

Study created by Christie.Wright@vermont.gov on 12/1/2022 at 4:35 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L412418048	414-129-12401	201 PARK ST LLC Location: 1014 ELMORE STREET	PLACEK JOSHUA	0.40	3/23/2020	186,090	171,800	92.32			
L1464258560	414-129-11477	377 PRIME LLC Location: 377 JERSEY HEIGHTS	MANDIGO CARLYLE	0.50	10/15/2019	80,000	121,500	151.88	O	O	O
837282880	414-129-10162	49ACE, LLC Location: 49 MILLER BRIDGE ROAD	49 BRIDGE ROAD, LLC	3.60	9/24/2021	423,000	272,300	64.37			
643258944	414-129-10439	69 UNION STREET, LLC Location: 69 UNION STREET	PERCY, KIMBERLY J	0.20	3/24/2022	120,000	90,200	75.17			
L2136100864	414-129-12584	ABISLA JOHN Location: 1327 LOWER ELMORE MOUNTAIN ROAD	SUDDABY CALEB	0.51	6/3/2019	221,755	133,600	60.25			
L48914432	414-129-11362	AHL INVESTMENTS LP Location: 456 JERSEY HEIGHTS	STEARNS JENNIFER	1.00	5/19/2020	195,000	214,500	110.00			
2107456576	414-129-10306	ALFONSO, ALEXANDER Location: 1725 STERLING VALLEY ROAD	BRADLEY, KAREN	1.60	11/12/2021	615,000	427,000	69.43			
L651173888	414-129-12691	AMANDA NORSWORTHY RE... Location: 2295 WALTON ROAD	CAHILL PETER	2.25	5/31/2019	258,500	191,300	74.00			
L1675890688	414-129-11594	ANDREWS MARK Location: 80 VANESSE ROAD	MCLEAN ALEXIS	2.06	6/14/2019	235,000	185,100	78.77			
L1116348416	414-129-12423	ANNIS MATTHEW Location: 800 COCHRAN ROAD	CLEVELAND JASON	0.70	5/30/2019	193,000	169,900	88.03			
L1780162560	414-129-10145	BALLARD BRENT Location: 987 PINWOOD ESTATES	BASHAW RICHARD	0.90	7/28/2020	230,000	175,200	76.17			
L1042964480	414-129-10324	BARBERI PATRICIA Location: 151 JOES POND ROAD	HUDAK STEPHANIE	3.30	3/10/2020	80,000	74,600	93.25			
2099031104	414-129-12373	BARBOUR CONSTRUCTION... Location: 434 ROUTE 15	N.A. MANOSH, INC.	0.80	9/17/2021	70,000	48,100	68.71			
L1438519296	414-129-12571	BAST BRIAN Location: 119 LONG BRANCH CIRCLE	RUSHFORD GAIL	1.00	1/6/2020	228,000	201,600	88.42			
873348160	414-129-12515	BECK, ROWAN Location: 1234 ELMORE STREET	WARD, PHILLIP	0.80	12/1/2021	120,000	61,100	50.92			
L975548416	414-129-12172	BENWARE DIANE Location: 712 COCHRAN ROAD	GRAY MELISSA	2.04	8/26/2019	241,700	200,200	82.83			
1974172736	414-129-12211	BETTS, JOSEPH Location: 199 FOSS STREET	SPAULDING, ALAN R	0.99	12/29/2021	390,000	290,100	74.38			
L1422036992	414-129-13522	BLISS HILL LLC (C/O ... Location: 46 BLISS HILL ROAD	GREENIA JONATHON	2.02	12/4/2020	187,000	172,900	92.46			

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L1153257472	414-129-11146	BOURNE WILLIAM Location: 115 WABUN AVENUE	SAWYER DONALD	0.25	1/25/2021	95,000	88,100	92.74			
L567545856	414-129-12105	BRAMHALL TAYLOR Location: 1045 COCHRAN ROAD	MARANDA WENDY	2.00	12/15/2020	457,250	325,800	71.25			
143726656	414-129-11427	BRGANT, KALI Location: 397 UPPER MAIN STREET	HAUSCHULZ, ELISABETH...	0.20	4/2/2021	190,000	150,200	79.05			
L717856768	414-129-12016	BURKE RORY Location: 4807 RANDOLPH ROAD	DRISCOLL WILLIAM	2.54	4/30/2020	300,000	296,400	98.80			
764124224	414-129-13478	BURNS, JOSEPH Location: 235 DEERFIELD HILL ROAD	CARBONE, CASIE	2.41	10/18/2021	445,000	299,300	67.26			
L18845696	414-129-11841	CALVERT DMITRI Location: 115 BEST STREET	MARY B. PAGE TRUST	0.30	6/13/2019	195,000	187,200	96.00			
L318144512	414-129-11889	CARNEY BRYAN Location: 201 SUNSET DRIVE	MCCARTHY KATHLEEN	1.40	9/30/2019	215,000	220,100	102.37			
877636672	414-129-10676	CARRIE C. YAKOLA REV... Location: 1025 MOREN LOOP	DIENDER, TRUSTEE, MI...	5.80	10/8/2021	968,000	468,700	48.42			
L1262780416	414-129-10476	CARTER CALVIN Location: 265 MAPLE STREET	ANDERSON DAVID	0.10	5/13/2020	199,000	200,900	100.95			
L1453772800	414-129-12893	CAVALIC MIRZA Location: 475 CARROLL MOUNTAIN LANE	DEMINICO JR ROBERT	5.23	1/19/2021	790,000	387,000	48.99			
L818618368	414-129-12476	CHAMBERS AMY Location: 152 RED PINE ESTATES	SABATASO CHRISTINA	2.00	12/10/2019	195,000	159,300	81.69			
1078312000	414-129-11876	CHARKALIS, JAMES Location: 309 BRIDGE STREET	LEBLANC, MELISSA	0.18	12/1/2021	315,500	135,300	42.88			
L1764265984	414-129-11307	CHAUVIN JAMES Location: 434 UPPER MAIN STREET	FITZGERALD JOHN	0.20	12/21/2020	147,000	136,900	93.13			
236840000	414-129-12424	CLAYTON ENTERPRISES,... Location: 351 JERSEY HEIGHTS	GUY, WILLIAM L	2.50	5/14/2021	415,000	184,500	44.46			
L712425472	414-129-11089	CLEMENT CHRIS Location: 217 PARK STREET	DESPAULT DAVID	0.30	10/30/2020	108,000	181,200	167.78	O	O	O
L475676672	414-129-10602	CNJ LLC Location: 35 EAST HIGH STREET	DEMAR ROGER	0.10	5/9/2019	120,000	112,200	93.50			
1146780736	414-129-10482	COCOCCIA, DANIELLE Location: 4156 RANDOLPH ROAD	STEIN, BENJAMIN C	0.49	12/14/2021	530,000	253,800	47.89			
1038748736	414-129-12734	COLON APONTE, ALEXAN... Location: 320 SUN VALLEY ROAD	RIVARD, KATHRYN	2.40	6/24/2021	440,000	317,000	72.05			

