

Study created by Christie.Wright@vermont.gov on 11/8/2022 at 7:48 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1913139776	357-110-10522	1301 LANDGROVE ROAD,... Location: 1301 LANDGROVE ROAD	DAVID N. FRAYNE FAMI...	2.05	2/25/2022	350,000	191,200	54.63			
L858898432	357-110-11448	ADAMS MATTHEW Location: 1317 SPRING HILL RD.	NASH TERENCE	1.10	11/13/2019	173,000	148,900	86.07			
L149561344	357-110-10658	ALLEN JARED Location: 205 SHERWOOD FOREST	STEETS ROBERT	1.00	1/15/2021	392,000	225,600	57.55			
L954925056	357-110-10483	BARBOUR DANIEL Location: 436 TALLWOOD CIRCLE	THERESA V. FERRUCCI ...	1.00	5/29/2020	260,000	265,100	101.96			
27987008	357-110-10470	BASAK, JOHN L Location: 1145 LITTLE POND ROAD	VAN HOUTEN, NADINE	3.50	7/19/2021	260,000	168,700	64.88			
1690631232	357-110-10016	BERGLEITNER, STEPHEN Location: 244 MELENDY HILL ROAD	PHELAN, RICHARD L	1.01	12/15/2021	220,000	155,900	70.86			
L1227280384	357-110-11373	BERSCHIED ALEXANDER Location: 175 LOON CIRCLE PVT	STEINHAUSER DWIGHT	2.50	7/17/2020	269,400	271,100	100.63			
L381976576	357-110-10329	BEUN DAVID Location: 282 MELENDY HILL RD.	MALKO RICHARD	4.91	5/8/2020	420,000	352,400	83.90			
L1536598016	357-110-10616	BONNEVILLE JODY Location: 199 OLD STOWELL HILL RD	MERRILL CURTIS	1.06	12/2/2019	195,000	217,500	111.54			
L135467008	357-110-10455	BRUNER STEPHEN Location: 868 MAGIC CIRCLE	EPPOLITO MICHAEL	0.72	7/24/2020	240,000	173,200	72.17			
L2116587520	357-110-11187	BURKE CHRISTOPHER Location: 89 BIRCH ROAD	QUIRK MARY	0.66	12/11/2020	280,000	197,500	70.54			
L1980661760	357-110-10678	BURNELL JEFFREY Location: 2197 NORTH MAIN STREET	AMMERMAN MARY-ANNE	0.25	10/11/2019	100,000	146,500	146.50	O	O	O
L1853657088	357-110-11089	BUSHBY FAITH Location: 774 MAGIC CIRCLE	CERUSSI JOAN	0.53	9/19/2019	235,000	178,500	75.96			
L398491648	357-110-11605	CALABRO DEBORAH Location: 30 FIELDSTONE WAY	THE PAULA E. ALPART ...	1.54	9/18/2020	535,000	522,300	97.63			
L1498750976	357-110-10049	CAMERON ANDREA Location: 26 OLD SAWMILL ROAD	HARDY DAVID	1.50	10/30/2020	237,000	159,900	67.47			
L2023227392	357-110-10363	CANNON JAMES Location: 272 TALLWOOD CIRCLE	DALEY PATRICIA	1.00	12/28/2020	144,600	125,500	86.79			
L926892032	357-110-11186	CAREY EMMETT Location: 745 MAGIC CIRCLE	QUINN MICHAEL	0.55	8/14/2020	350,000	249,300	71.23			
L278044672	357-110-10060	CAROVILLANO SR JAMES Location: 189 BEAVER HOLLOW ROAD	CHARLES DEBRA	1.00	12/21/2020	264,000	265,200	100.45			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
402242624	357-110-10461	CASE, JAMES E Location: 6769 VT ROUTE 11	TRUST ESTATE OF BARB...	5.00	12/3/2021	300,000	277,300	92.43			
L72572928	357-110-11507	CAVAGNINO CAITLIN Location: 546 TALLWOOD CIRCLE	WALL RICHARD	1.00	6/13/2019	182,500	164,600	90.19			
L361598976	357-110-11527	CLARK MICHAEL Location: 3066 WINHALL HOLLOW ROAD	CORNELL KATHLEEN	1.75	10/31/2019	142,000	142,600	100.42			
L123674624	357-110-10844	CLEVERDON MARK Location: 160 EDGEHILL ROAD	LASELLE CHRISTOPHER	1.00	10/30/2020	235,000	177,200	75.40			
L606277632	357-110-11347	COX JENNIFER Location: 115 BROPHY LANE	SMITH BRUCE	1.00	10/15/2019	163,000	148,600	91.17			
1557838912	357-110-11553	CREEGAN, SEAN Location: 3198 RT 100	WILEY, JACQUELINE L	1.12	12/1/2021	315,000	192,200	61.02			
L464760832	357-110-11418	CYR REGGIE Location: 38-50 MAURICE LANE	KOUTOUDAKIS PHYLLIS	3.60	12/13/2019	185,000	176,000	95.14			
786302016	357-110-23207	CZECHEL, SUSAN J Location: 198 STONE HOLLOW DRIVE	WHITHAM, RICHARD S	1.10	4/20/2021	297,999	290,600	97.52			
L15736832	357-110-10280	DENTZ JORDAN Location: 166 COBBLE RIDGE ROAD	KOSKI KEVIN	1.03	7/6/2020	214,000	182,800	85.42			
L1701511168	357-110-11593	DESRAVILES KRISTOPHE... Location: 258 HOWARD HILL	YELTON DIANNE	1.40	11/16/2020	250,000	275,800	110.32			
L754089984	357-110-10458	DILONE ERIC Location: 3997 VERMONT ROUTE 11	ESPOSITO CHRIS	1.01	9/9/2020	297,500	261,500	87.90			
1887853632	357-110-11417	EHRHART, MICHAEL J Location: 64 DOE LANE	SULLIVAN, PAUL P	0.50	9/17/2021	140,000	88,900	63.50			
L1553104896	357-110-10400	FARRELL KEVIN Location: 634 DERRY WOODS	MCKNIGHT RICHARD	2.00	11/1/2019	256,136	257,700	100.61			
L1761382400	357-110-11460	FEBBIE RACHEL BACON Location: 101 ADAMS DRIVE	PHILIP P. TREMARCO 2...	3.90	11/15/2019	410,000	343,300	83.73			
1791482944	357-110-10309	FEBBIE, SCOTT Location: 102 ROBERTS ROAD	GRISWOLD, DANA	1.88	11/22/2021	206,700	159,900	77.36			
1992731712	357-110-11332	FISCUS, WENDY M Location: 366 BARKER ROAD	SINKO, JOSEPH	4.92	9/13/2021	511,000	238,400	46.65			
1159150656	357-110-11600	GIFFORD, RICHARD E Location: 363 TUTTLE HILL ROAD	ZUCKERMAN, IRA L	1.05	11/22/2021	305,000	221,200	72.52			
L1339686912	357-110-10391	GRIFFITH ANTHONY Location: 205 BROPHY LANE	ADAIR DEBORAH	1.00	6/12/2020	159,500	146,200	91.66			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L901718016	357-110-10361	HADLEY WILLIAM Location: 6586 VERMONT ROUTE 11	DAHL JR. KARL	1.50	1/6/2021	221,800	177,600	80.07			
L1975033856	357-110-10897	HANNAN PATRICK Location: 502 LOON CIRCLE	LORD THEODORE	2.29	12/4/2020	260,000	161,700	62.19			
L858456064	357-110-11163	HARRIS CHRISTOPHER Location: 351 OLD STOWELL HILL RD.	KAIMER KURT	2.76	9/30/2020	260,000	195,600	75.23			
1751317568	357-110-10678	HARVEY, DENISE Location: 2197 NORTH MAIN STREET	BURNELL, JEFFREY B	0.25	12/9/2021	175,000	119,900	68.51			
L647237632	357-110-11563	HAVILAND KATHRYN Location: 5892 VT. ROUTE 100	BICKFORD TREVOR	0.25	3/6/2020	160,000	177,100	110.69			
L1239212032	357-110-10763	HECHT ROGER Location: 2292 MIDDLETOWN ROAD	BECKWITH JOHN	1.11	3/25/2021	257,000	194,900	75.84			
1397787712	357-110-10593	HENCHCLIFFE, NADINE ... Location: 963 WINHALL HOLLOW RD.	GRISWOLD, EVAN	3.00	8/10/2021	325,000	244,600	75.26			
L2096967680	357-110-11421	HERRMANN JOSEPH Location: 71 VACATION LODGES ROAD	MARZIALO MARC	1.00	11/14/2019	205,000	204,600	99.80			
L1163198464	357-110-11126	HIRTLE CLIFTON Location: 199 MAGIC CIRCLE	EDWARDS JAMES	0.51	9/18/2020	231,000	162,200	70.22			
255505472	357-110-10198	JACKSON, THOMAS S Location: 462 ROUTE 11	ZETTLE, BRENDA S	1.25	6/30/2021	260,000	188,400	72.46			
L2038734848	357-110-10418	JENSEN ZACHARY Location: 2115 THOMPSONBURG ROAD	STIGLIN-EDDY DOLORES	2.00	3/5/2021	138,500	142,400	102.82			
L1052295168	357-110-11310	JOSSELYN COREY Location: 114 BROPHY LANE	SHEEHAN JR. ROGER	1.00	9/3/2020	181,295	178,900	98.68			
L627777536	357-110-23195	KAUKAS ALI Location: 242 CROSS ROAD	VELSOR CHELSEA	2.29	11/2/2020	132,000	126,300	95.68			
L1436065792	357-110-10343	KEMPEN DARREN Location: 430 TALLWOOD CIRCLE	BRAUN ALLAN	1.00	10/27/2020	204,000	131,200	64.31			
L1587974144	357-110-11389	KENNY MICHAEL Location: 1966 THOMPSONBURG ROAD	INA STERLING REVOCAB...	4.00	7/21/2020	203,000	260,800	128.47			
L887619584	357-110-10044	KERRIGAN JEFFREY Location: 949 BOYNTON ROAD	AMEDEN LINDA	1.00	7/20/2020	152,000	125,300	82.43			
L1060704256	357-110-10508	KONZELMANN CHRISTIAN Location: 173 HILL TOP RD.	FORSTROM STANLEY	2.00	11/27/2019	235,950	217,200	92.05			
L571101184	357-110-10569	KUBICA ANDREW Location: 641 SHERWOOD FOREST ROAD	GOODFELLOW JOHN	1.00	8/7/2020	141,500	136,500	96.47			

