

Study created by Cy.Bailey@vermont.gov on 11/28/2022 at 4:52 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1977049088	288-091-10406	ADEB LLC Location: 16 EASTMAN ROAD	EASTMAN PATRICIA	1.16	12/16/2019	115,000	102,800	89.39			
L1117306880	288-091-10482	BARBER SHERRI Location: 34 MILL STREET	FERLAND SCOTT	0.50	9/3/2019	147,000	181,600	123.54			
317301824	288-091-10699	BAYNE FAMILY TRUST Location: 21 SPORTSMEN COVE	BROWN, COURTNEY	1.25	4/29/2021	450,000	257,600	57.24			
1098011200	288-091-11239	BENSIMHON, ADAM R Location: 22 VT ROUTE 12	FRAZER, LARRY J	1.50	2/1/2022	725,000	335,500	46.28			
L1609728000	288-091-11562	BOGDANOVICH SHERRYAN... Location: 16 BALHART RIDGE ROAD	BOWSER LAWRENCE	3.86	1/6/2021	454,250	504,500	111.06			
1950442560	288-091-10486	BORNEMAN, PATRICK Location: 7 INDEPENDENT DRIVE	LAMOUREUX, JOSHUA	2.00	5/21/2021	201,000	100,900	50.20			
L1299628032	288-091-11193	BOURGEOIS ALLEN Location: 2 BRIAR PATCH ROAD	PEREZ JENNA	1.14	10/19/2020	235,000	212,000	90.21			
L959119360	288-091-10699	BROWN JOSHUA Location: 21 SPORTSMEN COVE	YOUNG KRISTOPHER	1.25	8/28/2020	415,000	246,700	59.45			
142693440	288-091-11515	BUTLER SPARKS, ELIZA... Location: 10 CARDINAL DRIVE	ZUBA, JOHN	2.99	6/24/2021	280,000	256,100	91.46			
L1650950144	288-091-10095	CAMPBELL CARL Location: 270 ROUTE 5	BELAND MITCH	0.90	7/31/2020	75,000	86,700	115.60			
L806256640	288-091-10673	CARDENTE MATHEW Location: 21 MEADOW VIEW LANE	RAKOWSKI SEAN	3.07	8/12/2019	212,000	173,800	81.98			
L1476538368	288-091-10448	CARRIER STEPHEN Location: 603 ROUTE 5	FOLLENSBEE DARRYL	0.36	8/19/2019	235,000	243,600	103.66			
L1247428608	288-091-10838	CONLEY ETHAN Location: 173 RICE ROAD	COCHRAN NANCY	2.27	12/13/2019	288,000	245,900	85.38			
L615784448	288-091-11427	CONNOLLY LILLY Location: 8 MCCABE STREET	MCCARTHY CATHERINE	0.50	7/16/2020	181,000	152,300	84.14			
1620950080	288-091-10971	CROSS, KATHLEEN M Location: 104 VT ROUTE 12	NEWTON-GRAY, PATRICI...	1.00	12/20/2021	299,000	178,900	59.83			
204929088	288-091-10131	DAVIS, KYLE Location: 31 COBB HILL ROAD	BORDEAU, SR., DOUGLA...	0.75	4/9/2021	110,000	150,200	136.55			
L1072209920	288-091-11282	DEPOT STREET APARTME... Location: 14 SUMMARSELL DRIVE	SUMMARSELL CARMEN	5.83	3/18/2020	549,900	570,400	103.73			
395678784	288-091-10960	ENSER, RICHARD W Location: 2 WALKER CEMETERY TRAIL RD	MARTIN, LYLLAH M	2.57	5/27/2021	385,000	292,600	76.00			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L849076224	288-091-10251	FANNIN KEITH Location: 60 EVARTS ROAD	GALTON JOHN	5.78	1/15/2020	530,000	571,400	107.81			
L171040768	288-091-10662	FRANKENFIELD JR JERY... Location: 524 QUECHEE ROAD	HUTCHINS HARRY	1.42	3/31/2021	252,000	187,200	74.29			
L749133824	288-091-11154	GOMES CHRISTOPHER Location: 381 CLAY HILL ROAD	EMANUELE DANIEL	2.80	2/26/2021	515,000	278,300	54.04			
L1170702336	288-091-10867	GUNNELL HEATHER Location: 261 ROUTE 5 SOUTH	CROWLEY JILL	4.70	11/21/2019	424,000	423,200	99.81			
L387190784	288-091-11317	HALL ALDEN Location: 4 STATION ROAD	BRADLEY JAMES	3.33	4/29/2019	529,000	586,000	110.78			
