

Study created by Christie.Wright@vermont.gov on 10/28/2022 at 9:48 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L451567616	384-119-12377	ATWOOD KATELYN Location: 741 JOURNEYS END	BRETTELL LON	1.00	8/14/2020	180,000	238,600	132.56			
L890843136	384-119-12751	AZZARA JOHN Location: 215 CORTINA COUNTRY ROAD	DEGRAW RONALD	2.59	12/11/2020	500,000	476,700	95.34			
L238899200	384-119-12149	BARAN JEFFREY Location: 195 PARK LANE	MERRILL SHARON	1.46	8/9/2019	195,000	235,100	120.56			
1298398272	384-119-12771	BEERS, JENNIFER R Location: 79 TOP RIDGE	BJORN, RICHARD J	0.00	12/30/2021	264,000	193,100	73.14			
L1931481088	384-119-12632	BENNER DEANNA Location: 37 GATEWAY COURT, UNIT A9	BOWEN JOHN	0.00	2/12/2021	125,000	103,700	82.96			
L1185472512	384-119-12676	BERNARD DAVID Location: 4886 US ROUTE 4	BRUNO MICHAEL	2.00	10/14/2020	188,000	173,800	92.45			
1633391168	384-119-12588	BOCK JR, WILLIAM R Location: 111 BIRCHWOOD UNIT C-7	GOMEZ, KATIE S	0.00	12/10/2021	84,000	84,100	100.12			
L1707016192	384-119-11886	BRIGGS DEANNA Location: 916 SHERWOOD DRIVE	FIVES JACQUELINE	1.00	11/4/2019	247,000	244,100	98.83			
1118288448	384-119-12634	BURHOUSE, SUSAN M Location: 37 GATEWAY COURT, UNIT 11-A	JONASON, ANNEMARIE	0.00	3/25/2022	135,000	102,300	75.78			
1353335872	384-119-11876	CAMILLERI, MARY E Location: 79 SHERWOOD DRIVE	MIGLORIE, BRADLEY	4.70	4/29/2021	322,000	309,400	96.09			
1192114240	384-119-12392	CHIRIACO, DAVID V Location: 231 MENDON VIEW DRIVE	WEST, SALLY F	4.00	4/23/2021	399,000	324,000	81.20			
1751095872	384-119-12413	COLLINS, PETER Location: 113 DEER RUN	GOELST, REAN A	3.53	3/18/2022	537,500	545,800	101.54			
L1355284480	384-119-12086	COPANS LEROY Location: 42 MENDON VIEW DRIVE	WOLK DAVID	2.90	8/2/2019	457,000	470,600	102.98			
L1722286080	384-119-12505	COSTELLO SEAN Location: 56 FOX HOLLOW VILLAGE, FOX HOLLOW UNIT D5	DEMENTYEV VICTOR	0.00	12/4/2020	210,000	179,200	85.33			
L1995071488	384-119-12430	DEDUSHI GRANIT Location: 388 CRAIGS LANE	MARRA GEORGE	1.69	11/13/2020	320,000	297,700	93.03			
L350343168	384-119-12011	DOENGES DANIEL Location: 144 BROOKWOOD	CROSSMON STEPHEN	1.06	11/22/2019	305,000	349,600	114.62			
L205594624	384-119-12078	DOWNS JASON Location: 1457 TOWN LINE ROAD	PRATT JR. NORMAN	0.57	1/15/2021	175,000	175,600	100.34			
L946159616	384-119-12573	EDDY GLENN Location: 6852 U.S. ROUTE 4 UNIT C7	CARR AARON	0.00	2/17/2020	76,000	72,400	95.26			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1752972352	384-119-11999	EVANS, GREGORY K Location: 127 RIDGE ROAD	HUNT, LYNDA J	2.10	10/18/2021	290,000	158,400	54.62			
L167157760	384-119-11878	GARLAND DANIEL Location: 243 SHERWOOD DRIVE	CREED JAMES C/O RYAN...	4.20	10/26/2020	440,000	441,200	100.27			
L1131094016	384-119-11988	GILLEN III THEODORE Location: 103 MOUNTAIN RD	ESTATE OF DORIS MARI...	0.46	6/19/2020	180,000	255,100	141.72			
L1434226688	384-119-12413	GOELST REAN Location: 113 DEER RUN ROAD	PIKE TRUSTEE EDWARD	3.53	6/21/2019	361,000	545,800	151.19			