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2101767232	357-110-10019	KYEA, EUGENE Location: 196 POWDER MILL ROAD	PAULSEN, MATTHEW R	2.40	9/28/2021	425,000	284,800	67.01			
L748421120	357-110-10743	LANCASTER NASH Location: 25 OLD SCHOOL STREET	COHEN LEE	1.00	8/30/2019	209,000	192,400	92.06			
L121159680	357-110-10817	LEGGETT FEARGUS Location: 566 SHERWOOD FOREST	DOLAN KIMBERLY	1.00	7/17/2020	160,500	166,600	103.80			
88562752	357-110-10387	LETTENBERGER, WILLIA... Location: 98 BEECH ROAD	JOSEPH KIEFFER MYERS...	1.14	10/15/2021	535,000	363,000	67.85			
74056256	357-110-10698	MACARTHUR, BRIAN Location: 2826 ROUTE 11	PARKER, STEPHANIE	1.50	12/22/2021	305,000	162,900	53.41			
L1311055872	357-110-11029	MACIAK JUSTIN Location: 1161 LITTLE POND RD	HELEY DENNIS BROOKS	0.42	11/27/2019	180,000	170,000	94.44			
L1025449984	357-110-11413	MADIA LUIGI Location: 487 WINDY RISE LANE EAST	JAMES H STRONG TRUST	4.46	10/8/2020	660,000	407,500	61.74			
2125823040	357-110-10723	MAGIC MOGULS LLC Location: 552 MAGIC CIRCLE	CERINA, JOSEPH P	0.52	12/14/2021	290,000	184,500	63.62			
L1486852096	357-110-11249	MARINO ALFRED Location: 6635 VERMONT ROUTE 100	PARENTEAU MICHAEL	1.08	7/31/2019	157,000	138,700	88.34			
283622464	357-110-10023	MARTINEZ, MELAQUAIS ... Location: 367 SHERWOOD FOREST	ALDRSHOF, CURTIS D	1.00	11/12/2021	282,500	225,100	79.68			
145521728	357-110-10133	MCCLUSKEY, DEVON P Location: 30 WINDY RISE LANE W	BERGLEITNER, STEPHEN	0.75	12/15/2021	199,000	101,800	51.16			
L1479122944	357-110-11581	MENTZELL SARAH Location: 4323 ROUTE 11	GRYCEL TRUSTEE PAUL	2.00	9/15/2020	74,100	90,300	121.86			
1408875584	357-110-11183	MERRIAM, CHRISTOPHER Location: 149 MELENDY HILL ROAD	DAWEDEIT, MARGARET	0.50	12/3/2021	188,000	124,800	66.38			
52386880	357-110-10082	MULVEY, MICHAEL J Location: 227 OLD SAWMILL ROAD	BADOLATO, CINDY A	2.80	11/10/2021	326,000	169,500	51.99			
782176832	357-110-10069	MURPHY, BARBARA Location: 3528 VT ROUTE 100	PROVOST, SCOTT	1.00	1/28/2022	105,000	102,900	98.00			
L171761664	357-110-11262	MYRSETH KRIS Location: 247 MIDDLETOWN ROAD	THE JOHN J. TODARO T...	2.22	9/29/2020	300,000	368,500	122.83			
2109033024	357-110-11281	NGUYEN-THANH, CHUONG Location: 95 MELENDY HILL ROAD	SCHERNTHANER, STEFAN	1.00	3/4/2022	249,900	173,000	69.23			
L1861074944	357-110-11359	OCEAN WEST LLC Location: 484 DEERWOOD HILL	SMITH NELSON W. REVO...	3.71	4/3/2020	278,000	315,500	113.49			

