

Study created by Teri.Gildersleeve@vermont.gov on 12/12/2022 at 2:56 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1589992000	336-104-10318	ANGIER, ASHLEY Location: 3455 VERMONT ROUTE 100C	DONNA, JOSEPH	0.85	3/31/2022	225,000	205,400	91.29			
L1062473728	336-104-10230	AUTUMN THERESA Location: 267 LOWER MAIN STREET EAST	WHITTEMORE JOSHUA	0.23	7/3/2020	147,000	119,500	81.29			
L2049597440	336-104-10485	B & N TOMKAT Location: 1676 COLLINS HILL ROAD	HICKORY MARK	2.95	2/26/2020	81,000	114,900	141.85	O	O	O
686950976	336-104-11648	BARBOUR, CURT A Location: 159 SARGENT DRIVE	BROWN, BRANDON	3.47	3/1/2022	495,000	320,500	64.75			
L1652838400	336-104-10007	BARRY DANIKA Location: 877 VT ROUTE 15 W	BURMEISTER BARBARA	0.85	8/2/2019	145,000	144,600	99.72			
1133136960	336-104-11337	BARTON, JAMES A Location: 77-1 STILL ROAD	SALTER, LYNDA	0.00	7/1/2021	169,000	139,400	82.49			
1530219584	336-104-11117	BASILIERE, JENNIFER Location: 209 RIVER ROAD	HILL, NICOLE	0.50	8/13/2021	280,000	159,700	57.04			
L1909137408	336-104-10531	BEACH JEFFREY Location: 626 GOULD HILL	INGALLS EVERETT	0.79	3/9/2020	192,500	173,100	89.92			
2042162240	336-104-10712	BERMAN COHEN PARTNER... Location: 19 LOWER MAIN STREET	ZAWADSKI, ERIC	0.22	9/30/2021	217,000	190,700	87.88			
1289238592	336-104-10922	BOHANNON, CHRISTOPHE... Location: 2214 VT RT 15	PERKINS, HUGH	3.00	4/16/2021	136,000	182,400	134.12			
1373264960	336-104-11648	BROWN, NATASHA Location: 159 SARGENT DRIVE	CHARETTE, TROY J	3.47	10/29/2021	475,000	320,500	67.47			
L2039808	336-104-10588	CAMPBELL TODD Location: 39 LOG CABIN LANE	MCGOVERN MICHAEL	0.56	8/17/2020	95,000	82,000	86.32			
1981273152	336-104-10191	CHASE, MICHAEL Location: 415 LOWER MAIN WEST	ALLEN, GREGORY A	0.75	5/21/2021	203,000	147,600	72.71			
L1530798080	336-104-10643	CHITTICK JENNIFER Location: 24 LAMOILLE VIEW DRIVE	WEST ANDREW	0.13	12/6/2019	102,000	117,600	115.29			
417856576	336-104-10370	CHURCHILL, VICTORIA ... Location: 28 PLEASANT WAY	PLAYER, CHRISTOPHER	1.82	12/17/2021	269,650	148,700	55.15			
L1455947776	336-104-11065	CLOUTIER NATHANIAL Location: 124 RAILROAD STREET	SARATOGA PROPERTIES ...	0.40	10/30/2019	190,000	192,200	101.16			
L80199680	336-104-11688	COATS MARSHALL Location: 15 EASY STREET	TATRO DENNIS	4.19	10/31/2019	275,000	278,600	101.31			
2005316160	336-104-11627	CUTLER HOLDINGS LLC Location: 457 WHITCOMB ISLAND ROAD	ESTATE OF EUGENE HAT...	1.58	2/15/2022	272,500	201,500	73.94			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1010115648	336-104-11210	DELISLE, DEVIN Location: 321 LOWER MAIN STREET EAST	COTE, PENNY	2.35	5/12/2021	265,000	240,000	90.57			
L536686592	336-104-10435	DEROSIA CHRISTOPHER Location: 635 VT ROUTE 100C	WHITTEMORE RICHARD	0.65	10/23/2019	206,000	204,700	99.37			
372390976	336-104-10556	DEVEREAUX, ANNE M Location: 94 AND 112 RIVER ROAD WEST	JEWETT, RICHARD W	0.32	11/22/2021	172,500	221,200	128.23			
L94834688	336-104-10335	DEWEY PROPERTY MANAG... Location: 76 VT ROUTE 100C	DUNHAM RENTALS LLC	0.30	4/17/2019	190,000	193,200	101.68			
L263606272	336-104-10137	FABIAN WILLIAM Location: 36 VT ROUTE 15 WEST	VALLEY RIDGE PROPERT...	0.46	1/6/2020	169,000	170,300	100.77			
340140608	336-104-11118	FOSTER-FELL, JEREMY Location: 120 SINCLAIR ROAD	LAFRANCE, TRACY	0.90	1/19/2022	40,000	82,100	205.25	E	E	E
L868286464	336-104-11933	GALE DUSTIN Location: 191 WEST MELODY LANE	ROONEY MATTHEW	2.98	9/19/2019	215,000	192,700	89.63			
1979350080	336-104-11932	GARAMELLA, LEONARD Location: 35 VERMONT ROUTE 15 WEST	VALLEY RIDGE PROPERT...	0.27	12/14/2021	100,000	90,200	90.20			
L1766248448	336-104-10267	GELLATLY LUKE Location: 736 GOULD HILL ROAD	DARLING MICHAEL	1.30	9/12/2019	226,000	215,100	95.18			
L133595136	336-104-10097	GERALD C. BAILEY REV... Location: 675 MELODY LANE	TOMLINSON BRENT	2.68	5/30/2019	147,000	135,400	92.11			
1463417920	336-104-10221	HALL, SANDRA Location: 184 SINCLAIR ROAD	COHEN, BARRY	1.10	12/23/2021	420,000	320,300	76.26			
L1357615104	336-104-10811	HAMMOND PETER Location: 92 SCHOOL STREET	RAULINITIS BRIAN	0.28	6/30/2020	156,500	132,800	84.86			
L263864320	336-104-11649	HANLON HEIDI Location: 77 ADAM COURT	MISKIMEN JESSE	1.58	9/18/2020	260,000	239,100	91.96			
L1696661504	336-104-11796	HENNINGTON LARRY Location: 285 WEST RIVER ROAD	KILVADYOVA LEA	1.52	4/18/2019	205,000	204,300	99.66			
L1069408256	336-104-10452	HILL TRAVIS Location: 90 CLAY HILL ROAD	VERVILLE SALLY	1.35	10/28/2020	175,000	148,700	84.97			
L312147968	336-104-10945	HINTON JR. CLARENCE Location: 26 LOG CABIN LANE	ZAWADSKI ERIC	0.41	12/30/2020	90,000	83,000	92.22			