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L1516765184	414-129-12109	COSTA SETH Location: 61 PAINE AVENUE	HANNON RYAN	0.40	5/29/2020	175,000	146,500	83.71			
L1038671872	414-129-13236	CUSSON CLAUDIA Location: 32 EVERGREEN LANE	GINGRAS MARY	2.40	3/29/2021	335,000	201,100	60.03			
L1474248704	414-129-10668	DALL'OLMO ALEXANDER Location: 401 SUN VALLEY RD	DEVER DEBORAH	2.00	8/3/2020	362,000	297,200	82.10			
857488448	414-129-13468	DAUGHERTY, FRANK K Location: LOT 1 AND LOT 2 OFF STAGECOACH ROAD	FAESSINGER, CAROLINE	4.74	10/19/2021	161,500	125,100	77.46			
258867776	414-129-10730	DENTON, KIRK Location: 165 LONG BRANCH CIRCLE	EARLEY, KEVIN M	1.20	1/4/2022	335,000	147,000	43.88			
848487488	414-129-12765	DRAUGELIS, MICHAEL Location: 393 OAK RIDGE ESTATES	FOX, MICHAEL	2.00	6/2/2021	515,000	300,200	58.29			
2146608192	414-129-12818	DRECHSEL, REED L Location: 961 FITZGERALD ROAD	LANPHEAR, DWAYNE A	2.04	5/21/2021	440,000	283,500	64.43			
1519504448	414-129-11196	DUKE, KATHLEEN Location: 134 PARK STREET	MCQUEEN, JOHN P	0.80	8/9/2021	510,000	299,600	58.75			
2014933568	414-129-10023	DURAND, DAVID Location: 88 RED PINES ESTATE	LAVINE, GABRIEL MICH...	2.00	2/18/2022	300,000	212,100	70.70			
474301504	414-129-10317	DWYER, JOHN B Location: 90 FAIRWOOD HEIGHTS	BREAULT, ARTHUR A	0.50	4/29/2021	290,000	212,000	73.10			
L1565790208	414-129-12661	EBERTS CHARLOTTE Location: 233 OLD SHADY LANE	YOUNG III PHILIP	5.50	11/6/2020	475,000	294,400	61.98			
L1510359040	414-129-11056	ENCORE REDEVELOPMENT... Location: 1380 LAPORTE ROAD	HERMAN JAMES	2.00	12/22/2020	67,000	70,000	104.48			
215831616	414-129-10581	ERG1993, LLC Location: 25 LILY LANE	LILY LANE LLC	0.97	6/18/2021	275,000	230,300	83.75			
16399424	414-129-11841	EWALD, BENJAMIN Location: 115 BEST STREET	CALVERT, ELIZABETH J	0.30	10/13/2021	282,000	187,200	66.38			
L1980825600	414-129-10220	FARQUHAR DOUGLAS Location: 246 TROMBLEY HILL ROAD	CARROLL MICHAEL	3.50	11/24/2020	245,000	198,300	80.94			
1669571136	414-129-11019	FATH, KEVIN Location: 42 MOREN LOOP	HOLLY, GRAYSON	1.30	1/28/2022	655,000	209,300	31.95			
L419762176	414-129-13105	FERRARO AARON Location: 262 WARD POND ROAD	RED BIRD CONSTRUCTIO...	1.60	12/7/2020	250,000	211,400	84.56			
L872583168	414-129-11855	FETTERMAN JEFFREY Location: 335 MAC MILLER ROAD	PAUL PATRICIA	5.47	5/8/2019	345,000	374,000	108.41			

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L422088704	414-129-10499	FORD SEAN Location: 592 COLE HILL ROAD	COONEY THOMAS	5.33	9/11/2020	270,000	190,600	70.59			
L1210339328	414-129-12794	FOTI TEIA Location: 227 BELANGER LANE	MATURA DONALD	2.72	7/16/2020	315,000	260,900	82.83			
L1712660480	414-129-12438	FURRER LORI Location: 1862 RANDOLPH ROAD	ESTATE OF WILLIAM VA...	2.44	5/19/2020	225,000	160,600	71.38			
1924625472	414-129-11537	FURS, EDMUND Location: 1340 WALTON ROAD	BOARDMAN, HALEY M	2.14	7/28/2021	300,000	188,000	62.67			
L1592688640	414-129-11377	GAGNON DAVID Location: 351 FONTAINE HILL ROAD	LEFEVRE ROBERT	3.80	5/6/2020	225,000	149,500	66.44			
L1370005504	414-129-10789	GAGNON ERIC Location: 21 CROSS STREET	BARRON THOMAS	0.30	6/11/2019	236,900	167,100	70.54			
L109944832	414-129-10472	GALLANT SETH Location: 872 GOLF COURSE ROAD	BAILEY PROPERTIES LL...	0.80	8/4/2020	270,000	179,800	66.59			
382278720	414-129-12158	GATE HAUS VERMONT, L... Location: 587 LONG BRANCH CIRCLE	SHREEVE, SUSAN P	2.00	10/5/2021	350,000	185,700	53.06			
403190336	414-129-10021	GOLF COURSE ESTATES,... Location: 1099 COCHRAN ROAD	DONAHUE, NICHOLAS M	3.00	3/1/2022	510,000	312,700	61.31			
L380047360	414-129-12896	GREENAWAY EDWARD Location: 2289 STERLING VALLEY ROAD	DONZA DOMINICK	2.20	9/6/2019	490,000	457,500	93.37			
L1225314304	414-129-12182	HALE JAMES Location: 5555 RANDOLPH ROAD	SMALL WINSTON	1.90	12/5/2019	170,000	175,700	103.35			
L286007296	414-129-13106	HAMPTON CLINT Location: 277 WARD POND ROAD	RED BIRD CONSTRUCTIO...	1.92	10/30/2020	245,000	221,500	90.41			
L1150451712	414-129-10659	HARRIS CHARLES Location: 395 MAC MILLER ROAD	BROWN JR. ARTHUR LES...	5.99	8/14/2019	347,500	336,400	96.81			
L2014777344	414-129-13006	HARVEY ELAINE Location: 573 WALTON ROAD	DEWEY MATTHEW	5.75	1/31/2020	269,900	210,300	77.92			
L1471635456	414-129-10370	HEDBERG KENT-ERIK Location: 152 SILVER RIDGE ROAD	RICHARD A. BRACKENBU...	2.02	2/28/2020	225,600	212,000	93.97			
L13783040	414-129-12587	HUBBARD TROY Location: 180 DEMARS RD	CORNELL DAVID	2.18	6/3/2019	195,000	210,500	107.95			
L1821999104	414-129-11066	HUDAK STEPHEN Location: 2285 RANDOLPH ROAD	HILL BRIAN	2.00	10/4/2019	320,000	297,700	93.03			
1192237120	414-129-11245	HUDSON, JOSHUA G Location: 4660 STAGECOACH ROAD	CHENEY FARM LLC	2.00	4/9/2021	465,000	326,700	70.26			