1183763008	288-091-11060	HANNUX, JENNIFER Location: 23 MEADOW VIEW LANE	AHER, GERALD	3.08	2/15/2022	459,000	276,400	60.22			
L56594432	288-091-10385	HAWKINS PETER Location: 35 BEAVER LANE	MENDRALA GARY	2.26	1/17/2020	260,000	205,700	79.12			
1390959680	288-091-10167	HOFFMAN, CHRISTOPHER Location: 449 ROUTE 12	ESTATE OF FRANCES MI...	1.40	9/17/2021	175,000	156,900	89.66			
L1716051968	288-091-10869	IRISH CRYSTAL Location: 30 DEPOT STREET	DANIELSON ERIC	1.05	7/19/2019	184,000	164,400	89.35			
1331754048	288-091-10300	JANSSEN, JOSHUA L Location: 53 MACE HILL ROAD	VEENEMA, BENJAMIN J	2.20	7/7/2021	270,000	180,100	66.70			
1137200192	288-091-10813	JOHNSEN, BRUCE E Location: 306 VT ROUTE 12	GOLDSTEIN, ADAM	1.20	8/13/2021	243,000	123,100	50.66			
L1651023872	288-091-10294	KUBLER CAROL Location: 10 BLODGETT LAND	ROSENBLOOM ERIC	2.00	9/27/2019	197,000	202,200	102.64			
1624575040	288-091-10823	LADOUCEUR, JAMIE Location: 256 ROUTE 12	LYMAN, DAVID L	5.00	7/9/2021	125,000	217,500	174.00	O	O	O
1117907008	288-091-10109	LAMBERT, KATHLEEN S Location: 4 HARTFIELD LANE	LALIBERTY, WILLIAM R	0.50	4/1/2021	230,000	146,000	63.48			
L2057752576	288-091-11467	MARSHALL ZACHARY Location: 2 RICE ROAD	WHITE SARA	1.00	1/8/2021	300,000	203,200	67.73			
L118640640	288-091-11417	MASON WILLIAM WELDEN Location: 16 CREAM POT ROAD	MULDOON LARRY	1.50	9/30/2019	320,000	324,400	101.38			
1120873536	288-091-11474	MCCALL, HENRY Location: 157 BROWNSVILLE ROAD	RUGG, JAMES	1.00	9/2/2021	299,000	186,700	62.44			
L1978716160	288-091-10209	MCDONNELL KRISTY Location: 20 BIRD HILL	CATHER MICHAEL	2.00	8/15/2019	225,000	215,300	95.69			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L31399936	288-091-11280	MEJIA ANA Location: 30 MILL STREET	GARDNER GUY	0.23	9/21/2020	189,500	142,600	75.25			
L362192896	288-091-10630	MEUNIER RICHARD Location: 170 MACE HILL ROAD	LEE B. HOOD REVOCABL...	1.96	9/26/2019	220,000	254,100	115.50			
75971648	288-091-10833	MITCHEM, AMY Location: 1 CARDINAL DRIVE	CARLSON, SCOTT R	1.00	11/17/2021	282,500	159,200	56.35			
L1640554496	288-091-10445	MUSBK WILLIAM Location: 650 ROUTE 5	KENNETH FOGG	0.33	3/11/2020	86,000	135,900	158.02		O	O
1887067200	288-091-10918	NICKERSON, DALLAS F Location: 12 SUN VALLEY ROAD	MEUNIER, NORMAND L	4.10	10/25/2021	549,000	446,300	81.29			
L558731264	288-091-11196	PERAHIA ALLEN Location: 18 MARTINSVILLE ROAD	OLMSTEAD ARTHUR	2.00	9/12/2019	50,000	68,800	137.60			
L1955053568	288-091-10351	PERKINS JOLENE Location: 11 ROUTE 12	CHASE MICHAEL	0.90	8/16/2019	240,000	224,300	93.46			
L92913664	288-091-11719	PETTIROSSI CHARLES Location: 28 EASTMAN ROAD	TAT FOUNDATION	1.58	9/24/2020	332,500	291,100	87.55			
261717056	288-091-10294	PEZANOWSKI, RYAN P Location: HARTLAND	KUBLER, CAROL A	1.60	1/7/2022	300,000	202,200	67.40			
L1051009024	288-091-10455	PIPER GRAHAM Location: 17 MARTINSVILLE ROAD	FRAZER BRETT	1.00	11/30/2020	200,000	179,600	89.80			
L1209688064	288-091-10138	POTTER MANDI Location: 32 BOWERS RD	BUSCH LINDA	1.62	2/17/2021	261,500	219,000	83.75			
L525557760	288-091-11604	QUINN GLORIA Location: 263 ADVENT HILL ROAD	JANISSE FAMILY TRUST	5.22	11/13/2020	445,000	430,900	96.83			
