

Study created by Cy.Bailey@vermont.gov on 12/2/2022 at 12:17 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L229052416	306-097-10458	ADAMS SAMUEL Location: 53 WEST MAIN STREET	GILLEN DONALD	0.61	6/21/2019	312,000	300,900	96.44			
L892993536	306-097-11438	ANDERSON DAVID Location: 282 PAUS LANE	THE HAMEL LIVING TRU...	3.23	5/13/2020	365,000	320,100	87.70			
L1784193024	306-097-11527	ANDREWS SUMNER Location: 1939 BATTLE ROW ROAD	WELCOME RICHARD	4.54	4/3/2020	384,000	312,500	81.38			
1672866880	306-097-10173	ANTONIO AND AMY K. S... Location: 153 ORCHARD FARM LANE	BRUTUS, MARTIN	2.04	9/24/2021	400,000	373,800	93.45			
L1431633920	306-097-11125	ASHTON RYAN Location: 148 EBENEZER ROAD	LOWELL JENNIFER	2.00	11/5/2020	236,000	149,200	63.22			
1085926464	306-097-10869	AUDET, EMILY Location: 2527 CENTERVILLE ROAD	HAYDEN, LYNDY L	0.72	10/15/2021	155,000	116,800	75.35			
1032303168	306-097-11722	BASHAW, JOHN Location: 5939 VT ROUTE 100	GARRETT, TUCKER	1.61	2/25/2022	331,000	220,700	66.68			
105531968	306-097-11212	BELTZ, ELEANOR M Location: 70 CRABAPPLE LANE	THOMAS, DAVID F	1.55	3/21/2022	435,000	159,400	36.64			
430588992	306-097-10589	BERTRAND, JASON Location: 24 CRABAPPLE LANE	HILL, JULIE A	0.90	4/30/2021	205,000	117,200	57.17			
L1705893888	306-097-10788	BILLADO BRYANT Location: 758 NORTH HYDE PARK ROAD	COTE KYLE	1.00	8/23/2019	198,000	137,600	69.49			
1918409280	306-097-11029	BOSCHETTI, LINDA Location: 194 EAST MAIN STREET	ST. PIERRE, MICHAEL	0.52	3/31/2022	266,500	128,700	48.29			
L792297472	306-097-10220	BOTHFELD GEORGE Location: 129 EAST MAIN STREET	GOODWIN BRICE	1.70	11/13/2020	225,000	225,000	100.00			
L1499086848	306-097-10760	BUELTER ELLIOTT PAXT... Location: 156 JOHNSON STREET EXTENSION	DEGREE JEFFREY	0.52	5/3/2019	215,000	201,400	93.67			
L1780764672	306-097-10237	BURNHAM LAURIE Location: 122 WEST MAIN ST.	RONALD SMITH FAMILY ...	1.58	10/20/2020	170,000	145,300	85.47			
L798502912	306-097-11330	CASSIDY MATTHEW Location: 1208 CRICKET HILL ROAD	VINCENT DENNIS	3.00	1/21/2020	145,000	167,900	115.79			
L793452544	306-097-10651	CHAPMAN TROY Location: 420 FERRY STREET	MOORE BRADFORD	2.00	5/22/2019	127,500	136,200	106.82			
2025647168	306-097-11557	COLINDERS, JAMES Location: 18 MERRILL FARM ROAD	GROGAN, JONATHAN	2.10	9/16/2021	485,000	304,300	62.74			
L1962807296	306-097-10429	COLLIER BENJAMIN Location: 31 MUDGET DRIVE	BROWN CINDA	1.10	3/1/2021	233,900	165,000	70.54			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1549238272	306-097-10306	COON BRIAN Location: 23 EDEN STREET	RYAN ASHTON	0.05	11/6/2020	153,500	130,600	85.08			
L70688768	306-097-10638	D'AVERSA MICHAEL Location: 846 CRICKET HILL ROAD	MULLIGAN RANDALL	0.91	2/10/2020	220,000	167,100	75.95			
L614916096	306-097-10486	DAVIS INVESTMENTS LL... Location: 118 FERRY STREET	COLLIER BENJAMIN	1.16	2/26/2021	144,000	141,400	98.19			
1648593984	306-097-11357	DAVISON, STEPHANIE Location: 261 VT 15 EAST	MALLO, GARY	1.80	8/5/2021	265,000	145,400	54.87			
L1298800640	306-097-11588	DEPILLIS RUSSEL Location: 220 FLEURY ROAD	O'BRIEN DOROTHY	3.32	1/14/2021	299,000	216,700	72.47			
L1962557440	306-097-10646	DIANE M. ZAPANTIS TR... Location: 98 HILLSIDE AVENUE	JOHNSON MARY	0.82	10/14/2020	242,000	165,700	68.47			
L1506955264	306-097-10526	DIETRICH WILLIAM Location: 91 JEWETT ROAD	HARTIN ARTHUR	2.20	10/24/2019	187,000	158,200	84.60			
L1598521344	306-097-11241	ETHREDGE JONATHAN Location: 377 TROMBLEY HILL ROAD	LYNCH KAREN	2.30	7/15/2019	225,000	224,400	99.73			
204414016	306-097-11074	GALLANT, SARAH L Location: 105 LANGDELL ROAD	ROSSI, STEPHEN A	3.00	10/14/2021	370,000	200,600	54.22			
L2080149504	306-097-10024	GEIERSBACH ANNE Location: 102 PROSPECT STREET	ANDERSON MATTHEW	0.32	11/18/2019	229,000	189,600	82.79			
L1575739392	306-097-11486	GODDETTE MATTHEW Location: 238 MOUNTAIN ESTATES DRIVE	MORRISSEY KEVIN	4.94	11/1/2019	397,000	332,000	83.63			
335146048	306-097-10167	GRANSTAFF, DANIEL P Location: 479 SILVER RIDGE ROAD	MANNING, ROSAMOND	1.00	10/22/2021	337,000	227,700	67.57			
L905404416	306-097-10690	GUAZZONI GABRIEL Location: 246 BROOK ROAD	KIMBALL HELEN	3.00	9/25/2020	251,000	193,500	77.09			
L81584128	306-097-11337	HASTINGS BRADFORD Location: 111 NORTH HYDE PARK ROAD	WOLFF THOMAS	0.33	1/25/2021	216,000	122,600	56.76			
1206379584	306-097-10342	HODGDON, JODI Location: 21 MASON ROAD	ESTATE OF HAZEL E DR...	0.69	5/24/2021	60,000	54,700	91.17			
L1005137920	306-097-10044	HOWELL JOHN Location: 126 GRIMES ROAD	SCHREIBMAN KRISTINA	1.00	10/21/2019	173,000	165,700	95.78			
L655511552	306-097-10157	HUDNELL KEVIN Location: 156 PROSPECT STREET	BETSY A. BRADSHAW RE...	0.99	9/12/2019	182,500	155,500	85.21			
1384494144	306-097-11372	JV CUSTOM, LLC Location: 1541 BATTLE ROW ROAD	YOUNG, MARK	2.94	7/7/2021	95,000	164,600	173.26	O	O	O

