEVEN	0.12	8/16/2019	118,000	100,300	85.00			
215299136	282-089-10784	HAYDEN, MATTHEW Location: 98 ELM STREET	LAWSON, DEBORAH A	0.25	6/4/2021	175,000	116,500	66.57			
L1147899904	282-089-11307	HERMAN LYNN Location: 305 MACKVILLE RD	HARTT ROBERT	0.75	5/22/2020	108,000	101,800	94.26			
L575414272	282-089-10330	HERSHBERGER EMILY Location: 29 MICHAUD LANE	WILLIAMS THOMAS	0.08	2/11/2021	135,000	108,200	80.15			
L2050232320	282-089-11696	HOLBROOK JUSTIN Location: 382 BILLINGS ROAD	CLEVELAND CORTNI	4.65	8/15/2020	225,000	206,700	91.87			
L1080754176	282-089-11078	HOUGH II EDWIN Location: 19 SLAPP HILL ROAD	DORE FRANKLIN	0.25	6/4/2020	165,000	121,900	73.88			
L1575862272	282-089-10853	KASTAWAY LLC Location: 242 MONTGOMERY ROAD	KELLY JAMES	5.75	12/28/2020	235,000	214,300	91.19			
L1404051456	282-089-10414	KISH DANIEL Location: 3633 VT RT 16	DOW ESTATE DAVID	3.20	9/24/2019	120,000	114,400	95.33			
L1547493376	282-089-10822	KISH NANCY Location: 2564 VT ROUTE 16	HALL ARNOLD	1.70	3/19/2021	95,000	75,600	79.58			
1827316800	282-089-11439	KISH, EDWARD J Location: 33 DANIELS ROAD	MENARD, BRENDA S	0.30	5/4/2021	60,000	15,500	25.83	O	O	O
L1712488448	282-089-11146	LEMERY III EDWARD Location: 3218 CENTER ROAD	TERRIEN BRUCE	1.20	9/13/2019	149,000	154,900	103.96			
L1134731264	282-089-10782	LUSSIER GRIFFIN Location: 149 MAIN STREET	SMITH VAUGHN	0.25	4/10/2020	71,500	53,400	74.69			
1485302848	282-089-10093	MARQUIS, SR, EUGENE ... Location: 76 ELM STREET	PIETRYKA, MATTHEW	0.22	10/8/2021	167,500	124,100	74.09			
1796852800	282-089-11461	MCALLISTER, WILFRED Location: 289 MARSH ROAD	STEVENS, ROBERT	1.00	8/18/2021	200,000	136,100	68.05			
2118794304	282-089-10476	MCCLURE, DOUG Location: 63 CENTRAL STREET	PECTEAU, RANDALL C	0.30	11/17/2021	110,000	73,900	67.18			
541303360	282-089-10246	MERCHANT, ADAM P Location: 31 MAPLE STREET	CARR, MICHAEL C	0.60	12/28/2021	305,000	183,100	60.03			
1933900864	282-089-11341	MOSELLE, JEREMY J	COUGHLAN, III, BASIL...	0.27	10/15/2021	155,000	104,000	67.10			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1834225664	282-089-10972	PAQUIN BRANDON	KING ANNETTE	0.20	4/20/2020	151,900	102,900	67.74			
		Location: 528 WOLCOTT STREET									
L755863552	282-089-11330	PIET RESIDENTIAL REA...	RICHTER TRUSTEE ERIC	0.05	5/1/2019	130,000	103,700	79.77			
		Location: 229 ELM STREET EXTENSION									
