

Study created by Christie.Wright@vermont.gov on 12/5/2022 at 10:14 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1151229952	324-101-10192	ADAMS KEVIN Location: 886 DALEWOOD ROAD	VAZ ALFIN	3.50	3/12/2021	270,000	179,000	66.30			
L184426496	324-101-10442	AHL DEREK Location: 3804 VERMONT ROUTE 30	FORESTER JR DAVID	0.13	3/2/2020	218,000	239,100	109.68			
L789536768	324-101-11401	ALBRO CHRISTOPHER Location: 177 BARBARA JANE LANE	SCIALABBA SAMUEL	1.00	11/24/2020	270,000	223,800	82.89			
L1687937024	324-101-11321	ALLEN TRACI Location: 23 TURKEY MOUNTAIN ROAD	TOLBERT THOMAS	2.90	1/17/2020	205,000	213,600	104.20			
L927494144	324-101-10374	ANTEL WILLIAM Location: 3651 WEST HILL ROAD	MCCANN GEORGE	0.30	11/25/2019	235,000	206,000	87.66			
2071551040	324-101-10913	BARRETT, CHARLES J Location: 290EDIE LANE	MCWEENEY, CREGG C	2.00	10/14/2021	417,000	225,400	54.05			
L228114432	324-101-11270	BEATTIE ADAM Location: 1008 RIVER ROAD	OLIN J. STEPHENS IV ...	2.50	10/17/2019	50,000	118,100	236.20	E	E	E
L1496911872	324-101-11290	BRINO CLAUDIO Location: 5031 PIKES FALLS ROAD	THORNE-THOMSEN ROGER	1.10	8/23/2019	215,000	266,400	123.91			
L1915756544	324-101-10455	BRODZIK MARC Location: 909 RIVER ROAD	FRINO LOUIS	0.60	6/21/2019	150,000	121,900	81.27			
L590561280	324-101-11104	BRODZIK MARC Location: 2966 VT RTE 100 SOUTH	MARSHALL ANDREA	0.90	7/17/2020	139,000	98,400	70.79			
L1741692928	324-101-11573	CALLAHAN EDMUND Location: 86 PINEAPPLE HILL LANE	ANSTED CHRISTINA	1.02	11/22/2019	255,000	234,300	91.88			
L1884672000	324-101-11239	CARR GARAGE LLC Location: 828 VT ROUTE 30	SMITH MILTON	1.00	12/11/2019	250,000	169,700	67.88			
L1976147968	324-101-10450	CHAPIN SAMUEL Location: 4096 VT ROUTE 30	OLSEN OLIVER	1.84	9/9/2020	257,000	223,500	86.96			
328113216	324-101-10579	CHARLTON, DAVID W Location: 101 BARBARA JANE DRIVE	BODNAR, ANDREW J	1.00	11/17/2021	440,000	304,800	69.27			
634629184	324-101-10211	CLEMENS, III, RICHA... Location: 6217 ROUTE 30	PAGE, ANDERSON	1.50	9/27/2021	218,000	105,500	48.39			
L1269268480	324-101-10513	COLLARD RENEE Location: 39 PIKES FALLS ROAD	GOULD GREGORY	0.14	7/31/2020	140,000	122,800	87.71			
L974782464	324-101-10715	CORMIER RUSS Location: 164 WILD TURKEY RUN	DAY JOHN	1.00	11/1/2019	190,000	208,000	109.47			
L1111228416	324-101-10273	DEMEO KIMBERLY Location: 22 COBB LANE	COBB HARRY	1.60	12/17/2020	160,000	165,800	103.63			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L693436416	324-101-10448	DIMAGGIO TARA Location: 251 ADAMS ROAD	STAFFORD ROBERT	3.00	4/8/2020	425,000	375,400	88.33			
L1603026944	324-101-10472	DONOVAN PATRICK Location: 6864 VT ROUTE 30	THE MONT HOUSE LLC	5.00	8/3/2020	255,000	228,700	89.69			
L827490304	324-101-11440	EDIE ONE COMPANY LLC Location: 166 EDIE LANE	BRIAND MATT	1.20	11/4/2019	280,000	239,300	85.46			
L6029312	324-101-10764	ENNIS DAVID Location: 4659 PIKES FALLS ROAD	GERARDI MARK	2.20	11/15/2019	370,000	216,900	58.62			
248683584	324-101-10786	ERDOGAN, YUCEL Location: 1543 VT 100 S	LAWRENCE, DONALD W	2.00	10/20/2021	189,000	134,600	71.22			
L1003753472	324-101-10536	FARBER DAVID Location: 366 WEST HILL ROAD	CAMILLO JR ROGER	2.00	8/19/2020	495,000	456,800	92.28			
