

Study created by Cy.Bailey@vermont.gov on 12/2/2022 at 4:12 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1172324352	291-092-11149	AGAN CHRISTOPHER Location: 502 DUCK POINT ROAD	OUELLETTE GEORGE	0.15	10/25/2019	250,000	222,000	88.80			
L1612910592	291-092-11317	BADEAU TYLER Location: 2126 CARTER HILL ROAD	BEGNOCHE MARCEL	2.72	10/11/2019	267,600	242,200	90.51			
L1676824576	291-092-10225	BESSETTE BRENDAN Location: 110 BRETON DRIVE	LAWRENCE DANA	2.97	8/24/2020	218,000	242,100	111.06			
800416832	291-092-10932	BEYOR, JONATHON B Location: 57 JEWELL AVENUE	TALLMAN, LEO	1.33	5/28/2021	307,500	244,900	79.64			
L1779392512	291-092-11873	BIGELOW SOPHIE Location: 2679 MACHIA RD	DAVIS EDWARD	1.20	11/13/2020	215,000	172,800	80.37			
636570688	291-092-11918	BLAIR, JARED Location: 98 PENNY LANE	BELLROSE, COREY	1.78	8/20/2021	331,000	230,500	69.64			
L951541760	291-092-11459	BOCKUS JR. DANIEL Location: 426 HANNA ROAD	WARD BRIAN	2.48	8/9/2019	260,000	263,900	101.50			
1072325696	291-092-10045	BRYANT, JACOB Location: 762 HIGHGATE ROAD	STEARNS, TRAVIS J	2.00	5/27/2021	259,500	195,700	75.41			
96424512	291-092-10268	CABANA, MATTHEW Location: 30 BURNOR DRIVE	BISSONETTE, WILLIAM ...	2.00	2/15/2022	429,000	243,200	56.69			
L844718080	291-092-10546	CAMILLERI TYLER Location: 2792 MACHIA ROAD	DUDLEY STEVEN	1.27	8/28/2019	229,500	186,100	81.09			
L2025041920	291-092-11323	CARTY TIMOTHY Location: 190 TANGLEWOOD DRIVE	BROSKY VERNON	1.80	8/26/2019	269,900	222,900	82.59			
L432078848	291-092-12063	CHOINIERE ALEX Location: 122 BOONE DRIVE	KNOWLES ASHLEY	1.57	5/17/2019	226,000	206,000	91.15			
256862784	291-092-10898	CLANCY, PAUL D Location: 2982 US ROUTE 7	KLINEFELTER, ALAN	0.62	3/11/2022	299,000	277,400	92.78			
L2000199680	291-092-11536	COLLETTE SAMUEL Location: 1011 DUNTON ROAD	JACKSON DOUGLAS	1.00	8/24/2020	257,000	212,200	82.57			
L885030912	291-092-11380	CURTIS JUSTIN Location: 328 QUAIL DRIVE	LAROCHE KELLY	1.56	8/31/2020	244,000	219,200	89.84			
L1356480512	291-092-11873	DAVIS EDWARD Location: 2679 MACHIA ROAD	HUBACHER KENNETH	1.20	8/22/2019	201,000	172,800	85.97			
1766284352	291-092-10470	DEMAG, SR, HARLEY D Location: 238 ST. ARMAND ROAD	RUSHLOW, JUSTIN	0.50	10/21/2021	210,000	167,500	79.76			
503516224	291-092-11278	DEZENTJE, COLE Location: 1480 LAMKIN STREET	BENCKERT, BARTHOLOME...	3.97	7/22/2021	293,000	196,500	67.06			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
169294912	291-092-10186	DOOLAN, JEREMIAH Location: 266 JEWELL AVE	BOUDREAU, CHRIS	3.71	11/19/2021	361,000	193,800	53.68			
L1541144576	291-092-11218	FLANAGAN MATTHEW Location: 27 FRONTAGE ROAD	CAMPBELL CORY	1.00	9/11/2020	185,000	161,200	87.14			
L1608388608	291-092-11471	FORTIN ADAM Location: 6507 VT ROUTE 78	RIXFORD PETER	1.00	10/31/2019	197,500	156,400	79.19			
1044614208	291-092-10447	FRASIER, STEPHEN C Location: 16 COOK ROAD	GRENNON, CYRUS	0.25	8/2/2021	300,000	191,300	63.77			
L1878982656	291-092-10931	FRATIES JOHN Location: 4073 VT ROUTE 78	CARLTON C. LAFRANCE ...	1.38	2/20/2020	250,000	241,900	96.76			
718746688	291-092-10336	GAGE, DUANE M Location: 5583 VERMONT ROUTE 78	DEROSIA, NATHAN	1.92	6/22/2021	275,000	180,000	65.45			