1914110528	288-091-10622	ROGERS, ROY Location: 66 MARTINSVILLE ROAD	HOISINGTON, DAVID	1.93	1/18/2022	251,000	201,100	80.12			
L2001485824	288-091-11270	ROWE CHRISTOPHER Location: 11 SLEEPER ROAD	ARCHAMBEAULT JASON	3.12	12/21/2020	290,000	248,200	85.59			
1807709248	288-091-10816	SAEWERT, BENJAMIN A Location: 226 ROUTE 5	FORTIER, NICOLE D	2.82	6/30/2021	300,000	252,700	84.23			
L880320512	288-091-10924	SCHAIN HANNAH Location: 8 SQUIRREL DRIVE	BATES JUSTIN	3.40	11/10/2020	283,000	240,100	84.84			
1769208896	288-091-10125	SCHERER, CHRISTOPHER Location: 171 US ROUTE 5	HAMMOND, JABEZ H	0.25	1/5/2022	179,000	112,300	62.74			
1077519424	288-091-11120	SEIPLE, ANDREW Location: 17 ROUTE 12	NOEL, LAURA R	0.75	5/11/2021	163,350	185,300	113.44			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1078738944	288-091-10307	STEHLE JESSICA KELLE... Location: 28 ROUTE 12	JACKSON LUCIA	1.00	10/15/2020	360,000	311,700	86.58			
L1045270528	288-091-10169	STONE WILLIAM Location: 25 ROUTE 5	2015 REVOCABLE LIVIN...	4.00	9/13/2019	350,000	370,200	105.77			
1060264000	288-091-11620	SUTTON, GIANCARLO F Location: 33 BARBER LANE	GARCIA, TRUSTEE,, IA...	4.43	4/8/2021	350,000	279,000	79.71			
L2118352896	288-091-10817	THE TWIN LLC Location: 595 ROUTE 5	SAMBORN CHARLENE	0.70	10/30/2020	123,000	179,600	146.02			
L101224448	288-091-10170	WEBSTER CHARLES Location: 15 WINDY MEADOW RD	MENDES PETER	2.79	10/31/2019	287,500	293,400	102.05			
78796864	288-091-11011	WOBBE, OLIVER Location: 4 MILL STREET	NEWCITY, NINA M	0.56	4/12/2021	150,000	178,700	119.13			
60134464	288-091-11472	YARLOTT-DAVIS, TRACY Location: 3 EASTMAN ROAD	PIXLEY, STEPHEN C	5.15	5/27/2021	305,000	258,500	84.75			
Totals for R1 - Residential with less than 6 acres				127.56		17,442,000	14,804,900				

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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
61 Total Transactions	71.01	Low InterQuartile Value	79.79 Low 90% Value of Aggregate
285,934 Average Sales Price	103.69	High InterQuartile Value	89.97 High 90% Value of Aggregate
242,703 Average Listed Price	32.68	InterQuartile Range	84.88 Aggregate Ratio
90.05 Average Ratio			6.00% Sampling Error
86.58 Median Ratio	21.98	Value of Outlier Low Limit	0 Number of Low Outliers
46.28 Low Ratio	152.72	Value of Outlier High Limit	2 Number of High Outliers
174.00 High Ratio	- 27.04	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	201.75	Value of Extreme High Limit	0 Number of High Extremes/Influentials
22.65 COD			
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
3%	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
L1829511168	288-091-10239	ARMEN TIMOTHY Location: 134 DENSMORE HILL ROAD	HOLLAND MARY	10.40	6/30/2020	255,000	257,800	101.10			
L1918337024	288-091-10639	BAGGIO ALEXA Location: 631 VT ROUTE 12	ADLER ADAM	14.50	10/30/2020	449,499	299,500	66.63			
L147894272	288-091-10337	BAPTIE TIMOOTHY Location: 43 GARVIN HILL ROAD	DEMBINSKI ANNE	39.73	12/20/2019	650,000	602,500	92.69			
L1038770176	288-091-10283	BASTAS NEAL Location: 38 TINKHAM HILL ROAD	O'BRIEN DANIEL	15.56	12/30/2020	1,325,000	914,700	69.03			