L1480163328	384-119-11976	GREENE JILL Location: 320 EASTRIDGE CIRCLE	ESTATE OF DAVID GLEE...	0.55	3/1/2021	300,000	331,700	110.57			
65918016	384-119-12603	GREGORY, KATHRYN M Location: 118 GATEWAY CT UNIT 8B	CAPPIELLO, PAUL	0.00	6/25/2021	118,000	98,200	83.22			
1700052032	384-119-12644	GREGORY, KATHYRN M Location: 37 GATEWAY COURT, UNIT 21	MCENTEE, CHERI	0.00	11/5/2021	160,000	133,700	83.56			
127499328	384-119-12488	HL PROPERTY, LLC Location: 106 FOX HOLLOW VILLAGE, UNIT C-4	WILSON, SUSAN B	0.00	1/5/2022	235,000	181,300	77.15			
L413663232	384-119-12724	JEANETTE BRUNO AND G... Location: 2-4 JOHNS WAY	BUILDING BLOCKS OF L...	2.00	6/12/2019	230,000	342,800	149.04			
1342958656	384-119-12651	JOHNSON, JR., ROBERT... Location: 118 JOHNS WAY	VERDAN REALTY TRUST	3.27	9/15/2021	360,000	326,400	90.67			
L723689472	384-119-12803	KALICH MARY Location: 72 WINDRIFT RIDGE ROAD	KAZIMIERZ PILAT	1.05	9/30/2020	561,000	579,500	103.30			
1958122560	384-119-12168	KAOUTZANIS, CHRISTOD... Location: 141 CREAM HILL ROAD	RANDO, JR., PHILLIP ...	2.00	6/16/2021	566,000	446,500	78.89			
L77537280	384-119-11930	KERSHKO CLAIRE Location: 584 MEADOW LAKE DRIVE	THERESA A. KENNEDY N...	1.70	7/20/2020	306,000	325,700	106.44			
L1347584000	384-119-11965	KHALIL MOHAMED Location: 355 EASTRIDGE CIRCLE	RICHWAGEN-COCKBURN J...	0.52	7/24/2019	245,000	280,600	114.53			
L1024483328	384-119-12111	LANTZ STEPHEN Location: 90 BEECHWOOD FARM ROAD	MCKAY SCOTT	3.40	11/12/2020	450,000	425,000	94.44			
292297280	384-119-12633	LARAMIE, JUSTIN E Location: 37 GATEWAY COURT A10	GAUDET, ANGELIQUE	0.00	3/15/2022	115,000	101,000	87.83			
L1844453376	384-119-12127	LEE MICHAEL Location: 217 MERRY MAPLE DRIVE	MERRY MAPLE DRIVE LL...	0.96	2/4/2021	331,000	310,100	93.69			
L1170071552	384-119-12647	LISTER LEONARD Location: 37 GATEWAY COURT UNIT 24A	COTTO KIMBERLY	0.00	9/11/2020	60,000	100,100	166.83	O		O

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1665368064	384-119-12353	MACDONALD CHARLOTTE Location: 268 STONE HOLLOW	HOLTMAN JOHN	2.14	5/8/2020	395,000	619,400	156.81			
L1748541440	384-119-12569	MACHALABA PAUL Location: 6852 US RTE 4, UNIT C2	PAIGE LAURA	0.00	6/1/2020	88,000	72,400	82.27			
109696064	384-119-12513	MANNIS, DUSTIN Location: 2067 US ROUTE 4	EXCEL ENTERPRISES, L...	0.38	6/25/2021	158,250	129,700	81.96			
1818204736	384-119-12051	MARTEL, MARY S Location: 271 TOWNLINE ROAD	TNM LLC	0.38	3/18/2022	158,500	165,000	104.10			
L698146816	384-119-11958	MCAULIFFE TIMOTHY Location: 87 EASTRIDGE CIRCLE	COMOLLI MARIO	0.65	7/15/2020	175,000	216,500	123.71			
L441475072	384-119-12811	MCCARTHY MICHAEL Location: 490 ESQUILINE HILL	LALIBERTE THOMAS	1.67	12/18/2020	580,000	577,200	99.52			
788945984	384-119-12283	MCCULLY, PAUL Location: 239 CEDAR LANE	KENNEDY-RIFFON, THOM...	2.90	9/16/2021	465,000	259,600	55.83			
1605590080	384-119-12176	MIANO, LYNNE P Location: 219 SOUTH MENDON ROAD	SHEEHAN, STEPHANIE D	1.90	11/4/2021	400,000	338,400	84.60			
1080007232	384-119-11883	MILANO, PETER Location: 401 SHERWOOD DRIVE	DWYER, IAN R	0.98	3/24/2022	280,000	185,900	66.39			