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1495032384	306-097-11346	KINGSLEY, MARIE C Location: 302 CENTERVILLE ROAD	WOOD CONSTRUCTION, L...	2.07	1/18/2022	300,000	231,200	77.07			
291310656	306-097-10750	KRAUSE, ZACHARY L Location: 353 EAST MAIN STREET	ARMELL, KRISTY L	1.99	7/23/2021	260,000	190,300	73.19			
L838246400	306-097-10362	LANE SHAWN Location: 76 BATTLE ROW	ELLIS-GRIGGS CATHERI...	2.80	4/10/2020	145,000	169,800	117.10			
L1856180224	306-097-11258	LANPHER KIRSTEN Location: 341 PUCKERBRUSH WEST ROAD	WALKER MARGARET	3.50	2/4/2020	235,000	206,000	87.66			
283376704	306-097-10282	LAWLER, JEFFERSON L Location: 140 EDEN STREET	CULVER, DONALD	0.49	12/28/2021	230,000	137,400	59.74			
1101024320	306-097-10331	LIBERMAN, MONI Location: 200 THOMPSON HILL ROAD	GODIN, GEOFFREY D	1.22	7/6/2021	315,000	245,300	77.87			
247082048	306-097-10879	MARSHALL, KRYSTAL A Location: 2419 VT ROUTE 100	MELANSON, CAROL	1.70	9/10/2021	199,000	153,100	76.93			
L852705280	306-097-11050	MCCLELLAN COLBERT Location: 521 BATTLE ROW ROAD	MORSE GREGORY	2.23	5/28/2019	435,000	315,100	72.44			
L819503104	306-097-10932	MCGRORY PHILIP Location: 77 CRABAPPLE LANE	JONES STEPHEN	1.45	8/12/2020	210,000	151,300	72.05			
2125685312	306-097-10646	MCQUEEN, JOHN P Location: 98 HILLSIDE AVENUE	DIANE M. ZAPANTIS TR...	0.82	1/18/2022	250,000	165,700	66.28			
L1154162688	306-097-11408	MINK ANDREW Location: 343 MOUNTAIN ESTATES	WOLBACH RICHARD	2.37	4/16/2019	350,000	371,900	106.26			
1968935488	306-097-11253	MULDOON, HARLEY J Location: 868 CRICKET HILL ROAD	WARD, RYAN P	1.41	2/4/2022	260,000	122,600	47.15			
L1970126848	306-097-11253	MULLIGAN RANDALL Location: 868 CRICKET HILL ROAD	MACHIA RANDY	1.41	2/4/2020	115,000	119,100	103.57			
L97542144	306-097-10209	O'CONNOR ELLIE Location: 277 PLANTATION ROAD	DICICCO STEVEN	5.12	12/18/2020	324,000	272,400	84.07			
1776419904	306-097-10445	PECK, ANDREW B Location: 2890 CENTERVILLE ROAD	GARDNER, SALLY R	1.00	5/4/2021	125,000	121,300	97.04			
L260734976	306-097-10800	PETRIE ADAM Location: 6110 VERMONT ROUTE 100	MULLINGS ANNE	5.00	1/7/2021	200,000	199,100	99.55			
L534290432	306-097-10203	PIERCE TIMOTHY Location: 185 EBENEZER ROAD	MILLER JOSHUA	1.03	4/22/2020	208,000	127,300	61.20			
L1059012608	306-097-11446	PRESCOTT TYLER Location: 517 BATTLE ROW ROAD	NUNERY JARED	2.17	6/17/2019	295,000	273,400	92.68			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1418874880	306-097-10995	RAINVILLE BRADY Location: 723 CENTER RD	LALIME MARK	1.50	11/15/2019	237,000	167,300	70.59			