L417128448	288-091-10190	BROOKECOLLINS LLC Location: 11 DRAPER ROAD	BUSHING LLC	41.20	12/31/2020	565,000	484,700	85.79			
631915584	288-091-10412	CHANDOHA AND ANDERSO... Location: 32 HORTON HILL ROAD	DANA E. ENNIS REVOCA...	31.12	4/30/2021	1,800,000	1,286,300	71.46			
L673038336	288-091-11278	COLE ROBERT Location: 205 DENSMORE HILL ROAD	STUDER VERNON	36.50	9/15/2020	675,000	399,300	59.16			
L1213530112	288-091-10835	CONNORS TIMOTHY Location: 78 DRAPER ROAD	ZIEGLER JOHN	10.50	9/18/2020	530,000	412,400	77.81			
L280895488	288-091-10584	DEHNI MICHAEL Location: 175 CLAY HILL ROAD	SHERWOOD DEBRA	65.00	12/12/2019	650,000	709,100	109.09			
1616477248	288-091-11266	DEMATTEO, AMY Location: 49 BEST ROAD	HAVILL, GAIL M	7.43	1/5/2022	479,000	306,900	64.07			
L556081152	288-091-11323	DILLON KEITH Location: 97 ADVENT HILL ROAD	WATKINS AARON	39.00	8/23/2019	200,000	306,100	153.05			O
1298401856	288-091-11741	DRAIN, CHRISTOPHER P Location: 57 DODGE LANE	SWEET HOME CARE, LLC	6.93	2/18/2022	305,000	285,100	93.48			
L1141510144	288-091-10237	EMMONDS GARY Location: 26 NORTHLAND ROAD	COLEY ROY	10.04	11/9/2020	630,000	476,200	75.59			
1684668992	288-091-11126	EZELL, JENNY M Location: 79 CREAM POT ROAD	ROBINSON, THEODORE H	65.27	12/17/2021	1,575,000	739,100	46.93			
1107072064	288-091-11388	GARCIA RENTAL PROPER... Location: 5 42ND STREET	VARNEY, CAROL J	41.10	6/7/2021	725,000	822,200	113.41			
L1433411584	288-091-10470	GRAY ROAD LLC Location: 20 GRAY ROAD	20 GRAY ROAD LLC	122.50	7/31/2020	1,575,000	871,400	55.33			
322614336	288-091-10676	GRIFFIN, KORI M Location: 152 WEBSTER ROAD	FEOLA, STEPHEN	10.10	6/30/2021	272,500	218,800	80.29			
7560256	288-091-10216	HERSOM, KENT Location: 7 SHUTE ROAD	CHARNEY FAMILY TRUST	52.00	10/29/2021	616,000	442,300	71.80			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2054754304	288-091-10262	HOSKIN GARLAN Location: 13 MERRITT ROAD	COOPER LINDA	8.36	5/15/2019	365,000	388,400	106.41			
L331980800	288-091-10352	JOSLIN JUSTIN Location: 16 HORTON HILL ROAD	BREINDEL LAUREN	10.01	5/8/2020	469,000	410,700	87.57			
L1520779264	288-091-11108	KEENE CHRISTOPHER Location: 15 MARTINSVILLE ROAD	RICE GORDON	6.00	8/27/2019	359,000	342,600	95.43			
L1523961856	288-091-10963	KENISTON JOSHUA Location: 67 ADVENT HILL ROAD	MYERS HOWARD	19.60	11/30/2020	925,000	703,300	76.03			
L517791744	288-091-11686	KOLP DONALD Location: 46 CENTER OF TOWN ROAD	BROOKS JARED	9.70	1/29/2021	415,000	308,700	74.39			
L222580736	288-091-10015	KUPFERMAN ALAN Location: 181 CLAY HILL ROAD	KAPNER STEVEN	24.40	8/13/2020	540,000	577,300	106.91			
L314740736	288-091-10379	MARTIN GWEN Location: 58 MT HUNGER ROAD	ANDREWS FAMILY REV T...	12.90	6/26/2020	415,000	400,400	96.48			
L122806272	288-091-11444	MCCRORY MICHAEL Location: 123 SHUTE ROAD	WHELAN JAMES	8.60	9/1/2020	475,000	454,500	95.68			
L893210624	288-091-11076	MCDONALD MATTHEW Location: 152 RICE ROAD	WALKER JAMES	7.40	1/15/2021	365,000	239,300	65.56			
L651837440	288-091-10535	MCINTOSH NTANDO Location: 9 GILSON FARM LANE	BASSETTE JR. JOHN	10.00	8/28/2019	214,000	225,700	105.47			
L1998102528	288-091-10060	MOON TIME LLC Location: 184 HARTLAND HILL ROAD	DUMOND MARGERY	40.00	3/16/2020	736,000	831,800	113.02			