L1537933312	324-101-10151	FARRO GEORGE Location: 522 MOUNTAIN ACRES ROAD	COOK TIMOTHY	2.10	11/18/2020	659,000	499,400	75.78			
939838528	324-101-10884	FEENEY, SEAN Location: 591 EDIE LANE	MANTZ, THEODORE T	1.00	8/26/2021	345,000	243,500	70.58			
1175319616	324-101-10999	FOREMAN, MARK H Location: 62 LANDMAN LANE	NUZZOLILLO, LUIGI	1.40	7/29/2021	272,500	168,800	61.94			
830069824	324-101-11576	GALPERIN, TRUSTEE, J... Location: 16 TIMBER LANDING LANE	GIESELER, TRUSTEE, P...	4.00	10/1/2021	505,000	326,400	64.63			
L551116800	324-101-11085	GOLDEN TRIANGLE PROP... Location: 5030 PIKES FALLS ROAD	COSTELLO KIERAN	1.44	11/8/2019	280,000	342,800	122.43			
785624128	324-101-11249	GOODHEART, MARK B Location: 77 MOUNTAIN ACRES RD	BEHR, ELISE A	1.30	10/4/2021	255,000	190,600	74.75			
L903237632	324-101-10089	GORDON SCOTT Location: 3923 VT ROUTE 30	BECKWITH JOEL	1.07	5/28/2019	197,500	229,700	116.30			
90436160	324-101-10093	GOTGART, EDWARD J Location: 213 WATER STREET	BASSETT, SARAH J	0.60	2/23/2022	270,000	146,600	54.30			
L89890816	324-101-10511	GREENE BRADFORD Location: 6388 VERMONT ROUTE 30	WOOD CORTLAND	3.70	2/7/2020	55,000	62,100	112.91			
L716292096	324-101-11197	GREENHALGH JOHN Location: 135 BARBARA JANE DRIVE	BURNER NANCY	1.00	10/28/2019	375,000	461,900	123.17			
1909627968	324-101-10631	HARNDEN, CATHERINE C Location: 8026 STATE ROUTE 30	BOURQUIN, PETER M	5.00	10/20/2021	345,000	206,400	59.83			
674117696	324-101-10523	HOWARD, ELIZABETH Location: 519 EDIE LANE	GREER, MARY LOU	1.00	4/15/2021	365,000	268,400	73.53			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1987874816	324-101-10152	IRFANI SHABBIR Location: 65 ASH LANE	BOTTA CHILDREN TRUST	2.20	5/7/2019	270,000	254,400	94.22			
1824123968	324-101-11272	JAMES, KATHERINE M Location: 5807 PIKES FALLS ROAD	PETER STICH REVOCABL...	2.30	10/8/2021	210,000	99,100	47.19			
L1276641280	324-101-10805	JARIWALA KAUSHAL Location: 476 EDIE LANE	SPAGNOLA LOUIS	1.00	7/17/2020	300,000	244,500	81.50			
L2021392384	324-101-11430	KRALJIC TOMMY Location: 81 STRATTON GATE ROAD	CHATTERJEE SUDIPTA	2.00	7/24/2020	265,000	230,900	87.13			
L120479744	324-101-10310	KRUSE JOHN Location: 39 DEPOT STREET	RUSSELL ANDREW	0.71	9/19/2019	339,000	323,000	95.28			
252740160	324-101-10762	LASER, JAMES Location: 55 PIKES FALLS ROAD	STERLING, VICTORIA H	0.50	1/14/2022	172,000	135,300	78.66			
L574693376	324-101-10526	LYNCH MATTHEW Location: 72 EDIE LANE	THOMSON II GERALD	1.30	1/27/2021	160,000	137,900	86.19			
L1162616832	324-101-10577	LYON CAMILO Location: 99 LINDA LANE	VICICH III JOSEPH	1.30	2/10/2021	490,000	340,200	69.43			
L1020600320	324-101-10309	MAIELLO JOSEPH Location: 3796 VT ROUTE 30	LOWE CHRISTOPHER	0.10	4/3/2020	225,000	216,400	96.18			
L399966208	324-101-11322	MAYER JR. ROBERT Location: 22 PINEAPPLE HILL LANE	CLARK JAMES	0.54	8/28/2019	120,000	91,700	76.42			
L571637760	324-101-10966	MEALS III PAUL Location: 1829 WEST JAMAICA ROAD	COOPER LARISA	1.00	11/1/2019	165,000	123,300	74.73			
L1216577536	324-101-10390	MOONEY GRACE Location: 101 DEPOT STREET	GOLDE ABIGAIL	0.25	12/14/2020	176,000	176,500	100.28			