L1633800192	336-104-11059	HOAG WILLIAM Location: 66 PARKER ROAD	EWART I. FRANCOIS AN...	2.22	5/30/2019	290,000	288,000	99.31			
L330416128	336-104-10952	HOSTETTER CHELSEA Location: 561 MAPLE HILL ROAD	HOAG WILLIAM	1.66	4/30/2019	195,000	191,400	98.15			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
768846912	336-104-11442	JAMES, TYLER G Location: 2617 HOGBACK ROAD	BLANCH, RAELYN	1.30	9/30/2021	325,000	247,400	76.12			
L859803648	336-104-11466	KNIGHT MERLE Location: 542 CLAY HILL	BOYDEN D. BRIAN	1.19	3/6/2020	209,000	203,100	97.18			
L400674816	336-104-10704	LACEFIELD MATTHEW Location: 187 RIVER ROAD W	LUMBRA WALTER	0.29	5/30/2019	128,000	140,200	109.53			
470760512	336-104-11118	LAFRANCE, TRACY Location: 120 SINCLAIR ROAD	WHITTEMORE, RICHARD ...	0.90	12/3/2021	40,000	82,100	205.25	E	E	E
L302292992	336-104-10555	LEGG TYLER Location: 549 WILSON ROAD	JEWETT DANA	1.20	7/27/2020	228,250	169,700	74.35			
L495480832	336-104-11095	LEPAGE LAUREN Location: 511 VT RT 100C	LEBLANC BRETT	0.86	5/16/2019	164,000	170,000	103.66			
1529072704	336-104-10615	LEWIS, CODY M Location: 603 FOOTE BROOK ROAD	CAMLEY, RHONDA S	2.50	8/31/2021	185,000	149,400	80.76			
L641605632	336-104-11920	LINDORFF JEREMY Location: 438 GROW ROAD	MONGEON BARBARA	2.00	7/8/2019	157,000	150,500	95.86			
1581640256	336-104-11645	LONGSTAFF, BROOK Location: 101 SARGENT DRIVE	BARNEY, BRIAN D	4.07	3/28/2022	377,000	250,900	66.55			
L1453936640	336-104-10237	MACH JACOB Location: 8 STILL ROAD	WILSON PHILLIP	0.73	8/7/2020	224,000	163,900	73.17			
602192960	336-104-10382	MCCULLOUGH, DONALD Location: 301 LOWER MAIN E	JOHN, KEVEN	0.90	11/22/2021	200,000	142,000	71.00			
L491626496	336-104-11626	MILBOER BRONWYN Location: 81 WINDY HILL DRIVE	GERMAINE MATTHEW	1.14	3/19/2021	300,000	246,500	82.17			
L2092474368	336-104-10800	MOSKOVITZ ANDREW Location: 297 RAILROAD STREET	MINGLEDORFF DALE	2.74	11/20/2020	380,000	315,200	82.95			
L1762545664	336-104-11379	MULLIGAN RANDALL Location: 214 LOWER MAIN ST EAST	CROTHERS DAVID	0.41	10/7/2020	81,800	84,400	103.18			
L1651449856	336-104-10600	NEEL THOMAS Location: 666 VT RTE 15 E	MCGLYNCHY TIMOTHY	5.00	11/1/2019	345,000	341,000	98.84			
L12865536	336-104-10096	NIETZEL MICHAEL Location: 95 PLAINS DRIVE	CASHIN RYAN	1.15	9/18/2020	260,000	185,000	71.15			
2030975040	336-104-10519	NOETH, JEREMY Location: 2704 RIVER ROAD	LAMB, EDWARD J	3.25	4/20/2021	240,000	178,500	74.38			
L1524731904	336-104-11880	PATCH BAMBI Location: 33 BUD'S WAY	VANCE POLLYANNA	1.27	6/28/2019	186,935	188,100	100.62			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L495878144	336-104-10936	PHILLIPS KYLE Location: 1249 WATERMAN ROAD	COATS MARSHALL	0.38	10/31/2019	170,000	164,600	96.82			
L1530658816	336-104-11320	PICTOU DANA Location: 488 GROW ROAD	HALLS MARGARET	5.59	6/15/2020	173,000	152,500	88.15			
L667324416	336-104-10259	REED LYNNE Location: 754 SWAMP ROAD	JASPERSOHN PAMELA	2.20	10/21/2019	320,000	314,500	98.28			
329466944	336-104-11646	RIVERA, OMARA Location: 175 SARGENT DRIVE	BRUGMAN, ROBERT	2.98	4/23/2021	420,000	278,500	66.31			
L1676681216	336-104-11096	RYAN LIZA Location: 170 WILSON ROAD	TRICOU JOSEPH	0.86	2/2/2021	206,000	150,500	73.06			
L430481408	336-104-11337	SALTER LYNDA Location: 77 STILL ROAD, #1	STEVENS EMMA	0.00	9/30/2019	139,000	139,400	100.29			
L1168285696	336-104-10185	SISKO LUCAS Location: 2956 ROUTE 100 C	PATCH KIRK	1.27	11/10/2020	242,000	195,200	80.66			
502458944	336-104-10141	STEVSON, ADRIENNE Location: 47 DUKES ROAD	HUTCHINS, ERIC	2.40	3/17/2022	310,000	185,700	59.90			
1531159616	336-104-10104	SULLIVAN, ASHLEY Location: 4351 VT RTE 100C	CLARK, PAUL R	0.80	5/28/2021	142,000	140,800	99.15			
2141250624	336-104-11743	SUTER, DIANE Location: 543 WHITCOMB ISLAND ROAD	CRICKARD, THOMAS E	1.97	4/30/2021	321,000	249,300	77.66			
L1205379072	336-104-11493	TURNER CHRISTOPHER R... Location: 698 CLAY HILL ROAD	GRUNER STEVE	3.20	10/6/2020	320,000	275,700	86.16			
L1837285376	336-104-10636	VERMONT STUDIO CENTE... Location: 96 PEARL STREET	BRADLEY TRUSTEE KATH...	0.32	8/27/2019	248,800	237,100	95.30			
1193139264	336-104-10943	WEATHERS, SCOTT Location: 34 LOG CABIN LANE	ZAWADSKI, ERIC	0.28	11/17/2021	184,000	110,100	59.84			
L73924608	336-104-10411	YOUSEY ELLEN Location: 84 CLARK AVENUE	MALONEY JOSEPH	0.37	10/30/2020	130,000	142,400	109.54			
L1970688000	336-104-11317	YURIC STEPHEN Location: 3011 HOGBACK ROAD	LOVELL REBECCA	4.90	1/21/2020	210,000	212,200	101.05			
L1381097472	336-104-10712	ZAWADSKI ERIC Location: 19 LOWER MAIN STREET WEST	GELINAS KORI	0.22	2/13/2020	190,000	190,700	100.37			
Totals for R1 - Residential with less than 6 acres				106.73		15,248,435	13,138,500				

