

Study created by Christie.Wright@vermont.gov on 12/6/2022 at 1:23 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
988193856	327-102-10263	ALIX, TODD Location: 15 HIGH PINES DRIVE	ANDERSON, RICHARD E	0.39	5/10/2021	150,000	117,000	78.00			
2056811584	327-102-10951	BARTLETT, DANIEL R Location: 113 COTE COVE	FROST, KEVIN W	1.02	6/30/2021	455,000	424,800	93.36			
L2081488896	327-102-10696	BERENBERG SPENCER Location: 1806 CROSS ROAD	GARBUTT-WALDIE PATRI...	3.40	10/1/2020	218,000	175,000	80.28			
L1038262272	327-102-10390	BILLADO DANICA Location: 2191 ROUTE 242	CORSANO-WILLIS CYNTH...	1.60	12/21/2020	299,000	277,600	92.84			
1744358464	327-102-10124	BLAIR, KIMBERLY J Location: 75 MOUNTAIN VIEW DRIVE	FONTAINE, ROLAND F	3.00	8/13/2021	430,000	311,000	72.33			
551805504	327-102-10830	CANNING, DIANE Location: 201 GREEN MOUNTAIN DRIVE, 2-R	WEST, GERALD R	1.04	2/3/2022	310,000	257,400	83.03			
L739737600	327-102-10703	CONNOLLY NORAH Location: 569 BELLE VISTA ROAD	BARON ALEX	1.50	8/14/2020	195,000	162,800	83.49			
L1007362048	327-102-10480	COWAN TIMOTHY Location: 261 LUCIER FARM ROAD	NILES FRANK	0.50	12/30/2019	205,000	169,800	82.83			
L685563904	327-102-10069	CREPEAU JAMES Location: 271 BEADLE HILL ROAD	WIND SONG PROPERTIES...	1.40	1/22/2021	264,400	225,600	85.33			
1850293312	327-102-10614	DANSEREAU, WILLIAM-R... Location: 684 MORSE ROAD TH 12	COGNAC, JOANNA G	2.00	11/12/2021	265,000	205,600	77.58			
1554396224	327-102-10336	DOCKTER, THOMAS D Location: 813 BELLE VISTA ROAD TH33	KITE, PETER B	3.60	6/14/2021	245,000	242,100	98.82			
L1658585088	327-102-10234	DREW ABIGAIL Location: 527 VT ROUTE 242	FARRELL FLOYD	2.50	6/19/2020	269,900	214,100	79.33			
371188800	327-102-10032	FORLOINES, EMILY C Location: 1234 CROSS ROAD	AMYOT, ANNETTE	1.60	5/3/2021	179,900	163,500	90.88			
L1724579840	327-102-10391	GIBSON BROOKS Location: 9 SHALLOWBROOK ROAD TH 40	ABBOTT STEPHEN	0.37	10/30/2020	135,000	153,000	113.33			
1062538304	327-102-10431	HORNSTEIN, DANIEL H Location: 1963 CROSS ROAD	MCKENZIE, ROBERT A	2.40	7/12/2021	285,000	210,600	73.89			
L1397334016	327-102-10801	IONESCU ALEX Location: 592 SARGENTS WAY	JANKOWSKI DAVID	3.40	8/14/2020	450,000	419,200	93.16			
L362352640	327-102-10803	LAPOINTE ANNIE Location: 226 SARGENTS WAY	JOSSELIN SCOTT	3.60	8/16/2019	248,000	256,100	103.27			
L295723008	327-102-10726	MONAGHAN MICHAEL Location: 438 LOOP ROAD	BOURASSA FRANCINE	1.63	10/28/2019	169,000	154,200	91.24			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1972458560	327-102-10333	MORELLI, WILLIAM A Location: 197 SERGEANTS WAY	SSS HOLDING CO. INC.	3.90	6/3/2021	265,000	230,700	87.06			
L1883385856	327-102-10299	PAPPALARDO MICHAEL Location: 519 BELLE VISTA ROAD TH33	RUBIN SCOTT	1.70	9/11/2019	126,000	133,300	105.79			
1582916672	327-102-10018	POWDERLY, JEFF Location: 64 RUSSELL HILL DRIVE	MURPHY, PATRICK	1.10	5/7/2021	365,000	331,900	90.93			
L847282176	327-102-10114	ROSS LAURA Location: 24 RUSSELL HILL DRIVE	OWENS BRANT	1.20	9/30/2020	204,900	168,000	81.99			
L9973760	327-102-10807	RUSSELL TIMOTHY Location: 107 MARRINER DRIVE	JOSLIN JUSTIN	3.50	4/5/2019	215,000	234,800	109.21			
L534167552	327-102-10228	SCOTT CHRISTOPHER Location: 360 CEMETERY ROAD	EMRICH JUNA	2.60	6/27/2019	150,000	136,200	90.80			
L1886629888	327-102-10548	SCULLY III JOHN PATR... Location: 82 RUSSELL HILL ROAD	ROSSER JOHN	1.40	10/29/2019	220,000	215,600	98.00			
1221217344	327-102-10371	SPENCER, THOMAS A Location: 3767 VT ROUTE 242	LEBLOND, CLEMENCE	3.20	7/15/2021	468,800	340,100	72.55			
L1804865536	327-102-10411	TYBURSKI JASON Location: 25 TAMARACK ROAD	LEMIEUX JEAN-FRANCOI...	0.75	3/13/2020	230,000	221,100	96.13			
L1332891648	327-102-10374	ZABIHIYAN ARMAND BAH... Location: 2016 CROSS ROAD TH 1	BLANKENSHIP SETH	2.50	6/5/2020	212,000	192,800	90.94			
Totals for R1 - Residential with less than 6 acres				56.80		7,229,900	6,343,900				