1026903104	282-089-11454	RHEAUME, SAMUEL	ANTI, ELIZA	0.36	8/4/2021	168,000	109,500	65.18			
		Location: 53 WEST CHURCH STREET									
1572396096	282-089-10544	RICHARDSON, BRITTANY...	GANN, ANNETTE	0.64	10/29/2021	210,000	169,200	80.57			
		Location: 121 HIGHLAND AVENUE									
L299110400	282-089-11611	ROTHAMMER FREDERICK	WILLIAMS ARTHUR	0.77	9/5/2020	28,500	30,200	105.96			
		Location: 213 HIDEAWAY STREET									
L486162432	282-089-10311	SCHINE TOBIAS	BRADBURY LORI	0.25	12/18/2020	133,000	86,900	65.34			
		Location: LOT 4 VERMONT AVENUE									
L1577091072	282-089-11001	SHAH RUTU	BELLAIRS TRUSTEE MAL...	0.65	10/15/2020	197,900	148,000	74.79			
		Location: 129 MAIN ST									
1105095744	282-089-11373	SHAPIRO, JONATHAN	SAGER, ARIELLE D	2.00	8/31/2021	151,000	105,900	70.13			
		Location: 209 PUTNAM AVENUE									
L183508992	282-089-10807	SNYDER HARRY	ADLER DAVID	0.35	2/12/2021	228,000	232,300	101.89			
		Location: 113 STAGE HOUSE ROAD									
1597682752	282-089-10413	SSM PROPERTIES LLC	LINDSLEY, THOMAS K	0.15	6/21/2021	212,000	171,700	80.99			
		Location: 12 RIVERSIDE TERRACE									
230222912	282-089-11114	STOUDT, LISA	KATHY WOLF AND JANE ...	0.20	9/30/2021	175,000	81,200	46.40			
		Location: 53 UPPER CHERRY STREET									
L979374080	282-089-10649	SZYMANSKI BONNIE	ESTATE OF LORRAINE C...	0.37	3/31/2021	150,000	159,600	106.40			
		Location: 64 CHURCH STREET									
428928064	282-089-10071	WALDEN HOLDINGS, LLC	BALENTINE, JOANNE	0.47	9/9/2021	80,000	107,700	134.63		O	O
		Location: 80 HIGHLAND AVENUE									
L24788992	282-089-11519	WHEELER ETHAN	POLLARD CATHERINE	0.23	10/26/2020	152,000	106,400	70.00			
		Location: 47 ELM STREET									
L246423552	282-089-11576	WHITAKER MICHAEL	WELCOME NANCY	4.73	7/8/2019	241,000	213,300	88.51			
		Location: 199 HARDWICK FARM ROAD									
290077760	282-089-11632	WHITE, WILLIAM E	PERKINS, MATTHEW A	1.20	11/30/2021	187,900	153,700	81.80			
		Location: 148 SLAPP HILL									
L1624289280	282-089-10746	WHITNEY ANDREW	HILL AARON	2.20	4/19/2019	143,850	131,300	91.28			
		Location: 1842 HARDWICK STREET									
990787648	282-089-10871	ZACCARIA, GIOVANNA A	WOOD, HARRIET P	0.12	4/23/2021	175,000	113,500	64.86			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
Location: 64 PLEASANT STREET											
Totals for R1 - Residential with less than 6 acres				61.43		9,300,150	7,112,000				