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248169536	357-110-11179	O'HARA, ASHLEE L Location: 3133 WINHALL HOLLOW RD.	DERBY, LINDA I	1.00	5/19/2021	242,000	147,300	60.87			
L1019076608	357-110-10582	OLESKY CHRISTOPHER Location: 1954 VT ROUTE 100	GOTSHALL RICHARD	3.00	8/28/2020	160,000	163,200	102.00			
L356253696	357-110-11329	O'NEILL MARGARET Location: 119 ADAMS	HERNANDEZ MICHAEL	1.30	11/20/2020	376,000	335,900	89.34			
314923584	357-110-11474	PAGE, ANDERSON Location: 283 MAIN STREET	WILMINGTON TRUST, NA...	0.50	3/31/2022	120,000	119,200	99.33			
1110256704	357-110-10213	PAIGE, CLARK D Location: 147 EDGEHILL ROAD	SHELLEY REDMAN IRRV ...	2.00	9/10/2021	330,000	213,500	64.70			
204215360	357-110-10152	PETRASKA, ANDREW Location: 375 ROUTE 11	BLANCHARD, WAYNE	0.80	5/28/2021	200,000	173,700	86.85			
L1094881280	357-110-10016	PHELAN RICHARD Location: 244 MELENDY HILL RD.	BOOBAR MATTHEW	1.01	7/23/2020	204,999	155,900	76.05			
1444262976	357-110-10601	PHELAN, RICHARD Location: 215 MEMORIAL DRIVE	THIBODEAUX, JOHN	2.55	7/9/2021	369,000	253,000	68.56			
L487227392	357-110-10442	PUTNAM-PHILLIPS JESS... Location: 122 MIDDLETOWN ROAD	WALTON BRUCE	3.00	1/12/2021	325,000	357,800	110.09			
L1826533376	357-110-10519	QUVUS CHRISTOPHER Location: 14 DOE LANE	FRANSON KARIN	1.00	11/15/2019	145,000	126,400	87.17			
L711135232	357-110-10920	RILEY FORREST Location: 461 MAIN STREET	PARSONS MATTHEW	0.60	1/29/2021	225,000	201,700	89.64			
L1490034688	357-110-10029	ROMANO GIOVANNA Location: 1406 BOYNTON ROAD	TIRRENO JAKUB	5.00	8/15/2019	230,000	213,300	92.74			
2110233664	357-110-10679	ROPPOLO, MARC C Location: 8 WINHALL STATION ROAD	HOLTON, CLAIRE A	0.85	10/25/2021	285,000	162,300	56.95			
L939474944	357-110-10785	RYAN ERYN Location: 144 SHERWOOD FOREST	BRANT MICHAEL	1.00	3/31/2021	375,000	372,300	99.28			
L1319616512	357-110-10928	SAKIMURA MICHAEL Location: 237 MAGIC ACCESS ROAD	JIMENEZ MARIA	0.55	6/23/2020	235,000	225,700	96.04			
L1777500160	357-110-10502	SANDERS DOUGLAS Location: 796 LANDGROVE ROAD	CARLSON JASON	0.34	8/12/2020	246,000	218,900	88.98			
390011968	357-110-11201	SANDERS, BRANDON M Location: 165 WILLIAMS STREET	ERIS EARLENE SMITH R...	0.60	10/12/2021	268,000	177,400	66.19			
L1753858048	357-110-10727	SARGENT WILLIAM Location: 58 SUGARBUSH ROAD	CARACCILO COSIMO	2.55	6/19/2020	336,250	378,700	112.62			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
488062016	357-110-10865	SATAWA, CHRISTOPHER Location: 658 MAGIC CIRCLE	LETTENBERGER, WILLIA...	1.30	11/22/2021	260,000	153,200	58.92			
L895664128	357-110-10261	SCHAFFER MATTHEW Location: 101 SMITH HAVEN ROAD	SMITH PETER	4.86	1/14/2021	188,000	168,000	89.36			
L1391730688	357-110-11295	SCHWED ALEJANDRO LEV... Location: 26 SHERWOOD FOREST RD.	MUNNELLY KEVIN	1.00	9/22/2020	299,000	228,300	76.35			
L1547223040	357-110-10040	SCOTT F. COLEBOURNE ... Location: 378 TUTTLE HILL ROAD	ALMEYDA ELIZABETH	1.10	9/10/2020	195,000	235,000	120.51			
L426479616	357-110-10784	SHERWOOD FOREST REAL... Location: 140 SHERWOOD FOREST ROAD	TEMPLAR HOLDINGS LLC	1.00	11/3/2020	427,000	391,000	91.57			
L1760174080	357-110-10830	SHORE IAN Location: 79 EDGEHILL ROAD	KATHARINE D. STONE R...	0.50	1/22/2021	276,000	245,700	89.02			
1240050752	357-110-10423	SMITH, SHAWN C Location: 183 VACATION LODGES ROAD	DOSTAL FAMILY TRUST	2.44	9/16/2021	645,000	344,600	53.43			
L852164608	357-110-10877	SOLOMONS MARY Location: 525 DEERWOOD HILL	LOCONTE RICHARD	3.00	6/1/2020	225,000	244,900	108.84			
L568672256	357-110-11041	SPADOLINI ANTHONY Location: 203 LANDGROVE ROAD	BELLAVIA FRANK	1.02	1/17/2020	195,000	192,900	98.92			
L1449889792	357-110-11360	SWANEY CARLTON Location: 120 GREEN MOUNTAIN TRAIL	FREITAG RICHARD	2.00	11/25/2020	225,000	176,500	78.44			
1856646208	357-110-11531	SWANSON, TORRE Location: 14 ROBERTS ROAD	ELLINGSON, ERNEST G	0.64	8/27/2021	330,000	107,100	32.45			
519019584	357-110-10696	TARMY, MARK Location: 45 OLD SCHOOL STREET	ESTATE OF JOYCE K HY...	0.92	10/8/2021	177,500	172,700	97.30			
2032389184	357-110-11025	TOUPIN, HEATHER J Location: 2914 VERMONT ROUTE 11	MOORE, JEFFREY P	2.83	9/7/2021	342,000	193,000	56.43			
371775552	357-110-11286	VALIQUETTE, STEPHEN Location: 95 HEMLOCK DRIVE	KINSEY, RONALD C	3.00	4/12/2021	425,000	269,900	63.51			
L1222758400	357-110-11229	VAN DER VLIET LAWREN... Location: 152 ROBERTS RD	ROBERTS DALE	2.00	8/29/2019	170,000	163,100	95.94			
L105439232	357-110-11017	WALLACE ARTHUR Location: 415 WHITE PINE DRIVE	DELAHUNTY ASHLEY	5.67	7/26/2019	410,000	388,700	94.80			
L147251200	357-110-23192	WARD BRIAN Location: 110 CROSS ROAD	NUTTER JEFFREY	1.58	12/1/2020	632,500	570,200	90.15			
L1226440704	357-110-11567	WATSON TRAVIS Location: 46 STONEY BROOK ROAD	GRIFFIN LAWRENCE	1.20	5/16/2019	385,000	341,700	88.75			