L200556544	306-097-10484	RENAUD STEVEN Location: 68 PUCKERBRUSH WEST ROAD	KAISER CLYDE	5.10	3/18/2020	270,000	278,800	103.26			
1118600256	306-097-10903	RICE, WILLIAM W Location: 175 DEPOT STREET	MOORE, ORAH M	0.23	12/14/2021	205,000	150,800	73.56			
487961664	306-097-11078	ROTHARMEL, GWENDOLYN... Location: 97 WHITCOMB ISLAND ROAD	ROY, JAMES P	1.20	7/9/2021	280,000	141,100	50.39			
290707520	306-097-11570	SAUNDERS, JOANNA Location: 4548 VERMONT 100	SANDRIDGE, AARIN	2.53	4/15/2021	359,900	246,800	68.57			
1360376896	306-097-11601	SAWYER, JR, RAYMOND ... Location: 38 HALEY DRIVE	MITIGUY, DAVID A	2.51	7/12/2021	328,000	197,000	60.06			
150080064	306-097-11505	SCARLATA, MICHAEL A Location: 146 MOUNTAIN ESTATES	DARRAH, ELAINE	2.27	2/28/2022	435,000	319,700	73.49			
L66428928	306-097-11399	SCHLEGEL KENNETH Location: 10 MARCOUX ROAD	ESTATE OF THERESA MA...	0.90	6/20/2019	210,000	180,300	85.86			
L380485632	306-097-11565	SCHNEIDER CHRISTOPHE... Location: 351 EAST MAIN STREET	MENDIETA ANGELA	1.74	1/13/2020	215,000	184,300	85.72			
868719680	306-097-11458	SERRANO, MICHAEL Location: 487 MOUNTAIN ESTATES DRIVE	KOHL, DONALD P	3.25	10/29/2021	500,000	366,400	73.28			
615562304	306-097-10842	SIMMONS, DAVID D Location: 181 CHURCH STREET	MARTIN, NANCY N	0.86	12/7/2021	279,000	165,700	59.39			
227019840	306-097-11587	SKAFIDAS, TIMOTHY M Location: 40 WHITEFACE DRIVE	VENTURA, JAMEY	2.02	7/12/2021	515,000	289,700	56.25			
L673693696	306-097-11530	TATRO DENNIS Location: OFF BATTLE ROW ROAD	BOUCHARD REGINALD	4.42	9/30/2020	50,000	52,100	104.20			
1150405696	306-097-10113	THEREAULT, JONATHAN ... Location: 68 WEST MAIN STREET	YARROW, TIMOTHY B	0.50	8/6/2021	315,000	197,400	62.67			
1446618176	306-097-10267	VIELE, GREGORY S Location: 258 FITCH HILL ROAD	ROHLER, JOHN A	3.40	5/19/2021	466,200	440,300	94.44			
L886267904	306-097-10599	WARNER COLE Location: 108 EBENEZER ROAD	SHONIO JACOB	1.46	10/15/2020	225,000	134,600	59.82			
L1307148288	306-097-10491	WINFIELD KENNETH Location: 208 EAST MAIN STREET	MINK ANDREW	0.90	4/16/2019	181,000	133,800	73.92			
L945094656	306-097-11222	WYSOCKI FREDERICK Location: 73 TINGLE ROAD	TINGLE WILLIAM DUNCA...	3.30	5/18/2020	270,000	206,400	76.44			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>137.36</b>		<b>18,732,000</b>	<b>14,262,800</b>				