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L1714130944	414-129-10385	HURD SCOTT ALAN Location: 32 RANDOLPH ROAD	LAKE CHAMPLAIN HOLDI...	0.20	9/13/2019	185,000	142,000	76.76			
L1361731584	414-129-12823	JAREMCZUK WILHELM Location: 12 VALLEY VIEW LANE	DEROUCHIE ELIZABETH	2.60	3/11/2020	307,000	318,000	103.58			
610217024	414-129-10078	JERSEY HEIGHTS APART... Location: 573 LAPORTE ROAD	572 LAPORTE MORRISTO...	0.50	9/14/2021	150,000	170,500	113.67			
59331648	414-129-12422	JIVOFF, BETTYJO H Location: 914 ELMORE STREET	DORFMAN, OLIVER	0.35	6/16/2021	223,000	182,000	81.61			
L206102528	414-129-11823	JONES VICTORIA Location: 109 WILKINS STREET	FELLOWS SAMUEL	0.20	8/28/2019	210,000	157,600	75.05			
710169664	414-129-10512	JP CASEY 2020 HOLDIN... Location: 222 CAMPBELL ROAD	COSGROVE, PATRICIA A	2.50	6/18/2021	250,000	304,500	121.80			
1711190592	414-129-10930	KARLIN, ANDREW Location: 403 UPPER MAIN STREET	COLLIER, LAUREN	0.20	2/15/2022	269,000	133,700	49.70			
L1846878208	414-129-12760	KELISCHEK STEFAN Location: 4 FAIRWOOD PARKWAY	FORD JOHN	0.34	9/16/2020	329,000	238,600	72.52			
179795008	414-129-10299	KELLEY, GAVIN Location: 186 NEEDLE'S EYE ROAD	DOKPA, NIMA W	0.42	7/29/2021	260,000	156,100	60.04			
692292672	414-129-12550	KELLY, PETER JAMES Location: 263 UNION STREET	MARY WEST REVOCABLE ...	0.10	7/30/2021	250,000	190,000	76.00			
1606193728	414-129-11668	KENNEDY, WILLIAM M Location: 5027 RANDOLPH ROAD	PAUL MORIMANNO TRUST	3.40	2/4/2022	569,000	366,200	64.36			
1961344064	414-129-11211	KENT D. MIKUS LIVING... Location: 76 STAFFORD AVENUE	KNEELAND, SUSAN	0.43	11/16/2021	361,000	235,600	65.26			
L1782153216	414-129-12673	KENT DANA Location: 214 GALLUP ROAD	BAMBURAK GREGORY	5.00	3/5/2021	425,000	300,700	70.75			
L1826054144	414-129-12286	KERIVAN SHAWN Location: 4742 RANDOLPH ROAD	STRONG ADAM	2.60	8/30/2019	190,000	168,500	88.68			
L1197965312	414-129-10697	KIMMICH JOHN Location: 5170 RANDOLPH ROAD	SMALL SANDRA	1.00	10/26/2020	185,000	165,200	89.30			
L1410826240	414-129-12071	LACOSS PHILLIP Location: 966 STAGECOACH ROAD	MARTELL MATTHEW	2.23	9/14/2020	255,000	197,400	77.41			
L1468039168	414-129-11014	LAMB A. KATHARINE Location: 64 WABUN AVENUE	GIROUX DOMINIQUE	0.40	6/18/2020	200,000	144,300	72.15			
366632000	414-129-10246	LANPHER, KATY L Location: 1184 STAGECOACH ROAD	BORG, JAMES D	0.50	10/14/2021	350,000	221,500	63.29			

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L2090590208	414-129-12126	LAPOINTE LESLIE Location: 835 NEEDLES EYE ROAD	SCHNEIDER HELEN	1.50	1/2/2020	200,000	198,000	99.00			
709078080	414-129-10898	LARAWAY, OLITA Location: 406 BROOKLYN STREET	BELVAL, KATHERINE	0.20	9/30/2021	140,000	131,500	93.93			
L22482944	414-129-11154	LASH KAITLYN Location: 188 PINEWOOD ESTATES	BARD HELLEN	2.40	2/19/2021	244,000	195,500	80.12			
L541868032	414-129-10023	LAVINE GABRIEL MICHA... Location: 88 RED PINES ESTATES	EKATERINA HAMIDZADEH...	2.00	4/21/2020	303,000	212,100	70.00			
L167493632	414-129-12028	LAWSON CAMERON Location: 299 GOELTZ ROAD	ENDRESON METTE	3.02	12/13/2019	169,000	153,400	90.77			
94190656	414-129-10739	LIMOGE, NICK Location: 375 VT RTE 15 E	NADEAU, MICHELLE	0.27	11/10/2021	335,000	146,600	43.76			
L20578304	414-129-11905	LINDEMER KIRBY Location: 728 MUD CITY LOOP	CHURCHILL MICHAEL	2.30	4/6/2020	304,000	265,200	87.24			
1577912896	414-129-13325	LIZONDO, ROBERT Location: 3208 ELMORE ROAD	CROSBY, BENJAMIN	5.18	2/10/2022	514,000	290,100	56.44			
1947778112	414-129-13154	LUEDTKE, JR., DALE V Location: 177 CARPENTIER FARM RD	WARD JR, DONALD	2.24	12/1/2021	629,000	245,100	38.97			
L1112788992	414-129-11025	MACHIA TYLER Location: 78 MEADOW DRIVE	HART ELIZABETH	2.25	9/23/2019	173,637	159,700	91.97			
1259435072	414-129-10699	MASSEY-DEAN, JOANNE Location: 487 PINEWOOD ESTATES	WHITE, CAREY A	1.56	7/9/2021	258,000	156,500	60.66			
1538866240	414-129-10457	MCALLISTER, KAITLYN Location: 271 PINEWOOD ESTATES	CLEVELAND, VIRGINIA ...	1.00	11/29/2021	210,000	140,300	66.81			
389104704	414-129-12150	MCCARTNEY, MEGAN M Location: 11 CATAMOUNT STREET	ALLEN, MEAGAN E	0.31	5/12/2021	280,000	175,700	62.75			
L2062344192	414-129-13432	MCGETTIGAN MIKELA Location: 297 FAIRWOOD PARKWAY EAST	PALMER PATRICIA	0.46	6/14/2019	319,700	150,700	47.14			
L646066176	414-129-12200	MERRILL GEORGE Location: 915 ELMORE MOUNTAIN ROAD	SNOW BRENDA	1.00	11/13/2019	222,000	176,700	79.59			
192560192	414-129-10526	MILLER, BENJAMIN B Location: 274 UPPER MAIN STREET	COTE, PHILIP	0.30	10/21/2021	169,500	175,000	103.24			
1582852672	414-129-12498	MILLER, BRENT Location: 205 FAIRWOOD PARKWAY WEST	BELISLE, ALAN	0.50	3/15/2022	460,000	253,700	55.15			
L152076288	414-129-11216	MINK PROPERTIES LLC Location: 18 CLARK AVENUE	PRINCE BRUCE	0.20	3/19/2021	421,500	262,300	62.23			