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L176492544	357-110-23313	WEEKLEY JUSTIN Location: CROSS ROAD LOT 1	WILLIAM J. COBB JR. ...	5.40	3/12/2021	150,000	137,100	91.40			
900054080	357-110-11513	WEISS, DMITRY Location: 546 DEERWOOD HILL	WALTER, RALPH B	3.72	11/17/2021	480,000	266,200	55.46			
L1111015424	357-110-10383	WENGERD JOSHUA Location: 2430 MIDDLETOWN ROAD	LEVITT SARAH	1.50	10/7/2020	290,000	236,800	81.66			
L661323776	357-110-10421	WHITE CRISTOPHER Location: 270 VT ROUTE 121	DORIAN JANE	1.40	9/18/2020	294,000	262,000	89.12			
L270327808	357-110-23281	WILSON EVADNEY Location: 201 OLD STOWELL HILL	MERRILL CURTIS	2.43	3/6/2020	195,000	202,000	103.59			
L658382848	357-110-10832	ZAZINSKI DANA Location: 47 MAIN STREET	LADEAU PHILIP	0.50	7/19/2019	135,000	137,400	101.78			
L647122944	357-110-10144	ZEILNHOFER KAREN Location: 410 TALLWOOD CIRCLE	PINTO JASON	1.00	10/28/2019	130,000	126,000	96.92			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>196.51</b>		<b>30,315,629</b>	<b>24,596,300</b>				