L647970816	324-101-10507	MULDOON BRIAN Location: 445 GALE MEADOWS RD	MATTHEW I. REBOLD IR...	2.50	12/4/2019	280,000	212,800	76.00			
L1784627200	324-101-11016	NIEMIEC KATHERINE Location: 299 EDIE LANE	WHITE OWEN	2.00	9/10/2020	408,000	449,700	110.22			
L2124152832	324-101-11502	NILES JUSTIN Location: 2425 PIKES FALLS ROAD	THORNE-THOMSEN ROGER	0.98	11/8/2019	269,000	234,900	87.32			
L886890496	324-101-10211	PAGE ANDERSON Location: 6217 VT ROUTE 30	ANTEL SARAH	1.50	1/29/2021	143,000	105,500	73.78			
L1128128512	324-101-10069	PENAGOS CARLOS Location: 6 DAY ROAD	132 WOOD STREET INC	0.50	6/29/2020	200,000	203,700	101.85			
1923181632	324-101-10136	PMVR HOLDINGS, LLP Location: 164 DOE RUN	BLOOM, CATHERINE A	5.20	9/17/2021	305,000	178,800	58.62			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1102197824	324-101-11311	RUSSELL, ADAM P Location: 3261 WEST JAMAICA ROAD	HUNNIFORD, CAROLINE ...	1.00	7/1/2021	179,000	92,700	51.79			
L929140736	324-101-11078	SCHMIDT WALTER JR. Location: 141 LANDMAN LN	MCGRAW MATTHEW	1.40	6/7/2019	210,000	169,200	80.57			
L1107070976	324-101-10198	SPINA MICHAEL Location: 3445 WEST HILL ROAD	HURVITZ MARC	1.00	5/10/2019	407,000	420,700	103.37			
L2129330176	324-101-10075	STEPHENS JOSHUA Location: 475 DIERS ROAD	TYSON WENDY	2.40	12/3/2020	259,500	144,400	55.65			
L61808640	324-101-11101	TOPALOFF LIUBOMIR Location: 1198 COLE POND ROAD	WATSON DAY REID 1995...	1.00	4/1/2019	159,620	183,800	115.15			
L949063680	324-101-10558	WARNER DANIEL Location: 439 RIVER ROAD	LONIEWSKI DAX	0.80	2/25/2021	179,000	142,700	79.72			
L49446912	324-101-10440	WESTWOOD ALEXANDER Location: 7642 VT ROUTE 30	BROWN SCHATZI	1.44	7/10/2020	175,000	201,600	115.20			
L1851985920	324-101-10205	WESTWOOD ALEXANDER Location: 3013 PIKES FALLS ROAD	HAMILTON 1855 LLC	5.00	2/2/2021	515,000	333,000	64.66			
L2141392896	324-101-10624	WYLIE ADAM Location: 215 STARGAZE LANE	HUGHES GEORGE	5.10	12/11/2020	485,000	422,300	87.07			
L1152245760	324-101-10252	ZAKKA ADAM Location: 434 WEST HILL RD NORTH	GRUNOW JOHN	2.00	3/11/2020	192,500	161,500	83.90			
Totals for R1 - Residential with less than 6 acres				110.06		17,275,620	14,254,900				

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
64 Total Transactions	69.72	Low InterQuartile Value	78.07 Low 90% Value of Aggregate
273,423 Average Sales Price	99.26	High InterQuartile Value	86.07 High 90% Value of Aggregate
224,394 Average Listed Price	29.54	InterQuartile Range	82.07 Aggregate Ratio
83.71 Average Ratio			4.87% Sampling Error
82.89 Median Ratio	25.40	Value of Outlier Low Limit	0 Number of Low Outliers
47.19 Low Ratio	143.57	Value of Outlier High Limit	1 Number of High Outliers
123.91 High Ratio	- 18.91	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	187.88	Value of Extreme High Limit	1 Number of High Extremes/Influentials
19.29 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
L498647040	324-101-10025	BASHA ZAFAIR Location: 46 TRAGER ROAD	AMBROSE JOSEPH	13.50	9/18/2020	185,000	187,000	101.08			
L1713438720	324-101-10841	BIRTWELL JONATHAN Location: 925 MOWREY ROAD	LOGAN SHARON	32.70	5/31/2019	305,000	333,100	109.21			