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1144453184	414-129-10906	MITCHELL, WILMOT B Location: 7128 ELMORE MOUNTAIN ROAD	UPPER ELMORE PROPERT...	4.67	4/15/2021	1,150,000	541,400	47.08			
1477176384	414-129-10652	MODERN FARMHOUSE LLC Location: 262 COCHRAN ROAD	JULIE ANNE SULLIVAN,...	2.20	9/17/2021	375,000	167,600	44.69			
L645996544	414-129-10653	MOORE SARA Location: 638 ELMORE STREET	NICOLETTI MARK	0.30	3/25/2020	120,000	122,400	102.00			
1020789824	414-129-11800	MOORE, ANDREA Location: 11 GEORGE STREET	MCCUEN, PATRICIA	0.20	4/30/2021	135,000	128,100	94.89			
L1358479360	414-129-11253	MORRIS JAMES Location: 172 RED PINE ESTATES	FORBES LEONIE	2.00	11/2/2020	259,000	189,600	73.20			
2139440192	414-129-12314	MOSKOVITZ, SCOTT Location: 87 FAIRWOOD PKWY W.	KNECHT, JASON M	0.44	4/30/2021	400,000	148,800	37.20			
L499458048	414-129-13069	MOYNIHAN ANN MARIE Location: 47 LILY LANE	POGHARIAN KATHRINE	0.40	11/15/2019	183,000	175,900	96.12			
2007675968	414-129-12822	MUCHA, THOMAS W Location: 95 VALLEY VIEW LANE	BATEMAN FAMILY REVOC...	4.73	6/30/2021	815,000	521,500	63.99			
428323392	414-129-10028	MUMLEY, TYLER Location: 336 COTE HILL ROAD	FREDA, VINCENT S	5.40	2/28/2022	340,000	202,600	59.59			
1712207936	414-129-10834	MUNN, JEREMY Location: 505 BEACON HILL ROAD	FOSSIANNO, DAVID J	2.00	4/15/2021	355,000	266,100	74.96			
L1633067008	414-129-11542	MURPHY ZOE SWEENEY Location: 291 STAGECOACH ROAD	CORBIN RYAN	3.30	8/6/2019	185,000	186,900	101.03			
L432459776	414-129-10996	OLSON MARI Location: 1461 STAGECOACH ROAD	MURARO FAMILY TRUST	2.10	6/25/2019	235,000	177,500	75.53			
1855925312	414-129-10723	ORBE, CHRISTOPHER Location: 115 TAMARACK HILL ROAD	MARRINAN, WILLIAM F	1.42	9/10/2021	425,000	250,400	58.92			
L1108688896	414-129-11129	OSTREICHER ERIN Location: 2472 LAPORTE ROAD	GOODRICH RUTH	1.20	7/31/2020	180,000	173,600	96.44			
L1350774784	414-129-11580	OWEN LINDSEY Location: 66 TAMARACK HILL ROAD	LICARI VINCENT	1.37	6/30/2020	262,000	212,400	81.07			
178197056	414-129-10784	PICCOLI, GIORGIO Location: 826 LOWER ELMORE MOUNTAIN ROAD	WELCH, JR., PHILIP E	1.60	2/10/2022	316,826	200,600	63.32			
673639488	414-129-12347	PLAUS, JOSEPH Location: 453 JERSEY HEIGHTS	THOMAS, WILLIAM	1.10	10/5/2021	447,000	273,400	61.16			
L754331648	414-129-10014	POTVIN MICHAEL Location: 1823 CADY'S FALLS ROAD	WARD DAVID	0.30	7/31/2019	165,000	146,500	88.79			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1611882496	414-129-10185	PRESTON KELLY Location: 2799 LAPORTE ROAD	HUDAK STEPHEN	2.00	10/25/2019	243,000	185,600	76.38			
L305356800	414-129-12260	PREVEN KIRILL Location: 2287 STERLING VALLEY ROAD	DALL'OLMO ALEXANDER	2.01	8/3/2020	295,000	249,900	84.71			
L649334784	414-129-13129	QUISEL JOHN Location: 116 VISTA VIEW	PETRICHKO ROBERT	4.30	1/11/2021	1,035,000	507,200	49.00			
L1980043264	414-129-13326	RAI KALU SING Location: 177 FARR AVENUE	TETREAUULT STEPHANIE	1.03	11/2/2020	310,000	219,600	70.84			
L1584803840	414-129-13062	RANDALL RICHARD Location: 81 COTTAGE STREET	METCALF TROY	3.71	6/11/2019	233,000	241,000	103.43			
L1570791424	414-129-13105	RED BIRD CONSTRUCTIO... Location: LOT H, WARD POND ROAD	MANSFIELD DARROW	1.90	4/8/2019	37,275	70,800	189.94	E	E	E
L1033412608	414-129-12827	ROBERTS LISA Location: 263 LAKE LAMOILLE DRIVE	BARBARA ELLEN RUSSEL...	2.40	4/15/2020	385,000	363,600	94.44			
L1863278592	414-129-12801	ROGALSKI TRACEY Location: 229 JERSEY WAY	SCHULZ DOROTHY	0.57	5/22/2020	210,000	168,700	80.33			
L93757440	414-129-13131	ROGERS EDWARD Location: LOT 6 LAKE LAMOILLE DRIVE	CADYS FALLS DEV. LLC...	3.34	6/26/2019	62,550	55,200	88.25			
L1245990912	414-129-10516	ROHDE AARON Location: 885 FRAZIER ROAD	ROBINSON STEVEN	0.80	7/26/2019	185,500	200,100	107.87			
2017700928	414-129-13038	RYAN, EDWARD Location: 196 STAGECOACH ROAD	TASHMAN, PETER A	2.10	10/1/2021	375,000	261,300	69.68			
47168576	414-129-13336	RYSZ, TRUSTEE, SHELI... Location: 80B POPE MEADOW DRIVE	JONES, VERA A	0.00	12/10/2021	365,000	220,600	60.44			
1116329024	414-129-10932	SAMONOW, GRACE Location: 2906 LAPORTE ROAD	ROBINSON, SUSAN L	1.10	6/28/2021	295,000	262,700	89.05			
L187138048	414-129-10915	SCANLON ALLYSON Location: 75 COURT STREET	BURKE RORY	0.20	3/31/2020	194,500	149,700	76.97			
L172687360	414-129-10202	SHINER JACQUELINE Location: 323 BRIDGE STREET	HUBACZ ADAM	0.52	10/17/2019	125,000	106,300	85.04			
766213184	414-129-11612	SKY VIEW ACRES 68, L... Location: 68 SKYVIEW ACRES	MERCIA, CHRISTOPHER ...	2.09	12/23/2021	375,000	284,400	75.84			
1228028992	414-129-12623	SPITTLE, BENJAMIN J Location: 765 NEEDLES EYE ROAD	MANOSH, WENDY	0.40	11/22/2021	320,000	198,600	62.06			
L1455357952	414-129-13411	SPRINGSTON ELIZABETH Location: 108A POPE MEADOW DRIVE	POPE MEADOW DEVELOPM...	0.00	8/7/2019	263,500	221,700	84.14			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
836424256	414-129-10815	SSM PROPERTIES LLC Location: 166 MAPLE STREET	FITZGERALD, WILLIAM	0.30	12/30/2021	85,000	131,700	154.94	O	O	O
L609816576	414-129-12763	STRONG ADAM Location: 190 JERSEY WAY	PHELPS JOSEPH	0.53	12/24/2019	400,000	381,400	95.35			
L2001522688	414-129-12020	STRONG CHRISTIAN Location: 596 COCHRAN ROAD	RICHARDS AUDREY	2.05	12/30/2019	225,000	192,400	85.51			
1917824064	414-129-10324	SWEITZER, PAUL D Location: 151 JOE'S POND ROAD	PATRICIA BARBERI EST...	3.30	10/8/2021	550,000	305,000	55.45			
L1164763136	414-129-12841	SYLVESTER BRAD Location: 88 BELANGER LANE	SIMON ERNIE	2.64	12/6/2019	318,000	324,700	102.11			
1128102976	414-129-13449	TETARENKO, TIMOTHY Location: 76 GODFREY LANE	WELCOME, RICHARD J	2.54	1/10/2022	702,500	300,100	42.72			
1969421376	414-129-10754	THOMSON, KAREN M Location: 5001 STAGECOACH ROAD	SLEN, JOSHUA	4.00	12/17/2021	578,000	253,200	43.81			
1291467840	414-129-10929	TIMOTHEY, MAGEE Location: 380 BROOKLYN STREET	TONNE, MONICA	0.60	10/18/2021	150,000	148,200	98.80			
L408969216	414-129-12656	TROTTER MICHAEL Location: 894 MOULTON LANE	BACKMAN SANDRA	3.10	7/26/2019	412,000	279,100	67.74			
1552141376	414-129-11548	TURILLON, CATHERINE ... Location: 902 NEEDLES EYE ROAD	OHLSON, KARIN	1.00	8/31/2021	315,000	125,000	39.68			
L81969152	414-129-12134	TURLEY CHELSEA Location: 4675 RANDOLPH ROAD	BUCZEK BRIAN	2.10	1/8/2021	225,500	170,300	75.52			
L1995866112	414-129-13093	VALCOUR JEANNINE Location: 194 FAIRWOOD PKWY	BLAISDELL KRISTINE	4.00	6/28/2019	264,000	205,300	77.77			
845928512	414-129-13106	VIZE IV, JAMES T Location: 277 WARD POND ROAD	HAMPTON, CLINT	1.92	4/20/2021	322,250	221,500	68.74			
1928720960	414-129-10005	WARD, MARIA Location: 144 FOSS STREET	ABARE, RICHARD F	0.46	2/28/2022	325,000	178,500	54.92			
L1943281664	414-129-12383	WARNER JEFFREY Location: 49 OLIVE STREET	CEDENO CARLOS	0.20	7/17/2019	229,000	184,500	80.57			
1110422592	414-129-13449	WELCOME, RICHARD J Location: 76 GODFREY LANE	PLATENYK, KYLE W	2.54	7/7/2021	505,000	300,100	59.43			
986926144	414-129-13355	WENECK, SPENCER Location: 2421 WALTON ROAD	NEWMAN, DOUGLAS	2.31	8/13/2021	560,000	243,800	43.54			
L986243072	414-129-11516	WESTERMANN HEIDI Location: 562 LONG BRANCH CIRCLE	ROSMAN MARK	2.20	3/18/2020	315,000	235,000	74.60			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L866705408	414-129-10555	WHEELER DUANE Location: 53 BRITTANY LANE	RUECKERT CHRISTOPHER	3.60	4/27/2020	195,000	215,500	110.51			
L189353984	414-129-10783	WHITNEY RHONDA Location: 2144 VT ROUTE 15 E	BRENNAN RICHARD	4.50	6/12/2019	205,000	221,600	108.10			
L1764655104	414-129-11135	WILKINSON-RAY JAMES Location: 1761 CADYS FALLS ROAD	JAUME ANNE	0.10	12/22/2020	252,250	153,200	60.73			
1629121088	414-129-10669	WILLIAMS, LAUREN Location: 423 VT ROUTE 15	DEWEY, JOSHUA	2.90	3/18/2022	320,000	260,300	81.34			
1420520512	414-129-10905	WOLFFING, MARY Location: 33 HARRISON AVE	DUCHARME, MARC	0.40	9/30/2021	450,000	275,300	61.18			
L78651392	414-129-10900	WOODWARD JAMIE Location: 530 BEACON HILL	DRAPER COREY	2.30	11/15/2019	237,500	222,300	93.60			
L1273536512	414-129-11378	YEATMAN DAVID Location: 1484 ELMORE MOUNTAIN ROAD	SMITH BRANDI	1.40	3/17/2020	179,000	176,100	98.38			
Totals for R1 - Residential with less than 6 acres				304.13		51,943,683	36,584,200				