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*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
115 Total Transactions	68.56	Low InterQuartile Value	78.10 Low 90% Value of Aggregate
263,614 Average Sales Price	97.63	High InterQuartile Value	84.17 High 90% Value of Aggregate
213,881 Average Listed Price	29.06	InterQuartile Range	81.13 Aggregate Ratio
84.47 Average Ratio			3.75% Sampling Error
87.90 Median Ratio	24.97	Value of Outlier Low Limit	0 Number of Low Outliers
32.45 Low Ratio	141.22	Value of Outlier High Limit	1 Number of High Outliers
146.50 High Ratio	- 18.62	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	184.81	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.86 COD			
13	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
11%	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
L1963622400	357-110-10209	ABEL DOUGLAS Location: 1649 LANDGROVE ROAD	CHRISTINE E. FABER-L...	10.00	1/20/2021	585,000	514,400	87.93			
L143990784	357-110-23296	ADZHIGIREY VIKTOR Location: HOWARD HILL ROAD	RDK ENTERPRISES INC	44.29	11/12/2020	75,000	115,700	154.27	O	O	O
L1727275008	357-110-11239	AS HAMILTON HOLDINGS... Location: 332 DERRY WOODS ROAD	ROSS DOROTHY	9.90	8/25/2020	416,000	376,700	90.55			
L648138752	357-110-11481	BAKER SAMUEL Location: 307 DERRY LANE	VAN ATTEN CHRISTOPHE...	52.85	10/10/2019	443,500	498,300	112.36			
L767492096	357-110-10140	BGB HOLDINGS LLC Location: 366 COHEN ROAD	KEITH D. BARTON TTEE...	20.00	11/7/2019	146,500	215,600	147.17	O	O	O
L938156032	357-110-10632	BROOKS LANE LLC Location: 207 BROOKS LANE	MCKENNEY WENSLEY	69.20	10/2/2020	1,350,000	1,163,600	86.19			
L1033338880	357-110-11379	CARSON SCOTT Location: 1410 HAVEN HILL ROAD	WYLIE JOSHUA HEALY	8.10	5/15/2020	422,500	346,100	81.92			
L540803072	357-110-11233	CHOBOR CHRISTOPHER Location: 947 BOYNTON ROAD	LESZCZAK PETER	6.82	8/14/2020	225,000	181,300	80.58			
715801664	357-110-10867	COHEN, HOWARD L Location: 389 COBBLE HILL ROAD	SCARDUZIO, THOMAS J	96.00	4/29/2021	850,000	907,800	106.80			
L247910400	357-110-11130	DESPARD EDWARD Location: 1027 WINHALL HOLLOW ROAD	PARSONS EDWARD	10.46	9/10/2019	400,000	456,000	114.00			
L1488343040	357-110-10250	EGGERS JAMIE Location: 162 WHITE PINE DRIVE	CARUSO LAWRENCE	10.10	1/17/2020	400,000	348,200	87.05			
981939264	357-110-10130	GIOIA, KEVIN T Location: 390 BENTLEY DRIVE	BENTLEY, ROBERT E	29.45	6/21/2021	825,000	571,400	69.26			
L1858248704	357-110-10439	HABIB CAMERON Location: 226 WHITE PINE DRIVE	HARKINS III JOHN	10.50	1/10/2020	265,000	215,400	81.28			
1963482176	357-110-10760	HENDLER, PAUL D Location: 167 WINDY RISE LANE EAST	KAYHART, WILLIAM E	10.26	11/2/2021	787,500	506,000	64.25			
1285481536	357-110-10857	HENDRICKSON, TODD Location: 3020 WINHALL HOLLOW ROAD	DANNENBERG, MICHAEL ...	10.02	4/30/2021	640,000	548,600	85.72			
L768278528	357-110-10751	HIDDEN MEADOWS REALT... Location: 474 HORTON ROAD	KAPIOLTAS JOHN	90.88	12/18/2020	2,150,000	2,407,500	111.98			
L886460416	357-110-11500	HULEM ROBERT Location: 563 SPRUCE HILL ROAD	VOLMUT ROBERT	11.00	5/22/2019	725,000	653,200	90.10			
L507117568	357-110-11258	KALTSAS HUNTER Location: 322 MOONLIGHT LANE	RUSSELL DOUGLAS	218.00	10/9/2020	1,365,000	1,241,200	90.93			



R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1062904384	357-110-10907	KENNY, WADE Location: 1998 THOMPSONBURG ROAD	LUPOW, SUSAN L	6.26	2/4/2022	50,000	58,400	116.80			
197145664	357-110-23214	KLING, DOUGLAS F Location: 628 ROUTE 100	CARDELLA, DAVID	25.86	5/21/2021	475,000	404,000	85.05			
1410681920	357-110-10238	KOCH, PHILIPP Location: 722 VT ROUTE 100	HANLEY, JENNIFER L	22.62	8/9/2021	1,100,000	575,800	52.35			
696908864	357-110-10269	KORSMEYER, EVAN J Location: 288 DEERWOOD HILL	CHARTIER, ROBERT	6.06	12/8/2021	345,000	258,500	74.93			
L1275707392	357-110-10603	LEOPOLD SAUL Location: 1548-1550 SPRING HILL RD.	LYON BEDA	44.00	8/21/2020	1,500,000	1,162,400	77.49			
305588800	357-110-10408	MACK, COREY Location: 87 DOANE LANE	ESTATE OF MARK E. DO...	10.00	3/14/2022	445,000	311,400	69.98			
L144736256	357-110-11259	MARSHALL DOUGLAS Location: 527 WHITE PINE DRIVE	DOLAN WILLIAM	11.00	7/30/2020	315,000	338,000	107.30			
1006865472	357-110-10031	MATYSIAK, JOLANTA Location: 136 OLD SAWMILL ROAD	ALEXANDER, ROBERT E	7.70	7/22/2021	470,000	282,800	60.17			
L2035720192	357-110-10080	MCCOLE PHILIP Location: 363 ROWLEY LANE	BACON RONALD	10.00	9/13/2019	370,000	291,700	78.84			
L144310272	357-110-11458	NORMAN LEBEN TRUSTEE... Location: 121 CHAVES ROAD	TRASK JR. ROBERT	101.00	10/4/2019	575,000	861,900	149.90	O	O	O
L990658560	357-110-11488	O'CONNOR ROBERT Location: 248 MOONLIGHT LANE	KULOVITS STEPHEN	10.02	4/30/2020	515,000	519,000	100.78			
827735104	357-110-10595	PACHNIUK, MATTHEW A Location: 531 WHITE PINE DRIVE	JUHASZ, ALEXANDER A	10.70	11/12/2021	600,000	546,500	91.08			
L717787136	357-110-10699	PAUL ALAN RUFO TRUST... Location: 994 UNDER THE MOUNTAIN ROAD	SCRANTON III CHARLES	8.60	8/28/2020	760,000	758,900	99.86			
L1416740864	357-110-10700	PENA JUAN Location: 2904 THOMPSONBURG ROAD	ZIEGLER W. THOMAS	14.00	10/25/2019	355,000	351,400	98.99			
1233605696	357-110-10272	PER EGIL WAM REVOCAB... Location: 359 CHAVES	ESTATE OF NEIL PERKI...	36.19	5/24/2021	670,000	645,700	96.37			
911688768	357-110-10119	RANDELL, BARRY M Location: 609 BOYNTON ROAD	GERALDINE J. BELLOBU...	41.20	5/3/2021	765,000	748,800	97.88			
L1925046272	357-110-23173	SKYLYN HILL LLC Location: 2842 THOMPSONBURG RD	2842 THOMPSONBURG LL...	14.56	6/30/2020	460,000	481,400	104.65			
2101625920	357-110-10340	STEPHEN G. TOMLINSON... Location: 590 UNDER THE MOUNTAIN ROAD	TELLER, JAMES B	31.00	4/26/2021	1,295,000	1,108,500	85.60			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2005045248	357-110-10070	THE MCPHEE FAMILY RE... Location: 3234 UNDER THE MOUNTAIN RD.	ASCHOFF ARTHUR	43.30	9/9/2020	535,000	657,700	122.93			
L1213796352	357-110-11537	TURCHIN GARY Location: 904 REILLY ROAD	WHALING GEORGE	92.21	10/7/2019	2,650,000	2,309,800	87.16			
1758798912	357-110-11468	WALSH, ADAM M Location: 532 LANDGROVE ROAD	TUTTLEMAN ASSOCIATES...	44.11	5/14/2021	965,677	844,900	87.49			
405720128	357-110-23213	YURT, DANIEL Location: 2570 WINHALL HOLLOW ROAD	DOTY, EZRA	10.17	8/20/2021	1,175,000	888,300	75.60			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>1,318.39</b>		<b>28,461,677</b>	<b>25,672,800</b>				