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
70 Total Transactions	76.23 Low InterQuartile Value		82.35 Low 90% Value of Aggregate
223,065 Average Sales Price	100.31 High InterQuartile Value		88.72 High 90% Value of Aggregate
190,799 Average Listed Price	24.08 InterQuartile Range		85.53 Aggregate Ratio
89.31 Average Ratio			3.73% Sampling Error
90.38 Median Ratio	40.11 Value of Outlier Low Limit	0 Number of Low Outliers	
55.15 Low Ratio	136.43 Value of Outlier High Limit	3 Number of High Outliers	
141.85 High Ratio	3.98 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	172.55 Value of Extreme High Limit	2 Number of High Extremes/Influentials	
14.55 COD			
16 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
23% 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
419052608	336-104-11365	ALTMAN, SHANE CARL Location: 443 GROW ROAD	ROSS, BRIAN M	10.10	10/20/2021	389,000	255,900	65.78			
L208781312	336-104-10959	AUBREY WAGNER CHRIST... Location: 1111 SINCLAIR ROAD	TASKER ADAM	10.00	6/28/2019	112,500	112,800	100.27			
L1670053888	336-104-10637	AUEN ASHLEY Location: 815 WHITCOMB ISLAND ROAD	EISENBARTH MARGERY	15.20	10/14/2020	415,000	424,000	102.17			
1203285056	336-104-10112	BAKER, JESSE Location: 205 BOUCHARD'S WAY	ZIMMERMAN, LARRY G.W...	6.94	9/17/2021	240,000	198,200	82.58			
1651872832	336-104-10225	BECKER, JEREMY Location: 1844 VERMONT ROUTE 100C	COLE, DANNY	11.39	5/28/2021	425,000	354,600	83.44			
L114831360	336-104-10198	BOOZ ROBERT Location: 26 CARTER ROAD	NIELSEN BARRY	11.80	9/24/2020	335,000	370,500	110.60			
L205398016	336-104-10282	DOTY DEAN Location: 2578 FRENCH HILL ROAD	BARBOUR CONSTRUCTION...	10.40	12/11/2019	220,000	214,300	97.41			
L1498980352	336-104-10086	DUCLERC LOUIS Location: 451 & 455 WILSON ROAD	BIDWELL SEYMOUR	11.83	9/29/2020	150,000	101,100	67.40			
307647552	336-104-11186	GARCIA, MICHELLE E Location: 10 DEER LANE	WARNER, ALBERT	42.46	6/11/2021	439,900	313,100	71.18			
649100352	336-104-11032	GUARDINO, CHRISTOPHE... Location: 1222 COLLINS HILL RD	FLETCHER, LAUREN	10.24	11/8/2021	295,000	200,600	68.00			
L1724383232	336-104-11342	HANNUM CHARLES Location: 187 GROW ROAD	HEUER JON	10.80	9/25/2019	450,000	443,400	98.53			
935285312	336-104-11909	HERSCH, STEVEN Location: 823 FOX LOT ROAD	WEBER, CRAIG V	15.50	2/11/2022	1,080,000	684,300	63.36			
1067387968	336-104-10585	HILL, SALLY Location: 337 PLOT ROAD	LETCHER, SCOTT G	97.26	7/23/2021	795,000	642,800	80.86			
L1080942592	336-104-11138	LAMPHERE ORAN Location: 305 WHITCOMB ISLAND ROAD	GUYETTE CHAD	10.10	8/8/2019	187,500	186,300	99.36			
L566091776	336-104-10620	LORAN MARSAN REVOCAB... Location: 710 ROCKY ROAD	LAKIN WILLIAM	10.80	4/10/2020	285,000	340,500	119.47			
1457556544	336-104-10535	MARTINEZ, JR., SAMUE... Location: 619 OBER HILL ROAD	ADAMS, GRACE M	10.60	7/28/2021	305,000	222,900	73.08			
L1849233408	336-104-11110	MURRAY RICHARD Location: 2319 RIVER ROAD EAST	LAFLAMME PIERRE	11.12	5/10/2019	206,000	203,200	98.64			
799670848	336-104-10357	PLAYER, KELLY Location: 1265 BEN OBER ROAD	BRADFORD, PAMELA	10.36	12/17/2021	410,000	345,500	84.27			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L386883584	336-104-10161	RICHARDSON LORIE Location: 804 CODDING HOLLOW RD	BUELL ELIZABETH	6.80	12/21/2020	318,000	218,800	68.81			
L1819521024	336-104-11365	ROSS BRIAN Location: 443 GROW ROAD	SWEENEY CHRISTOPHER ...	10.10	8/9/2019	250,000	255,900	102.36			
Totals for R2 - Residential with 6 or more acres				333.80		7,307,900	6,088,700				

