

Study created by Christie.Wright@vermont.gov on 11/21/2022 at 6:11 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1277865984	402-125-10385	ABRAMS MICHAEL Location: 2545 MOUNTAIN ROAD	BRULOTTE ROBIN	0.50	8/15/2019	161,000	136,900	85.03			
L259481600	402-125-10854	AMBROCH MICHAEL Location: 1074 MOUNTAIN ROAD	PIGEON HILL LLC	1.00	6/12/2020	310,000	137,300	44.29			
L547360768	402-125-10492	BOISSONEAULT JOSHUA Location: 270 MONTGOMERY HEIGHTS ROAD	POTTER JULIE	0.50	1/15/2021	130,000	125,600	96.62			
874863680	402-125-10577	BROWN, HANS MERRIL Location: 902 AMADON ROAD	PRATT, MICHAEL	1.92	10/18/2021	275,000	174,800	63.56			
83399744	402-125-10254	CARROLL, RYAN Location: 2363 MOUNTAIN ROAD	PARSONS, JENNIFER	3.60	6/7/2021	290,000	222,300	76.66			
269417536	402-125-10516	CHAPUT, MATTHEW L Location: 224 OBERLAND VALLEY	LEROUX, GARY	0.57	12/16/2021	240,000	155,500	64.79			
1210408000	402-125-10195	CHARTRAND, JASON A Location: 1089 SOUTH MAIN STREET	CAPSEY, BARBARA	0.52	10/21/2021	159,000	99,600	62.64			
659020864	402-125-10219	CHATAGNIER, MICHAEL ... Location: 3159 S MAIN ST	COUSINO, BERNARD M	0.50	11/23/2021	225,600	142,500	63.16			
L1984856064	402-125-10999	COMINGS ROXANNE Location: 233 GREEN MOUNTAIN ROAD	BOSLEY FRANCES	5.80	9/3/2019	264,500	261,800	98.98			
L1461895168	402-125-10337	CUMMINGS RORY Location: 1308 SOUTH MAIN STREET	GUILD JASON	1.40	8/21/2020	245,000	321,100	131.06			
1095724096	402-125-10742	DAY, JASON Location: 4 JINGLEBELL DRIVE	HERBERT, PATRICK A	0.77	9/20/2021	267,000	194,500	72.85			
699567168	402-125-10848	DUPONT, WILLIAM J Location: 413 AMIDON ROAD	GERGOVICH, RICHARD	1.03	7/15/2021	417,000	208,600	50.02			
L1802539008	402-125-10324	FARABEE LISA Location: 47 HILL WEST ROAD	HILL WEST PROPERTY L...	1.00	1/28/2021	172,000	125,100	72.73			
L900022272	402-125-10076	GEMME DEBRA Location: 70 OBERLAND VALLEY ROAD	WILDER JOHN	1.00	12/6/2019	288,000	236,000	81.94			
L434765824	402-125-10141	GIER JASON Location: 177 HIGHLAND DRIVE	171234 CANADA INC.	0.62	12/6/2019	185,000	173,000	93.51			
L1774751744	402-125-10804	GONZALAS EUGENE Location: 250 CHRISTMAS ROAD	KLEMMER JONATHAN	1.00	12/16/2020	209,600	155,600	74.24			
L972800000	402-125-10718	GOULET MICHAEL Location: 28 ON THE COMMON	WADE RENA	0.28	6/26/2019	148,500	156,200	105.19			
L2035822592	402-125-10724	HARDY RACHAEL Location: 201 FULLER BRIDGE ROAD	BARTSCH DONNA	0.38	12/27/2019	139,900	193,800	138.53			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L383959040	402-125-10007	HUGHES WENDELL Location: 372 MAIN STREET	ADAMS JULIE	0.50	3/30/2021	187,500	129,900	69.28			
L1811484672	402-125-10380	LIBBY KEITH Location: 319 NORTH MAIN STREET	SNYDER PHILLIP	0.10	7/20/2020	139,500	71,300	51.11			
1924168768	402-125-10385	LYMAN, CRAIG S Location: 2545 MOUNTAIN ROAD	ABRAMS, MICHAEL	0.50	11/12/2021	159,000	136,900	86.10			
L1637879808	402-125-10674	MARTIN SCOTT Location: 206 NORTH MAIN STREET	BARNETT LANCE	5.50	1/29/2021	315,000	238,900	75.84			
L1394806784	402-125-10852	MCCARTNEY MISTY Location: 2003 N. MAIN STREET	MCLERNON CHRISTOPHER	0.19	7/3/2019	100,000	123,400	123.40			
L1829724160	402-125-10107	MCGRAW BROOKE Location: 115 GREEN MOUNTAIN ROAD	CLOWES DOUGLAS	0.82	7/14/2020	179,000	157,300	87.88			
1910834752	402-125-10348	MOORE-SCHEELER, JESS... Location: 38 MISTLETOE LANE	GADPAILLE, ERIC A	1.00	3/28/2022	240,000	146,100	60.88			
2135910976	402-125-10375	NEEDMAM, ERIN Location: 7 GREEN MOUNTAIN ROAD	VITTUM, NICHOLAS	4.70	2/24/2022	279,000	186,400	66.81			
1947454528	402-125-10243	NOEL, JEAN-PAUL Location: 317 CHRISTMAS ROAD	AUDRAS, ERIC	0.52	9/8/2021	265,000	188,300	71.06			
1998019648	402-125-10890	O'SHEA, EAMON P Location: 40 GREEN MOUNTAIN ROAD	BARNARD, ABRAM	0.20	10/29/2021	165,000	106,900	64.79			
1754561600	402-125-10030	POGANY, MEGAN Location: 131 FULLER BRIDGE ROAD	BACKMAN, ESTHER	5.17	11/26/2021	225,000	218,100	96.93			
L508887040	402-125-11038	SAMPSON ADAM Location: 76 LOWER RING ROAD	HESELTINE TRUSTEE GE...	3.00	11/20/2020	320,000	263,800	82.44			
L592035840	402-125-10051	SKARULIS MATTHEW Location: 3052 MOUNTAIN ROAD	HILL SUSAN	0.75	4/28/2020	80,000	78,400	98.00			
L908574720	402-125-10388	SMITH RANDOLPH Location: 1955 NORTH MAIN STREET	MOULTON MICHAEL	1.00	2/5/2021	203,000	141,900	69.90			
L826580992	402-125-10546	SNIDER TIMOTHY Location: 54 MOUNTAIN ROAD	STEWART LORI	0.32	3/31/2021	175,000	173,100	98.91			
2054187584	402-125-10490	SNORTUM, KRISTIN Location: 2796 MOUNTAIN ROAD	ROSPLOTCH, JOHN	4.03	3/4/2022	223,000	163,300	73.23			
L1040863232	402-125-10437	TRIPP MURRAY Location: 1080 HAZENS NOTCH ROAD	HENDERSON KAY	4.30	11/24/2020	280,000	253,400	90.50			
L1900658688	402-125-10297	WALL JAMES Location: 161 MONTGOMERY HEIGHTS	EAST W. BARRY	1.50	9/25/2020	219,000	148,300	67.72			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L423497728	402-125-10230	WORTHINGTON EZRA Location: 221 MOUNTAIN ROAD	CUTTER VINCENT	0.31	10/7/2019	77,975	95,400	122.35			
L1810927616	402-125-10022	YOUNG MAKENNA Location: 13 BROOK ROAD	LEBRUN JOHN	0.17	12/9/2019	90,180	78,000	86.49			
Totals for R1 - Residential with less than 6 acres				56.97		8,049,255	6,319,300				