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
28 Total Transactions	80.70 Low InterQuartile Value		84.47 Low 90% Value of Aggregate
258,211 Average Sales Price	95.44 High InterQuartile Value		91.02 High 90% Value of Aggregate
226,568 Average Listed Price	14.73 InterQuartile Range		87.75 Aggregate Ratio
89.16 Average Ratio			3.73% Sampling Error
90.84 Median Ratio	58.60 Value of Outlier Low Limit	0 Number of Low Outliers	
72.33 Low Ratio	117.54 Value of Outlier High Limit	0 Number of High Outliers	
113.33 High Ratio	36.50 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	139.64 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
9.41 COD			
2 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L98729984	327-102-10585	BERNARD MATTHEW Location: 107 BACON ROAD	SEDDON HOPE	7.40	10/8/2019	227,500	224,100	98.51			
L1810571264	327-102-10790	CORR KENNETH Location: 2100 NORTH JAY ROAD	CARROLL-ANDREWS DORE...	10.70	9/30/2020	285,000	232,700	81.65			
L1555279872	327-102-10368	CROMWELL KEVIN Location: 292 WOODLAND DRIVE	LAVERY TIMOTHY	10.01	7/31/2019	155,000	189,100	122.00			
L189816832	327-102-10569	DOSSEY CHRISTOPHER Location: 778 WEST JAY ROAD	SANVILLE LAWRENCE	21.20	4/9/2020	270,900	282,400	104.25			
1446318656	327-102-10099	DUINO, JUSTIN Location: 983 VT ROUTE 242	BORDET, DANIELLA	37.20	2/11/2022	339,000	184,200	54.34			O
368135232	327-102-10085	EVELAND, JENNIFER Location: 38 PARTRIDGE HOLLOW ROAD	KHAN, NAFIS A	8.80	8/17/2021	145,000	81,400	56.14			O
L2018729984	327-102-10780	GIAMPIETRO ANTHONY Location: 20 JOURNEYS END ROAD	STROM ERIC	10.91	12/13/2019	191,000	174,300	91.26			
L2118631424	327-102-10661	KALINCHAK DAVID Location: 929 BELLE VISTA ROAD	TURTUR ANNE	7.80	12/13/2019	285,000	233,100	81.79			
L164651008	327-102-10256	LIBBY HEIDI Location: 1257 NORTH JAY ROAD	GIRARD SCOTT	20.60	12/28/2020	90,000	160,900	178.78	E	E	E
L33431552	327-102-11016	MEDOR SUE Location: 1005 MAYHEW ROAD	DINER MURRAY	9.10	3/5/2020	75,000	67,800	90.40			
1815026752	327-102-10011	STANEK, BRIAN Location: 557 NORTH JAY ROAD	LATIF, MOHAMED	20.00	10/12/2021	195,000	174,300	89.38			
L2045444096	327-102-10198	TERRIZZI PATRICK Location: 1017 MAYHEW ROAD	BLACHFORD PETER	50.00	10/5/2020	390,000	265,300	68.03			
L70828032	327-102-10447	THIBAULT ALYSSA Location: 96 WOODLAND DRIVE	MATHEU BABETTE	10.10	10/21/2020	150,000	141,100	94.07			
L1549828096	327-102-10218	WARNER LEONARD Location: 590 GENDRON ROAD	BURROUGHS-BIRON MARC	7.40	2/4/2021	333,000	329,600	98.98			
Totals for R2 - Residential with 6 or more acres				231.22		3,131,400	2,740,300				

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
14 Total Transactions	78.24	Low InterQuartile Value	75.32 Low 90% Value of Aggregate
233,954 Average Sales Price	100.30	High InterQuartile Value	94.30 High 90% Value of Aggregate
198,415 Average Listed Price	22.05	InterQuartile Range	84.81 Aggregate Ratio
86.98 Average Ratio			11.19% Sampling Error
90.40 Median Ratio	45.16	Value of Outlier Low Limit	0 Number of Low Outliers
54.34 Low Ratio	133.37	Value of Outlier High Limit	1 Number of High Outliers
122.00 High Ratio	12.09	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	166.45	Value of Extreme High Limit	1 Number of High Extremes/Influentials
15.12 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
14% 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
1228596288	327-102-10778	PAGE, AMANDA L Location: 143 BRIDGE ROAD, TH 515,336	DIEFENBACH, JOHN	0.00	4/30/2021	275,000	266,000	96.73			