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	
20 Total Transactions	69.40	Low InterQuartile Value	76.13	Low 90% Value of Aggregate
365,395 Average Sales Price	100.04	High InterQuartile Value	90.50	High 90% Value of Aggregate
304,435 Average Listed Price	30.64	InterQuartile Range	83.32	Aggregate Ratio
86.88 Average Ratio			8.62%	Sampling Error
83.85 Median Ratio	23.43	Value of Outlier Low Limit	0	Number of Low Outliers
63.36 Low Ratio	146.00	Value of Outlier High Limit	0	Number of High Outliers
119.47 High Ratio	- 22.53	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	191.97	Value of Extreme High Limit	0	Number of High Extremes/Influentials
17.21 COD				
4	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
20%	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
114330688	336-104-11922	ANDERSON, CHARLES Location: 97 PARK STREET	LAVANWAY, HEIDI L	0.00	7/12/2021	39,000	36,900	94.62			
1759407168	336-104-11903	BATES, TYLER Location: 12 WEST HIGHLAND DRIVE	AITHER, JOSHUA	0.00	9/10/2021	95,000	80,000	84.21			
L1408516096	336-104-11919	CHASE JILL Location: 199 WEST HIGHLAND DRIVE	SMALL ROBERT	0.00	2/18/2020	17,729	27,300	153.98	O	O	O
1758157888	336-104-11712	DAVIS, ANDREW T Location: MOBILE HOME AT 175 WEST HIGHLAND DRIVE	DRONEY, STEPHEN	0.00	11/5/2021	76,000	62,200	81.84			
2026257472	336-104-11639	GUYETTE, JOSEPH Location: 198 WEST HIGHLAND DRIVE	MASON, SANDRA J	0.00	10/29/2021	28,750	42,400	147.48	O	O	O
125211712	336-104-10343	HESS, CHARLES R Location: 152 KATY WIN EAST	CHAFFEE, WADE	0.00	6/25/2021	15,000	12,200	81.33			
82959424	336-104-11754	MASON, SANDRA J Location: 215 WEST HIGHLAND DRIVE	FARNHAM, IRWIN	0.00	10/29/2021	65,000	51,000	78.46			
L141418496	336-104-10067	MESSIER KAREN Location: 146 PARK ST	GEORGE NICOLE	0.00	8/23/2019	14,000	13,800	98.57			
L1208688640	336-104-11848	SLAYTON DANIELLE Location: 44 EAST HIGHLAND DRIVE	LEFEVRE PAM	0.00	6/12/2019	29,000	31,500	108.62			
1360299072	336-104-11799	TILTON, CHRISTOPHER ... Location: 53 CENTER STREET JOHNSON VERMONT 05656	BILLINGS, DESIREE D	0.00	5/3/2021	26,500	24,100	90.94			
L2127773696	336-104-10326	WALLACH ANDREA Location: 79 W. KATY WIN DRIVE	DUBRAY EVERETT	0.00	10/4/2019	20,000	18,100	90.50			
L1918439424	336-104-10263	WESCOM STANLEY Location: 23 KATY WIN E	ESTATE OF WANDA LANP...	0.00	5/21/2019	21,000	19,200	91.43			
Totals for MHU - Mobile home un-landed				0.00		446,979	418,700				