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	
38 Total Transactions	66.30	Low InterQuartile Value	73.12	Low 90% Value of Aggregate
211,823 Average Sales Price	96.69	High InterQuartile Value	83.90	High 90% Value of Aggregate
166,297 Average Listed Price	30.39	InterQuartile Range	78.51	Aggregate Ratio
82.09 Average Ratio			6.87%	Sampling Error
76.25 Median Ratio	20.72	Value of Outlier Low Limit	0	Number of Low Outliers
44.29 Low Ratio	142.28	Value of Outlier High Limit	0	Number of High Outliers
138.53 High Ratio	- 24.87	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	187.87	Value of Extreme High Limit	0	Number of High Extremes/Influentials
22.14 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L846471168	402-125-10747	BOERGER JENNIFER Location: 2404 REGAN ROAD	GILPIN JESSICA	15.50	7/1/2020	254,000	282,100	111.06			
L1833054208	402-125-10780	BORODAEFF KIRK Location: 1275 REGAN ROAD	MARK A. CELLUCCI LIV...	10.00	6/21/2019	180,000	162,100	90.06			
L1151008768	402-125-10242	BRUNSTAD LISA Location: 2312 HAZENS NOTCH ROAD	DECIUCIES JAMES	10.05	8/7/2020	275,000	246,400	89.60			
L1902796800	402-125-10042	BUSHEY BRADY Location: 211 SOUTH MAIN STREET	BAKER JR. WILLIAM	10.17	8/20/2020	245,000	280,400	114.45			
L1174339584	402-125-10342	CHIAVERINI EDWARD Location: 3086 HAZEN'S NOTCH ROAD	FREY NICHOLAS	32.11	1/31/2020	350,000	331,000	94.57			
1039277120	402-125-10574	DUNHAM, ROSS C Location: 2905 REGAN ROAD	ESTATE OF SABRA A. M...	35.50	10/4/2021	353,000	298,300	84.50			
L1792167936	402-125-10110	DUPONT WENDY Location: 404 SOUTH BRANCH EXTENSION	BOURDEAU LINDA	12.44	10/2/2019	129,900	99,600	76.67			
217617472	402-125-10627	EDE, KASEY E Location: 235 HIGHLAND SPRINGS RD, MONTGOMERY, VT	MOQUIN, BETTY A	15.50	5/27/2021	185,000	154,300	83.41			
L1189593088	402-125-10579	EDWARDS JAMIE Location: 3381 REGAN ROAD	CATER FRANK	21.90	6/12/2020	323,000	329,800	102.11			
L2083934208	402-125-10378	ERNO MICAH Location: 3818 WEST HILL ROAD	PERRY MICHAEL	14.00	9/10/2019	175,000	212,100	121.20			
L2121170944	402-125-10771	FITZGERALD JOHN Location: 2599 HILL WEST ROAD	RUSK MARVIN	24.30	11/20/2020	400,000	392,300	98.08			
1636777024	402-125-10369	HAGWOOD, LAUREN Location: 1856 GIBOU ROAD	LUSSIER, SALLY	10.90	11/22/2021	138,000	92,000	66.67			
L1028096000	402-125-10689	JOHNSON KYLE Location: 3654 MOUNTAIN ROAD	ARCOLEO ADAM	10.10	10/18/2019	71,000	84,800	119.44			
914311744	402-125-10389	LIBBY, KEITH T Location: 2567 REGAN ROAD	GRATTON, ALPHONSE	10.30	2/15/2022	379,900	235,300	61.94			
772242496	402-125-10026	MCALLISTER, MYRNA Location: 580 RUSHFORD VALLEY ROAD	PLANET CAPITAL, INC.	24.50	12/28/2021	218,000	215,100	98.67			
L1150369792	402-125-10701	NELSON DANIEL Location: 469 GREEN MOUNTAIN ROAD	EDWARDS JAMIE	12.00	4/27/2020	235,000	268,100	114.09			
L996171776	402-125-10711	NGUYEN DIEM-CHI Location: 571 WEST HILL ROAD	PORTER KENNETH	11.40	10/18/2019	225,000	231,500	102.89			
L986222592	402-125-10807	O'DOWD KEVIN Location: 3281 MOUNTAIN ROAD	PERRIGO DAVID	10.37	10/23/2020	300,000	261,100	87.03			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
739494976	402-125-10985	R. L. HOLDINGS LLC Location: 1205 HAZEN'S NOTCH ROAD	LETCHER, SCOTT G	6.80	9/9/2021	750,000	652,200	86.96			
L1362862080	402-125-10015	REIGHLY ALICE Location: 66 SHELDON FARM ROAD	HAASE JR. ANDREW	10.50	8/14/2020	273,000	264,200	96.78			
1374608448	402-125-10805	RICHARD, EMILY Location: 426 WEST HILL ROAD	SHINE, RUTH W	15.00	10/4/2021	275,000	169,000	61.45			
L716963840	402-125-10928	RICKARDS REESE Location: 3084 HAZEN'S NOTCH ROAD	VAN BILLIARD REED	28.32	9/16/2020	249,000	239,900	96.35			
L735588352	402-125-10987	RIVARD TAYLOR Location: 200 ROCKAWAY ROAD	CLOKEY CAROL	53.80	9/4/2020	305,000	297,200	97.44			
906345536	402-125-10547	ROBARE, JR., WARREN ... Location: 1772 GIBOU ROAD	LUNEAU, VIRGINIA L	6.54	12/2/2021	275,000	166,700	60.62			
659515968	402-125-10821	SCHABERG, SHANA Location: 946 FULLER BRIDGE ROAD	SNIDER, JOHN L	7.20	3/9/2022	410,000	304,400	74.24			
L179789824	402-125-10668	TOUCAN HOSPITALITY L... Location: 2956 MOUNTAIN ROAD	O'SHEA EAMON	25.40	9/26/2019	578,000	596,200	103.15			
1511246912	402-125-10136	WEST IVY, LLC Location: 1409 NORTH HILL ROAD	BUTTENDORF, ABIJAH S	11.25	9/3/2021	167,500	151,800	90.63			
L793518080	402-125-10032	WILBURN STEPHEN Location: 641 HIGHLAND DRIVE	TAKEFMAN MARILYN	7.00	1/14/2021	400,000	226,900	56.73			
Totals for R2 - Residential with 6 or more acres				462.85		8,119,300	7,244,800				