Totals for MHU - Mobile home un-landed				0.00		275,000	266,000				
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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	96.73	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
275,000 Average Sales Price	96.73	High InterQuartile Value	0.00	High 90% Value of Aggregate
266,000 Average Listed Price	0.00	InterQuartile Range	96.73	Aggregate Ratio
96.73 Average Ratio				Sampling Error
96.73 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
96.73 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
96.73 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				

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1754421312	327-102-10363	JACKSON, CODY R Location: 109 LEAVITT CIRCLE	GUERIN, BERNARD	3.53	4/9/2021	177,000	91,700	51.81	O	O	
1879280704	327-102-10363	LANE, KEVIN Location: 109 LEAVITT CIRCLE	JACKSON, CODY A	3.53	7/22/2021	190,000	91,700	48.26	O	O	
Totals for S1 - Vacation home with less than 6 acres				7.06		367,000	183,400				

S1 - Vacation home with less than 6 acres

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
2 Total Transactions	48.26	Low InterQuartile Value	39.77	Low 90% Value of Aggregate
183,500 Average Sales Price	51.81	High InterQuartile Value	60.18	High 90% Value of Aggregate
91,700 Average Listed Price	3.54	InterQuartile Range	49.97	Aggregate Ratio
50.04 Average Ratio			20.43%	Sampling Error
50.04 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
48.26 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
51.81 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
3.54 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			

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1323794432	327-102-10209	BUTLER GEOFFREY Location: 2190 NORTH JAY ROAD	STAFFORD STEFANIE	10.60	8/7/2020	65,000	49,800	76.62			
L2058506240	327-102-10091	CHASE MICHAEL Location: 435 WEST JAY ROAD	TICEHURST BRENDA	10.58	3/25/2020	61,000	43,700	71.64			

Totals for S2 - Seasonal home with 6 or more acres **21.18** **126,000** **93,500**