L127897600	384-119-11854	MOZSOLITS ATTILA Location: 48 ETHAN SPUR	WRIGHT GEORGE	1.80	10/11/2019	217,000	271,200	124.98			
L538263552	384-119-11885	MURPHY PATRICK Location: 880 SHERWOOD DRIVE	RAHMAN JAY	4.01	5/8/2020	350,000	413,400	118.11			
1294202944	384-119-12743	NOBLE, MATTHEW G Location: LOT 2: CORTINA COUNTRY ROAD	BREAULT FAMILY 2008 ...	2.86	4/16/2021	67,000	60,900	90.90			
L793276416	384-119-12484	O'CONNOR COLGAN Location: 106C2 FOX HOLLOW VILLAGE	COLBERT ROSANNE	0.00	10/14/2019	142,500	181,100	127.09			
L395534336	384-119-12569	PAIGE LAURA Location: 6852 US ROUTE 4, UNIT C2	CARR AARON	0.00	12/4/2019	77,000	72,400	94.03			
558553664	384-119-12403	PALUCCI, ASHLEY S Location: 377 ROSE HILL	PRENEVOST, JASON	2.00	3/25/2022	470,000	292,200	62.17			
L1849720832	384-119-12306	PETTI MATTHEW Location: 1517 OLD TURNPIKE ROAD	BUCKLEY SAMUEL	0.89	10/21/2020	107,865	188,300	174.57	O	O	O
L1340301312	384-119-12621	POPE ANDREW Location: 118 GATEWAY COURT, UNIT 26-B	BROADBENT ANDREA	0.00	6/6/2019	92,500	98,800	106.81			
L1260392448	384-119-12275	PORTER LESLEY Location: 71 CEDAR LANE	DOUGLAS PHILIP	0.57	2/5/2021	197,200	182,100	92.34			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L301248512	384-119-11859	PORTNOY BENJAMIN Location: 342 HELVI HILL ROAD	CREEDON JR. MICHAEL	1.40	8/30/2019	170,000	241,600	142.12			
L834834432	384-119-12027	READ WALTER Location: 300 BROOKWOOD	KNABLE JAY	0.87	7/1/2020	292,500	329,400	112.62			
2106044992	384-119-11932	RITONE, DARYL Location: 802 MEADOWLAKE DRIVE	SIERMAN, KURT	1.00	2/18/2022	177,500	186,800	105.24			
L567894016	384-119-11959	ROCKWELL MATTHEW Location: 465 EASTRIDGE CIRCLE	ELWELL LAURIE	0.62	1/29/2020	250,000	296,600	118.64			
L502321152	384-119-12510	SANTINI ROBERT Location: 208 SUGAR LANE	SMITH PHILLIP	4.38	10/1/2019	440,000	522,000	118.64			
L1615937536	384-119-12425	SARDELLI CAMERON Location: 137 TENNEY ROAD	WILCOX DAVID	1.90	10/22/2020	349,000	364,800	104.53			
L1031966720	384-119-12566	SCARINGE SALVATORE Location: 6848 US RTE 4, PONDVIEW UNIT R6	SAFE SHELTER REAL ES...	0.00	5/22/2020	65,000	65,000	100.00			
1658992704	384-119-12507	SHERRY, JASON Location: 6981 RTE 4	LG HOLDINGS	1.00	4/16/2021	510,000	432,200	84.75			
L11046912	384-119-12769	STUDER BARBARA Location: 107 TOP RIDGE	ARNER THOMAS	0.00	11/23/2020	285,000	319,200	112.00			
L1067483136	384-119-12484	THOMPSON TAPANEE Location: 106 FOX HOLLOW VILLAGE UNIT C2	O'CONNOR MEGHAN	0.00	1/22/2021	162,000	181,100	111.79			
L1185452032	384-119-12596	VITIELLO STEVEN Location: 118 GATEWAY COURT, UNIT B-1	MILLER IV GERARD	0.00	2/12/2021	125,000	102,900	82.32			
1054497856	384-119-12353	VOLFSON, DMITRI Location: 268 STONE HOLLLOW ROAD	MACDONALD, CHARLOTTE...	2.14	11/5/2021	500,000	619,400	123.88			
L1523744768	384-119-12036	WEEKS JEREMIAH Location: 371 ROUND ROBIN ROAD	RICHARDSON CHAD	0.98	3/9/2020	265,625	338,400	127.40			
333681728	384-119-12766	WILLEN, DANIEL Location: 258 ROAD ROBIN ROAD	MARTIN, THOMAS E	1.00	5/24/2021	482,000	430,100	89.23			