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	
55 Total Transactions	67.18	Low InterQuartile Value	72.72	Low 90% Value of Aggregate
169,094 Average Sales Price	89.74	High InterQuartile Value	80.22	High 90% Value of Aggregate
129,309 Average Listed Price	22.56	InterQuartile Range	76.47	Aggregate Ratio
78.42 Average Ratio			4.90%	Sampling Error
74.79 Median Ratio	33.35	Value of Outlier Low Limit	1	Number of Low Outliers
25.83 Low Ratio	123.58	Value of Outlier High Limit	2	Number of High Outliers
140.19 High Ratio	- 0.49	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	157.41	Value of Extreme High Limit	0	Number of High Extremes/Influentials
20.55 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
2%	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
L1810006016	282-089-10086	BRATIANU DAVID JR. Location: 16 BAKER HILL DRIVE	BEAUDRY LAWRENCE	11.50	6/5/2019	70,000	70,800	101.14			
L1232519168	282-089-10873	CHOUINARD SARAH Location: 1359 WEST HILL ROAD	KILLIMAYER ANN	10.30	6/2/2020	127,000	121,800	95.91			
2069598784	282-089-11268	CLARK, STEPHEN W Location: 3435 WARD HILL ROAD	ELLEN E RANGER ESTAT...	7.70	1/31/2022	300,000	147,900	49.30			
L1905770496	282-089-10249	CONNELLY PATRICIA TR... Location: 1560 CENTER ROAD	SANFORD BLYTHE	14.50	9/15/2020	399,000	294,500	73.81			
212909120	282-089-10102	CRUICKSHANK, KIMBERL... Location: 283 COOPER BROOK DRIVE	ESTATE OF GARY BELLA...	10.10	11/16/2021	301,000	203,500	67.61			
L1150439424	282-089-10410	HENRY ABIGAIL Location: 479 DUSTY SWAMP ROAD	BATCHELDER KAREN	23.24	10/2/2019	204,000	194,000	95.10			
438279232	282-089-11630	KIRCHIRO, JOHN Location: 4719 BRIDGMAN HILL RD	HARDT, LUKE	91.34	10/15/2021	425,000	241,900	56.92			
1929155648	282-089-11108	KOLE, AMANDA Location: 821 WEST HILL ROAD	BROCHU-COLBURN, MARI...	25.00	6/4/2021	300,000	271,300	90.43			
L193105920	282-089-10564	LACROIX DA-NAY LYNN Location: 284 WEST HILL ROAD	GATES REGINALD	10.00	11/25/2020	264,000	185,400	70.23			
L910106624	282-089-11407	MOSELLE HEATHER Location: 4334 DIMICK ROAD	SCOTT WILLIAM	10.10	1/22/2021	235,000	212,900	90.60			
11881536	282-089-10286	SHELTON, ADDISON Location: 3271 BAYLEY HAZEN ROAD	ALLEN, ELIZABETH G	11.80	8/13/2021	240,000	201,800	84.08			
1766472768	282-089-11633	SHOTWELL, WILLIAM K Location: 4099 VT ROUTE 16	YODINA, ALLA	11.50	11/29/2021	310,000	165,300	53.32			
L977825792	282-089-11742	SMITH JASON Location: 425 HOPKINS HILL ROAD	BROWN DOUGLAS	75.00	5/31/2019	250,850	238,900	95.24			
L2122194944	282-089-10940	TUTHILL JOHN Location: 327 TERRA PLANUS PLACE	ROBERT A LICHT REVOC...	30.00	6/28/2019	455,000	388,100	85.30			
L1139965952	282-089-10439	ZURAW JESSE Location: 46 DUTTON ROAD	DEMERS LORI	10.00	8/7/2020	180,000	164,400	91.33			
Totals for R2 - Residential with 6 or more acres				352.08		4,060,850	3,102,500				