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
28 Total Transactions	78.36	Low InterQuartile Value	83.74 Low 90% Value of Aggregate
289,975 Average Sales Price	102.69	High InterQuartile Value	94.72 High 90% Value of Aggregate
258,743 Average Listed Price	24.34	InterQuartile Range	89.23 Aggregate Ratio
90.74 Average Ratio			6.15% Sampling Error
92.60 Median Ratio	41.85	Value of Outlier Low Limit	0 Number of Low Outliers
56.72 Low Ratio	139.20	Value of Outlier High Limit	0 Number of High Outliers
121.20 High Ratio	5.35	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	175.70	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.42 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
7% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L111153152	402-125-10664	BROWN JESSICA Location: 270 NORTH MAIN STREET	MURPHY SANDRA	1.25	2/5/2021	77,500	82,000	105.81			
L1816772608	402-125-10460	HAMMOND ROBIN Location: 4890 ENOSBURG MOUNTAIN RD	ENGSTROM PER	105.00	7/27/2020	80,000	90,800	113.50			
63542336	402-125-10589	MISTY MOUNTAIN PROPE... Location: 3260 SOUTH MAIN STREET	MCDONALD, RYAN	16.10	6/8/2021	130,000	148,100	113.92			
Totals for MHL - Mobile home landed				122.35		287,500	320,900				