L62791680	324-101-10447	BRILL DANIEL Location: 136 WALLACE LANE	FORTIN ANDRE	10.68	9/13/2019	96,000	79,900	83.23			
1298778688	324-101-10401	DEMARSICO, DIANA Location: 4941 WEST HILL ROAD SOUTH	LAMBERT, JOSEPH J	40.00	3/11/2022	370,000	281,900	76.19			
349759552	324-101-10287	DRESSLER, TIMOTHY Location: 35 MILL BROOK ROAD	NAFTALI HOLDINGS, LL...	17.00	4/5/2021	171,000	65,800	38.48			
L1688231936	324-101-10061	FARRAR ALFRED HODGES Location: 4427 WEST HILL ROAD SOUTH	RECK STEPHEN	11.12	7/15/2019	449,000	489,900	109.11			
L1758584832	324-101-11486	FEIL MATTHEW Location: 157 FORRESTER ROAD	CHROSTOWSKI JOSEPH	10.63	6/19/2020	490,000	578,900	118.14			
L1920516096	324-101-11477	GREENBERG MARK Location: 325 FORRESTER ROAD	MARY ELLEN GIULIETTI...	17.97	12/1/2020	1,650,000	1,513,000	91.70			
1076747328	324-101-10874	GREENFIELD, JR., JOH... Location: 59 KNIGHT ROAD	MALLORY, CHARLES	13.41	11/18/2021	680,000	395,400	58.15			
L1022627840	324-101-10944	HOFF MATTHEW Location: 1302 STATE ROUTE 100 SOUTH	THURLOW PETER	8.62	3/30/2021	275,000	168,800	61.38			
L1771380736	324-101-10044	JETTE TIMOTHY Location: 71 TOMS LANE	MURTHA TIMOTHY	14.90	8/24/2020	640,000	540,100	84.39			
2102876736	324-101-10306	KELLY, CHRISTOPHER Location: 4429 WEST HILL ROAD SOUTH	COMO, CHRISTOPHER J	27.58	3/25/2022	825,000	528,400	64.05			
L2086191104	324-101-11522	LANGSAM JOSHUA Location: 299 PINNACLE LN	MARTINO RAYMOND	11.75	12/2/2019	1,065,000	748,200	70.25			
L297746432	324-101-10797	LOBELL ROBERT Location: 3885 WEST HILL ROAD	THE ELSBETH J. LEE-L...	11.40	7/9/2020	410,000	410,100	100.02			
L299630592	324-101-11263	MATYAS JONATHAN Location: 595 CASTLE HILL ROAD	STAMATIADIS HELEN	15.00	11/30/2020	225,000	166,300	73.91			
L210018304	324-101-11330	MRRR VT LLC Location: 111 ISLAND LANE	HALVT LLC	6.50	4/27/2020	1,050,000	855,300	81.46			
L1375277056	324-101-10344	NESCHKE SEAN Location: 4441 ROUTE 30	GRADZEWICZ LISA	11.70	11/6/2020	130,000	131,500	101.15			
L759029760	324-101-10370	PRASAD AMOL Location: 748 GOODALEVILLE ROAD	DENAUT JAMES	19.47	10/9/2020	889,000	919,100	103.39			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
135244352	324-101-11007	RITTER, BRUCE N Location: 1418 WEST JAMAICA ROAD	SYKES, GEORGE	325.80	3/15/2022	2,800,000	1,478,000	52.79			
L1835728896	324-101-10196	SIBONI AUSTIN Location: 662 HOWE FARM ROAD	BRUSO LOUIS	366.10	12/21/2020	725,000	766,500	105.72			
L578170880	324-101-11480	SPARKS THOMAS Location: 418 DIERS ROAD	WILSON SAMANTHA	11.19	10/11/2019	245,000	268,400	109.55			
L1534631936	324-101-11007	SYKES GEORGE Location: 1418 WEST JAMAICA ROAD	O'BRIEN THOMAS	325.80	10/30/2020	1,500,000	1,478,000	98.53			
L941572096	324-101-10002	TURINI PAUL Location: 492 RIVER ROAD	ABBOTT KEITH	12.50	10/1/2019	254,000	223,000	87.80			
1320645696	324-101-11193	VALLILLO, JAMES J Location: 1108 WEST HILL RD	SCOTTI, GAVIN	99.16	7/29/2021	2,130,000	1,740,500	81.71			
L916627456	324-101-10061	VERMONT GROUP HOLDIN... Location: 4427 WEST HILL RD. SOUTH	FARRAR ALFRED	11.12	10/28/2020	650,000	489,900	75.37			
Totals for R2 - Residential with 6 or more acres				1,445.60		18,209,000	14,837,000				

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	