1933966400	288-091-11303	MORRIS, CHAD C Location: 25 HARTWOOD WAY	SHEPHERDS HILL LLC	36.60	12/29/2021	1,200,000	987,400	82.28			
151082048	288-091-10583	NATALE, NICHOLAS Location: 181 BROTHERS ROAD	HART, DOUGLAS	10.50	6/25/2021	450,000	303,800	67.51			
L383721472	288-091-10587	NERENBERG CRAIG Location: 37 BROTHERS ROAD	MUNDY WILSON PIPER 2...	277.18	12/21/2020	2,470,000	943,300	38.19			
L1689370624	288-091-11182	ORLOVA YELENA Location: 730 VT RT 12	SCHANCK EMILY	31.09	8/30/2019	460,000	409,900	89.11			
L38821888	288-091-11498	PIERCE JUSTIN Location: 151 RICE ROAD	KENNETH MCWILLIAMS F...	8.00	6/10/2020	160,000	161,400	100.88			
991849536	288-091-10346	RUGG, MELANIE Location: 11 GILSON ROAD	SEARLE, SCOTT	18.00	9/2/2021	469,000	524,300	111.79			
L1835589632	288-091-10063	SEARLS DAVID Location: 91 DENSMORE HILL ROAD	LORIEN PROPERTIES LT...	10.01	12/18/2020	472,500	295,500	62.54			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1143898112	288-091-10413	SECORE ALEXIS Location: 13 NORTHVIEW ROAD	ERSKINE IV SEDRIC	10.26	2/3/2020	263,000	348,900	132.66			
L683622400	288-091-10329	SEIBERT BRIAN Location: 138 GROUT ROAD	HAMMOND MARK	7.00	12/3/2020	433,500	340,300	78.50			
1657744448	288-091-11494	SHAFFER, VIRGINIA Location: 15 STIMPSON HILL ROAD	DANIELS, DOUGLAS A	10.10	8/31/2021	550,000	356,400	64.80			
L185126912	288-091-11303	SHEPARD'S HILL LLC Location: 25 HARTWOOD WAY	TERIE ELLEN	36.60	12/21/2019	850,000	987,400	116.16			
1307073600	288-091-10735	SIRIWARDANA, NADEE Location: 66 CLAY HILL RD	KOBYLENSKI, SARA	6.10	10/1/2021	425,000	324,100	76.26			
1328699456	288-091-11613	SKINNER, COLIN Location: 17 GILSON ROAD	BOYNTON, JOSHUA P	7.10	4/9/2021	550,000	470,700	85.58			
L2128711680	288-091-10942	SMITH KEVIN Location: 32 OCEANVIEW DRIVE	MORSE ARTHUR	17.67	7/30/2019	407,000	390,000	95.82			
L1494728704	288-091-10197	SPAULDING BENJAMIN Location: 126 GILSON ROAD	CAMPBELL IRENE	8.50	9/4/2020	277,500	251,000	90.45			
L1525620736	288-091-10761	SPEARING GEORGE Location: 8 CHASE SCHOOL ROAD	SPAULDING BENJAMIN	7.20	7/21/2020	175,000	140,100	80.06			
978142272	288-091-10799	TREACY, TRICIA Location: 271 ADVENT HILL RD	QUEENRIGHT, LLC	18.20	5/3/2021	675,000	449,300	66.56			
L1527996416	288-091-11577	TRENOSKY MAXIMILIANO Location: 19 PELHAM ROAD	MAXHAM BRIANA	11.77	5/24/2019	457,500	496,200	108.46			
L362430464	288-091-11309	WALLER HUGH Location: 32 GROUT ROAD	WEATHERBY RICHARD	10.00	10/29/2019	715,000	602,100	84.21			
1618631744	288-091-11473	WASHBURN, PETER C Location: 67 DRAPER ROAD	MUSHLIN, ZEBULUN A	15.00	10/28/2021	400,000	304,400	76.10			
L1805590528	288-091-11669	WELCH T. MICHAEL Location: 615 VT ROUTE 12	MURACH LINDA	19.50	11/13/2020	90,000	94,700	105.22			
L200138752	288-091-11219	WORKMAN DEVYN Location: 30 CHASE SCHOOL ROAD	LARIVIERE SERENA	6.64	6/27/2019	325,000	281,800	86.71			
L1325277184	288-091-10439	ZBACNIK ROBERT JAMES Location: 186 GARVIN HILL ROAD	LUCOT CHARLES	8.50	2/28/2020	365,000	328,400	89.97			
Totals for R2 - Residential with 6 or more acres				1,367.37		31,194,999	24,508,500				

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