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
12 Total Transactions	82.43 Low InterQuartile Value		83.44 Low 90% Value of Aggregate
37,248 Average Sales Price	106.11 High InterQuartile Value		103.90 High 90% Value of Aggregate
34,892 Average Listed Price	23.67 InterQuartile Range		93.67 Aggregate Ratio
100.17 Average Ratio			10.92% Sampling Error
91.19 Median Ratio	46.92 Value of Outlier Low Limit	0 Number of Low Outliers	
78.46 Low Ratio	141.62 Value of Outlier High Limit	2 Number of High Outliers	
153.98 High Ratio	11.41 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.07 PRD (Regression Index)	177.13 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
17.13 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
8% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1759711232	336-104-11343	CARDINAL ZANE Location: 296 WOOD DRIVE	JONES JEREMY	17.00	2/26/2021	160,000	125,100	78.19			
L448225280	336-104-11436	CUSSON ALYSON Location: 64 WOOD ROAD	BIBEAU CLIFFORD	1.02	6/14/2019	123,000	123,700	100.57			
1959148608	336-104-10960	HESS, CHARLES Location: 1449 WILSON ROAD	AUDET, ANGELA	0.55	11/9/2021	48,000	50,800	105.83			
1954952256	336-104-10170	HULSEBOS, LEE Location: 3694 STATE ROUTE 100C	BURNS, SHARON	2.50	6/16/2021	189,000	116,900	61.85			
L1500364800	336-104-10260	PARENTEAU SHELBY Location: 3035 UPPER FRENCH HILL ROAD	CURRAN ANTHONY	10.70	2/3/2020	105,000	114,200	108.76			
1711701056	336-104-10320	REEN, RICHARD J Location: 2909 VT ROUTE 15 WEST	WILLOW CROSSING, LLC	0.25	12/20/2021	130,000	92,000	70.77			
453528640	336-104-10981	SMITH, WILLIAM D Location: 1753 COLLINS HILL ROAD	DAIGNAULT, LINDA	0.67	8/9/2021	127,500	87,900	68.94			
14298176	336-104-11416	UNDERHILL RENTALS, L... Location: 3008 PLOT RD	GALLANTER, CHARLES R	4.64	8/27/2021	135,000	127,000	94.07			
Totals for MHL - Mobile home landed				37.33		1,017,500	837,600				