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

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
72 Total Transactions	66.38 Low InterQuartile Value		72.76 Low 90% Value of Aggregate
260,167 Average Sales Price	93.26 High InterQuartile Value		79.53 High 90% Value of Aggregate
198,094 Average Listed Price	26.88 InterQuartile Range		76.14 Aggregate Ratio
79.47 Average Ratio			4.45% Sampling Error
76.69 Median Ratio	26.06 Value of Outlier Low Limit	0 Number of Low Outliers	
36.64 Low Ratio	133.57 Value of Outlier High Limit	1 Number of High Outliers	
173.26 High Ratio	- 14.25 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	173.89 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.91 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
6% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1641185280	306-097-11184	ALLEN NICHOLS LLC Location: 114 TALLMAN ROAD	TALLMAN KEVIN	10.90	3/16/2020	200,000	174,500	87.25			
L439619584	306-097-10168	BABULI DEVELOPMENT L... Location: 3152 CENTERVILLE ROAD	DAVID SHAMBAUGH	11.98	10/22/2020	770,000	556,100	72.22			
L1071132672	306-097-10934	BREESE THOMAS Location: 3022 CENTER ROAD	WALAT III HENRY	10.20	8/3/2020	292,500	271,700	92.89			
L1101615104	306-097-10773	CHINITZ JACOB Location: 4992 VT 100	HAYES RYAN	8.82	5/15/2020	208,000	180,200	86.63			
L755703808	306-097-11232	COUTURE JOHN Location: 204 CENTER ROAD	HAMMOND PAUL	10.02	7/26/2019	390,000	348,100	89.26			
L490340352	306-097-10792	FELLS BRITTANY Location: 208 GRIMES ROAD	LYNCH SR. DONALD	10.00	9/30/2020	258,000	229,200	88.84			
967867456	306-097-11119	FLETCHER, LAUREN Location: 832 BARNES ROAD	SIMPSON, WADE E	13.70	11/5/2021	450,000	262,900	58.42			
1672039488	306-097-10285	FUCHS, THOMAS D Location: 45 PAUS LANE	SHINDLES MCMULLIN TR...	10.64	8/30/2021	1,250,000	357,600	28.61			
L1723383808	306-097-10581	GROVE CURTIS Location: 985 CENTER ROAD	TROMBLEY DENISE	15.00	11/2/2020	510,000	317,600	62.27			
L1099800576	306-097-10713	HARRAH MATTHEW Location: 634 WILL GRIMES ROAD	EATON SCOTT	10.20	6/9/2020	220,000	237,300	107.86			
2133935168	306-097-11529	HILE, SALLY A Location: 2013 BATTLE ROW	IANNOTTI, FREDERICK ...	21.89	5/14/2021	377,500	265,900	70.44			
L1352863744	306-097-10285	HOFFMAN DAVID Location: 45 PAUS LANE F/K/A 149 PAUS LANE	CUSHMAN MILFORD	10.64	8/30/2019	782,500	357,600	45.70			
L1335857152	306-097-11334	KRIBSTOCK SIMON Location: 46 HIGH CHAPARELL DRIVE	COOK DOROTHY	12.87	9/26/2019	225,000	226,500	100.67			
L932200448	306-097-10759	PEEL CHRISTOPHER Location: 290 WOLF DEN ROAD	LEEDS JOHN	13.18	9/28/2020	470,000	461,500	98.19			
L277991424	306-097-11010	ROBERTS JR LIONEL Location: 163 PLANTATION ROAD	LEMAY TROY	7.49	5/18/2020	369,000	341,000	92.41			
610796608	306-097-11341	ROLLO, MARC C Location: 3390 VT ROUTE 100	BOBISH, RICHARD C	138.60	4/23/2021	265,000	397,500	150.00	O	O	O
241955904	306-097-10698	SHOWALTER, BROOKE Location: 491 NOYES FARDM ROAD	WHALEN, ROBERT L	13.60	8/2/2021	505,000	242,900	48.10			
L240717824	306-097-10205	SMITH JAMES Location: 324 CARPENTER ROAD	MILDA CARPENTER REVO...	7.50	6/28/2019	130,000	167,500	128.85			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L280952832	306-097-11274	SUJECKI CHARLES Location: 60 TWIN MEADOWS DRIVE	BATTLE ROW PROPERTIE...	10.80	12/30/2019	260,000	293,400	112.85			
L1453064192	306-097-11364	THOMAS GILLIAN Location: 662 SILVER RIDGE ROAD	KUPFERBERG MARCIA	8.38	9/13/2019	340,000	285,600	84.00			
L995663872	306-097-11454	WALKER JOHNNIE Location: 572 WEBSTER ROAD	JOHNSON MICHAEL	27.34	7/9/2020	740,000	539,600	72.92			
499665984	306-097-10774	WHITE, CAREY A Location: 1323 BATTLE ROW ROAD	CROTHERS, CAROL	6.34	8/12/2021	385,000	311,900	81.01			