25 Total Transactions	72.08	Low InterQuartile Value	72.59	Low 90% Value of Aggregate
728,360 Average Sales Price	102.27	High InterQuartile Value	90.37	High 90% Value of Aggregate
593,480 Average Listed Price	30.19	InterQuartile Range	81.48	Aggregate Ratio
85.47 Average Ratio			10.91%	Sampling Error
84.39 Median Ratio	26.80	Value of Outlier Low Limit	0	Number of Low Outliers
38.48 Low Ratio	147.55	Value of Outlier High Limit	0	Number of High Outliers
118.14 High Ratio	- 18.48	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	192.83	Value of Extreme High Limit	0	Number of High Extremes/Influentials
19.83 COD				
4	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
16%	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
265325632	324-101-11266	COSTA, ALBA Location: 2040 VT ROUTE 30	STAUFFER, LOIS	0.00	7/28/2021	30,000	26,400	88.00			

Totals for MHU - Mobile home un-landed				0.00		30,000	26,400				
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MHU - Mobile home un-landed

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
1 Total Transactions	88.00	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
30,000 Average Sales Price	88.00	High InterQuartile Value	0.00	High 90% Value of Aggregate
26,400 Average Listed Price	0.00	InterQuartile Range	88.00	Aggregate Ratio
88.00 Average Ratio				Sampling Error
88.00 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
88.00 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
88.00 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			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
481581120	324-101-10587	ADVENTURE AWAITS LLC Location: 22 REYNOLDS LANE	HIDALGO, GEORGE	1.00	4/12/2021	42,500	35,300	83.06			
L2114723840	324-101-10171	BREZNICK SHAWN Location: 5 ACRE PARCEL OFF ROUTE 30	MARIO JAMES	5.00	6/26/2020	20,000	43,200	216.00	E		
L652009472	324-101-11238	COBURN ROY Location: VT ROUTE 100 SOUTH	SMITH MILTON	57.76	1/15/2021	60,000	101,500	169.17	O		
L457003008	324-101-10154	CONRAD CHRISTY Location: 1757MOWREY ROAD	BASSETT SARAH	10.50	1/25/2021	99,900	54,700	54.75			
2115331136	324-101-10239	EDEN CREST LLC Location: 585 PLEASANT VALLEY ROAD	SMILES, CHRISTOPHER ...	108.00	5/28/2021	400,000	159,700	39.93			
1902076992	324-101-11019	JOUJOUTE, JUDE Location: LOT 12, SUGAR LOT LANE	VERMONT HOLDINGS LLC...	3.60	6/2/2021	75,000	45,700	60.93			
106761280	324-101-11550	JUMBO LANDING LLC Location: LOT 3 TIMBER LANDING LANE	DOW, LYNNE E	3.00	7/14/2021	50,000	38,900	77.80			
1766961728	324-101-11387	MAGAZINER, ERIC W Location: LOT A COLE POND ROAD	LANBRO LLC	28.00	2/16/2022	90,000	68,800	76.44			
L1437605888	324-101-10564	MATTHES PETER Location: WALLACE LANE LOT 9	HAUSLER MICHAEL	10.83	6/5/2019	31,000	46,100	148.71			
1075094080	324-101-10026	MEULEMANS, PATRICIA ... Location: 32.55 ACRES +/- OFF DIERS ROAD	AMEDEN TRUST A	32.55	1/25/2022	149,000	73,500	49.33			
L387526656	324-101-11231	MICHALSKI ANDREW Location: 11 SUGAR LOT LANE	THE DAVID AND NANCY ...	16.40	9/23/2020	87,225	61,500	70.51			
364202560	324-101-11073	MUTO, NICHOLAS P Location: EDIE LANE	BROWN, SCHATZI	1.00	2/25/2022	15,000	43,600	290.67	E	O	O