MHL - Mobile home landed

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
8 Total Transactions	69.40	Low InterQuartile Value	70.58	Low 90% Value of Aggregate
127,188 Average Sales Price	104.52	High InterQuartile Value	94.06	High 90% Value of Aggregate
104,700 Average Listed Price	35.12	InterQuartile Range	82.32	Aggregate Ratio
86.12 Average Ratio			14.26%	Sampling Error
86.13 Median Ratio	16.72	Value of Outlier Low Limit	0	Number of Low Outliers
61.85 Low Ratio	157.20	Value of Outlier High Limit	0	Number of High Outliers
108.76 High Ratio	- 35.96	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	209.87	Value of Extreme High Limit	0	Number of High Extremes/Influentials
18.79 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
13%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1844928512	336-104-10489	BEAR MOOSE LLC Location: 980 GROW ROAD	HILL MARK	3.30	9/4/2020	30,000	47,200	157.33	O	O	

Totals for S1 - Vacation home with less than 6 acres

3.30 30,000 47,200

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	
1 Total Transactions	157.33	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
30,000 Average Sales Price	157.33	High InterQuartile Value	0.00	High 90% Value of Aggregate
47,200 Average Listed Price	0.00	InterQuartile Range	157.33	Aggregate Ratio
157.33 Average Ratio				Sampling Error
157.33 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
157.33 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
157.33 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				

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
364440640	336-104-10400	BRINK, JUSTIN Location: 2201 CODDING HOLLOW ROAD	FROELHICH, LORRAINE	10.30	9/30/2021	132,900	66,700	50.19			
L1786589184	336-104-11049	FERSCH ANDREW Location: 3121 HOGBACK ROAD	SEARWAY DIXIE	19.00	4/26/2019	74,000	71,400	96.49			
L1555603456	336-104-10651	JANES CHRISTOPHER Location: 2202 CODDING HOLLOW ROAD	NANCY A LAVANWAY TRU...	35.10	9/29/2020	80,000	76,700	95.88			
1032036928	336-104-10438	MOLDE, DOUGLAS L Location: 1773 CODDING HOLLOW ROAD	GOOD, TRUSTEE, DONNA...	38.00	1/26/2022	85,000	78,700	92.59			
L1708109824	336-104-10041	WARNE PAUL Location: 501 EASY STREET	MULLIGAN RANDALL	10.40	7/19/2019	190,000	152,000	80.00			
L336105472	336-104-10116	WILLARD THOMAS Location: 2802 UPPER FRENCH HILL ROAD	THE BOUDAH FAMILY IR...	30.90	5/30/2019	91,000	124,700	137.03	O	O	
Totals for S2 - Seasonal home with 6 or more acres				143.70		652,900	570,200				

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	
6 Total Transactions	72.55	Low InterQuartile Value	66.17	Low 90% Value of Aggregate
108,817 Average Sales Price	106.62	High InterQuartile Value	108.50	High 90% Value of Aggregate
95,033 Average Listed Price	34.08	InterQuartile Range	87.33	Aggregate Ratio
92.03 Average Ratio			24.24%	Sampling Error
94.23 Median Ratio	21.43	Value of Outlier Low Limit	0	Number of Low Outliers
50.19 Low Ratio	157.74	Value of Outlier High Limit	0	Number of High Outliers
137.03 High Ratio	- 29.68	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	208.85	Value of Extreme High Limit	0	Number of High Extremes/Influentials
18.86 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
1060246080	336-104-11016	1159 FOOTE BROOK ROA... Location: 221 WEST LOWER MAIN STREET	PREMIUM PROPERTIES L...	5.21	12/23/2021	220,000	246,000	111.82			
L438943744	336-104-10879	1159 FOOTE BROOK ROA... Location: 405 RAILROAD STREET	PARKER & STEARNS INC...	4.72	3/2/2021	362,500	516,000	142.34	O		
962107968	336-104-10925	ACE JOHNSON PROPERTI... Location: 12 LOWER MAIN STREET WEST	PERSICO, PATRICK	0.12	3/31/2022	204,000	206,400	101.18			
L1668419584	336-104-10213	JENNA RAE TATRO L3C Location: 38 LOWER MAIN STREET	MANOSH STACY	0.14	8/30/2019	152,500	152,100	99.74			