<b>Totals for R2 - Residential with 6 or more acres</b>				<b>390.09</b>		<b>9,397,500</b>	<b>6,826,100</b>				
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**R2 - Residential with 6 or more acres**

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

Category Statistics	Limits Established by Original Sales Data			Ratios/Confidence Intervals	
22 Total Transactions	68.40	Low InterQuartile Value		60.21	Low 90% Value of Aggregate
427,159 Average Sales Price	98.81	High InterQuartile Value		85.07	High 90% Value of Aggregate
310,277 Average Listed Price	30.41	InterQuartile Range		72.64	Aggregate Ratio
84.52 Average Ratio				17.11%	Sampling Error
86.94 Median Ratio	22.78	Value of Outlier Low Limit	0		Number of Low Outliers
28.61 Low Ratio	144.43	Value of Outlier High Limit	1		Number of High Outliers
150.00 High Ratio	- 22.85	Value of Extreme Low Limit	0		Number of Low Extremes/Influentials
1.16 PRD (Regression Index)	190.05	Value of Extreme High Limit	0		Number of High Extremes/Influentials
22.94 COD					
2 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					

**MHU - Mobile home un-landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1157795840	306-097-10791	BRENNAN RICHARD Location: 150 REDWOOD DRIVE	LUTHER BETTY	0.00	6/13/2019	50,000	50,800	101.60			
773153856	306-097-10389	BURNS, SHARON Location: 60 REDWOOD DRIVE	MARCOUX, PAUL	0.00	6/3/2021	44,000	55,400	125.91			
23861824	306-097-10941	CARPENTER, TRUSTEE, ... Location: 398 STERLING ROAD	HUGUETTE PAQUETTE TO...	0.00	3/21/2022	101,000	78,000	77.23			
L85925888	306-097-11633	DEWYEA BARBARA Location: 193 OAKWOOD DRIVE	LEFEVRE CHERIE	0.00	7/17/2020	115,000	81,800	71.13			
L2025066496	306-097-11634	FAY TODD Location: 59 OAKWOOD DRIVE	BARRY ROGER	0.00	1/20/2021	135,000	104,900	77.70			
L301146112	306-097-11140	GRANT JAMES Location: 78 PINWOOD DRIVE	MARCOUX MARIE	0.00	5/14/2019	65,000	63,700	98.00			
672050240	306-097-10878	HILL, BRYAN Location: 29 MAPLEWOOD DRIVE	RUSHFORD, GARY	0.00	9/10/2021	135,000	86,700	64.22			
L1195556864	306-097-10043	JOHNSON CAROL Location: 84 OAKWOOD DRIVE	LARAMEE REBECCA	0.00	8/16/2019	51,200	51,200	100.00			
L267001856	306-097-11148	KING JOHN Location: 407 STERLING VIEW ROAD	STANNARD DOROTHY	0.00	2/26/2021	37,500	40,400	107.73			
1152601152	306-097-11182	LAUDERDALE, LESLEY K Location: MCKINSTRY HILL RD	SMITH, KENNETH R	0.00	5/13/2021	35,000	14,000	40.00			
L507678720	306-097-10459	LEONARD JOANNE Location: 151 REDWOOD DRIVE	GILLESPIE ROBERT	0.00	10/26/2020	33,000	32,900	99.70			
1128873024	306-097-10055	LESURE, LAWRENCE D Location: 878 STERLING VIEW ROAD	BAKER, CAROL	0.00	11/8/2021	115,000	82,200	71.48			
L1311420416	306-097-10563	MINEI VITO Location: 54 MAPLEWOOD DRIVE	HAMEL PHILIP	0.00	8/22/2019	115,000	83,600	72.70			
2118014016	306-097-10023	POWERS, REGINALD Location: 186 OAKWOOD DRIVE	SPAULDING, ROBERT	0.00	6/25/2021	75,000	54,500	72.67			
2103131200	306-097-10199	RANDALL, DEBORAH A Location: 42 REDWOOD DRIVE	BARRY, ROLLA B	0.00	7/9/2021	40,000	45,300	113.25			
334394432	306-097-11210	SCHLEGEL, PHYLIIS Location: 117 ROSEWOOD DRIVE	THAYER, BERNICE	0.00	7/19/2021	115,000	90,800	78.96			
L134291456	306-097-11257	WALKER MARGARET Location: 857 STERLING VIEW ROAD	KULLMANN PETER	0.00	2/4/2020	79,000	77,800	98.48			
1131646016	306-097-10058	WASHBURN, ANTHONY Location: 14 PINWOOD DRIVE	SHARP, SHARON A	0.00	7/12/2021	99,999	76,700	76.70			