Totals for R1 - Residential with less than 6 acres				90.66		18,521,940	18,712,900				

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
68 Total Transactions	84.89 Low InterQuartile Value		96.34 Low 90% Value of Aggregate
272,381 Average Sales Price	117.24 High InterQuartile Value		105.72 High 90% Value of Aggregate
275,190 Average Listed Price	32.35 InterQuartile Range		101.03 Aggregate Ratio
103.08 Average Ratio			4.64% Sampling Error
100.06 Median Ratio	36.37 Value of Outlier Low Limit	0 Number of Low Outliers	
54.62 Low Ratio	165.77 Value of Outlier High Limit	2 Number of High Outliers	
174.57 High Ratio	- 12.16 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	214.29 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.37 COD			
7 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1058493504	384-119-12286	ARORA, BILLY Location: 240 MEDWAY ROAD	STANSBURY, JOHN A	26.00	6/21/2021	475,000	444,600	93.60			
L1696391168	384-119-12177	HUGHES DOUGLAS Location: 435 SOUTH MENDON RD	SPENCER FRANCIS	26.00	11/2/2020	331,000	367,300	110.97			
L518340608	384-119-12171	KRAUS DAVID Location: 148 WRIGHT ROAD	WRIGHT FAMILY 2012 I...	164.00	1/10/2020	490,000	636,500	129.90			
L583041024	384-119-12836	LINDROOS CHAD Location: 104 STOCKBRIDGE PATH	BRUSO JEFFREY	31.80	10/13/2020	640,000	673,200	105.19			
L1391132672	384-119-12154	MERINGOFF JOANNA Location: 776 CREAM HILL ROAD	JONES JOSEPH	45.60	9/1/2020	675,000	674,800	99.97			
1203518528	384-119-12375	RICE, EDWARD Location: 789 JOURNEYS END	DUDZIK, MATTHEW	9.05	10/22/2021	1,655,000	868,700	52.49			
L1733042176	384-119-12848	RULLO DANIEL Location: 789 JOURNEYS END	DUDZIK MATTHEW	14.05	2/12/2021	122,000	128,500	105.33			
1010869312	384-119-12192	STAMY, KARIN Location: 105 SPENCER MEADOWS	CLEARY, DAVID L	6.70	5/14/2021	767,500	747,000	97.33			
1195703360	384-119-11920	ZOBITZ, GEORGE E Location: 53 CURRIER ROAD	SWARTZ, RICHARD	46.70	12/17/2021	1,850,000	1,406,600	76.03			
Totals for R2 - Residential with 6 or more acres				369.90		7,005,500	5,947,200				

R2 - Residential with 6 or more acres

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
9 Total Transactions	84.82	Low InterQuartile Value	67.77	Low 90% Value of Aggregate
778,389 Average Sales Price	108.15	High InterQuartile Value	102.02	High 90% Value of Aggregate
660,800 Average Listed Price	23.33	InterQuartile Range	84.89	Aggregate Ratio
96.76 Average Ratio			20.18%	Sampling Error
99.97 Median Ratio	49.82	Value of Outlier Low Limit	0	Number of Low Outliers
52.49 Low Ratio	143.14	Value of Outlier High Limit	0	Number of High Outliers
129.90 High Ratio	14.82	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.14 PRD (Regression Index)	178.14	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.66 COD				
1	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			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1828081664	384-119-12503	ALPINE LLC Location: 56 FOX HOLLOW VILLAGE UNIT 7, BUILDING D	MCNAMARA ROBERT	0.00	12/4/2020	210,500	197,500	93.82			