**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	
40 Total Transactions	80.75	Low InterQuartile Value	85.14	Low 90% Value of Aggregate
711,542 Average Sales Price	106.26	High InterQuartile Value	95.26	High 90% Value of Aggregate
641,820 Average Listed Price	25.51	InterQuartile Range	90.20	Aggregate Ratio
94.09 Average Ratio			5.61%	Sampling Error
89.01 Median Ratio	42.49	Value of Outlier Low Limit	0	Number of Low Outliers
52.35 Low Ratio	144.53	Value of Outlier High Limit	3	Number of High Outliers
154.27 High Ratio	4.23	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	182.79	Value of Extreme High Limit	0	Number of High Extremes/Influentials
18.14 COD				
3	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
L1300267008	357-110-11020	AMEDEN JR. JAMES Location: 372 TALLWOOD CIRCLE	COOLIDGE LYNN	1.00	11/13/2020	59,995	52,800	88.01			
383814720	357-110-11516	BASSETT, SARAH Location: 73 LITTLE POND ROAD	RAWSON, RICK B	1.00	7/15/2021	136,000	82,500	60.66			
<b>Totals for MHL - Mobile home landed</b>				<b>2.00</b>		<b>195,995</b>	<b>135,300</b>				

**MHL - Mobile home landed**

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
2 Total Transactions	60.66	Low InterQuartile Value	(0.34) Low 90% Value of Aggregate
97,998 Average Sales Price	88.01	High InterQuartile Value	138.41 High 90% Value of Aggregate
67,650 Average Listed Price	27.35	InterQuartile Range	69.03 Aggregate Ratio
74.33 Average Ratio			100.51% Sampling Error
74.33 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
60.66 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
88.01 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.39 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**C - Commercial**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2004099072	357-110-11323	2046 VT 100 LLC Location: 2046 VT ROUTE 100	STRATTON HEATED STOR...	6.90	7/30/2020	364,000	476,800	130.99			
1526044736	357-110-11166	HATHAWAY, KURT Location: 1347 ROUTE 11	POLK, NANCY	1.50	4/9/2021	170,000	199,400	117.29			
1113090624	357-110-10218	LOCKWOOD, ARDEN Location: 2452 MIDDLETOWN ROAD	THE VIRGINIA J. BUSH...	0.25	3/17/2022	278,000	140,200	50.43			
L107479040	357-110-23275	MOUNTAIN VIEW STORAG... Location: REST HAVEN LANE	GOOD LIFE VENTURES L...	2.38	12/14/2020	250,000	295,900	118.36			
82295872	357-110-10067	SHERWOOD FOREST GREE... Location: 532 SHERWOOD FOREST	SHERWOOD FOREST PROP...	1.00	11/12/2021	489,150	293,600	60.02			
L96915456	357-110-10419	THE STRATTON CORPORA... Location: 249 ROUTE 11	DONAHUE JOSEPH	15.00	11/4/2019	500,000	642,200	128.44			
<b>Totals for C - Commercial</b>				<b>27.03</b>		<b>2,051,150</b>	<b>2,048,100</b>				

**C - Commercial**

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
6 Total Transactions	57.62	Low InterQuartile Value	68.56	Low 90% Value of Aggregate
341,858 Average Sales Price	129.08	High InterQuartile Value	131.14	High 90% Value of Aggregate
341,350 Average Listed Price	71.45	InterQuartile Range	99.85	Aggregate Ratio
100.92 Average Ratio			31.34%	Sampling Error
117.83 Median Ratio	- 49.55	Value of Outlier Low Limit	0	Number of Low Outliers
50.43 Low Ratio	236.26	Value of Outlier High Limit	0	Number of High Outliers
130.99 High Ratio	- 156.73	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	343.43	Value of Extreme High Limit	0	Number of High Extremes/Influentials
21.22 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
1044591680	357-110-23198	REILLY, MARK S Location: LOT 3, UNDER THE MOUNTAIN ROAD	BARE, DARRELL, TR.	62.07	6/17/2021	280,000	296,900	106.04			
L1875419136	357-110-23184	STERN KATHY Location: LOT 3 LANDGROVE RD.	BORROWMAN-FUJII ANN	10.12	11/17/2020	125,000	203,000	162.40	O		
68510272	357-110-23315	VORIS, DAVID Location: 0000 LITTLE POND ROAD	REICHL, JAMES	23.35	1/14/2022	135,000	100,000	74.07			
<b>Totals for W - Woodland</b>				<b>95.54</b>		<b>540,000</b>	<b>599,900</b>				