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	
3 Total Transactions	105.81	Low InterQuartile Value	105.18	Low 90% Value of Aggregate
95,833 Average Sales Price	113.92	High InterQuartile Value	118.06	High 90% Value of Aggregate
106,967 Average Listed Price	8.12	InterQuartile Range	111.62	Aggregate Ratio
111.08 Average Ratio			5.77%	Sampling Error
113.50 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
105.81 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
113.92 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
2.38 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1104764928	402-125-10099	BEAULIEU MARK Location: 2 LOTS, WEST SIDE VT RTE 118	BLUTO ALLEN	1.43	1/5/2020	23,000	16,900	73.48			
1763467840	402-125-11054	EASON, JOHN M Location: 2981 SOUTH MAIN STREET	JAMES W STEVENS, TRU...	5.00	1/10/2022	490,000	286,100	58.39			
Totals for S1 - Vacation home with less than 6 acres				6.43		513,000	303,000				

S1 - Vacation home 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	
2 Total Transactions	58.39	Low InterQuartile Value	51.35	Low 90% Value of Aggregate
256,500 Average Sales Price	73.48	High InterQuartile Value	66.78	High 90% Value of Aggregate
151,500 Average Listed Price	15.09	InterQuartile Range	59.06	Aggregate Ratio
65.93 Average Ratio			13.07%	Sampling Error
65.93 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
58.39 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
73.48 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
11.44 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
L895516672	402-125-10245	CARON NICHOLAS Location: 1973 WEST HILL ROAD	BUTLER LINDA	19.40	1/7/2021	118,000	81,500	69.07			
L271024128	402-125-10426	CLAY DAVID Location: PARCEL ID 00036.034X RUSHFORD VALLEY ROAD	Haverly Philip	142.00	6/24/2019	200,000	235,300	117.65			
1415167040	402-125-10074	RYAN, KYLE J Location: 1711 NORTH HILL ROAD	BENSON, DAVID A	36.31	11/18/2021	155,000	153,600	99.10			
334421056	402-125-10827	WENDEL, ROBERTA D Location: 969 DEEP GIBOU ROAD	MARN, MICHAEL H	41.80	10/4/2021	265,000	229,300	86.53			