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
15 Total Transactions	67.61 Low InterQuartile Value		68.85 Low 90% Value of Aggregate
270,723 Average Sales Price	95.10 High InterQuartile Value		83.95 High 90% Value of Aggregate
206,833 Average Listed Price	27.49 InterQuartile Range		76.40 Aggregate Ratio
80.02 Average Ratio			9.88% Sampling Error
85.30 Median Ratio	26.37 Value of Outlier Low Limit	0 Number of Low Outliers	
49.30 Low Ratio	136.33 Value of Outlier High Limit	0 Number of High Outliers	
101.14 High Ratio	- 14.86 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	177.57 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.98 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
7% 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
1750338112	282-089-11642	HARVEY, SHANNON M Location: 92 SPRUCE DR	QUINN, JOHN J	0.00	1/13/2022	16,000	14,800	92.50			

Totals for MHU - Mobile home un-landed **0.00** **16,000** **14,800**

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	
1 Total Transactions	92.50	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
16,000 Average Sales Price	92.50	High InterQuartile Value	0.00	High 90% Value of Aggregate
14,800 Average Listed Price	0.00	InterQuartile Range	92.50	Aggregate Ratio
92.50 Average Ratio				Sampling Error
92.50 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
92.50 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
92.50 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			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
903564352	282-089-11396	ANDERSON, GEORGE Location: 2535 WEST HILL RD	SAWYER, RAYMOND A	12.30	8/19/2021	85,000	83,000	97.65			
L1679884288	282-089-10866	BECKLEY KIMBERLY Location: 32 CASPIAN AVENUE	BARTLETT III FLOYD	0.28	7/24/2019	32,000	32,100	100.31			
1691694144	282-089-10468	CONNOR, DAVID C Location: 130 KELLOGG STREET	MILLER, JUSTIN	0.81	6/15/2021	99,000	48,700	49.19			
L1171525632	282-089-10039	GILBERT ANDREW Location: 26 PEARL STREET	RAGNO STEVEN	1.10	9/29/2020	105,000	97,100	92.48			
L1747869696	282-089-11727	HEATH CALEB Location: 41 ANAIR DRIVE	LEBLANC GERARD	0.54	7/22/2019	128,000	134,500	105.08			
945556544	282-089-11544	LANGDELL, BRIAN M Location: 60 KELLOGG STREET	N.A. MANOSH, INC.	0.89	7/9/2021	85,000	85,600	100.71			
1105672768	282-089-11508	LOVEJOY, HENRY Location: 88 CENTRAL STREET	MULLEN, TERENCE	0.27	3/23/2022	129,000	84,800	65.74			
L1726480384	282-089-10144	MERCIER DEAN Location: 198 LAMOILLE AVENUE	JOHNSON BERTHA	0.26	8/27/2020	35,000	42,900	122.57			
L1348206592	282-089-11661	PIANGERELLI CHRISTOP... Location: 86 STRATTON ROAD	86 STRATTON ROAD LLC	1.70	8/19/2019	159,000	166,000	104.40			
88331328	282-089-11188	RYAN, ASHLEY Location: 181 VERMONT ROUTE 14 SOUTH	HOPKINS, GABRIELLE G...	1.40	6/4/2021	132,000	75,400	57.12			
Totals for MHL - Mobile home landed				19.55		989,000	850,100				

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
10 Total Transactions	63.58	Low InterQuartile Value	72.18 Low 90% Value of Aggregate
98,900 Average Sales Price	104.57	High InterQuartile Value	99.73 High 90% Value of Aggregate
85,010 Average Listed Price	40.99	InterQuartile Range	85.96 Aggregate Ratio
89.52 Average Ratio			16.02% Sampling Error
98.98 Median Ratio	2.10	Value of Outlier Low Limit	0 Number of Low Outliers
49.19 Low Ratio	166.05	Value of Outlier High Limit	0 Number of High Outliers
122.57 High Ratio	- 59.38	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	227.54	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.27 COD			
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
20%	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
654400576	282-089-11793	STILWELL, BRIAN Location: 2599 CRAFTSBURY ROAD	WOOLARD, KYLE DOUGLA...	3.20	10/27/2021	46,000	22,300	48.48			

Totals for S1 - Vacation home with less than 6 acres

3.20 46,000 22,300

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	
1 Total Transactions	48.48	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
46,000 Average Sales Price	48.48	High InterQuartile Value	0.00	High 90% Value of Aggregate
22,300 Average Listed Price	0.00	InterQuartile Range	48.48	Aggregate Ratio
48.48 Average Ratio				Sampling Error
48.48 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
48.48 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
48.48 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				

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L618094592	282-089-11331	PIET COMMERCIAL REAL...	RICHTER TRUSTEE ERIC	0.20	5/1/2019	300,000	220,300	73.43			
Location: 49 WEST CHURCH STREET											

Totals for C - Commercial

0.20 **300,000** **220,300**

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

1	Total Transactions	73.43	Low InterQuartile Value		0.00	Low 90% Value of Aggregate
300,000	Average Sales Price	73.43	High InterQuartile Value		0.00	High 90% Value of Aggregate
220,300	Average Listed Price	0.00	InterQuartile Range		73.43	Aggregate Ratio
73.43	Average Ratio					Sampling Error
73.43	Median Ratio	0.00	Value of Outlier Low Limit	0		Number of Low Outliers
73.43	Low Ratio	0.00	Value of Outlier High Limit	0		Number of High Outliers
73.43	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					