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	
169 Total Transactions	62.45	Low InterQuartile Value	67.69	Low 90% Value of Aggregate
308,967 Average Sales Price	92.60	High InterQuartile Value	73.00	High 90% Value of Aggregate
217,342 Average Listed Price	30.15	InterQuartile Range	70.34	Aggregate Ratio
77.34 Average Ratio			3.78%	Sampling Error
75.92 Median Ratio	17.22	Value of Outlier Low Limit	0	Number of Low Outliers
31.95 Low Ratio	137.82	Value of Outlier High Limit	4	Number of High Outliers
167.78 High Ratio	- 28.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	183.05	Value of Extreme High Limit	1	Number of High Extremes/Influentials
21.66 COD				
7	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4%	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
L793333760	414-129-10525	139 GNR LLC Location: 139 GODDARD NISBET ROAD	COTE MICHAEL	11.70	6/7/2019	362,000	450,000	124.31			
1680413760	414-129-11515	BABAJANE, JAENNA L Location: 377 ELMORE MOUNTAIN ROAD	DUBIE, DAKOTA	10.10	6/2/2021	875,000	437,600	50.01			
L1295261696	414-129-11656	BACKMAN NATHAN Location: 586 COTE HILL ROAD	ESTATE OF JOHN L MON...	19.60	9/24/2020	305,000	268,100	87.90			
306121792	414-129-10508	CHRISTOPHER J. DATE,... Location: 921 RIVER RIDGE ROAD	WELCOME, RICHARD J	11.64	7/19/2021	1,199,000	666,700	55.60			
L2074054656	414-129-11515	DUBIE DAKOTA Location: 377 ELMORE MOUNTAINN ROAD	MANOSH MARLENE	10.10	5/30/2019	365,000	437,600	119.89			
L839536640	414-129-10327	FRANTZ JENNIFER Location: 1174 PARK STREET	WEATHERS DANIEL	11.30	12/23/2020	368,000	353,500	96.06			
L2046541824	414-129-10650	GRIMES EDWARD Location: 157 CHILDREN'S VILLAGE ROAD	ESTATE OF ANTONIO DE...	6.16	5/24/2019	249,000	246,400	98.96			
L415531008	414-129-10352	HUNTER DANIEL ALEXAN... Location: 297 RIVER RIDGE ROAD	BURNHAM LAURIE	10.10	9/17/2020	415,000	319,700	77.04			
L420642816	414-129-10382	KNECHT JASON Location: 200 WHITE BIRCH ROAD	CARTER KEVIN	10.00	11/25/2019	302,000	306,700	101.56			
1491155008	414-129-12640	KONTOS, ANTONIA Location: 407 FARM HILL ROAD	ALBERTO ALEJANDRO TA...	10.03	4/15/2021	825,000	602,200	72.99			
1916640320	414-129-12902	LAVIGNE, GORDON Location: 1833 COTE HILL ROAD	SPENCER, WILLIAM B	14.00	11/2/2021	705,000	362,500	51.42			
L1413926912	414-129-12735	MAGOON KALEB Location: 169 OLD SHADY LANE	FEENEY MICHAEL	6.00	8/9/2019	310,000	298,700	96.35			
380591168	414-129-11020	MAIZEL, ALEXIA Location: 15 BULL MOOSE ROAD	PATRICIA HANNON, TRU...	75.70	11/9/2021	625,000	421,800	67.49			
1241428544	414-129-11246	MARCOUX JR, ROGER M Location: 2567 MUD CITY LOOP	LABIER, LEEWARD M	28.20	2/14/2022	400,000	353,600	88.40			
977505344	414-129-11780	MCCARLEY, MICHAEL DA... Location: 212 LAKE LAMOILLE ROAD	DEWEY, MATTHEW W	9.49	8/2/2021	505,000	288,000	57.03			
L685162496	414-129-12073	MCCARTHY JEFFREY Location: 1326 EARL GRAY ROAD	RUSSELL JR. JOHN	68.50	10/1/2019	925,000	712,800	77.06			
L207355904	414-129-11434	MERK TOBY Location: 3983 STAGECOACH ROAD	FLETCHER DANIEL	6.80	5/28/2019	596,743	511,800	85.77			
1239241792	414-129-10523	NIJENSOHN, MD, DANIE... Location: 1209 COTE HILL ROAD	LONGSTAFF, BROOK	9.91	6/14/2021	1,060,000	683,700	64.50			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2109170752	414-129-12316	NUTHATCH MORRISTOWN ... Location: 4462 STAGECOACH ROAD	SWEEZEY PROPERTIES #...	283.40	5/20/2021	2,800,000	1,641,900	58.64			
1520650816	414-129-10016	PETERS BOYLE REVOCAB... Location: 1247 RIVER RIDGE ROAD	JOHNSON, JEFFREY M	10.40	3/18/2022	552,000	266,800	48.33			
1704168512	414-129-12535	ROSS, DAVID M Location: 311 FITZGERALD ROAD	WELLS, LANCE A	26.00	8/6/2021	490,000	522,500	106.63			
L766189568	414-129-10131	SHINEWALD JEREMY Location: 1350 MOREN LOOP	KIM JOHN	14.56	9/15/2020	938,000	768,700	81.95			
L1982091264	414-129-11445	SLOCUM JASON Location: 3087 STERLING VALLEY ROAD	LOWENSTEIN PAUL	37.00	10/1/2020	1,025,000	780,800	76.18			
829389888	414-129-12540	TABER, WENDY Location: 15 FITZGERALD ROAD	STUTZ, STEPHEN	7.30	12/8/2021	410,000	249,400	60.83			
L2039320576	414-129-10323	TARLETON EMILY Location: 322 PINWOOD ESTATES	BRITTON JAMES	7.10	7/1/2019	288,900	244,800	84.74			
L24559616	414-129-10725	VERY BERRY LLC Location: 108 CHILDRENS VILLAGE ROAD	MINK ANDREW	7.17	9/8/2020	260,000	227,400	87.46			
1217569344	414-129-11266	VOINOV, ANTON Location: 3503 WALTON ROAD	CHANDLER, RICHARD	6.80	1/26/2022	560,000	407,900	72.84			
250108992	414-129-12318	WALTON WOODS LLC Location: 1178 WALTON ROAD	SWIFT, EMIL	20.30	10/8/2021	1,211,000	397,700	32.84			
1599114304	414-129-12941	WELCOME, JAIMIE E Location: 279 EARL GRAY ROAD	MANDELCORN, ELAINE	27.70	8/13/2021	2,200,000	1,177,600	53.53			
L1115230208	414-129-12289	WETHERBEE CHRIS ROBE... Location: 676 WALTON ROAD	STRUHSACKER MARK	45.60	7/19/2019	495,000	433,300	87.54			
L445317120	414-129-10176	WHEELER JEFFREY Location: 184 ARCTIC LANE	ROGG GEOFFREY	6.13	12/13/2019	515,000	420,800	81.71			
941417536	414-129-11381	WINTER, HARRIET Location: 207 FITZGERALD RD	LEIKERT, MARGOT	62.60	5/14/2021	675,000	538,800	79.82			
L556027904	414-129-12674	WOOSTER SCOTT Location: 301 OLD SHADY LANE	KONIUTO ROBERT	6.00	6/4/2020	341,600	357,200	104.57			
Totals for R2 - Residential with 6 or more acres				897.39		23,153,243	16,157,000				