2102946368	291-092-10228	GAUTHIER, MARIAH Location: 6723 VT RTE 78	HERSEY, MERRILL H	0.21	3/11/2022	129,000	127,700	98.99			
L1555046400	291-092-11328	GOVER KORY Location: 3828 VT ROUTE 78	PARAH MAURICE	0.93	10/25/2019	263,900	257,700	97.65			
L1709129728	291-092-10447	GRENNON CYRUS Location: 16 COOK ROAD	FOURNIER TIMOTHY	0.25	5/4/2020	218,000	191,300	87.75			
L306352128	291-092-10907	HAMLIN MARK Location: 92 BMX BOULEVARD	IVES DANNY	2.82	10/26/2020	230,000	193,500	84.13			
L499843072	291-092-12095	HARTIGAN CHRISTOPHER Location: 234 THAK BLVD	THE ESTATE OF GREGOR...	1.40	6/24/2020	265,000	232,300	87.66			
L2047102976	291-092-10947	HEMOND-MURPHY TYLER Location: 210 CHARLES CIRCLE	LAMOTT DUANE	0.50	6/14/2019	197,000	173,400	88.02			
L1188061184	291-092-11229	HICKOK DARRELL Location: 258 MONUMENT ROAD	HART PATRICK	1.37	12/18/2020	254,500	230,000	90.37			
2107696192	291-092-11284	HOUGHTON, JEFFREY Location: 2263 MACHIA ROAD	MCDONALD, JOHN	0.88	5/6/2021	265,000	268,300	101.25			
1110778944	291-092-10458	HYDON, NICHOLAS R Location: 17 DECKER ROAD	CROWN, ANTHONY A	0.27	5/7/2021	105,000	105,700	100.67			
804142144	291-092-10483	JONES, TREVOR Location: 609 JEDWARE CIRCLE	YOUNG, MATTHEW S	0.93	11/30/2021	330,000	199,700	60.52			
L1660329984	291-092-11314	KANE III THOMAS Location: 114 CAMPAGNA ROAD	CHOINIERE JEFFREY	3.64	7/8/2020	241,000	223,900	92.90			
356351040	291-092-10451	KANTOR, BRYAN Location: 698 COUNTRY CLUB ROAD	NE QOZ 698 LLC	0.63	12/17/2021	405,000	317,500	78.40			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1822162944	291-092-10581	LABELLE JEFFREY Location: 11 MCLAUGHLIN DRIVE	FLETCHER SETH	0.91	5/16/2019	210,000	205,500	97.86			
L336203776	291-092-10409	LAROCHE DAVID Location: 2810 CARTER HILL RD	DAVIS ETHAN	0.57	8/17/2020	225,000	203,900	90.62			
L1430425600	291-092-10002	LOYER COLTON Location: 3688 VT RTE 78	GILMAN DUSTY	0.63	9/1/2020	158,000	112,700	71.33			
L1734946816	291-092-10700	LUNEAU TIMOTHY Location: 574 CARTER HILL ROAD	GAGNE MICHAEL	5.00	7/12/2019	350,000	388,700	111.06			
L109219840	291-092-11498	MACHIA JEREMY Location: 391 JEDWARE CIRCLE	BOUCHARD CHAD	0.93	9/27/2019	210,000	216,800	103.24			
1570001984	291-092-11742	MARTEL, LANCE Location: 1939 MOREY ROAD	COTA, JORDAN A	2.35	6/10/2021	313,000	245,000	78.27			
L422584320	291-092-11779	MASKELL MARK Location: 62 LADIMI CIRCLE	LADEIEU MICHAEL	1.00	5/30/2019	250,000	245,200	98.08			
1094655040	291-092-11540	MASKELL, GREGORY Location: 26 BROSSEAU ROAD	CARTON, GERALD	0.84	10/1/2021	82,500	127,100	154.06	O	O	E
L1460256768	291-092-10036	MASON HANNAH Location: 134 BEAULIEU ROAD	BANGS PAUL	0.43	7/3/2020	212,500	190,800	89.79			
L1321385984	291-092-10862	MASSE WILLIAM Location: 90 MONUMENT ROAD	JARING CORNELIS	1.65	2/27/2020	275,000	244,800	89.02			
L1950089216	291-092-10126	MATTISON CHRISTOPHER Location: 285 ST ARMAND ROAD	HELFRICH THERESA	1.00	7/23/2020	282,000	273,300	96.91			
L1534472192	291-092-11090	MCNALL COREY Location: 6603 ROUTE 78	MACHIA JOHN	0.50	7/17/2019	189,900	155,400	81.83			
L687022080	291-092-11815	MILLER ROBERT Location: 56 TARTE ROAD	WOLCOTT TINA	1.71	7/31/2019	225,000	201,700	89.64			