S2 - Seasonal home 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	
2 Total Transactions	71.64	Low InterQuartile Value	58.96	Low 90% Value of Aggregate
63,000 Average Sales Price	76.62	High InterQuartile Value	89.46	High 90% Value of Aggregate
46,750 Average Listed Price	4.98	InterQuartile Range	74.21	Aggregate Ratio
74.13 Average Ratio			20.55%	Sampling Error
74.13 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
71.64 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
76.62 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
3.36 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
1631335488	327-102-10215	ALTRUI, JEFFREY M Location: CHEMIN PANORAMIQUE TH 300	THE NORVAN O. DRUGMA...	44.00	6/18/2021	70,900	103,000	145.28	O		
L1016672256	327-102-10973	AUSTIN WENDY Location: MORIN DRIVE, LOT #2	FARWELL TIMOTHY	1.80	8/27/2020	13,000	32,700	251.54	E	O	O
L203718656	327-102-10811	BOOTH RILEY Location: LOT 42 GENDRON ROAD	COFFEY PAUL J	5.20	10/30/2020	37,000	41,200	111.35			
L65044480	327-102-10885	CANULLA RYAN Location: LOT52R, FOOTHILLS DRIVE	COTE CELINE	3.49	2/24/2021	37,000	35,700	96.49			
224737344	327-102-10968	CARNEY, CHRISTOPHER Location: 3B WESTOVER ROAD	PIKE, JESSE F	6.80	4/2/2021	38,000	50,300	132.37			
1650932800	327-102-10731	DAIGLE, MICHAEL D Location: LOT 9, CROSS ROAD	GREEN, ROBERT G	45.30	11/23/2021	99,000	79,100	79.90			
1309975104	327-102-10877	DELABRUERE, JASON Location: NORTH JAY ROAD	BROOKS, WALLIS	10.10	1/14/2022	48,000	42,000	87.50			
L253050880	327-102-10240	DOHERTY JOHN Location: TRANQUILITY LANE	CONANT GLENN	9.50	1/15/2021	33,000	41,100	124.55			
L1366888448	327-102-10349	EVARTS GEORGE Location: BEADLE HILL ROAD	KANE WILLIAM	40.70	7/19/2019	85,000	78,300	92.12			
L274522112	327-102-10458	FITZPATRICK CHRIS Location: WEST JAY ROAD	LEACH JENNIFER	29.20	11/20/2020	47,500	51,700	108.84			
1744273984	327-102-10014	GARAFALO, JR., THOMA... Location: LOT #27 AIKINS DRIVE	AIKINS, SYLVIA	2.50	1/7/2022	40,000	31,900	79.75			
L183054336	327-102-10106	GASSE JEAN DAVID Location: WOODLAND DRIVE, LOT 6	BRACKELMANN BERND	10.10	9/12/2019	21,500	48,600	226.05	E	O	O
40320064	327-102-10061	GIBSON, BROOKS Location: SHALLOWBROOK ROAD, LOT #1	BEAUDRY, ROSEANNE	1.60	11/19/2021	37,000	35,400	95.68			
L1512628224	327-102-10610	HAGENY BRYAN Location: 643 BELLE VISTA ROAD	GENTRY ROBERT	1.50	12/3/2020	37,000	28,700	77.57			
26522688	327-102-10809	HAYNIE III, WILLIAM ... Location: LOT 28 SARGENTS WAY	COFFEY, PAUL J	3.50	6/30/2021	42,000	37,600	89.52			
L1307779072	327-102-10675	KINSEY CHARLES Location: 750 CROSS ROAD	WIENER MARVIN	76.80	5/30/2019	60,000	103,600	172.67	O		
L867844096	327-102-10810	KRUSE CHARLES Location: SARGENT FARM ROAD	LANGELIER JOHN	18.40	5/11/2020	60,000	54,500	90.83			
L1106526208	327-102-10827	LEWIS ORION Location: GENDRON ROAD	BURROUGHS-BIRON MARC	8.54	1/28/2020	30,000	33,300	111.00			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
127923264	327-102-10369	MICHALSKI, MATTHEW Location: LOT #1 WOODLAND DRIVE	LEACH, GARY A	10.10	7/8/2021	35,000	48,600	138.86			
L764321792	327-102-10571	MICHAUD MATTHEW Location: 2059 JOURNEY'S END RD	GOSSELIN ROSEANNE	20.50	6/11/2020	39,000	38,100	97.69			
L891854848	327-102-10306	O'BANION MARK Location: LOT 22 SHALLOWBROOK ROAD	SNELL ELIJAH	3.50	10/31/2019	36,000	42,100	116.94			
12188736	327-102-10349	PERKINS, THOMAS T Location: BEADLE HILL ROAD	EVARTS, GEORGE H	40.70	12/20/2021	87,000	78,300	90.00			
L853876736	327-102-10033	PERRAULT MELISSA Location: TRANQUILITY LANE, LOT #23	BOURASSA NICHOLAS	10.20	8/27/2020	50,000	39,700	79.40			
L1297375232	327-102-10545	PRICE BEVERLY Location: NORTH JAY ROAD, LOT #25	DELANEY TIMOTHY	10.30	8/21/2020	49,000	42,300	86.33			
1908345920	327-102-10630	PRUE, JACQUELYN Location: LOT #7 WOODLAND DRIVE	SCHROETER, MARK D	10.70	7/30/2021	40,000	35,900	89.75			
1840417856	327-102-10165	RANSOM HOLDINGS LLC Location: ROUTE 242	CURRIER, JR., COLBY ...	14.71	7/30/2021	145,000	61,200	42.21	O		
L240013312	327-102-10318	RAY SOUMYA Location: LOT 35, SHALLOWBROOK ROAD	JACKSON JR. WILLIAM	1.35	7/2/2020	30,000	31,100	103.67			
L274759680	327-102-10101	RUOCCO GRAZIA Location: LOT 3, NORTH JAY ROAD	KIPP STEVEN	6.10	1/29/2021	40,000	76,900	192.25	E		
L990863360	327-102-11015	SMITH MATTHEW Location: STEVENS MILL ROAD	KIBBIN DIANE	3.01	9/9/2020	23,000	16,200	70.43			
L159416320	327-102-10903	TARLECKY DYLAN Location: CHEMIN PANORAMIQUE TH 300	FRESHMAN JAY	10.10	6/5/2020	20,000	51,500	257.50	E	O	O
1878491712	327-102-10147	THE POWDER SHACK LLC Location: NORTH JAY ROAD	COTA JR, ARNOLD A	15.00	1/14/2022	33,000	49,200	149.09	O		
L1237032960	327-102-10814	TRACY PATRICK Location: PARCEL ID 01-0310005 LOT B 561 WEST JAY ROAD	ESTATE OF ABBY KIRK	15.00	3/8/2021	39,000	35,400	90.77			
L945229824	327-102-10515	WILBUR DEAN Location: WILDERNESS VILLAGE DRIVE, LOT 20	FAZIO ANDREW	1.00	2/12/2021	27,500	26,600	96.73			
299676736	327-102-10251	WISEMAN, DAMIEN Location: TRANQUILITY LANE	GHADDAR, AHMAD JAMIL	12.68	7/8/2021	52,000	45,800	88.08			
Totals for M - Miscellaneous				503.98		1,581,400	1,647,600				