CA - Commercial Apartments

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1637130816	282-089-11452	CASPIAN, LLC Location: 32 & 52 WEST CHURCH STREET	65 GSA LLC	0.80	1/4/2022	292,000	232,600	79.66			
1413718592	282-089-10628	GRANITE STREET LLC Location: 40&48 GRANITE STREET	DEMAR, ROGER	0.43	12/22/2021	115,320	132,800	115.16			
L1937133568	282-089-10495	K2 REALTY ASSOCIATES... Location: 270 SOUTH MAIN STREET	PRINCE F/K/A MALOWSK...	0.22	2/11/2020	130,000	143,600	110.46			
L221372416	282-089-10057	K2 REALTY ASSOCIATES... Location: 147 WEST CHURCH STREET	REA JR. ROBERT	0.17	3/10/2021	165,000	163,000	98.79			
Totals for CA - Commercial Apartments				1.62		702,320	672,000				

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	
4 Total Transactions	84.44	Low InterQuartile Value	78.12	Low 90% Value of Aggregate
175,580 Average Sales Price	113.98	High InterQuartile Value	113.24	High 90% Value of Aggregate
168,000 Average Listed Price	29.54	InterQuartile Range	95.68	Aggregate Ratio
101.02 Average Ratio			18.35%	Sampling Error
104.62 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
79.66 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
115.16 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
11.27 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
25%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

I - Industrial											
Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L987381760	282-089-11410	VERMONT MAPLE HOLDIN...	SEDUTTO HARDWICK LLC	3.48	6/12/2019	1,100,000	979,600	89.05			
Location: 84 INDUSTRIAL PARK ROAD											
Totals for I - Industrial				3.48		1,100,000	979,600				

I - Industrial
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	89.05	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
1,100,000 Average Sales Price	89.05	High InterQuartile Value	0.00	High 90% Value of Aggregate
979,600 Average Listed Price	0.00	InterQuartile Range	89.05	Aggregate Ratio
89.05 Average Ratio				Sampling Error
89.05 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
89.05 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
89.05 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
21642304	282-089-10817	BILLINGS, KAREN Location: OFF HILLSIDE STREET	HOWARD, JANET L	16.50	11/17/2021	18,000	10,300	57.22			
962552896	282-089-11832	FOLEY, JED Location: SMITH FARM ROAD	DAVIS, KENNETH F	7.10	5/28/2021	38,000	33,200	87.37			
592067648	282-089-11404	RIENDEAU, REGINALD Location: TUCKER BROOK ROAD	SCHNEIDER, DAVID	102.00	11/30/2021	155,000	97,500	62.90			
Totals for W - Woodland				125.60		211,000	141,000				

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	
3 Total Transactions	57.22	Low InterQuartile Value	51.74	Low 90% Value of Aggregate
70,333 Average Sales Price	87.37	High InterQuartile Value	81.91	High 90% Value of Aggregate
47,000 Average Listed Price	30.15	InterQuartile Range	66.82	Aggregate Ratio
69.16 Average Ratio			22.58%	Sampling Error
62.90 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
57.22 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
87.37 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
15.97 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
L806371328	282-089-11116	ADAM ELI Location: WEEKS PLACE	BOUCHARD TRUSTEE KEN...	24.10	10/17/2019	75,000	61,200	81.60			
L1780375552	282-089-10229	CROSS CLAUDE Location: 22 BRUSH STREEET	PERRY STEPHEN	0.18	12/15/2020	17,000	14,900	87.65			
2016332864	282-089-11339	HARRIS, LORALEH Location: OFF LAMOILLE AVENUE	MOLLEUR, ROBYN	7.84	8/23/2021	45,000	29,800	66.22			
1069528128	282-089-10930	MCNAULTY, TODD Location: BUNKER HILL ROAD	LEFEVRE, LEO	2.00	7/12/2021	24,000	22,900	95.42			
563923520	282-089-11597	PERRY, JACOB A Location: 979 CENTER ROAD	WHITNEY, RUBY M	12.70	3/11/2022	62,500	47,300	75.68			
1335120960	282-089-11760	SMITH, RAYMOND Location: LOT 74.1 LAMOILLE AVENUE	HASTINGS, REGINALD	0.46	6/18/2021	29,900	10,500	35.12			
L1253974016	282-089-11445	TATRO BARRY Location: NICHOLS POND RD	BENVIE SUSAN	33.00	8/30/2019	41,000	61,800	150.73	O	O	O
Totals for M - Miscellaneous				80.28		294,400	248,400				