**MHU - Mobile home un-landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L530550784	306-097-10885	WELLS JANICE Location: 44 ROSEWOOD DRIVE	FARAWELL DEBRA	0.00	8/28/2019	115,000	88,600	77.04			
L2037014528	306-097-10495	WESCOM JAMES Location: 399 STERLING VIEW ROAD	BLAKE DOREEN	0.00	7/1/2020	34,000	40,300	118.53			
<b>Totals for MHU - Mobile home un-landed</b>				<b>0.00</b>		<b>1,589,699</b>	<b>1,299,600</b>				

**MHU - Mobile home un-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	
20 Total Transactions	72.67	Low InterQuartile Value	76.42	Low 90% Value of Aggregate
79,485 Average Sales Price	101.20	High InterQuartile Value	87.08	High 90% Value of Aggregate
64,980 Average Listed Price	28.53	InterQuartile Range	81.75	Aggregate Ratio
87.15 Average Ratio			6.52%	Sampling Error
78.33 Median Ratio	29.88	Value of Outlier Low Limit	0	Number of Low Outliers
40.00 Low Ratio	143.99	Value of Outlier High Limit	0	Number of High Outliers
125.91 High Ratio	- 12.90	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	186.78	Value of Extreme High Limit	0	Number of High Extremes/Influentials
21.79 COD				
5	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			

**MHL - Mobile home landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2072018944	306-097-10314	BOISCLAIR LUCAS Location: 791 BATTLE ROW ROAD	BOTHFELD GEORGE	0.75	11/6/2020	155,000	91,600	59.10			
L1411178496	306-097-10726	GEORGE NICOLE Location: 107 HEMINGWAY DRIVE	MCLEOD RICHARD	1.88	2/27/2020	75,000	89,800	119.73			
<b>Totals for MHL - Mobile home landed</b>				<b>2.63</b>		<b>230,000</b>	<b>181,400</b>				

**MHL - Mobile home landed**

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

**Category Statistics**

**Limits Established by Original Sales Data**

**Ratios/Confidence Intervals**

2 Total Transactions	59.10 Low InterQuartile Value	(88.10) Low 90% Value of Aggregate
115,000 Average Sales Price	119.73 High InterQuartile Value	245.84 High 90% Value of Aggregate
90,700 Average Listed Price	60.64 InterQuartile Range	78.87 Aggregate Ratio
89.42 Average Ratio		211.70% Sampling Error
89.42 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
59.10 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
119.73 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.13 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials
33.91 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
1693059648	306-097-10507	HILLBILLY PROPERTIES... Location: 246 MAIN STREET	JD PROPERTIES LLC	0.34	3/4/2022	500,000	253,800	50.76			
L145993728	306-097-11161	LANG VICKI Location: 986 VERMONT 15 W	STEVENSON DAVID	1.30	10/24/2019	168,500	234,400	139.11			
<b>Totals for C - Commercial</b>				<b>1.64</b>		<b>668,500</b>	<b>488,200</b>				