M - Miscellaneous

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
34 Total Transactions	87.93 Low InterQuartile Value		91.70 Low 90% Value of Aggregate
46,512 Average Sales Price	133.99 High InterQuartile Value		116.67 High 90% Value of Aggregate
48,459 Average Listed Price	46.06 InterQuartile Range		104.19 Aggregate Ratio
116.55 Average Ratio			11.98% Sampling Error
96.61 Median Ratio	18.85 Value of Outlier Low Limit	0 Number of Low Outliers	
42.21 Low Ratio	203.08 Value of Outlier High Limit	3 Number of High Outliers	
257.50 High Ratio	- 50.24 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.12 PRD (Regression Index)	272.16 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
33.80 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
189258816	327-102-10620	903 SLOPESIDE LLC Location: 248 SLOPESIDE ROAD	MCLAUGHLIN, DONNA	0.00	11/22/2021	275,000	232,600	84.58			
L1185501184	327-102-10501	ALIX DAKOTA Location: 3277 VT ROUTE 242, B3	JAMES RONALD	0.00	9/10/2020	200,000	181,400	90.70			
217726016	327-102-10786	AMERINE, WILLIAM J Location: 145 BRIDGE ROAD TH-515, VC-346	NUSSDORF, HOWARD	0.00	10/15/2021	299,000	266,000	88.96			
1874484288	327-102-10925	ARTHUR S. CALDERONE ... Location: 109 STONEY PATH ROAD VC-441	WARREN, CHESTER C	0.00	10/28/2021	320,000	280,000	87.50			
1277158464	327-102-10820	AUDET, REJEAN G Location: 240 SOUTH VILLAGE ROAD, 135	CLIFFORD, DAVID	0.00	5/7/2021	512,500	574,300	112.06			
L1790189568	327-102-10351	BERRY BARN LLC Location: 264 SLOPESIDE ROAD TH505, S1006	LIVERNOIS SCOTT	0.00	10/1/2020	250,000	222,600	89.04			
1564990528	327-102-10865	BHATT, VAIBHAV Location: 126 BRIDGE ROAD, TH 515 VC372	TANNY, TRACEY C	0.00	11/22/2021	430,000	422,500	98.26			
1767181376	327-102-10765	BIERMA, EDWARD T Location: V130, 236 SOUTH VILLAGE ROAD	REYNOLDS, JR., ROBER...	0.00	7/1/2021	522,000	582,400	111.57			
L1757446144	327-102-10239	CANTOR BRADFORD Location: 407 NORTH VILLAGE ROAD, V106	COOLEY EDWARD	0.00	10/30/2020	340,000	406,100	119.44			
1420120640	327-102-10587	CARDOZA, KEITH R Location: 3279 VT ROUTE 242 UNIT A1	SEXTON, EDWARD R	0.00	2/8/2022	243,000	192,900	79.38			
861406272	327-102-10858	CHAMBERLIN, JOHN A Location: 128 BRIDGE ROAD TH515, VC363	VON REYN, TIMOTHY J	0.00	4/16/2021	260,000	268,600	103.31			
156058688	327-102-10046	CITRO, RICHARD Location: 208 STONEY PATH ROAD, TH 510, P502	BAILEY, THOMAS A	0.00	4/8/2021	181,750	199,900	109.99			
614411328	327-102-10348	COGNAC, NELSON W Location: 206 STONEY PATH ROAD, UNIT #602	NORTHERN HARDWOODS L...	0.00	9/9/2021	272,000	255,000	93.75			
L1339703296	327-102-10932	DEVITA GERARD Location: 109 STONEY PATH ROAD - VC448	VON HOLDEN ALAN	0.00	8/30/2019	240,000	280,000	116.67			
857662528	327-102-10542	DINEEN, DENISE Location: 3277 VT ROUTE 242,UNIT B1	NORTHWAY PROPERTIES ...	0.00	4/26/2021	215,000	193,100	89.81			
1914223680	327-102-10894	DONEGAN, GEOFFREY Location: 181 BRIDGE ROAD TH 515 VC352	VANACORE, ANDREW	0.00	11/29/2021	410,000	426,200	103.95			
1843944512	327-102-10058	DONOVAN, SEAN Location: 314 SLOPESIDE ROAD #3006	YOUNG, CHRISTOPHER M	0.00	10/8/2021	230,000	222,600	96.78			
L1315905536	327-102-10163	EBERHARD MARK Location: 3279 VT ROUTE 242	TRILLIUM PROPERTIES ...	0.00	12/20/2019	190,000	182,200	95.89			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L116543488	327-102-10599	FEEN JAMES FRANCIS Location: 303 NORTH VILLAGE ROAD UNIT 110	STANDLEY BRANFORD	0.00	10/30/2020	435,000	406,100	93.36			
L32215040	327-102-11029	FOTI CHRISTOPHER Location: 3165 VT 242, #3	BAKER JESSE	0.00	12/31/2020	127,500	112,400	88.16			
L4497408	327-102-10575	FRIED DAVID Location: 240 SLOPESIDE ROAD #807	HEDREI PHILIP	0.00	3/5/2021	205,000	227,900	111.17			
112940096	327-102-10555	FUERST, NATHAN D Location: 236 NORTH VILLAGE ROAD TH VC304	GUTERL, JOSEPH	0.00	5/28/2021	250,000	288,200	115.28			