**W - Woodland**

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
3 Total Transactions	74.07	Low InterQuartile Value	62.64	Low 90% Value of Aggregate
180,000 Average Sales Price	162.40	High InterQuartile Value	159.54	High 90% Value of Aggregate
199,967 Average Listed Price	88.33	InterQuartile Range	111.09	Aggregate Ratio
114.17 Average Ratio			43.61%	Sampling Error
106.04 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
74.07 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
162.40 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
27.77 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
L747479040	357-110-10543	AMEDEN JR. DALE WESL... Location: THOMPSONBURG ROAD	KRISTAN KELLY	4.09	5/8/2020	30,500	31,900	104.59			
L1803997184	357-110-10701	BROWNE ANUCHA Location: PIERCE RIDGE RD	INGRAHAM WENDELL	9.90	12/20/2019	80,000	67,000	83.75			
327683136	357-110-10245	BURKE, BRIAN T Location: LOT 4A DEERWOOD HILL	ADRIENNE EVANS CARRO...	217.00	7/8/2021	61,000	45,600	74.75			
2060923968	357-110-11148	CHAVES, NATHAN D Location: REILLY ROAD	PESCE, GREGORY J	15.23	6/18/2021	115,000	211,300	183.74	O		
1636432960	357-110-10050	CLARK, ANDREW Location: UNIMPROVED LAND OFF MANSFIELD LANE	STODDARD, EDGAR L	19.30	12/10/2021	161,000	56,600	35.16			
L1592418304	357-110-23155	COBELLI MICHAEL Location: ROUTE 11 EAST	MERRILL CURTIS	28.00	1/21/2021	225,000	77,600	34.49			
612834368	357-110-23258	FRIEDMAN, CAITLIN S Location: 30 HOBART ROAD	RACKEAR, ANDREW	15.55	10/5/2021	350,000	188,300	53.80			
L868745216	357-110-11012	KALTSAS HUNTER Location: ROUTE 11 EAST	BROWN LARRY	13.33	8/30/2019	300,000	138,700	46.23			
1201200192	357-110-23191	KAUKAS, MARTIN J Location: LOT #3 CROSS RD.	GREICIUS, GREGORY	2.77	10/29/2021	72,000	80,200	111.39			
L437215232	357-110-10189	KUBICA ANDREW Location: LOTS 39 & 40	BROWN ROBERT	2.00	8/7/2020	60,500	60,500	100.00			
L336437248	357-110-10686	MAD KING QUARRY LLC Location: ROWE'S ROAD	BIG ROCK GRAVEL LLC	10.00	5/6/2019	75,000	60,000	80.00			
202951744	357-110-10621	MOSHER, MEGAN Location: LOT 2 LOWELL LAKE ROAD	YRSHA, JEFFREY	4.38	8/2/2021	50,000	58,300	116.60			
2122021952	357-110-23193	PULEO, JOHN C Location: LOT 4 CROSS ROAD	KRISTINA SWEITZER RE...	3.12	12/29/2021	75,000	100,400	133.87			
1833581632	357-110-10231	REEVES, CHRISTIAN Location: LOT #4, MOUNTAIN LAKE	CAMPANELLI, THOMAS A	10.90	11/30/2021	96,600	52,900	54.76			
L122085376	357-110-23201	STONEY BROOK LLC Location: LAND OFF STONEY BROOK ROAD	CYR REGGIE	2.60	10/2/2020	66,000	62,100	94.09			
L1024802816	357-110-23263	THE OLIVER AND DEBOR... Location: ROUTE 100 SOUTH	STEVENS DAVID	11.36	1/13/2021	130,000	121,400	93.38			
L751063040	357-110-10457	TRUNCALE ALFRED ALEX... Location: 00 LOON CIRCLE	GENT BENJAMIN	2.67	7/30/2020	32,000	47,200	147.50	O		
<b>Totals for M - Miscellaneous</b>				<b>372.20</b>		<b>1,979,600</b>	<b>1,460,000</b>				

**M - Miscellaneous**

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
17 Total Transactions	54.28	Low InterQuartile Value	55.66 Low 90% Value of Aggregate
116,447 Average Sales Price	113.99	High InterQuartile Value	91.84 High 90% Value of Aggregate
85,882 Average Listed Price	59.71	InterQuartile Range	73.75 Aggregate Ratio
91.06 Average Ratio			24.53% Sampling Error
93.38 Median Ratio	- 35.29	Value of Outlier Low Limit	0 Number of Low Outliers
34.49 Low Ratio	203.56	Value of Outlier High Limit	0 Number of High Outliers
183.74 High Ratio	- 124.86	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.23 PRD (Regression Index)	293.13	Value of Extreme High Limit	0 Number of High Extremes/Influentials
33.31 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
6% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1307230784	357-110-10459	AVERY, PETER Location: 254 BOYNTON ROAD, MB2	ETTINGER, THOMAS C	0.00	1/14/2022	235,000	209,800	89.28			
2137312320	357-110-11342	BRIGHT, JAMES C Location: 113 TRAILSIDE CONDOS LANE, UNIT 1-22	COON, ERIC	0.00	8/23/2021	143,000	65,000	45.45			
468571200	357-110-11320	CHANDLER, TODD J Location: 113 TRAILSIDE CONDOS LANE B4	KURASZ, HANNA	0.00	6/22/2021	130,000	65,000	50.00			
L42745856	357-110-11496	DEUSE DANIEL Location: 3095 THOMPSONBURG RD, UNIT 2	FREDRICKS GEORGE	0.00	4/24/2020	125,000	115,000	92.00			
394703424	357-110-10214	ELLIS, JASON S Location: 113 TRAILSIDE RD, UNIT 1-7	ROBINSON, STEPHEN W	0.00	2/11/2022	157,000	65,000	41.40			
2073231936	357-110-11408	EMBR PROPERTIES, LLC Location: 113 TRAILSIDE CONDOS LANE	MCGRAW, LUANN	0.00	12/29/2021	156,000	65,000	41.67			
L416292864	357-110-10225	HOLZAPFEL MINDY Location: 113 TRAILSIDE CONDOS, #6	EMMANUEL PAUL	3.00	9/16/2019	64,000	65,000	101.56			
L710938624	357-110-10831	JEFFERSON JR DAVID Location: 3095 THOMPSONBURG ROAD, UNIT E5	LACINA JR MARK	0.00	3/29/2021	149,000	107,600	72.21			
1476932160	357-110-11171	KEMPF, CHRISTOPHER E Location: 3095 THOMPSONBURG ROAD UNIT 6	RICHARD A. FERRELL L...	0.00	5/28/2021	151,000	106,300	70.40			
134495296	357-110-10035	MARCOUX, MICHAEL, JR Location: 1131-9 TRAILSIDE CONDOS LANE	TAYLOR, KEITH	0.00	11/9/2021	152,000	65,000	42.76			
L1801076736	357-110-11308	MCELDOWNEY III RALPH Location: UNIT 5 SNOW DRIFT CONDO	KOCUBINSKI PETER	0.00	8/30/2019	158,000	147,300	93.23			
L1167736832	357-110-10369	NICE JOSEPH Location: UNIT 1-20 113 TRAILSIDE CONDOS	PALAZZO JACK	0.00	4/18/2019	71,000	65,000	91.55			
L836308992	357-110-11132	NICE JOSEPH Location: UNIT 2-14 TRAILSIDE CONDOS	PALAZZO JACK	0.00	4/18/2019	63,000	65,000	103.17			
L239521792	357-110-11231	PFISTER VICTOR Location: 113 TRAILSIDE CONDOMINIUM UNIT 2-13	IT'S JUST SKIING LLC	0.00	5/3/2019	110,000	118,700	107.91			
L1306042368	357-110-11135	PIETRUNTI TONY Location: UNIT1-23, 113 TRAILSIDE CONDOMINIUM	SZCZEBAK JAMES	0.00	7/22/2020	115,000	65,000	56.52			
L176463872	357-110-23315	REICHL JAMES Location: LITTLE POND ROAD	MAGNOLI THOMAS	23.35	1/12/2021	85,000	100,000	117.65			
1675316288	357-110-10968	TINSON, ROBERT Location: 113 TRAILSIDE CONDOMINIUM, UNIT 3-2	VITALE, JOHN F	0.00	8/20/2021	101,000	68,300	67.62			
L1561432064	357-110-11109	WATTS BRIAN Location: 3 MOUNTAINSIDE CONDOS	EDVARSDEN JOHN	0.00	3/5/2021	198,800	150,000	75.45			