L936992768	291-092-10055	NAHUMCK DANA Location: 344 VT RTE 78	BARRETTE DAVID	0.49	10/5/2020	232,000	183,400	79.05			
1926859840	291-092-10439	NASH, BENJAMIN E Location: 617 BROSSEAU ROAD	SYLVESTER, BRADLEY	1.40	7/29/2021	387,500	226,700	58.50			
L270426112	291-092-11209	OLIO ADAM Location: 27 MEADOW LANE	MINOR WINDY	0.50	5/8/2020	218,000	165,200	75.78			
L843005952	291-092-11901	OREN-IBARRA PHILLIP Location: 2183 CARTER HILL ROAD	CLODGO MICHAEL	4.37	8/14/2020	277,000	241,000	87.00			
100106816	291-092-10640	PAPPANO, JEREMY Location: 6635 VERMONT ROUTE 78	ROBERTS, AARON	0.72	1/12/2022	182,000	197,700	108.63			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1443123200	291-092-11825	PARENT FAMILY FARMS ... Location: 377 RT 7	ESTATE OF RICK M. SA...	2.15	6/19/2019	225,000	232,900	103.51			
L1001099264	291-092-11330	PEPIN BRENNAN Location: 166 BEAULIEU ROAD	BERTRAND FRANCIS	0.92	11/20/2020	327,500	246,300	75.21			
L2063880192	291-092-11840	ROGERS CHANDLER Location: 3102 MACHIA ROAD	BADEAU TYLER	2.53	10/11/2019	261,000	244,100	93.52			
L2014224384	291-092-11586	ROSS ALYSSA Location: 73 CROSS STREET	ROSEMARY J STANLEY L...	0.68	6/22/2020	222,000	185,800	83.69			
729840704	291-092-10475	RUGGLES, MELISSA Location: 310 US ROUTE 7	THAYER, MIRANDA	1.50	12/15/2021	207,000	187,500	90.58			
L507035648	291-092-11832	SANTOR NICHOLAS Location: 58 AUTUMN WAY	LONGWAY LIZA	1.64	5/22/2020	255,000	234,600	92.00			
L1057759232	291-092-11912	SHARPE BRANDIE Location: 43 ILA LANE	CONNELLY RANDALL	0.56	6/29/2020	192,000	187,600	97.71			
L1386160128	291-092-11033	SMITH SHANE Location: 399 COUNTRY CLUB ROAD	LEVESQUE FAMILY TRUS...	1.25	9/14/2020	345,000	269,100	78.00			
133073984	291-092-12231	SMITH, KENNY P Location: 245 QUARRY LANE	SAMSON, EMILY	1.76	7/17/2021	355,000	221,100	62.28			
L1831276544	291-092-12155	SPEARS KENNETH Location: 2826 ST. ARMAND ROAD	PAPINEAU LUCAS	1.06	1/17/2020	188,000	187,400	99.68			
L944988160	291-092-11146	SUMMERS MARY Location: 224 LIME KILN RD	CHENEY SHAWN	0.60	7/15/2019	284,900	255,200	89.58			
L582230016	291-092-11913	TRIPPANY JUSTIN Location: 61 ILA LANE	GIBSON MORIAH	0.56	10/9/2020	225,000	203,700	90.53			
828464192	291-092-10155	VALLEY, CAMERON Location: 7165 ROUTE 78	MILES, CHAD	1.31	10/29/2021	289,900	191,800	66.16			
L2047614976	291-092-11714	VANSLETTE JANE Location: 39 PLATT ROAD	COLACECI JAMES	0.24	6/26/2020	220,000	159,300	72.41			
14912576	291-092-10603	WAGNER, ADAM M Location: 423 HIGHGATE ROAD	SMITH, KENNY	0.29	7/28/2021	260,000	150,000	57.69			
1076212800	291-092-11737	WEISS, BRIANNA Location: 5171 US RT 7	GAGNE, ADAM	1.26	6/25/2021	202,000	146,300	72.43			
1121760320	291-092-12022	WHITE, ROBERT JR. Location: 6441 RTE 78	CASWELL, AARON	1.14	6/25/2021	252,000	182,200	72.30			
1807264832	291-092-11941	WHITE, WILLIAM Location: 977 CAMPAGNA ROAD	KITTELL-MITCHELL, FO...	2.37	9/3/2021	389,000	305,600	78.56			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1713366080	291-092-10106	WILLIAMS, NICHOLAS Location: 91 HILL TOP LANE	CHATES, BRYAN	0.34	5/12/2021	229,000	169,900	74.19			