52 Total Transactions	71.55 Low InterQuartile Value		71.47 Low 90% Value of Aggregate
599,904 Average Sales Price	101.04 High InterQuartile Value		85.66 High 90% Value of Aggregate
471,317 Average Listed Price	29.50 InterQuartile Range		78.57 Aggregate Ratio
86.53 Average Ratio			9.02% Sampling Error
85.68 Median Ratio	27.30 Value of Outlier Low Limit	0 Number of Low Outliers	
38.19 Low Ratio	145.29 Value of Outlier High Limit	1 Number of High Outliers	
153.05 High Ratio	- 16.94 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.10 PRD (Regression Index)	189.53 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.44 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4% 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
L108167168	288-091-10841	DODDS GAYLE Location: 18 FAMILY CIRCLE	LANGLOIS JAYE	0.00	4/15/2020	70,000	47,500	67.86			
L525549568	288-091-10896	PRATT KEITH Location: 6 CHERRY TREE LANE	OSMER DAVID	0.00	7/19/2019	37,000	20,500	55.41			
L1344135168	288-091-10575	WALKER ROBERT SR Location: 31 FAMILY CIRCLE	MCKINSTRY MICHAEL	0.00	8/7/2019	38,500	30,700	79.74			
Totals for MHU - Mobile home un-landed				0.00		145,500	98,700				

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	55.41	Low InterQuartile Value	52.21	Low 90% Value of Aggregate
48,500 Average Sales Price	79.74	High InterQuartile Value	83.46	High 90% Value of Aggregate
32,900 Average Listed Price	24.33	InterQuartile Range	67.84	Aggregate Ratio
67.67 Average Ratio			23.02%	Sampling Error
67.86 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
55.41 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
79.74 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
11.95 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
L396886016	288-091-10276	KENDALL PAUL Location: 545 RT 12	LAMOUREUX NICHOLAS	7.62	4/17/2020	97,000	101,500	104.64			

Totals for MHL - Mobile home landed				7.62		97,000	101,500				
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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	
1 Total Transactions	104.64	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
97,000 Average Sales Price	104.64	High InterQuartile Value	0.00	High 90% Value of Aggregate
101,500 Average Listed Price	0.00	InterQuartile Range	104.64	Aggregate Ratio
104.64 Average Ratio				Sampling Error
104.64 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
104.64 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
104.64 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
L1766875136	288-091-10178	DEPOT STREET APARTME... Location: 280-282 ROUTE 12	BUGBEE NELSON	1.00	6/15/2020	150,000	213,800	142.53			
1950589504	288-091-10433	TURBODATA, LLC Location: 19 MARTINSVILLE ROAD	PUTNAM, TAMMIE	1.50	1/26/2022	115,000	183,400	159.48			
Totals for C - Commercial				2.50		265,000	397,200				

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	
2 Total Transactions	142.53	Low InterQuartile Value	98.51	Low 90% Value of Aggregate
132,500 Average Sales Price	159.48	High InterQuartile Value	201.27	High 90% Value of Aggregate
198,600 Average Listed Price	16.94	InterQuartile Range	149.89	Aggregate Ratio