1864819776	384-119-12610	CID, JOSE F Location: 118 GATEWAY CT, UNIT 15B	SPARK, MICHAEL W	0.00	5/20/2021	114,400	98,400	86.01			
736455744	384-119-12475	COLONA, NANCY F Location: 105 FOX HOLLOW, B-1	ROBINSON, LORI	0.00	9/22/2021	215,000	173,400	80.65			
L940490752	384-119-12478	DEYO MICHAEL Location: 105 FOX HOLLOW VILLAGE FOX HOLLOW CONDO B6	ELLISON INVESTMENTS ...	0.00	3/19/2021	125,000	170,100	136.08			
L430526464	384-119-12617	DIFIORE COURTNEY Location: 118 GATEWAY COURT, UNIT B-22	CROSBY FRANCIS	0.00	7/31/2020	80,000	125,200	156.50			
1277473344	384-119-12618	DONELON, SMITH A Location: 118 GATEWAY COURT, UNIT 23B	BEATTY, GERARD V	0.00	2/18/2022	146,500	131,800	89.97			
L498343936	384-119-12491	DREXLER BRENDAN Location: 55 FOX HOLLOW VILLAGE, UNIT A-1	CARLUCCI THOMAS	0.00	4/17/2020	159,000	173,400	109.06			
L306487296	384-119-12506	GERONIMO RODERICK Location: 56D4 FOX HOLLOW VILLAGE	MASTRANGELO PETER	0.00	1/26/2021	210,000	185,300	88.24			
304041024	384-119-12585	GOLTERMAN, STEPHEN Location: 111 BIRCHWOOD AVE, UNIT C4	VENTRE, MICHAEL S	0.00	8/13/2021	124,900	96,100	76.94			
L433311744	384-119-12481	GRECO STEVEN Location: 105 FOX HOLLOW VILLAGE B5	TRUEX DORIS	0.00	1/17/2020	145,000	179,200	123.59			
L1493901312	384-119-12495	HILTON JR. DAVID Location: 55 FOX HOLLOW VILLAGE UNIT A-7	BLODORN ANDREW	0.00	4/26/2019	153,200	197,500	128.92			
L668729344	384-119-12720	HOOD JAMES Location: 100 TOP RIDGE ROAD	POWELL JACK	0.00	10/30/2020	273,000	286,200	104.84			
L2138099712	384-119-12589	LEMIEUX NAVAH Location: 111 BIRCHWOOD, C8	LUPIN STEPHEN	0.00	6/7/2019	65,500	84,100	128.40			
L1875136512	384-119-12605	LEVY THOMAS Location: 118 GATEWAY COURT KILLINGTON GATEWAY B10	GERMOND ROBERT	0.00	11/20/2020	76,000	106,800	140.53			
L1275727872	384-119-12641	MACAULAY JAMES Location: 37 GATEWAY COURT UNIT 18A	SILJANDER TODD	0.00	8/7/2020	89,000	95,900	107.75			
L598409216	384-119-12620	OCHOA FREDDY Location: 118 KILLINGTON GATEWAY COURT B-25	FRITCH JR. JOSEPH	0.00	10/9/2020	105,000	103,000	98.10			
921672768	384-119-12584	ORLOWSKI, DOROTHY Location: 111 BIRCHWOOD, UNIT 1	PALLIS, BETTY	0.00	10/15/2021	139,000	96,100	69.14			
L1635135488	384-119-12560	PESSOLANO GUS Location: 6848 U.S. ROUTE 4, UNIT B3	CARR AARON	0.00	5/9/2019	79,000	54,900	69.49			

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L946323456	384-119-12675	HAWKSNEST PROPERTIES... Location: 1360 US ROUTE 4	SIMPLY PROPERTIES LL...	0.80	6/12/2020	320,000	303,700	94.91			
L859377664	384-119-12830	MAPLE MOUNTAIN DESIG... Location: 4297 US ROUTE 4	KANSAS HOLDINGS LLC	8.70	6/5/2019	210,000	292,400	139.24			
860159040	384-119-12254	RCVM LLC Location: 54 RED CLOVER LANE	T.P. HOSPITALITY	12.80	12/15/2021	1,295,000	1,252,200	96.69			
Totals for C - Commercial				22.30		1,825,000	1,848,300				

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	
3 Total Transactions	94.91	Low InterQuartile Value	82.14	Low 90% Value of Aggregate