203416640	327-102-10943	GARAFFA, MICHAEL Location: 70 QUEEN'S ROAD TH 517, P159	MCGRATH, JOHN D	0.00	4/30/2021	510,000	503,300	98.69			
L603045888	327-102-10231	GELARDI CHRISTOPHER Location: 169 TRAILSIDE ROAD TH 501 T 302	FERSING KYLE	0.00	8/28/2020	342,000	305,500	89.33			
1348527168	327-102-10846	GIVANT, STEPHEN G Location: 240 SOUTH VILLAGE ROAD, #V133	ASR TRUST	0.00	4/30/2021	605,000	623,100	102.99			
L443023360	327-102-10438	GREENWOOD CHARLES Location: 317 SLOPESIDE ROAD, 5005	BENSON J. COREY	0.00	11/17/2020	225,000	227,900	101.29			
416615488	327-102-10744	GROSDANIS, JAMES JOH... Location: 138 SOUTH VILLAGE ROAD TH V127	KAREN E. PETERSEN RE...	0.00	6/30/2021	545,000	579,900	106.40			
1795474496	327-102-10913	GRUPPIONI, STEPHEN A Location: 26 QUEENS	JEFFREY A DAVIS CO-T...	0.00	4/23/2021	378,000	352,400	93.23			
L1531994112	327-102-10937	GRUSENMEYER DENNIS Location: 105 STONEY PATH ROAD #455	CHAN FRANK	0.00	10/28/2020	355,000	352,400	99.27			
L443228160	327-102-10926	HAMILTON JASON Location: 109 STONEY PATH ROAD TH5, VC-442	GAOUCETTE FRANCOIS	0.00	11/16/2020	365,000	428,000	117.26			
1322726464	327-102-10944	HIGH PERFORMANCE SOL... Location: 70 QUEENS ROAD TH #517 P160	BACHAND, TRUSTEE OF ...	0.00	6/4/2021	726,000	629,600	86.72			
L876216320	327-102-10904	HUETH DEMETRIA Location: 42 QUEEN'S ROAD	PLANTE ROBERT	0.00	11/6/2020	265,000	278,800	105.21			
112006208	327-102-10896	INGRAM, SPENCER Location: 181 BRIDGE ROAD TH515, VC-354	STEVEN J. SILVERMAN ...	0.00	4/30/2021	390,500	351,000	89.88			
1511371840	327-102-10503	JAY PEAK HOLDINGS, L... Location: 304 NORTH VILLAGE ROAD TH 503	PAUPE, CHRISTIAN M	0.00	6/30/2021	950,000	702,100	73.91			
147831872	327-102-10557	KENNEDY, ALYSON Location: 232 NORTH VILLAGE ROAD, TH VC306	GABOR GYURKOVICS, TR...	0.00	11/24/2021	300,700	262,800	87.40			
L334127104	327-102-10917	KEYES ERIC Location: 79 STONEY PATH ROAD VC-431	HALE SIMON	0.00	12/21/2020	280,000	284,400	101.57			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1865701440	327-102-10975	KLAUER, JAMES D Location: 268 NORTH VILLAGE ROAD #311	DIGIAMMO, JOSEPH M	0.00	4/9/2021	462,500	518,000	112.00			
2121395264	327-102-10936	KOHL, KAITLIN LINDSA... Location: 105 STONEY PATH ROAD, TH5 454	WAXLAX, PAUL C	0.00	9/30/2021	390,000	345,200	88.51			
L2116321280	327-102-10762	KOST BRIAN JAMES Location: 236 SOUTH VILLAGE ROAD	MCCARTHY JOHN	0.00	3/8/2021	515,000	584,700	113.53			
L268738560	327-102-10596	KOURKOULIS PAUL Location: 264 SLOPESIDE ROAD TH505 - S1007	LINDA SINCLAIR TRUST	0.00	6/26/2020	202,500	232,600	114.86			
1298005056	327-102-10543	KRAMMEN, ANDREW S Location: 3277 VERMONT ROUTE 242, UNIT B4	EAST OF EDEN, LLC	0.00	12/6/2021	193,000	181,400	93.99			
L1964507136	327-102-10281	LEHOULLIER ALAN Location: 240 SLOPESIDE ROAD, TH 505, S804	DTA VERMONT LLC	0.00	9/1/2020	195,000	218,100	111.85			
1347132480	327-102-10916	LEIDER, JUSTIN Location: 26 QUEEN'S ROAD, TH 517, VC428	O'MELIA, MICHAEL G	0.00	10/8/2021	312,000	280,000	89.74			
L1719697408	327-102-10157	LINZ ROBERT Location: 149 SLOPESIDE ROAD, 4007	AUSTIN RICHARD	0.00	6/2/2020	180,000	232,600	129.22			
293289024	327-102-10054	LOMAS, ANDREW Location: 196 SLOPESIDE ROAD #5001	DOUCET, PASCAL	0.00	11/12/2021	280,000	227,900	81.39			
425681984	327-102-10854	LUDWIG, DEREK WELLBR... Location: 74 BRIDGE ROAD, TH515, M147	D'ALBA, EDWARD M	0.00	5/21/2021	559,000	591,100	105.74			
574812736	327-102-10246	MAGNONE, DAVID Location: 3277VT ROUTE 242 B5	POWELL, DAVID N	0.00	2/23/2022	230,000	194,300	84.48			
1623792704	327-102-10856	MCGOVERN, MICHAEL T Location: 128 BRIDGE ROAD TH 515VC361	GROSDANIS, JAMES	0.00	9/30/2021	300,000	276,600	92.20			
L322822144	327-102-10015	MCNEELY JAMES Location: 303 NORTH VILLAGE ROAD TH112	MADSEN WILLIAM	0.00	8/28/2020	405,000	434,800	107.36			