L627556352	291-092-11526	YANDOW RILEY Location: 2500 MOREY ROAD	PARIZO MARY	1.00	11/13/2020	171,500	153,200	89.33			
L1616420864	291-092-10881	ZAK DANIELLE Location: 234 U.S. ROUTE 7	JUAIRE RONALD	0.77	9/1/2020	185,000	175,900	95.08			
Totals for R1 - Residential with less than 6 acres				102.14		18,804,100	15,677,900				

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	
75 Total Transactions	75.78	Low InterQuartile Value	80.28	Low 90% Value of Aggregate
252,995 Average Sales Price	93.52	High InterQuartile Value	85.85	High 90% Value of Aggregate
210,146 Average Listed Price	17.75	InterQuartile Range	83.06	Aggregate Ratio
84.62 Average Ratio			3.36%	Sampling Error
87.40 Median Ratio	49.16	Value of Outlier Low Limit	0	Number of Low Outliers
53.68 Low Ratio	120.14	Value of Outlier High Limit	1	Number of High Outliers
111.06 High Ratio	22.54	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	146.76	Value of Extreme High Limit	1	Number of High Extremes/Influentials
12.16 COD				
6	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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1226350592	291-092-10187	ALLARD JEREMY Location: LOTS 1, 2, 3, 4 AND 5 OF FOX DEN ON DURKEE ROAD	SAMG X LLC	34.14	3/17/2020	140,000	82,700	59.07			
557677632	291-092-11663	BEGELEUS, PIERRE Location: 3242 CARTER HILL ROAD	CANDAGE, BRIAN	6.00	12/17/2021	352,000	242,800	68.98			
L1673822208	291-092-10474	COSTA DANIEL Location: 3948 VT ROUTE 78	BEAN JUSTIN	7.90	8/14/2020	248,000	212,500	85.69			
216529984	291-092-11240	LACROSS, DOUGLAS Location: 4205 ROLLO ROAD	GILDING, TRUSTEE, MA...	14.53	12/14/2021	379,000	302,200	79.74			
L1520865280	291-092-10006	LANGE QUINN Location: 923 HANNA ROAD	AIROLDI JANICE	7.00	5/15/2020	295,000	299,300	101.46			
L1678282752	291-092-10712	TREMBLAY JUSTIN Location: 185 BOUCHARD ROAD	GAGNER EUGENE	10.00	8/30/2019	270,000	207,200	76.74			
L161005568	291-092-10906	WILLIAM SCOTT MACLAC... Location: 390 JONES ROAD	HELEN BOUCHER	10.30	5/1/2019	262,500	217,200	82.74			
1502559296	291-092-10960	YOUNG, SHAWN Location: 1275 CARTER HILL ROAD	FERLAND, DEBORAH	10.12	12/2/2021	365,000	265,100	72.63			
Totals for R2 - Residential with 6 or more acres				99.99		2,311,500	1,829,000				

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	
8 Total Transactions	69.89	Low InterQuartile Value	71.75	Low 90% Value of Aggregate
288,938 Average Sales Price	84.95	High InterQuartile Value	86.51	High 90% Value of Aggregate
228,625 Average Listed Price	15.06	InterQuartile Range	79.13	Aggregate Ratio
78.38 Average Ratio			9.33%	Sampling Error
78.24 Median Ratio	47.30	Value of Outlier Low Limit	0	Number of Low Outliers
59.07 Low Ratio	107.54	Value of Outlier High Limit	0	Number of High Outliers
101.46 High Ratio	24.71	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	130.13	Value of Extreme High Limit	0	Number of High Extremes/Influentials
11.54 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
13%	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
L973488128	291-092-10467	DESORCIE DAVID Location: 31 PAUL S COURT	ROBTOY JUSTIN	0.00	12/9/2020	27,500	27,500	100.00			
990219328	291-092-10783	PATTERSON, PENNY A Location: 103 VIRGINIA LANE	COMBS, JENNIFER	0.00	4/14/2021	14,000	20,400	145.71	O	O	