608,333 Average Sales Price	139.24	High InterQuartile Value	120.41	High 90% Value of Aggregate
616,100 Average Listed Price	44.33	InterQuartile Range	101.28	Aggregate Ratio
110.28 Average Ratio			18.89%	Sampling Error
96.69 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
94.91 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
139.24 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.28 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
L269508608	384-119-12331	AC ACQUISITIONS LLC. Location: WHEELERVILLE ROAD	CUPOLA-ROCOLO LTD.	253.00	12/30/2020	215,000	214,500	99.77			
1627622464	384-119-12151	BRIDGE, SETH Location: 0 PARK LANE	PAQUETTE PROPERTY MA...	22.45	7/20/2021	123,475	138,900	112.49			
1628734528	384-119-12762	CASTELLANO, KAREN Location: UNIT 4, 127 TOP RIDGE	EGBERT, CHARLES	0.00	5/7/2021	15,000	14,000	93.33			
574661696	384-119-12037	CHAMBERS, LLC Location: ROUND ROBIN ROAD	DENNISON, ROBERT	1.27	5/18/2021	74,500	63,400	85.10			
L379756544	384-119-11992	CONWAY MATTHEW Location: LOTS 44, 45 & 46 AND ALL BACK LAND - EASTRIDGE ACRES, 00 MOUNTAIN ROAD	MENDON MOUNTAIN PROP...	47.00	8/14/2020	130,000	136,000	104.62			
L506904576	384-119-12764	CVMENDON LLC Location: U.S. ROUTE 4	SKYBROOKE ENTERPRISE...	267.00	5/24/2019	285,000	319,600	112.14			
1431784000	384-119-12579	DHC PROPERTIES LLC Location: US ROUTE 4	MERRILL, JOSHUA	4.60	3/4/2022	80,000	110,400	138.00			
L1049534464	384-119-12767	DOBZYNSKI STANLEY Location: LOT #33 ROUND ROBIN ROAD	KRINSKY PAUL	1.20	10/23/2020	60,000	69,300	115.50			
360127552	384-119-12317	KERSHNER, KYLE Location: 629 OLD TURNPIKE ROAD	WOODALL, JOHN Z	13.69	7/15/2021	110,000	126,900	115.36			
L1331605504	384-119-11864	KUKULKA MAREK Location: 49 HELVI HILL ROAD	ANDERSON MICHAEL	37.74	8/2/2019	221,000	305,900	138.42			
859485248	384-119-11937	PEMBLE-BELKIN, MISHA Location: 0 MEADOW LAKE DRIVE	HADEKA, PETER W	2.90	6/28/2021	60,000	61,400	102.33			
744462912	384-119-12737	SCOGIN, AARON Location: HEATHER LANE	ZUCKER, DONALD	1.00	3/24/2022	37,000	44,000	118.92			
1643024960	384-119-11913	SHOUGH JR, DONALD Location: NOTCH ROAD TH16	PIANA, ANTHONY S	12.00	5/1/2021	27,000	59,500	220.37	E	O	O
L1390362624	384-119-12417	TURIELLO JR GABE Location: LOT 1 CORTINA COUNTRY RD [LOT 1 AND LOT 2 CONTAIN 4.93 ACRES; ONLY A PO	BREAULT LIVING TRUST...	2.10	11/6/2020	35,000	55,100	157.43			
Totals for M - Miscellaneous				665.95		1,472,975	1,718,900				

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
14 Total Transactions	101.69	Low InterQuartile Value	107.76 Low 90% Value of Aggregate
105,213 Average Sales Price	138.10	High InterQuartile Value	125.63 High 90% Value of Aggregate
122,779 Average Listed Price	36.41	InterQuartile Range	116.70 Aggregate Ratio
122.41 Average Ratio			7.65% Sampling Error
113.93 Median Ratio	47.07	Value of Outlier Low Limit	0 Number of Low Outliers
85.10 Low Ratio	192.72	Value of Outlier High Limit	1 Number of High Outliers