L2050752512	327-102-10792	MULLINS AYMIE Location: 145 BRIDGE ROAD, V342	KIREKER CHARLES	0.00	11/13/2020	369,000	416,400	112.85			
L1531445248	327-102-10485	MURPHY LISA Location: 228 SLOPESIDE ROAD #702	HEALEY SEAN	0.00	11/22/2019	199,000	218,100	109.60			
1914496064	327-102-10835	NASH, WILLIAM Location: 155 SOUTH VILLAGE ROAD #397	PAGANELLI, WILLIAM	0.00	5/7/2021	385,000	424,500	110.26			
L1945260032	327-102-10088	OLIVEIRA JEFFREY Location: 208 STONEY PATH ROAD TH51, P504	SHARP MICHAEL	0.00	11/20/2020	182,500	203,500	111.51			
L636764160	327-102-10627	PERCY'S POWDERHOUSE ... Location: 214 SLOPESIDE ROAD #3004	LUSTY JOHN	0.00	3/20/2020	200,000	222,600	111.30			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1441267712	327-102-10868	PETERSEN JOHN Location: 126 BRIDGE ROAD, TH 515 VC 375	POWELL ROBERT	0.00	5/8/2020	320,000	348,100	108.78			
995118144	327-102-10888	PETTIT, DAVID M Location: 181 BRIDGE ROAD TH515, VC355	BROWN, DONALD R	0.00	5/21/2021	370,000	348,100	94.08			
L1347174400	327-102-10946	ROCKEFELLER STEVEN Location: 98 QUEENS ROAD, VTH-162	COALLIER ROBERT	0.00	12/18/2020	530,000	592,200	111.74			
L1351073792	327-102-10253	ROGERS BENJAMIN Location: 232 NORTH VILLAGE ROAD - V302	GILBERT G. S. BECKWI...	0.00	8/22/2019	325,000	416,100	128.03			
L843534336	327-102-10044	ROLANDER JOHN GRIFF... Location: 314 SLOPESIDE ROAD, TH 505, S3008	WIND SONG PROPERTIES...	0.00	1/5/2021	220,000	222,600	101.18			
L1572864	327-102-10606	RUGGIANO SAMUEL Location: 533 NORTH VILLAGE ROAD TH-E120	SOVESTPRO INC.	0.00	12/4/2020	555,000	565,200	101.84			
1997831232	327-102-10485	SHARMA, ANURADHA Location: 228 SLOPESIDE ROAD TH 505 S702	MURPHY, LISA	0.00	12/23/2021	260,000	218,100	83.88			
L1801977856	327-102-10772	SHEILA CRAWFORD 2015... Location: 236 SOUTH VILLAGE ROAD V129	CAMPBELL JOHN	0.00	10/23/2020	550,000	640,100	116.38			
L326868992	327-102-10272	SOULE JEFF Location: 208 STONEY PATH ROAD #501	GUEVARA ERMA BEATRIZ	0.00	3/31/2021	165,000	210,400	127.52			
2058163264	327-102-10554	STONE CASTLE PROPERT... Location: 232 NORTH VILLAGE ROAD V-303	PENDLEBURY, WILLIAM ...	0.00	4/30/2021	248,000	264,200	106.53			
266302528	327-102-10919	SUSSMAN, JOSEPH F Location: 79 STONEY PATH ROAD TH 5 VC433	TAYLOR, WILLIAM N	0.00	6/30/2021	285,000	270,200	94.81			
1778779200	327-102-10996	TAGUPA, JONATHAN H Location: 266 NORTH VILLAGE ROAD TH 503	MULLINS, ERIC R	0.00	4/16/2021	550,000	538,900	97.98			
L556326912	327-102-10358	TIEMPOS DE VALS PROP... Location: 334 SLOPESIDE ROAD, #4006	BITTERMAN TODD	0.00	9/18/2020	186,000	219,300	117.90			
2097464384	327-102-10824	TIPS DOWN, LLC Location: 125 SOUTH VILLAGE ROAD #388	BRUNELL, PATRICK	0.00	4/16/2021	272,000	277,600	102.06			
L2062221312	327-102-10486	VENTRE RYAN Location: 317 SLOPESIDE ROAD, TH 505-5007	OESCHGER DBA DERBY A...	0.00	9/25/2020	180,000	227,900	126.61			
1803895872	327-102-10945	WILMINGTON TRUST NA,... Location: 98 QUEEN?S RD, TOWNHOUSE UNIT Q-161 (A/K/A UNIT VTH-161, IN BLDG. #16) IN JAY PEAK VILLAGE - PHASE III	GIASSON, DOMINIQUE	0.00	4/12/2021	659,000	617,500	93.70			
L862552064	327-102-10252	WOODARD DAVID LINCOL... Location: 232 NORTH VILLAGE ROAD THVC-301	GILBERT S. BECKWITH	0.00	4/26/2019	247,500	272,100	109.94			
974011456	327-102-10077	WYSOCKI, JON T Location: 314 SLOPESIDE ROAD #3005	YOUNG, CHRISTOPHER M	0.00	11/19/2021	275,000	232,600	84.58			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
371534912	327-102-10841	YASMINE D. PARSONS, ... Location: 155 SOUTH VILLAGE ROAD, #392	MOORE, BARBARA A	0.00	7/30/2021	395,500	424,500	107.33			
L1389486080	327-102-10861	ZHANG JANE CHEN Location: 128 BRIDGE ROAD TH515, VC366	SCHROETER RYAN	0.00	1/29/2021	260,000	270,700	104.12			
L277127168	327-102-10940	ZHANG QING Location: 105 STONEY PATH ROAD TH5, VC-458	WALLINGFORD KENNETH	0.00	11/6/2020	270,000	280,000	103.70			
Totals for O - Other				0.00		25,327,450	25,563,000				