**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	50.76	Low InterQuartile Value	(129.36) Low 90% Value of Aggregate
334,250 Average Sales Price	139.11	High InterQuartile Value	275.41 High 90% Value of Aggregate
244,100 Average Listed Price	88.35	InterQuartile Range	73.03 Aggregate Ratio
94.93 Average Ratio			277.12% Sampling Error
94.93 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
50.76 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
139.11 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.30 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
46.53 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			

I - Industrial											
Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
553880640	306-097-11525	5760 VT 100 LLC	ROBERT H. KELLEY AND...	2.03	7/26/2021	420,000	393,800	93.76			
Location: 5760 VERMONT ROUTE 100											
<b>Totals for I - Industrial</b>				<b>2.03</b>		<b>420,000</b>	<b>393,800</b>				

**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	93.76	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
420,000 Average Sales Price	93.76	High InterQuartile Value	0.00	High 90% Value of Aggregate
393,800 Average Listed Price	0.00	InterQuartile Range	93.76	Aggregate Ratio
93.76 Average Ratio				Sampling Error
93.76 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
93.76 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
93.76 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
1765491776	306-097-11511	CLAUSE, BENJI Location: 00 DIGGINS ROAD	GLEINER, J. ARTHUR	27.70	5/19/2021	217,000	164,400	75.76			
402041920	306-097-10049	TRYON, NATHAN W Location: GARFIELD ROAD	BERGMAN, SCOTT	51.50	9/24/2021	270,000	84,800	31.41			
<b>Totals for W - Woodland</b>				<b>79.20</b>		<b>487,000</b>	<b>249,200</b>				

**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
2 Total Transactions	31.41	Low InterQuartile Value	(76.92) Low 90% Value of Aggregate
243,500 Average Sales Price	75.76	High InterQuartile Value	179.27 High 90% Value of Aggregate
124,600 Average Listed Price	44.35	InterQuartile Range	51.17 Aggregate Ratio
53.58 Average Ratio			250.34% Sampling Error
53.58 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
31.41 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
75.76 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
41.39 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
1956991552	306-097-11650	171 LOCKE AVE LLC Location: 171 LOCK AVENUE	KESTERSON, MARY M	2.04	2/15/2022	120,000	118,500	98.75			
895573056	306-097-11657	44 NORTH STORAGE, LL... Location: LOCKE AVENUE, LOT 1	MARVIN J. LOCKE, TRU...	1.02	7/19/2021	55,000	40,200	73.09			
230911040	306-097-11322	BROWN, MICHAEL Location: 500 GRIMES ROAD	RUTH, STEWART	16.96	9/15/2021	71,000	76,100	107.18			
1703414848	306-097-10820	CHAMBERLAIN, KIM Location: 3854 VT ROUTE 100	BISHOP, PETER	7.60	7/14/2021	36,000	68,000	188.89	O		
L1059741696	306-097-11552	DEWEY MATTHEW Location: LOT 7 MOUNTAIN ESTATES DRIVE	JACKSON JEFFREY	2.14	3/10/2020	15,000	20,400	136.00			
1801399360	306-097-10834	FORTE, CODY Location: BATTLE ROW ROAD	MARCOUX JR, ROGER M	63.31	9/17/2021	325,000	147,000	45.23			
L1450852352	306-097-11622	FOSS MICHAEL Location: 114 GREEN PARK EAST ROAD DAYLIGHT LOT	STERLING MEADOWS FAR...	5.29	7/15/2020	28,500	42,300	148.42	O		
L954728448	306-097-10659	GROGAN JONATHAN Location: 6 WOLF DEN ROAD	MAPES MICHAEL	11.20	10/22/2020	115,000	152,300	132.43			
1143977024	306-097-11638	HANEY, RYAN Location: 2258 BATTLE ROW ROAD	CHARLES DAVIS BURNHA...	2.03	7/9/2021	25,000	15,100	60.40			
L918487040	306-097-11300	LEMAY TROY Location: 000 BATTLE ROW ROAD	WEINGARTEN PAUL	10.10	8/13/2019	59,000	80,100	135.76			
L1608540160	306-097-10446	MOGER JOHNATHAN Location: 000 THOMPSON HILL RD	GEARY JENNIFER	29.70	1/15/2021	29,000	37,400	128.97			
L1678970880	306-097-11572	MORRIS JAYME Location: 160 GREEN PARK WEST	ESTATE OF PAULA S. C...	1.03	3/23/2021	25,000	24,200	96.80			
1046285376	306-097-11665	PALMER, THEODORE C Location: LOT 8, LOCKE AVENUE	BURRITT, WILLIAM A	1.01	7/23/2021	45,000	40,100	89.11			
937661504	306-097-11485	SAWTELLE, MICHAEL Location: LOT 19 AND LOT 20 MOUNTAIN ESTATES DRIVE	WALKER, HELEN L	4.88	6/4/2021	110,000	54,400	49.45			
L1105854464	306-097-10450	TAYLOR SHELLEY ANN Location: FLEURY ROAD	GENTLE ROBERT	1.50	7/22/2019	10,500	22,500	214.29	E		
L1211699200	306-097-11488	VINCENT KATHERINE Location: MOUNTAIN ESTATES DRIVE	BROWN KRISTOPHER	2.95	9/20/2019	25,000	39,200	156.80	O		
509553728	306-097-11628	WALKER, KAREN Location: SPRUCE LANE	TUCKER, JERI A	3.33	9/16/2021	65,000	46,700	71.85			
<b>Totals for M - Miscellaneous</b>				<b>166.09</b>		<b>1,159,000</b>	<b>1,024,500</b>				