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
34 Total Transactions	58.59	Low InterQuartile Value	63.61 Low 90% Value of Aggregate
695,242 Average Sales Price	90.31	High InterQuartile Value	75.49 High 90% Value of Aggregate
483,544 Average Listed Price	31.72	InterQuartile Range	69.55 Aggregate Ratio
77.89 Average Ratio			8.54% Sampling Error
78.44 Median Ratio	11.01	Value of Outlier Low Limit	0 Number of Low Outliers
32.84 Low Ratio	137.90	Value of Outlier High Limit	0 Number of High Outliers
124.31 High Ratio	- 36.57	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	185.48	Value of Extreme High Limit	0 Number of High Extremes/Influentials
21.70 COD			
2 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			

MHU - Mobile home un-landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1874075648	414-129-11486	BATES JEFFREY Location: 19 FIRST ST LOT 40	GRIFFITH BRITTANY	0.00	6/22/2020	24,000	12,800	53.33			
L106242048	414-129-12915	FORTE DOUGLAS Location: 17 FIRST STREET	ESTATE OF ROBERT ART...	0.00	9/25/2020	18,000	26,300	146.11	O		O
144247872	414-129-11158	HATCH, SETH L Location: 8 SECOND ST	CAMBREY, TERRY L	0.00	6/21/2021	12,000	16,600	138.33			O
Totals for MHU - Mobile home un-landed				0.00		54,000	55,700				

MHU - Mobile home un-landed

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
3 Total Transactions	53.33	Low InterQuartile Value	7.42	Low 90% Value of Aggregate
18,000 Average Sales Price	146.11	High InterQuartile Value	198.88	High 90% Value of Aggregate
18,567 Average Listed Price	92.78	InterQuartile Range	103.15	Aggregate Ratio
112.59 Average Ratio			92.81%	Sampling Error
138.33 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
53.33 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
146.11 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
22.36 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L536387584	414-129-10837	BROTHERS RTE 15 LLC Location: 356 VT ROUTE 15W	FOSTER THOMAS	2.64	9/25/2020	250,000	114,700	45.88			
L424824832	414-129-10355	BURT JOHN Location: 338 COCHRAN ROAD	SCHMELZER STEVEN	2.00	9/24/2019	142,187	150,700	105.99			
L1583452160	414-129-12544	ELUSIVE REALITY LLC Location: 2648 RANDOLPH ROAD	WESOLOW VERMONT REAL...	228.10	5/31/2019	542,500	496,800	91.58			
L265854976	414-129-11666	WEISS JONATHAN Location: 1275 MOREN LOOP	DUNBAR BRIAN	2.10	11/9/2020	195,000	163,800	84.00			
Totals for MHL - Mobile home landed				234.84		1,129,687	926,000				

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	
4 Total Transactions	55.41	Low InterQuartile Value	56.24	Low 90% Value of Aggregate
282,422 Average Sales Price	102.38	High InterQuartile Value	107.70	High 90% Value of Aggregate
231,500 Average Listed Price	46.97	InterQuartile Range	81.97	Aggregate Ratio
81.86 Average Ratio			31.39%	Sampling Error
87.79 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
45.88 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
105.99 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
19.27 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
379292224	414-129-10747	120 PLEASANT STREET ... Location: 120 PLEASANT STREET	EMERSON, JEFFREY	1.02	3/11/2022	440,000	231,000	52.50			
1914926144	414-129-13358	GOLF COURSE ESTATES,... Location: 464 GOLF COURSE ROAD	KRISTY ADAMS ALFIERI...	6.30	7/16/2021	439,000	259,000	59.00			
L2069254144	414-129-12580	HAIR CREATIONS ETCET... Location: 79 LOWER MAIN STREET	WICKART SUSAN	0.10	9/30/2019	200,000	157,000	78.50			
L2144231424	414-129-12118	LAFOE PROPERTIES LLC Location: OFF LAPORTE ROAD, VT ROUTE 100	ODA PROPERTIES LLC	0.45	5/1/2019	246,000	234,500	95.33			
L562069504	414-129-11921	LEVAGGI ERIC Location: 29 DUNCAN ROAD	CROTHERS CAROL	0.30	12/18/2020	100,000	136,700	136.70			
1589865536	414-129-12223	MILLER, LISA R Location: LAPORTE ROAD 2305	FUSS, PETER	0.00	8/12/2021	60,000	26,600	44.33			
112686144	414-129-12142	NORTHEAST VETERINARY... Location: 147 STANCLIFF ROAD	LOH REAL ESTATE, LLC	2.04	7/29/2021	600,000	459,700	76.62			
L1251414016	414-129-10194	PEPE CHARLES Location: LAPORTE ROAD, VT. RTE. 100, HANGAR A	UP UP & AWAY LLC	0.00	6/1/2020	90,000	40,900	45.44			
Totals for C - Commercial				10.21		2,175,000	1,545,400				