220.37 High Ratio	- 7.54	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	247.34	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.45 COD			
1 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			

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
101 Total Transactions	85.67	Low InterQuartile Value	91.92 Low 90% Value of Aggregate
283,969 Average Sales Price	118.38	High InterQuartile Value	103.08 High 90% Value of Aggregate
276,877 Average Listed Price	32.70	InterQuartile Range	97.50 Aggregate Ratio
103.43 Average Ratio			5.72% Sampling Error
100.12 Median Ratio	36.62	Value of Outlier Low Limit	0 Number of Low Outliers
52.49 Low Ratio	167.43	Value of Outlier High Limit	1 Number of High Outliers
174.57 High Ratio	- 12.44	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	216.49	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.82 COD			
9 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
9% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
3 Total Transactions	94.91	Low InterQuartile Value	82.14 Low 90% Value of Aggregate
608,333 Average Sales Price	139.24	High InterQuartile Value	120.41 High 90% Value of Aggregate
616,100 Average Listed Price	44.33	InterQuartile Range	101.28 Aggregate Ratio
110.28 Average Ratio			18.89% Sampling Error
96.69 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
94.91 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
139.24 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.28 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 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
14 Total Transactions	101.69	Low InterQuartile Value	107.66 Low 90% Value of Aggregate
105,213 Average Sales Price	138.10	High InterQuartile Value	125.74 High 90% Value of Aggregate
122,779 Average Listed Price	36.41	InterQuartile Range	116.70 Aggregate Ratio
122.41 Average Ratio			7.75% Sampling Error
113.93 Median Ratio	47.07	Value of Outlier Low Limit	0 Number of Low Outliers
85.10 Low Ratio	192.72	Value of Outlier High Limit	1 Number of High Outliers
220.37 High Ratio	- 7.54	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	247.34	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.45 COD			
1 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			

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
118 Total Transactions	88.98 Low InterQuartile Value		93.35 Low 90% Value of Aggregate
273,092 Average Sales Price	118.71 High InterQuartile Value		103.65 High 90% Value of Aggregate
268,994 Average Listed Price	29.72 InterQuartile Range		98.50 Aggregate Ratio
104.87 Average Ratio			5.23% Sampling Error
101.54 Median Ratio	44.40 Value of Outlier Low Limit	0 Number of Low Outliers	36.34% Weighted Standard Deviation
52.49 Low Ratio	163.29 Value of Outlier High Limit	3 Number of High Outliers	
174.57 High Ratio	- 0.19 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.06 PRD (Regression Index)	207.88 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
18.39 COD			
10 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			