151.01 Average Ratio			34.28%	Sampling Error
151.01 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
142.53 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
159.48 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
5.61 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
L2048471040	288-091-11129	A.B.L.E. WASTE MANAG... Location: 50 ROUTE 12	ROCKWOOD CODIE	1.05	6/4/2020	45,000	38,000	84.44			
L89702400	288-091-10468	BIRCH HILL LLC Location: 41 OLD BIRCH ROAD	STROUSSE VICTORIA	72.90	7/31/2020	275,000	205,200	74.62			
L842227712	288-091-11705	BRUCE VAKIENER Location: 320 WEED ROAD	THE ANDREW STEWART T...	22.47	11/20/2020	210,000	279,600	133.14			
L1850781696	288-091-11079	CROSBY GERRIT Location: 73 GROUT ROAD	RADVANY ANNAMARIA	40.74	5/8/2019	320,000	152,300	47.59			
L2052628480	288-091-10806	GREEN MOUNTAIN POOL ... Location: 240 ADVENT HILL ROAD	LOBDELL SCOTT	8.44	8/21/2020	55,000	94,000	170.91	O		
1111581760	288-091-11647	JACQUELINE KIMBERLY ... Location: 5 MAPLE HEIGHTS	MILORD, LUCKNER	8.43	5/25/2021	690,000	298,900	43.32			
L16302080	288-091-10446	PEZANOWSKI RYAN Location: 2 WHITTELSLEY LANE	FOLLENSBEE DAVID	7.29	11/30/2020	40,000	47,700	119.25			
56887872	288-091-10565	POMFRET LANDWORKS LL... Location: 70 ROUTE 4 HARTLAND VERMONT	HAMMOND, HAMMOND FAM...	41.00	3/4/2022	125,000	134,700	107.76			
2024569920	288-091-10572	POWCHIK, PETER Location: 110 ADVENT HILL ROAD	HARDING, LOUISE A	19.72	11/30/2021	360,000	106,000	29.44			
199613504	288-091-10794	ROSE, DONALD A Location: 76 GROUT ROAD	LEVY, JOHN	26.00	10/15/2021	220,000	131,800	59.91			
L1218891776	288-091-11575	SWITCHBACK TREASURE ... Location: 1 WHITTELSEY LANE	COULL JAMES	6.56	7/3/2020	27,500	46,200	168.00	O		
Totals for M - Miscellaneous				254.60		2,367,500	1,534,400				

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
11 Total Transactions	47.59	Low InterQuartile Value	44.50 Low 90% Value of Aggregate
215,227 Average Sales Price	133.14	High InterQuartile Value	85.12 High 90% Value of Aggregate
139,491 Average Listed Price	85.55	InterQuartile Range	64.81 Aggregate Ratio
94.40 Average Ratio			31.34% Sampling Error
84.44 Median Ratio	- 80.73	Value of Outlier Low Limit	0 Number of Low Outliers
29.44 Low Ratio	261.47	Value of Outlier High Limit	0 Number of High Outliers
170.91 High Ratio	- 209.05	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.46 PRD (Regression Index)	389.79	Value of Extreme High Limit	0 Number of High Extremes/Influentials
47.82 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
1603894336	288-091-11509	18 HORTON HILL RD LL... Location: 18 HORTON HILL ROAD	JEFF AND DENISE ZACK...	12.59	12/31/2021	560,999	341,600	60.89			
1643508800	288-091-10906	RUMSEY, JOHN R Location: 30 LINDEN ROAD, UNIT 12	WEHMEYER, LOREN	1.43	7/13/2021	450,000	330,700	73.49			
Totals for O - Other				14.02		1,010,999	672,300				

O - Other

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	60.89	Low InterQuartile Value	29.13	Low 90% Value of Aggregate
505,500 Average Sales Price	73.49	High InterQuartile Value	103.87	High 90% Value of Aggregate