O - Other

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	90.70	Low InterQuartile Value	98.57	Low 90% Value of Aggregate
337,699 Average Sales Price	111.51	High InterQuartile Value	103.29	High 90% Value of Aggregate
340,840 Average Listed Price	20.81	InterQuartile Range	100.93	Aggregate Ratio
101.81 Average Ratio			2.34%	Sampling Error
102.06 Median Ratio	59.49	Value of Outlier Low Limit	0	Number of Low Outliers
73.91 Low Ratio	142.72	Value of Outlier High Limit	0	Number of High Outliers
129.22 High Ratio	28.28	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	173.93	Value of Extreme High Limit	0	Number of High Extremes/Influentials
10.11 COD				
7 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 - 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
122 Total Transactions	87.31	Low InterQuartile Value	94.13 Low 90% Value of Aggregate
300,552 Average Sales Price	107.71	High InterQuartile Value	98.51 High 90% Value of Aggregate
289,498 Average Listed Price	20.40	InterQuartile Range	96.32 Aggregate Ratio
95.93 Average Ratio			2.27% Sampling Error
94.81 Median Ratio	56.71	Value of Outlier Low Limit	4 Number of Low Outliers
48.26 Low Ratio	138.32	Value of Outlier High Limit	1 Number of High Outliers
129.22 High Ratio	26.10	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	168.92	Value of Extreme High Limit	1 Number of High Extremes/Influentials
12.85 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
0 Total Transactions	0.00 Low InterQuartile Value		0.00 Low 90% Value of Aggregate
Average Sales Price	0.00 High InterQuartile Value		0.00 High 90% Value of Aggregate
Average Listed Price	0.00 InterQuartile Range		100.00 Aggregate Ratio
0.00 Average Ratio			Sampling Error
0.00 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
0.00 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
0.00 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
N/A Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

Class - Farm/Vacant (W, M, F)

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
34 Total Transactions	87.93 Low InterQuartile Value		91.61 Low 90% Value of Aggregate
46,512 Average Sales Price	133.99 High InterQuartile Value		116.76 High 90% Value of Aggregate
48,459 Average Listed Price	46.06 InterQuartile Range		104.19 Aggregate Ratio
116.55 Average Ratio			12.06% Sampling Error
96.61 Median Ratio	18.85 Value of Outlier Low Limit	0 Number of Low Outliers	
42.21 Low Ratio	203.08 Value of Outlier High Limit	3 Number of High Outliers	
257.50 High Ratio	- 50.24 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.12 PRD (Regression Index)	272.16 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
33.80 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	
156 Total Transactions	87.50	Low InterQuartile Value	94.18	Low 90% Value of Aggregate
250,686 Average Sales Price	109.97	High InterQuartile Value	98.49	High 90% Value of Aggregate
241,504 Average Listed Price	22.47	InterQuartile Range	96.34	Aggregate Ratio
96.98 Average Ratio			2.23%	Sampling Error
94.81 Median Ratio	53.79	Value of Outlier Low Limit	3	Number of Low Outliers
42.21 Low Ratio	143.69	Value of Outlier High Limit	8	Number of High Outliers
172.67 High Ratio	20.08	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	177.40	Value of Extreme High Limit	5	Number of High Extremes/Influentials
14.26 COD				
11	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			