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	
7 Total Transactions	66.22	Low InterQuartile Value	61.70	Low 90% Value of Aggregate
42,057 Average Sales Price	95.42	High InterQuartile Value	107.05	High 90% Value of Aggregate
35,486 Average Listed Price	29.19	InterQuartile Range	84.38	Aggregate Ratio
84.63 Average Ratio			26.87%	Sampling Error
81.60 Median Ratio	22.43	Value of Outlier Low Limit	0	Number of Low Outliers
35.12 Low Ratio	139.21	Value of Outlier High Limit	1	Number of High Outliers
150.73 High Ratio	- 21.36	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	183.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
27.45 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
82 Total Transactions	67.16 Low InterQuartile Value		73.80 Low 90% Value of Aggregate
175,756 Average Sales Price	92.94 High InterQuartile Value		80.27 High 90% Value of Aggregate
135,387 Average Listed Price	25.78 InterQuartile Range		77.03 Aggregate Ratio
79.87 Average Ratio			4.21% Sampling Error
80.36 Median Ratio	28.49 Value of Outlier Low Limit	1 Number of Low Outliers	
25.83 Low Ratio	131.61 Value of Outlier High Limit	2 Number of High Outliers	
140.19 High Ratio	- 10.18 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	170.28 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
20.40 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
5% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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

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
6 Total Transactions	78.10	Low InterQuartile Value	81.91 Low 90% Value of Aggregate
350,387 Average Sales Price	111.64	High InterQuartile Value	96.16 High 90% Value of Aggregate
311,983 Average Listed Price	33.53	InterQuartile Range	89.04 Aggregate Ratio
94.43 Average Ratio			8.00% Sampling Error
93.92 Median Ratio	27.80	Value of Outlier Low Limit	0 Number of Low Outliers
73.43 Low Ratio	161.94	Value of Outlier High Limit	0 Number of High Outliers
115.16 High Ratio	- 22.50	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	212.24	Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.60 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
17% 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
10 Total Transactions	61.48	Low InterQuartile Value	62.02 Low 90% Value of Aggregate
50,540 Average Sales Price	89.59	High InterQuartile Value	92.08 High 90% Value of Aggregate
38,940 Average Listed Price	28.11	InterQuartile Range	77.05 Aggregate Ratio
79.99 Average Ratio			19.51% Sampling Error
78.64 Median Ratio	19.32	Value of Outlier Low Limit	0 Number of Low Outliers
35.12 Low Ratio	131.75	Value of Outlier High Limit	1 Number of High Outliers
150.73 High Ratio	- 22.84	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	173.91	Value of Extreme High Limit	0 Number of High Extremes/Influentials
26.15 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
98 Total Transactions	67.16	Low InterQuartile Value	75.43 Low 90% Value of Aggregate
173,671 Average Sales Price	94.47	High InterQuartile Value	81.60 High 90% Value of Aggregate
136,357 Average Listed Price	27.31	InterQuartile Range	78.51 Aggregate Ratio
80.77 Average Ratio			3.94% Sampling Error
80.78 Median Ratio	26.20	Value of Outlier Low Limit	1 Number of Low Outliers
25.83 Low Ratio	135.43	Value of Outlier High Limit	2 Number of High Outliers
150.73 High Ratio	- 14.76	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	176.39	Value of Extreme High Limit	0 Number of High Extremes/Influentials
20.83 COD			
5 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
5% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			