Totals for S2 - Seasonal home with 6 or more acres				239.51		738,000	699,700				
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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	
4 Total Transactions	73.43	Low InterQuartile Value	73.59	Low 90% Value of Aggregate
184,500 Average Sales Price	113.01	High InterQuartile Value	116.03	High 90% Value of Aggregate
174,925 Average Listed Price	39.58	InterQuartile Range	94.81	Aggregate Ratio
93.09 Average Ratio			22.38%	Sampling Error
92.81 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
69.07 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
117.65 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
16.47 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
25%	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
L1658068992	402-125-10845	LAMOS JEFF Location: 204 MAIN STREET	ST. PIERRE ROSAIRE	0.31	12/2/2019	160,000	156,700	97.94			
1722842176	402-125-10384	SEAM WATER HOLDINGS,... Location: 167 MAIN STREET	FISKE, KENNETH	0.21	11/5/2021	369,500	263,900	71.42			
Totals for CA - Commercial Apartments				0.52		529,500	420,600				

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	71.42	Low InterQuartile Value	38.67	Low 90% Value of Aggregate
264,750 Average Sales Price	97.94	High InterQuartile Value	120.20	High 90% Value of Aggregate
210,300 Average Listed Price	26.52	InterQuartile Range	79.43	Aggregate Ratio
84.68 Average Ratio			51.33%	Sampling Error
84.68 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
71.42 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
97.94 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.66 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
L1588207616	402-125-10952	CROCKER JR. DONALD Location: COTE DRIVE	KALSMITH ALLAN	160.00	7/14/2020	340,000	321,600	94.59			
L1465454592	402-125-11010	CYR MARK Location: PARCEL ID 00028.026Y	MARINO RICHARD	14.60	5/3/2019	18,000	40,000	222.22	E	O	E
L741916672	402-125-10575	GRATTON ALPHONSE Location: HAZEN'S NOTCH ROAD	VAN DER WEYDEN GERAL...	105.00	9/16/2020	200,000	184,400	92.20			
L1742221312	402-125-11096	GREGOREK SEAN Location: TOWN ROAD 7, NORTH HILL	BOLOG JOHN	23.10	6/17/2020	53,500	68,500	128.04			
L152666112	402-125-10677	HOWARTH JAMES Location: AMIDON AND FISHER ROAD	RUTH J. OVITT SUCCES...	152.00	8/9/2019	320,000	274,800	85.88			
L1567133696	402-125-11106	JOLLIE TRACY Location: LOT #1 REGAN ROAD	SAVEL MICHAEL	6.86	3/4/2021	28,000	30,700	109.64			
1401242688	402-125-10993	MOORE, JOSEPH M Location: LOTS 12 & 12A MONTGOMERY HEIGHTS RING ROAD	KRUSE, CHARLES I	3.45	4/8/2021	26,500	30,700	115.85			
L83271680	402-125-10444	PAASHAUS ADAM Location: LOT N - MONTGOMERY HEIGHTS	BLACHFORD PETER	10.40	10/29/2020	55,000	43,500	79.09			
L1666965504	402-125-10299	RADEKA DEJAN Location: LOT NO. 2 REGAN ROAD	MARK A CELLUCCI LIVI...	6.86	2/19/2021	31,000	30,700	99.03			
L1432915968	402-125-10552	RYAN C. COOKE TRUSTE... Location: LOT #1, HILL WEST ROAD	LUTHI MATTHIAS	11.30	3/1/2021	51,000	39,200	76.86			
L2105835520	402-125-11036	STARR JOSEPH Location: HAZENS NOTCH ROAD	REDOS JOHN	40.05	1/16/2020	105,000	103,100	98.19			
Totals for W - Woodland				533.62		1,228,000	1,167,200				