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	
8 Total Transactions	47.21	Low InterQuartile Value	58.34	Low 90% Value of Aggregate
271,875 Average Sales Price	91.12	High InterQuartile Value	83.76	High 90% Value of Aggregate
193,175 Average Listed Price	43.91	InterQuartile Range	71.05	Aggregate Ratio
73.55 Average Ratio			17.89%	Sampling Error
67.81 Median Ratio	- 18.66	Value of Outlier Low Limit	0	Number of Low Outliers
44.33 Low Ratio	156.98	Value of Outlier High Limit	0	Number of High Outliers
136.70 High Ratio	- 84.52	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	222.85	Value of Extreme High Limit	0	Number of High Extremes/Influentials
34.26 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				

I - Industrial											
Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L760225792	414-129-10957	33 FOUNDRY STREET LL...	BORNEMANN JOHN	0.32	6/21/2019	170,000	132,200	77.76			
Location: 33 FOUNDRY STREET											
Totals for I - Industrial				0.32		170,000	132,200				

I - Industrial
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	77.76	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
170,000 Average Sales Price	77.76	High InterQuartile Value	0.00	High 90% Value of Aggregate
132,200 Average Listed Price	0.00	InterQuartile Range	77.76	Aggregate Ratio
77.76 Average Ratio				Sampling Error
77.76 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
77.76 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
77.76 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			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2084914240	414-129-12696	165 BEACON HILL LLC Location: BEACON HILL ROAD	LAWRENCE, CARROLL M	34.39	4/23/2021	350,000	112,800	32.23			
L359514112	414-129-13479	BARBOUR CONSTRUCTION... Location: 00 WALTON ROAD	CHESTERMAN BRAD W	2.10	2/7/2020	25,000	42,500	170.00	O		
2141387840	414-129-12305	BEAVER MEADOW LLC Location: BEAVER MEADOW ROAD	SULLIVAN, TIMOTHY	52.90	12/17/2021	230,000	123,600	53.74			
L1858506752	414-129-10099	BLOOD RICHARD Location: PATCH ROAD	RICHARD D. BABCOCK &...	10.10	8/9/2019	15,000	32,600	217.33	E	O	O
L792674304	414-129-11920	BRYANT PETER Location: JOPSON LANE, LOT B	PIGNATELLO VINCENT	3.00	10/16/2020	63,000	81,000	128.57			
L1683046400	414-129-13237	CALLAHAN CHRIS Location: 1939 RANDOLPH ROAD	PARKER BRIAN	18.38	10/1/2020	199,000	136,800	68.74			
1710312512	414-129-12898	CHASE, TYLER Location: 0 COCHRAN ROAD	KINGSBURY, MARIE	3.40	8/26/2021	89,000	45,400	51.01			
L1322635264	414-129-13096	COREY GILMORE 2010 T... Location: SMALL FARM ROAD	PENSCO TRUST COMPANY...	24.00	9/21/2020	140,000	153,100	109.36			
L163610624	414-129-10243	CROTHERS CAROL Location: 0 LAKE LAMOILLE DRIVE	BOLIO ROGER	2.10	12/18/2020	68,000	22,700	33.38			
739195968	414-129-10135	DILLEY, COLIN A Location: CARPENTIER FARM ROAD	CARPENTIER FARM ROAD...	28.91	12/1/2021	320,000	106,400	33.25			
L656441344	414-129-12824	DOBBS TAYLOR Location: 426 CAMPBELL ROAD	BEHNKE JOYCE	10.20	6/19/2020	99,000	119,400	120.61			
1333410880	414-129-12812	GYLLENBORG, SEAN Location: LOT #4, STAGECOACH ROAD	GALLAGHER, GINA	3.70	10/20/2021	90,000	73,400	81.56			
1443216448	414-129-13228	HELBEIN, HOWARD C Location: LOT 2 CHILDREN'S VILLAGE RD.	MIELENS, ALEXANDER K	4.92	12/6/2021	150,000	45,900	30.60			
L500420608	414-129-13092	HUNTINGTON HOMES INC... Location: 0 EVERGREEN LANE (LOT 1)	DEVER STEVEN	2.90	1/8/2020	66,000	64,300	97.42			
L1277108224	414-129-11336	JOHNSON GUNNAR Location: LOT 3, MAGOON ROAD	LANZA THOMAS	3.80	9/2/2020	55,000	53,900	98.00			
1900252224	414-129-13178	JOHNSON, MICHAEL E Location: 161 LOWER ELMORE MOUNTAIN RD.	WELCOME, RICHARD J	10.93	8/5/2021	180,000	96,400	53.56			
L317251584	414-129-12507	KEITH A. DIEGO REVOC... Location: 334 MAGOON ROAD	WING ANDREW	25.30	3/12/2021	475,000	191,000	40.21			
297235520	414-129-12795	KEYES, JOHN Location: BELANGER LANE (LOT 8)	SYLVESTER, BRAD W	2.72	7/29/2021	110,000	53,600	48.73			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L126111744	414-129-13354	MACHIA DANA Location: BELANGER LANE, LOT 1	BELANGER RAYMOND	2.97	10/31/2019	60,000	51,900	86.50			
1375073344	414-129-13130	MAJCHER, EDWARD Location: LOT 3, TERRILL GORGE	HOLDEN, JO-ANN	6.70	7/30/2021	325,000	79,400	24.43			
1670747200	414-129-12829	MAVAHO LLC Location: 00 WHITE BIRCH ROAD	HUANG, SOPHIE	4.70	6/10/2021	85,000	72,100	84.82			
26446912	414-129-12839	MAYSHAR POOLE, ADRIA... Location: 2285 STERLING VALLEY ROAD	CELLAR, JENNIFER	2.30	8/6/2021	97,000	91,900	94.74			
L93650944	414-129-13228	MIELENS ALEXANDER Location: CHILDRENS VILLAGE ROAD	DUQUETTE DONALD	4.92	7/8/2020	52,500	45,900	87.43			
L854540288	414-129-13233	MUD CITY SUGAR LLC Location: 1480 MUD CITY LOOP	BERGERON SUSAN	101.60	8/16/2019	101,600	338,000	332.68	E	E	E
L1777741824	414-129-13105	RED BIRD CONSTRUCTIO... Location: LOT G, WARD POND ROAD	MANSFIELD DARROW	1.60	4/8/2019	37,275	70,800	189.94	E	O	O
338758720	414-129-12431	RYAN, EDWARD Location: GRAY FARM ROAD	VALCOUR, ANDRE A	41.96	7/16/2021	280,000	194,700	69.54			
322456128	414-129-10887	SCOTT LARBALESTRIER,... Location: GALLUP ROAD LOT 5	GEORGIADIS, ATHENA	4.34	3/9/2022	95,000	75,000	78.95			
L1798574080	414-129-12969	SOUTHWORTH SAMUEL Location: 1179 CAMPBELL ROAD	DORMAN DAVID	5.80	11/30/2020	75,000	88,100	117.47			
L756625408	414-129-13200	URBAN ELIZABETH Location: 575 WALTON ROAD	BENOIT BRIAN	7.49	12/1/2020	129,000	77,000	59.69			
L46940160	414-129-12483	VERNET GREGORY Location: 0 PARK STREET	EDWARDS NICHOLAS	26.00	1/6/2021	85,000	81,400	95.76			
1428166720	414-129-13178	WELCOME, RICHARD J Location: 161 LOWER ELMORE MOUNTAIN ROAD	PIPER, BETH HEWES	10.40	4/7/2021	98,000	96,400	98.37			
820474944	414-129-11752	WIPAKI, KEVIN Location: PATCH ROAD	JARVIS, DAVID H	87.16	7/21/2021	256,000	233,700	91.29			
Totals for M - Miscellaneous				551.69		4,500,375	3,151,100				