L279445504	291-092-12036	WARD NANCY Location: 1015 BROSSEAU RD	FOSTER DARLENE	0.00	8/31/2019	65,000	79,700	122.62			
Totals for MHU - Mobile home un-landed				0.00		106,500	127,600				

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	100.00	Low InterQuartile Value	97.50	Low 90% Value of Aggregate
35,500 Average Sales Price	145.71	High InterQuartile Value	142.12	High 90% Value of Aggregate
42,533 Average Listed Price	45.71	InterQuartile Range	119.81	Aggregate Ratio
122.78 Average Ratio			18.62%	Sampling Error
122.62 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
100.00 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
145.71 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
12.43 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				

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1908637696	291-092-11905	BENJAMIN ZACHARY Location: 23 ERIC DRIVE	CONGER SHANE	1.03	5/15/2020	150,000	142,500	95.00			
L830701568	291-092-11894	BOURDEAU CHARLENE Location: 217 HOAGUE DIRVE	MESSIER LEO	1.03	8/12/2020	169,000	164,700	97.46			
535448640	291-092-10564	COMBS, MATTHEW Location: 829 DURKEE ROAD	EILEEN DURKEE REV TR...	1.20	7/30/2021	205,000	136,300	66.49			
21982272	291-092-10545	COTE, RYAN Location: 356 COUNTRY CLUB ROAD	ST. FRANCIS, JR., RI...	0.78	9/9/2021	230,000	188,900	82.13			
L307568640	291-092-12285	DARROW JULIE Location: 115 DESO DRIVE	DESO & LEDUC PROPERT...	1.29	10/2/2020	208,000	187,300	90.05			
1136176192	291-092-10151	GIBSON, KASSIE Location: 517 CARTER HILL ROAD	BARRATT, BRENDA	1.00	8/13/2021	230,000	187,900	81.70			
L249421824	291-092-11907	HOLOBOWICZ PAULA Location: 3 ERIC DRIVE	ROCHELEAU ROBERT	1.03	2/10/2020	165,000	161,100	97.64			
L969564160	291-092-10256	KILBURN TYLER SCOTT Location: 1645 HIGHGATE ROAD	MCCINTIRE ANDREW	2.50	7/24/2019	156,000	157,200	100.77			
1162304576	291-092-12191	LUMSDEN, NATHAN J Location: 291 RHEAUME ROAD	O'NEILL, BENJAMIN	10.88	10/20/2021	240,000	207,800	86.58			
L2069331968	291-092-12165	PERRY ZACHARY Location: 154 BMX BOULEVARD	IVES MELISSA	14.89	3/15/2021	237,000	260,100	109.75			
465581120	291-092-10763	RAINVILLE, EDMUND Location: 313 LAMKIN ST	CLAPPER, NICOLE M	1.02	6/14/2021	60,000	69,300	115.50			
2132896832	291-092-11923	ST FRANCIS, JR., RIC... Location: 272 COUNTRY CLUB RD	EMMONS, ERIC S	1.10	9/9/2021	223,700	170,800	76.35			
1995049536	291-092-10837	SWEET, TYLER Location: 679 GORE ROAD	HISLOP, RODNEY	10.10	2/22/2022	200,000	184,900	92.45			
750079040	291-092-12171	TICE, MELISSA Location: 920 DEER YARD DRIVE	BILLADO, DANIEL E	1.31	8/5/2021	224,000	163,900	73.17			
L1466474496	291-092-11881	VIDAL JOSHUA Location: 480 HOAGUE DRIVE	BOCKUS JR ARNOLD	1.51	1/9/2020	124,000	112,800	90.97			
Totals for MHL - Mobile home landed				50.67		2,821,700	2,495,500				

MHL - Mobile home landed

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	81.70	Low InterQuartile Value	82.77 Low 90% Value of Aggregate
188,113 Average Sales Price	97.64	High InterQuartile Value	94.11 High 90% Value of Aggregate
166,367 Average Listed Price	15.94	InterQuartile Range	88.44 Aggregate Ratio