Totals for C - Commercial				10.19		939,000	1,120,500				
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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	
4 Total Transactions	100.10	Low InterQuartile Value	92.17	Low 90% Value of Aggregate
234,750 Average Sales Price	134.71	High InterQuartile Value	146.49	High 90% Value of Aggregate
280,125 Average Listed Price	34.62	InterQuartile Range	119.33	Aggregate Ratio
113.77 Average Ratio			22.76%	Sampling Error
106.50 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
99.74 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
142.34 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.95 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
12.50 COD				
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
50%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

CA - Commercial Apartments

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1632145408	336-104-10545	DAVIS ANDREW Location: 77 RAILROAD STREET	JENNISON WILLIAM	0.34	8/24/2020	240,000	253,700	105.71			
L903258112	336-104-11656	QUARTET HILL LLC Location: 7 AND 18 KALI LANE AND 249 AND 250 TOMLINSON LANE	B&N TOMKAT INC.	32.29	1/15/2020	757,000	1,035,900	136.84	O		
Totals for CA - Commercial Apartments				32.63		997,000	1,289,600				

CA - Commercial Apartments

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	105.71	Low InterQuartile Value	61.00	Low 90% Value of Aggregate
498,500 Average Sales Price	136.84	High InterQuartile Value	197.70	High 90% Value of Aggregate
644,800 Average Listed Price	31.13	InterQuartile Range	129.35	Aggregate Ratio
121.28 Average Ratio			52.84%	Sampling Error
121.28 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
105.71 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
136.84 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.94 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
12.84 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
L502538240	336-104-10270	ADAMS SKYLER Location: FOOTE BROOK ROAD	DAVIS STEVEN	10.78	11/13/2020	53,000	53,200	100.38			
371297344	336-104-10366	BALLANTYNE, CONNOR Location: WILSON ROAD	FEDER, ERIKA	10.40	7/29/2021	69,000	52,900	76.67			
1873361984	336-104-10875	GAGNON, SAMUEL Location: RIVER ROAD E	GUILMETTE, JON	36.00	11/19/2021	52,000	68,400	131.54			
L440569856	336-104-11473	JARVIS JENNIFER Location: FOOTE BROOK ROAD	GAGNON PAMELA	54.57	9/8/2020	77,000	93,500	121.43			
L1094451200	336-104-10325	PRITCHARD ROBERT Location: 600 MAPLE HILL ROAD	GARBARINO KAREN	61.50	11/3/2020	131,024	105,000	80.14			
L1835352064	336-104-10232	REED STEVEN Location: 0 WILSON ROAD	COMETTE LARRY	10.15	4/4/2019	42,500	45,100	106.12			
1408674880	336-104-10739	SULLENDER, JEFF Location: SINCLAIR RD	MARCOUX, CLAUDE R	10.40	8/6/2021	25,000	22,700	90.80			
Totals for W - Woodland				193.80		449,524	440,800				

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	
7 Total Transactions	80.14	Low InterQuartile Value	81.50	Low 90% Value of Aggregate
64,218 Average Sales Price	121.43	High InterQuartile Value	114.62	High 90% Value of Aggregate
62,971 Average Listed Price	41.29	InterQuartile Range	98.06	Aggregate Ratio
101.01 Average Ratio			16.89%	Sampling Error
100.38 Median Ratio	18.20	Value of Outlier Low Limit	0	Number of Low Outliers
76.67 Low Ratio	183.36	Value of Outlier High Limit	0	Number of High Outliers
131.54 High Ratio	- 43.73	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	245.30	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.87 COD				
1	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			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1800732672	336-104-11508	BARBOUR NATHAN Location: 0 CLAY HILL ROAD	SPOONER RICHARD	11.00	11/12/2020	120,000	95,600	79.67			
L321474560	336-104-10288	CHESBROUGH PROPERTIE... Location: 679 VERMONT ROUTE 100C	MURPHY SANDRA	0.19	10/30/2020	20,000	15,700	78.50			
L1496989696	336-104-11385	FRANCIS BRIAN Location: VERMONT ROUTE 15 EAST	MANLEY JOHN	14.00	10/30/2020	39,000	32,400	83.08			
L1493975040	336-104-10733	HAIJU RABIN Location: 115 DUKES ROAD	MANNING NANCY	5.30	12/10/2020	30,000	42,200	140.67	O		
L171401216	336-104-11916	MARCELINO MICHAEL Location: VT ROUTE 100C	PECK LAUREN	17.16	8/16/2019	85,000	85,700	100.82			
L824901632	336-104-11822	REMPERT HARRY Location: LOT 5 PLOT ROAD	HALLETT MARK	15.32	12/4/2020	145,000	83,000	57.24			
690060352	336-104-10881	SHINNERS IV, ARTHUR ... Location: 000 WEST RIVER ROAD	PARKER & STEARNS, IN...	0.34	12/17/2021	22,500	20,200	89.78			
72824896	336-104-11385	WRENEGADE RENTALS LL... Location: VT ROUTE 15 E	FRANCIS, BRIAN J	14.00	4/28/2021	60,000	32,400	54.00			
Totals for M - Miscellaneous				77.31		521,500	407,200				