2074678336	324-101-10784	QUINN, STEPHEN A Location: LOT 17 OFF OF PARTRIDGE LANE	LAVIGNE, RONALD L	10.40	5/14/2021	35,000	37,600	107.43			
L2000965632	324-101-11246	RABINOWITCH ALEXANDE... Location: 32.34+/- ACRES OFF MELIS ROAD	BEHLING GREGORY	32.34	12/21/2020	92,000	71,400	77.61			
L1464877056	324-101-10532	SHERMAN DUANE Location: 00 VT RTE 30	GULLY JR EDWARD	10.69	2/1/2021	38,500	50,100	130.13			
L998965248	324-101-10329	SUMMERLIN JOSEPH Location: 42 BLACKBERRY LANE	VILLA GOLDA	6.00	9/18/2020	54,000	51,600	95.56			
1674026048	324-101-10601	VANDERPOEL, DANIEL W Location: 1881 ROUTE 100	HOLIHAN, ANNE C	4.50	10/27/2021	45,000	21,200	47.11			
1465113664	324-101-10873	VERMONT HOLDINGS LLC Location: EAST BRICH ROAD	REDWOODS LAND COMPAN...	11.00	9/30/2021	35,000	49,800	142.29			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2137193536	324-101-11208	VERMONT HOLDINGS LLC Location: 2053 PIKES FALLS ROAD	SHERRINGTON, PAUL A	15.00	12/14/2021	32,500	55,000	169.23	O		
L1938071552	324-101-10599	WEISS STUART Location: MOUNTAIN ACRES ROAD	HOFFMAN ANN	1.90	3/5/2021	40,000	45,200	113.00			
602563648	324-101-10017	YAM, WILLIAM Location: 10.7+/- ACRES OFF FORRESTER ROAD	ALLEN, DIANE R	10.70	6/4/2021	68,000	57,700	84.85			
Totals for M - Miscellaneous				380.17		1,559,625	1,212,100				

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	
21 Total Transactions	65.72	Low InterQuartile Value	58.41	Low 90% Value of Aggregate
74,268 Average Sales Price	145.50	High InterQuartile Value	97.02	High 90% Value of Aggregate
57,719 Average Listed Price	79.78	InterQuartile Range	77.72	Aggregate Ratio
109.74 Average Ratio			24.83%	Sampling Error
84.85 Median Ratio	- 53.95	Value of Outlier Low Limit	0	Number of Low Outliers
39.92 Low Ratio	265.16	Value of Outlier High Limit	1	Number of High Outliers
290.67 High Ratio	- 173.61	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.41 PRD (Regression Index)	384.83	Value of Extreme High Limit	0	Number of High Extremes/Influentials
53.02 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
L809377792	324-101-10059	BIRON DAVID Location: 116 COLE POND ROAD , UNIT C	LUKSHA GARY	0.00	9/16/2019	120,000	115,600	96.33			
L273760256	324-101-10749	GOLDMAN DAVID Location: 116 COLE POND ROAD	FORREST JON	0.00	9/17/2020	145,000	115,500	79.66			
L890863616	324-101-11223	LAM HOWARD Location: 195 UPPER BEAR LANE BEAR CREEK CONDO C-10	SINGER ERIC	0.01	5/10/2019	129,000	107,800	83.57			
L1063374848	324-101-10813	SIRCHIA ANTHONY Location: 79 LOWER BEAR LANE (BEAR CREEK B4)	ADLER HERBERT	0.00	6/12/2019	135,000	106,500	78.89			
757593152	324-101-10041	WAGNER, JEFFREY Location: 107 LOWER BEAR LANE BEAR CREEK B12	1111 ENTERPRISES LLC	0.00	7/7/2021	245,000	109,600	44.73			
L397983744	324-101-10071	WEISSMAN ANDREW Location: 107 LOWER BEAR LANE UNIT B-13	PATEL SUJAY	0.01	7/10/2020	158,000	108,800	68.86			
Totals for O - Other				0.02		932,000	663,800				

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	62.83 Low InterQuartile Value	54.45 Low 90% Value of Aggregate
155,333 Average Sales Price	86.76 High InterQuartile Value	88.00 High 90% Value of Aggregate