90.40 Average Ratio			6.41% Sampling Error
90.97 Median Ratio	57.78	Value of Outlier Low Limit	0 Number of Low Outliers
66.49 Low Ratio	121.55	Value of Outlier High Limit	0 Number of High Outliers
115.50 High Ratio	33.87	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	145.46	Value of Extreme High Limit	0 Number of High Extremes/Influentials
11.15 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			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1067027520	291-092-11377	DEE, LESLIE Location: 118 PLATT ROAD	POULIN, JOHN D	0.21	7/16/2021	199,900	162,400	81.24			
L600842240	291-092-10748	FRANK DECKER Location: 373 SHIPYARD ROAD	SPARACINO GERARD	0.21	8/9/2019	173,000	147,300	85.14			
L1254326272	291-092-11464	JC CAMS LLC Location: 264 SUNSET DRIVE	GUO MINGRUO	0.64	9/4/2020	223,000	228,000	102.24			
L1726447616	291-092-11305	KANTOR DANIEL Location: 772 COUNTRY CLUB ROAD	PANYSZAK JOHN	1.62	10/30/2020	339,000	354,100	104.45			
748276800	291-092-11702	KANTOR, BRYAN Location: 584 COUNTRY CLUB ROAD	VINCENT, JANET	0.41	8/6/2021	345,000	273,000	79.13			
1327090752	291-092-11705	KANTOR, JOYCE M Location: 573 COUNTRY CLUB ROAD	VINCENT, RICHARD	1.20	8/6/2021	180,000	162,200	90.11			
1173996096	291-092-10465	MCSHINSKY, ROBERT, J... Location: 4351 VERMONT ROUTE 7	BELANGER, DAVID	0.78	1/11/2022	110,000	114,600	104.18			
1875227712	291-092-11364	SD RENTALS, LLC Location: 102 SUNSET DRIVE	PELTIER, MATTHEW R	0.88	6/24/2021	95,000	117,400	123.58			
L797806592	291-092-10469	WALKER ROBERT Location: 786 COUNTRY CLUB ROAD	DANIELS JULIANA	0.29	11/14/2019	130,000	173,800	133.69	O	O	
1755409472	291-092-11295	WISOCKY, JESSICA L Location: 146 SUNSET VIEW DRIVE	THE ROBERT F. LIVING...	0.73	9/8/2021	219,000	235,900	107.72			
Totals for S1 - Vacation home with less than 6 acres				6.97		2,013,900	1,968,700				

S1 - Vacation home 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
10 Total Transactions	84.17	Low InterQuartile Value	88.73 Low 90% Value of Aggregate
201,390 Average Sales Price	111.68	High InterQuartile Value	106.78 High 90% Value of Aggregate
196,870 Average Listed Price	27.51	InterQuartile Range	97.76 Aggregate Ratio
101.15 Average Ratio			9.23% Sampling Error
103.21 Median Ratio	42.90	Value of Outlier Low Limit	0 Number of Low Outliers
79.13 Low Ratio	152.95	Value of Outlier High Limit	0 Number of High Outliers
133.69 High Ratio	1.63	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	194.22	Value of Extreme High Limit	0 Number of High Extremes/Influentials
13.15 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			

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
804514880	291-092-11213	ASSET 20024, L.L.C. Location: 38 ST. ARMAND ROAD	TEMPO ADMINISTRATIV...	0.14	7/28/2021	78,500	133,000	169.43	E		
764529728	291-092-10592	FOX, JOHN L Location: 0 US ROUTE 7	LIVINGSTON INTERNATI...	4.00	8/6/2021	26,000	73,800	283.85	E		
Totals for C - Commercial				4.14		104,500	206,800				

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	169.43	Low InterQuartile Value	(68.20) Low 90% Value of Aggregate
52,250 Average Sales Price	283.85	High InterQuartile Value	463.99 High 90% Value of Aggregate