W - Woodland

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
11 Total Transactions	85.88	Low InterQuartile Value	88.03 Low 90% Value of Aggregate
121,000 Average Sales Price	115.85	High InterQuartile Value	98.28 High 90% Value of Aggregate
112,720 Average Listed Price	29.97	InterQuartile Range	93.16 Aggregate Ratio
97.94 Average Ratio			5.50% Sampling Error
96.39 Median Ratio	40.91	Value of Outlier Low Limit	0 Number of Low Outliers
76.86 Low Ratio	160.81	Value of Outlier High Limit	1 Number of High Outliers
128.04 High Ratio	- 4.05	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	205.77	Value of Extreme High Limit	1 Number of High Extremes/Influentials
12.67 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
18% 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
L1702510592	402-125-11009	FAVREAU CHRISTINE Location: PARCEL ID 00005.004X GREEN MOUNTAIN ROAD	HACKER RANDI	10.10	8/7/2020	50,000	46,900	93.80			
L1111719936	402-125-10601	KANE JORDAN Location: 14.7 ACRES ON SOUTH MAIN STREET	MERCY ARNOLD	14.70	11/5/2020	49,000	55,400	113.06			
75480128	402-125-11009	POTTER, III, FLETCHER... Location: PARCEL ID 00005.004X GREEN MOUNTAIN ROAD	FAVREAU, CHRISTINE P	10.10	12/16/2021	96,000	46,900	48.85			
L262324224	402-125-11025	STEIN ERHARD Location: LOTS 4 & 5 REGAN ROAD	CHAFFEE HARVEY	20.70	11/5/2020	30,000	49,500	165.00	O		
L516182016	402-125-10676	TOWNER JOSEPH Location: 2011 SOUTH MAIN STREET	OVITT ROBERT	8.10	8/3/2020	20,000	35,100	175.50	O		

Totals for M - Miscellaneous				63.70		245,000	233,800				
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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	
5 Total Transactions	71.33	Low InterQuartile Value	46.51	Low 90% Value of Aggregate
49,000 Average Sales Price	170.25	High InterQuartile Value	144.34	High 90% Value of Aggregate
46,760 Average Listed Price	98.92	InterQuartile Range	95.43	Aggregate Ratio
119.24 Average Ratio			51.25%	Sampling Error
113.06 Median Ratio	- 77.06	Value of Outlier Low Limit	0	Number of Low Outliers
48.85 Low Ratio	318.63	Value of Outlier High Limit	0	Number of High Outliers
175.50 High Ratio	- 225.44	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.25 PRD (Regression Index)	467.02	Value of Extreme High Limit	0	Number of High Extremes/Influentials
35.00 COD				
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02				

Class - 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
75 Total Transactions	69.28 Low InterQuartile Value		80.19 Low 90% Value of Aggregate
236,094 Average Sales Price	98.98 High InterQuartile Value		87.96 High 90% Value of Aggregate
198,503 Average Listed Price	29.70 InterQuartile Range		84.08 Aggregate Ratio
86.63 Average Ratio			4.61% Sampling Error
86.53 Median Ratio	24.73 Value of Outlier Low Limit	0 Number of Low Outliers	
44.29 Low Ratio	143.53 Value of Outlier High Limit	0 Number of High Outliers	
138.53 High Ratio	- 19.82 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	188.08 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.75 COD			
6 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			

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
2 Total Transactions	71.42	Low InterQuartile Value	11.00 Low 90% Value of Aggregate
264,750 Average Sales Price	97.94	High InterQuartile Value	147.87 High 90% Value of Aggregate
210,300 Average Listed Price	26.52	InterQuartile Range	79.43 Aggregate Ratio
84.68 Average Ratio			86.16% Sampling Error
84.68 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
71.42 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
97.94 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.66 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
16 Total Transactions	87.46	Low InterQuartile Value	87.07 Low 90% Value of Aggregate
92,063 Average Sales Price	124.99	High InterQuartile Value	103.16 High 90% Value of Aggregate
87,563 Average Listed Price	37.53	InterQuartile Range	95.11 Aggregate Ratio
112.36 Average Ratio			8.46% Sampling Error
98.61 Median Ratio	31.16	Value of Outlier Low Limit	0 Number of Low Outliers
48.85 Low Ratio	181.29	Value of Outlier High Limit	1 Number of High Outliers
222.22 High Ratio	- 25.15	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.18 PRD (Regression Index)	237.59	Value of Extreme High Limit	0 Number of High Extremes/Influentials
29.08 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
93 Total Transactions	72.08	Low InterQuartile Value	81.08 Low 90% Value of Aggregate
214,039 Average Sales Price	102.50	High InterQuartile Value	88.22 High 90% Value of Aggregate
181,188 Average Listed Price	30.42	InterQuartile Range	84.65 Aggregate Ratio
89.59 Average Ratio			4.22% Sampling Error
88.74 Median Ratio	26.45	Value of Outlier Low Limit	0 Number of Low Outliers
44.29 Low Ratio	148.13	Value of Outlier High Limit	3 Number of High Outliers
175.50 High Ratio	- 19.18	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	193.76	Value of Extreme High Limit	1 Number of High Extremes/Influentials
20.73 COD			
8 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			