110,633 Average Listed Price	23.93 InterQuartile Range	71.22 Aggregate Ratio
75.34 Average Ratio		23.56% Sampling Error
79.27 Median Ratio	26.94 Value of Outlier Low Limit	0 Number of Low Outliers
44.73 Low Ratio	122.65 Value of Outlier High Limit	0 Number of High Outliers
96.33 High Ratio	- 8.96 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	158.54 Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.10 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
97 Total Transactions	69.84	Low InterQuartile Value	76.77 Low 90% Value of Aggregate
381,215 Average Sales Price	100.15	High InterQuartile Value	86.04 High 90% Value of Aggregate
310,332 Average Listed Price	30.31	InterQuartile Range	81.41 Aggregate Ratio
83.48 Average Ratio			5.69% Sampling Error
83.06 Median Ratio	24.37	Value of Outlier Low Limit	0 Number of Low Outliers
38.48 Low Ratio	145.62	Value of Outlier High Limit	1 Number of High Outliers
123.91 High Ratio	- 21.10	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	191.09	Value of Extreme High Limit	1 Number of High Extremes/Influentials
19.13 COD			
6	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 - 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
1 Total Transactions	61.29	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
310,000 Average Sales Price	61.29	High InterQuartile Value	0.00 High 90% Value of Aggregate
190,000 Average Listed Price	0.00	InterQuartile Range	61.29 Aggregate Ratio
61.29 Average Ratio			Sampling Error
61.29 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
61.29 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
61.29 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			

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
21 Total Transactions	65.72	Low InterQuartile Value	58.15 Low 90% Value of Aggregate
74,268 Average Sales Price	145.50	High InterQuartile Value	97.29 High 90% Value of Aggregate
57,719 Average Listed Price	79.78	InterQuartile Range	77.72 Aggregate Ratio
109.74 Average Ratio			25.18% Sampling Error
84.85 Median Ratio	- 53.95	Value of Outlier Low Limit	0 Number of Low Outliers
39.92 Low Ratio	265.16	Value of Outlier High Limit	1 Number of High Outliers
290.67 High Ratio	- 173.61	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.41 PRD (Regression Index)	384.83	Value of Extreme High Limit	0 Number of High Extremes/Influentials
53.02 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
119 Total Transactions	69.43 Low InterQuartile Value		76.48 Low 90% Value of Aggregate
331,304 Average Sales Price	101.85 High InterQuartile Value		85.40 High 90% Value of Aggregate
268,166 Average Listed Price	32.42 InterQuartile Range		80.94 Aggregate Ratio
85.12 Average Ratio			5.51% Sampling Error
82.97 Median Ratio	20.80 Value of Outlier Low Limit	0 Number of Low Outliers	30.44% Weighted Standard Deviation
38.48 Low Ratio	150.48 Value of Outlier High Limit	5 Number of High Outliers	
169.23 High Ratio	- 27.84 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	199.11 Value of Extreme High Limit	3 Number of High Extremes/Influentials	
22.37 COD			
6 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			