103,400 Average Listed Price	114.42	InterQuartile Range	197.89 Aggregate Ratio
226.64 Average Ratio			134.47% Sampling Error
226.64 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
169.43 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
283.85 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.15 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
25.24 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
1083628096	291-092-12339	BOURBEAU, BRIAN Location: MUSKRAT RUN	SHEDRICK, CINDY	5.58	3/30/2022	130,000	80,700	62.08			
1908363840	291-092-11253	CALLAN, THOMAS Location: LOT 6, JAYBIRD LANE	BARRETTE, DAVID E	1.17	2/9/2022	59,000	58,300	98.81			
L1180557312	291-092-10957	FORTIN DOUGLAS Location: DUNTON ROAD	LANTMAN CHRISTOPHER	61.00	1/31/2020	115,000	152,900	132.96	O		
1633248320	291-092-11883	FRANKLIN INVESTMENTS... Location: 456 HOAGUE DRIVE - LOT 4	BOCKUS, JR., ARNOLD ...	1.03	5/17/2021	75,000	75,800	101.07			
9590848	291-092-10813	RAINVILLE, DANIEL J Location: 28.75 ACRES ON ST. ARMAND ROAD	HAYS, VIVIAN	28.75	4/2/2021	70,000	111,100	158.71	O		
Totals for M - Miscellaneous				97.53		449,000	478,800				

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	
5 Total Transactions	80.45	Low InterQuartile Value	67.46	Low 90% Value of Aggregate
89,800 Average Sales Price	145.84	High InterQuartile Value	145.82	High 90% Value of Aggregate
95,760 Average Listed Price	65.39	InterQuartile Range	106.64	Aggregate Ratio
110.73 Average Ratio			36.74%	Sampling Error
101.07 Median Ratio	- 17.64	Value of Outlier Low Limit	0	Number of Low Outliers
62.08 Low Ratio	243.92	Value of Outlier High Limit	0	Number of High Outliers
158.71 High Ratio	- 115.73	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	342.01	Value of Extreme High Limit	0	Number of High Extremes/Influentials
25.88 COD				
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
40% 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
L974471168	291-092-11647	CHICOINE CHRISTOPHER Location: 735H RAMP ROAD	THE MIXINGBOARD INC	0.00	7/8/2020	23,900	23,900	100.00			
L1281884160	291-092-69140	FOULK WILLIAM Location: 735A RAMP ROAD	STERLING ROBERT	0.00	10/8/2020	26,000	26,400	101.54			
L658538496	291-092-10461	HEFLEY JOHN Location: 662 AIRPORT ROAD	CVR LUMBER INC	0.00	5/7/2020	85,000	65,300	76.82			
L228622336	291-092-11802	HOWE DAVID Location: 483 BOX STREET	HAMEL STEPHEN	0.04	7/21/2020	43,500	52,100	119.77			
1563642944	291-092-10724	LOST NATION AVIATION... Location: 689 - RD	BROUILLARD, ROLAND G	0.00	6/24/2021	34,000	16,000	47.06			
2149440	291-092-11287	SPERANZA, ANTHONY Location: 733 A RAMP ROAD	NUTTALL REVOCABLE LI...	0.00	8/26/2021	45,000	27,000	60.00			
Totals for O - Other				0.04		257,400	210,700				

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	
6 Total Transactions	56.76	Low InterQuartile Value	62.70	Low 90% Value of Aggregate
42,900 Average Sales Price	106.10	High InterQuartile Value	101.01	High 90% Value of Aggregate
35,117 Average Listed Price	49.33	InterQuartile Range	81.86	Aggregate Ratio
84.20 Average Ratio			23.39%	Sampling Error