**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
17 Total Transactions	72.47	Low InterQuartile Value	63.75 Low 90% Value of Aggregate
68,176 Average Sales Price	142.21	High InterQuartile Value	113.04 High 90% Value of Aggregate
60,265 Average Listed Price	69.74	InterQuartile Range	88.40 Aggregate Ratio
113.73 Average Ratio			27.87% Sampling Error
107.18 Median Ratio	- 32.14	Value of Outlier Low Limit	0 Number of Low Outliers
45.23 Low Ratio	246.82	Value of Outlier High Limit	0 Number of High Outliers
214.29 High Ratio	- 136.76	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.29 PRD (Regression Index)	351.44	Value of Extreme High Limit	0 Number of High Extremes/Influentials
36.05 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
6% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**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
116 Total Transactions	68.50	Low InterQuartile Value	71.00 Low 90% Value of Aggregate
258,183 Average Sales Price	96.89	High InterQuartile Value	79.72 High 90% Value of Aggregate
194,568 Average Listed Price	28.39	InterQuartile Range	75.36 Aggregate Ratio
81.92 Average Ratio			5.79% Sampling Error
77.79 Median Ratio	25.91	Value of Outlier Low Limit	0 Number of Low Outliers
28.61 Low Ratio	139.48	Value of Outlier High Limit	2 Number of High Outliers
173.26 High Ratio	- 16.68	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	182.07	Value of Extreme High Limit	0 Number of High Extremes/Influentials
21.96 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
3 Total Transactions	50.76	Low InterQuartile Value	21.97 Low 90% Value of Aggregate
362,833 Average Sales Price	139.11	High InterQuartile Value	140.09 High 90% Value of Aggregate
294,000 Average Listed Price	88.35	InterQuartile Range	81.03 Aggregate Ratio
94.54 Average Ratio			72.89% Sampling Error
93.76 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
50.76 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
139.11 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
31.41 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
19 Total Transactions	71.85 Low InterQuartile Value		57.60 Low 90% Value of Aggregate
86,632 Average Sales Price	136.00 High InterQuartile Value		97.16 High 90% Value of Aggregate
67,037 Average Listed Price	64.15 InterQuartile Range		77.38 Aggregate Ratio
107.40 Average Ratio			25.56% Sampling Error
98.75 Median Ratio	- 24.38 Value of Outlier Low Limit	0 Number of Low Outliers	
31.41 Low Ratio	232.23 Value of Outlier High Limit	0 Number of High Outliers	
214.29 High Ratio	- 120.62 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.39 PRD (Regression Index)	328.46 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
40.27 COD			
1 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			

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
138 Total Transactions	68.55 Low InterQuartile Value		71.41 Low 90% Value of Aggregate
238,491 Average Sales Price	98.95 High InterQuartile Value		79.80 High 90% Value of Aggregate
180,315 Average Listed Price	30.40 InterQuartile Range		75.61 Aggregate Ratio
84.76 Average Ratio			5.54% Sampling Error
81.01 Median Ratio	22.95 Value of Outlier Low Limit	0 Number of Low Outliers	31.11% Weighted Standard Deviation
28.61 Low Ratio	144.55 Value of Outlier High Limit	6 Number of High Outliers	
188.89 High Ratio	- 22.66 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.12 PRD (Regression Index)	190.15 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
25.05 COD			
12 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			