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	
8 Total Transactions	62.56	Low InterQuartile Value	61.90	Low 90% Value of Aggregate
65,188 Average Sales Price	98.06	High InterQuartile Value	94.26	High 90% Value of Aggregate
50,900 Average Listed Price	35.51	InterQuartile Range	78.08	Aggregate Ratio
85.47 Average Ratio			20.72%	Sampling Error
81.37 Median Ratio	9.30	Value of Outlier Low Limit	0	Number of Low Outliers
54.00 Low Ratio	151.32	Value of Outlier High Limit	0	Number of High Outliers
140.67 High Ratio	- 43.96	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	204.58	Value of Extreme High Limit	0	Number of High Extremes/Influentials
22.26 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
13%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

Class - Residential (R2, MHU, MHL, S1, S2, R1, O)

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
117 Total Transactions	76.96	Low InterQuartile Value	82.12 Low 90% Value of Aggregate
214,119 Average Sales Price	100.33	High InterQuartile Value	87.94 High 90% Value of Aggregate
182,058 Average Listed Price	23.37	InterQuartile Range	85.03 Aggregate Ratio
90.53 Average Ratio			3.42% Sampling Error
90.94 Median Ratio	41.91	Value of Outlier Low Limit	0 Number of Low Outliers
50.19 Low Ratio	135.38	Value of Outlier High Limit	7 Number of High Outliers
157.33 High Ratio	6.87	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	170.42	Value of Extreme High Limit	2 Number of High Extremes/Influentials
16.16 COD			
22 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
19% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

Class - Commercial/Industrial (C, CA, I)

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
6 Total Transactions	100.82 Low InterQuartile Value		109.22 Low 90% Value of Aggregate
322,667 Average Sales Price	138.22 High InterQuartile Value		139.76 High 90% Value of Aggregate
401,683 Average Listed Price	37.40 InterQuartile Range		124.49 Aggregate Ratio
116.27 Average Ratio			12.27% Sampling Error
108.76 Median Ratio	44.71 Value of Outlier Low Limit	0 Number of Low Outliers	
99.74 Low Ratio	194.32 Value of Outlier High Limit	0 Number of High Outliers	
142.34 High Ratio	- 11.39 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.93 PRD (Regression Index)	250.42 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
12.93 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
33% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

Class - 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
15 Total Transactions	78.50 Low InterQuartile Value		75.58 Low 90% Value of Aggregate
64,735 Average Sales Price	106.12 High InterQuartile Value		99.08 High 90% Value of Aggregate
56,533 Average Listed Price	27.62 InterQuartile Range		87.33 Aggregate Ratio
92.72 Average Ratio			13.45% Sampling Error
89.78 Median Ratio	37.07 Value of Outlier Low Limit	0 Number of Low Outliers	
54.00 Low Ratio	147.54 Value of Outlier High Limit	0 Number of High Outliers	
140.67 High Ratio	- 4.35 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.06 PRD (Regression Index)	188.97 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
20.97 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
13% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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	78.39 Low InterQuartile Value		84.17 Low 90% Value of Aggregate
202,432 Average Sales Price	100.88 High InterQuartile Value		91.60 High 90% Value of Aggregate
177,903 Average Listed Price	22.49 InterQuartile Range		87.88 Aggregate Ratio
91.91 Average Ratio			4.23% Sampling Error
91.36 Median Ratio	44.66 Value of Outlier Low Limit	0 Number of Low Outliers	27.60% Weighted Standard Deviation
50.19 Low Ratio	134.61 Value of Outlier High Limit	10 Number of High Outliers	
157.33 High Ratio	10.93 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	168.34 Value of Extreme High Limit	2 Number of High Extremes/Influentials	
17.11 COD			
26 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
19% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			