336,150 Average Listed Price	12.60	InterQuartile Range	66.50	Aggregate Ratio
67.19 Average Ratio			56.20%	Sampling Error
67.19 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
60.89 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
73.49 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
9.37 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
120 Total Transactions	68.15 Low InterQuartile Value		75.09 Low 90% Value of Aggregate
429,712 Average Sales Price	102.49 High InterQuartile Value		84.67 High 90% Value of Aggregate
343,262 Average Listed Price	34.34 InterQuartile Range		79.88 Aggregate Ratio
87.46 Average Ratio			6.00% Sampling Error
85.48 Median Ratio	16.64 Value of Outlier Low Limit	0 Number of Low Outliers	
38.19 Low Ratio	154.00 Value of Outlier High Limit	2 Number of High Outliers	
174.00 High Ratio	- 34.87 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.09 PRD (Regression Index)	205.52 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
21.43 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
3% 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
2 Total Transactions	142.53	Low InterQuartile Value	98.39 Low 90% Value of Aggregate
132,500 Average Sales Price	159.48	High InterQuartile Value	201.38 High 90% Value of Aggregate
198,600 Average Listed Price	16.94	InterQuartile Range	149.89 Aggregate Ratio
151.01 Average Ratio			34.35% Sampling Error
151.01 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
142.53 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
159.48 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
5.61 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 **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
11 Total Transactions	47.59 Low InterQuartile Value		44.45 Low 90% Value of Aggregate
215,227 Average Sales Price	133.14 High InterQuartile Value		85.17 High 90% Value of Aggregate
139,491 Average Listed Price	85.55 InterQuartile Range		64.81 Aggregate Ratio
94.40 Average Ratio			31.41% Sampling Error
84.44 Median Ratio	- 80.73 Value of Outlier Low Limit	0 Number of Low Outliers	
29.44 Low Ratio	261.47 Value of Outlier High Limit	0 Number of High Outliers	
170.91 High Ratio	- 209.05 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.46 PRD (Regression Index)	389.79 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
47.82 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
133 Total Transactions	67.80	Low InterQuartile Value	74.89 Low 90% Value of Aggregate
407,504 Average Sales Price	104.93	High InterQuartile Value	84.24 High 90% Value of Aggregate
324,233 Average Listed Price	37.14	InterQuartile Range	79.57 Aggregate Ratio
88.99 Average Ratio			5.87% Sampling Error
85.58 Median Ratio	12.09	Value of Outlier Low Limit	0 Number of Low Outliers
29.44 Low Ratio	160.63	Value of Outlier High Limit	3 Number of High Outliers
174.00 High Ratio	- 43.61	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	216.34	Value of Extreme High Limit	0 Number of High Extremes/Influentials
24.38 COD			
4	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
3%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		