**O - Other**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1981104128	357-110-11057	WOLF KEVIN Location: 254 BOYNTON ROAD	LOW TRUSTEE CALVIN	0.01	8/7/2020	220,500	233,400	105.85			
839283776	357-110-11088	WRIGHT, KEVIN Location: 113 TRAILSIDE CONDOMINIUM	WATTS, BRIAN J	0.00	6/18/2021	90,000	65,000	72.22			
<b>Totals for O - Other</b>				<b>26.36</b>		<b>2,674,300</b>	<b>2,006,400</b>				

**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	
20 Total Transactions	51.63	Low InterQuartile Value	66.33	Low 90% Value of Aggregate
133,715 Average Sales Price	99.48	High InterQuartile Value	83.72	High 90% Value of Aggregate
100,320 Average Listed Price	47.85	InterQuartile Range	75.03	Aggregate Ratio
76.90 Average Ratio			11.58%	Sampling Error
73.84 Median Ratio	- 20.14	Value of Outlier Low Limit	0	Number of Low Outliers
41.40 Low Ratio	171.25	Value of Outlier High Limit	0	Number of High Outliers
117.65 High Ratio	- 91.91	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	243.02	Value of Extreme High Limit	0	Number of High Extremes/Influentials
28.26 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
5%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**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
177 Total Transactions	70.31 Low InterQuartile Value		82.19 Low 90% Value of Aggregate
348,292 Average Sales Price	98.95 High InterQuartile Value		87.84 High 90% Value of Aggregate
296,106 Average Listed Price	28.65 InterQuartile Range		85.02 Aggregate Ratio
85.67 Average Ratio			3.32% Sampling Error
87.90 Median Ratio	27.34 Value of Outlier Low Limit	0 Number of Low Outliers	
32.45 Low Ratio	141.93 Value of Outlier High Limit	4 Number of High Outliers	
154.27 High Ratio	- 15.64 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.01 PRD (Regression Index)	184.90 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.77 COD			
17 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
10% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**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
6 Total Transactions	57.62	Low InterQuartile Value	68.43 Low 90% Value of Aggregate
341,858 Average Sales Price	129.08	High InterQuartile Value	131.27 High 90% Value of Aggregate
341,350 Average Listed Price	71.45	InterQuartile Range	99.85 Aggregate Ratio
100.92 Average Ratio			31.47% Sampling Error
117.83 Median Ratio	- 49.55	Value of Outlier Low Limit	0 Number of Low Outliers
50.43 Low Ratio	236.26	Value of Outlier High Limit	0 Number of High Outliers
130.99 High Ratio	- 156.73	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	343.43	Value of Extreme High Limit	0 Number of High Extremes/Influentials
21.22 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
20 Total Transactions	59.59	Low InterQuartile Value	64.26 Low 90% Value of Aggregate
125,980 Average Sales Price	115.30	High InterQuartile Value	99.25 High 90% Value of Aggregate
102,995 Average Listed Price	55.71	InterQuartile Range	81.76 Aggregate Ratio
94.53 Average Ratio			21.39% Sampling Error
93.74 Median Ratio	- 23.97	Value of Outlier Low Limit	0 Number of Low Outliers
34.49 Low Ratio	198.86	Value of Outlier High Limit	0 Number of High Outliers
183.74 High Ratio	- 107.53	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.16 PRD (Regression Index)	282.42	Value of Extreme High Limit	0 Number of High Extremes/Influentials
33.59 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
5% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

All Sales (R1, R2, MHU, MHL, S1, S2, C, CA, I, F, W, M, O)

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
203 Total Transactions	70.22	Low InterQuartile Value	82.53 Low 90% Value of Aggregate
326,199 Average Sales Price	100.42	High InterQuartile Value	88.18 High 90% Value of Aggregate
278,418 Average Listed Price	30.21	InterQuartile Range	85.35 Aggregate Ratio
87.00 Average Ratio			3.32% Sampling Error
88.01 Median Ratio	24.91	Value of Outlier Low Limit	0 Number of Low Outliers
32.45 Low Ratio	145.73	Value of Outlier High Limit	7 Number of High Outliers
183.74 High Ratio	- 20.40	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	191.04	Value of Extreme High Limit	0 Number of High Extremes/Influentials
21.10 COD			
18	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		