88.41 Median Ratio	- 17.23	Value of Outlier Low Limit	0	Number of Low Outliers
47.06 Low Ratio	180.09	Value of Outlier High Limit	0	Number of High Outliers
119.77 High Ratio	- 91.23	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	254.09	Value of Extreme High Limit	0	Number of High Extremes/Influentials
25.91 COD				
2	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			

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
117 Total Transactions	77.41 Low InterQuartile Value		82.44 Low 90% Value of Aggregate
224,915 Average Sales Price	97.78 High InterQuartile Value		87.12 High 90% Value of Aggregate
190,679 Average Listed Price	20.37 InterQuartile Range		84.78 Aggregate Ratio
87.90 Average Ratio			2.76% Sampling Error
88.02 Median Ratio	46.86 Value of Outlier Low Limit	0 Number of Low Outliers	
47.06 Low Ratio	128.34 Value of Outlier High Limit	3 Number of High Outliers	
154.06 High Ratio	16.30 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	158.90 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
14.82 COD			
11 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			

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	169.43	Low InterQuartile Value	(68.47) Low 90% Value of Aggregate
52,250 Average Sales Price	283.85	High InterQuartile Value	464.26 High 90% Value of Aggregate
103,400 Average Listed Price	114.42	InterQuartile Range	197.89 Aggregate Ratio
226.64 Average Ratio			134.61% Sampling Error
226.64 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
169.43 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
283.85 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.15 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
25.24 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
5 Total Transactions	80.45	Low InterQuartile Value	67.27 Low 90% Value of Aggregate
89,800 Average Sales Price	145.84	High InterQuartile Value	146.00 High 90% Value of Aggregate
95,760 Average Listed Price	65.39	InterQuartile Range	106.64 Aggregate Ratio
110.73 Average Ratio			36.91% Sampling Error
101.07 Median Ratio	- 17.64	Value of Outlier Low Limit	0 Number of Low Outliers
62.08 Low Ratio	243.92	Value of Outlier High Limit	0 Number of High Outliers
158.71 High Ratio	- 115.73	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	342.01	Value of Extreme High Limit	0 Number of High Extremes/Influentials
25.88 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
40% 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
124 Total Transactions	78.07	Low InterQuartile Value	82.77 Low 90% Value of Aggregate
219,378 Average Sales Price	99.51	High InterQuartile Value	87.52 High 90% Value of Aggregate
186,789 Average Listed Price	21.44	InterQuartile Range	85.14 Aggregate Ratio
88.83 Average Ratio			2.80% Sampling Error
88.91 Median Ratio	45.91	Value of Outlier Low Limit	0 Number of Low Outliers
47.06 Low Ratio	131.67	Value of Outlier High Limit	7 Number of High Outliers
158.71 High Ratio	13.75	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	163.83	Value of Extreme High Limit	2 Number of High Extremes/Influentials
15.59 COD			
13 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			