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
32 Total Transactions	51.65	Low InterQuartile Value	53.72 Low 90% Value of Aggregate
141,896 Average Sales Price	106.61	High InterQuartile Value	74.18 High 90% Value of Aggregate
90,745 Average Listed Price	54.96	InterQuartile Range	63.95 Aggregate Ratio
85.39 Average Ratio			16.00% Sampling Error
84.82 Median Ratio	- 30.80	Value of Outlier Low Limit	0 Number of Low Outliers
24.43 Low Ratio	189.05	Value of Outlier High Limit	3 Number of High Outliers
217.33 High Ratio	- 113.24	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.34 PRD (Regression Index)	271.50	Value of Extreme High Limit	1 Number of High Extremes/Influentials
39.67 COD			
2	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
L1492717568	414-129-12833	ARNOLD DAVID P AS TR... Location: 33 JERSEY COURT, A7	KESSLER RICHARD	0.00	8/28/2020	277,500	235,500	84.86			
L1679233024	414-129-12159	DAMBACH JESSICA Location: 65 BROOKLYN HEIGHTS, UNIT 4	SICHLER JEANNETTE	0.00	2/4/2020	145,000	125,200	86.34			
L448176128	414-129-12631	DERICO VINCENT Location: 79 BROOKLYN HEIGHTS UNIT 3	GRENNAN DIANE	0.00	3/20/2020	150,000	151,700	101.13			
L1892761600	414-129-11585	HAMEL TRUSTEE GERARD Location: 99-5 BROOKLYN HEIGHTS	HINRICHS RUDY	0.00	12/16/2020	189,000	135,800	71.85			
1108692032	414-129-12879	MADDEN, STACEY Location: 94 MANSFIELD AVE., UNIT 2	DEL COLLE, ROBERTA F	0.00	8/6/2021	232,000	169,900	73.23			
L657608704	414-129-11268	MILLER ALI Location: 79 BROOKLYN ST UNIT 1	LAMBERT JR. DONALD	0.00	3/13/2020	145,000	128,900	88.90			
L815529984	414-129-10850	NAPOLI ANGELA Location: 65-2 BROOKLYN HEIGHTS STREET	WALAT JR HENRY	0.00	7/26/2019	143,000	157,900	110.42			
L1223368704	414-129-12838	PAGE ROBERT Location: 96 MANSFIELD AVENUE, UNIT #2	LEVEILLE SARAH	0.00	12/18/2020	249,000	169,900	68.23			
L438751232	414-129-10773	PRITCHARD ROBERT Location: 65 BROOKLYN HEIGHTS, UNIT 1	STIRLING MONIQUE	0.00	10/31/2019	146,000	126,200	86.44			
L2017906688	414-129-12836	THE RAY D. MARCKRES ... Location: 64 MANSFIELD AVE., UNIT 1	TWO SISTERS INVEST L...	0.00	6/27/2019	225,000	169,700	75.42			
L1880825856	414-129-10118	WARD DONALD Location: 795 BROOKLYN HEIGHTS, UNIT 5, BULIDING C	BINGINOT CHANTAL	0.00	12/8/2020	179,000	124,800	69.72			
Totals for O - Other				0.00		2,080,500	1,695,500				

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
11 Total Transactions	71.85	Low InterQuartile Value	75.49 Low 90% Value of Aggregate
189,136 Average Sales Price	88.90	High InterQuartile Value	87.50 High 90% Value of Aggregate
154,136 Average Listed Price	17.04	InterQuartile Range	81.49 Aggregate Ratio
83.32 Average Ratio			7.38% Sampling Error
84.86 Median Ratio	46.28	Value of Outlier Low Limit	0 Number of Low Outliers
68.23 Low Ratio	114.46	Value of Outlier High Limit	0 Number of High Outliers
110.42 High Ratio	20.72	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	140.03	Value of Extreme High Limit	0 Number of High Extremes/Influentials
12.29 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
9% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
221 Total Transactions	62.71	Low InterQuartile Value	68.09 Low 90% Value of Aggregate
358,222 Average Sales Price	92.60	High InterQuartile Value	73.09 High 90% Value of Aggregate
252,869 Average Listed Price	29.89	InterQuartile Range	70.59 Aggregate Ratio
78.29 Average Ratio			3.54% Sampling Error
76.86 Median Ratio	17.87	Value of Outlier Low Limit	0 Number of Low Outliers
31.95 Low Ratio	137.43	Value of Outlier High Limit	6 Number of High Outliers
167.78 High Ratio	- 26.96	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	182.27	Value of Extreme High Limit	1 Number of High Extremes/Influentials
21.91 COD			
10 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 - 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
10 Total Transactions	50.74 Low InterQuartile Value		63.45 Low 90% Value of Aggregate
280,575 Average Sales Price	89.24 High InterQuartile Value		84.77 High 90% Value of Aggregate
207,940 Average Listed Price	38.50 InterQuartile Range		74.11 Aggregate Ratio
75.34 Average Ratio			14.38% Sampling Error
77.19 Median Ratio	- 7.01 Value of Outlier Low Limit	0 Number of Low Outliers	
44.33 Low Ratio	146.98 Value of Outlier High Limit	0 Number of High Outliers	
136.70 High Ratio	- 64.76 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	204.73 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
25.60 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
33 Total Transactions	52.28	Low InterQuartile Value	55.70 Low 90% Value of Aggregate
190,587 Average Sales Price	103.86	High InterQuartile Value	70.41 High 90% Value of Aggregate
120,181 Average Listed Price	51.58	InterQuartile Range	63.06 Aggregate Ratio
84.62 Average Ratio			11.66% Sampling Error
83.19 Median Ratio	- 25.08	Value of Outlier Low Limit	0 Number of Low Outliers
24.43 Low Ratio	181.23	Value of Outlier High Limit	3 Number of High Outliers
217.33 High Ratio	- 102.45	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.34 PRD (Regression Index)	258.60	Value of Extreme High Limit	1 Number of High Extremes/Influentials
40.09 COD			
2	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		

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
264 Total Transactions	61.21 Low InterQuartile Value		67.77 Low 90% Value of Aggregate
337,158 Average Sales Price	93.34 High InterQuartile Value		72.44 High 90% Value of Aggregate
236,357 Average Listed Price	32.13 InterQuartile Range		70.10 Aggregate Ratio
77.99 Average Ratio			3.34% Sampling Error
77.00 Median Ratio	13.02 Value of Outlier Low Limit	0 Number of Low Outliers	24.09% Weighted Standard Deviation
24.43 Low Ratio	141.53 Value of Outlier High Limit	9 Number of High Outliers	
170.00 High Ratio	- 35.17 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.11 PRD (Regression Index)	189.72 Value of Extreme High Limit	4 Number of High Extremes/Influentials	
23.63 COD			
12 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			