

Study created by patrick@axiomnh.com on 12/8/2022 at 7:24 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L560562176	432-135-11310	ATKINS MELISSA Location: 3206 ETHAN ALLEN HIGHWAY	KENNEDY-FROST REVOC ...	0.93	8/5/2019	257,500	212,900	82.68			
632958016	432-135-10960	CONROY-KRAMER, ABIGA... Location: 772 NORTH STREET	ESTATE OF LYNN BOTTU...	2.00	8/31/2021	217,000	207,300	95.53			
1809293888	432-135-10960	DAIGLE, CHRISTOPHER ... Location: 772 NORTH STREET	CONROY-KRAMER, ABIGA...	2.00	1/26/2022	202,000	207,300	102.62			
L1551966208	432-135-10967	DAVIS JACOB Location: 6212 ETHAN ALLEN HIGHWAY	RICH TIMOTHY	0.70	3/24/2020	136,500	119,600	87.62			
L61308928	432-135-10995	DIKE TUCKER Location: 1213 MAIN STREET	SABOURIN JASON	0.26	11/3/2020	170,000	131,500	77.35			
L2140606464	432-135-11366	FRIGO NICHOLAS Location: 3979 RIVER ROAD	NORTH CHRISTOPHER	0.64	11/18/2020	217,000	133,100	61.34			
L1675141120	432-135-11094	GREEN WANDA Location: 307 OTTER CREEK HIGHWAY	PAUL DONALD	5.00	10/7/2020	313,000	268,200	85.69			
1959758912	432-135-10878	GREENFIELD, MICHAEL ... Location: 6364 PLANK ROAD	LARSON, TODD E	5.00	8/9/2021	379,000	202,800	53.51			
L1758076928	432-135-11288	HEINS SETH Location: 4641 RIVER ROAD	SCHMIDT LEONARD	0.36	3/30/2020	219,000	194,100	88.63			
2117618240	432-135-11366	JOY S. BAILEY AND DA... Location: 3979 RIVER ROAD	FRIGO, NICHOLAS W	0.64	3/4/2022	259,000	133,100	51.39			
398396480	432-135-11130	PALMER, CARMEN Location: 66 IRONHORSE ROAD	DANYOW, MICHAEL	2.00	7/23/2021	310,000	198,100	63.90			
1282628672	432-135-11067	ROBERTS, JENNIFER L Location: 235 SOUTH STREET	BULL, JUSTIN J	0.91	11/1/2021	315,000	187,000	59.37			
L728334336	432-135-10995	SABOURIN JASON Location: 1213 MAIN STREET	WILLIAMSON RYAN	0.26	4/8/2019	135,000	131,500	97.41			
1739586624	432-135-11594	SMITH, KEVIN B Location: 506 BELDEN FALLS RD	ESTATE OF EDGAR TRUD...	2.20	12/30/2021	203,000	147,100	72.46			
1372830784	432-135-11915	STONE, SCOTT H Location: 4467 MUNGER STREET	STOUDT, CAREY J	2.80	11/19/2021	260,000	184,000	70.77			
1762126912	432-135-10927	STRANIERO, BRYAN A Location: 436 LIME KILN ROAD	NORRIS, ALAN D	2.10	9/24/2021	235,000	158,700	67.53			
L1670135808	432-135-11610	TATRO JOSEPH Location: 1649 HALPIN ROAD	LITCHFIELD SHAUN	0.51	6/12/2020	250,000	207,600	83.04			
L1949974528	432-135-11004	WAGNER CHRISTOPHER	GAIL D. SMITH 1992 T...	0.49	10/1/2020	252,000	183,600	72.86			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
Location: 143 NORTH STREET											
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>28.80</b>		<b>4,330,000</b>	<b>3,207,500</b>				

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	
18 Total Transactions	63.26	Low InterQuartile Value	67.92	Low 90% Value of Aggregate
240,556 Average Sales Price	87.87	High InterQuartile Value	80.23	High 90% Value of Aggregate
178,194 Average Listed Price	24.61	InterQuartile Range	74.08	Aggregate Ratio
76.32 Average Ratio			8.30%	Sampling Error
75.11 Median Ratio	26.35	Value of Outlier Low Limit	0	Number of Low Outliers
51.39 Low Ratio	124.79	Value of Outlier High Limit	0	Number of High Outliers
102.62 High Ratio	- 10.57	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	161.70	Value of Extreme High Limit	0	Number of High Extremes/Influentials
16.82 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1913540608	432-135-11425	ANGIER JESSE Location: 576 HUNT ROAD	LATHROP RICHARD	11.22	7/31/2020	355,000	326,400	91.94			
1438264384	432-135-11056	ASHLEY, TRAVIS Location: 160 LEGEND LANE	BARROWS, GERALYN	12.50	9/1/2021	445,000	296,500	66.63			
L732413952	432-135-11228	ASK JOSEPH Location: 3833 ETHAN ALLEN HIGHWAY	GORDON MARIE	13.49	10/12/2020	404,000	336,400	83.27			
L735973376	432-135-11005	CAHILL KATHERINE Location: 181 NORTH STREET	COMSTOCK-GAY LUCY	14.20	5/7/2019	392,000	377,100	96.20			
291593280	432-135-11473	COOK, CURT Location: 865 CAMPGROUND ROAD	WOLLAM-BERENS, ERIN ...	10.10	11/5/2021	470,000	337,300	71.77			
574852160	432-135-11326	DANYOW, KAREN L Location: 2376 PEARSON ROAD	DAVISON, ROBIN J	10.90	6/30/2021	493,000	351,800	71.36			
L1200459776	432-135-11119	DEVOE JACK Location: 111 DANIELS ROAD	MCKNIGHT JAMES	10.10	8/9/2019	299,600	246,400	82.24			
59200576	432-135-11095	DONLON, SEAN P Location: 148 OTTER CREEK HIGHWAY	MONGER, DANIEL J	8.40	6/8/2021	480,000	415,200	86.50			
1207084096	432-135-11218	DUDEK, MICHAEL E Location: 1426 PEARSON ROAD	MILLSON, DAVID H	10.10	5/21/2021	380,000	300,900	79.18			
L1580875776	432-135-11652	EMELIANOVA LADA Location: 680 DOG TEAM ROAD	REILLY JANE	10.27	7/2/2020	475,000	377,200	79.41			
1060197440	432-135-11246	FOX, MATTHEW Location: 563 WILD APPLE ROAD	WILLIAMS, MATTHEW K	10.10	5/28/2021	475,000	279,300	58.80			
898085440	432-135-11119	GARY R. DEVOE FAMILY... Location: 111 DANIELS ROAD	DEVOE, JACK E	10.10	2/25/2022	422,000	246,400	58.39			
1695900736	432-135-10857	GEORGE, ARTHUR Location: 87 PINE CONE LANE	MOMA TOWNE, LLC	10.10	5/26/2021	360,000	270,900	75.25			
L1772036096	432-135-11164	GRACIE JACK Location: 1215 EAST STREET	SIMMONS DUSTIN	10.41	9/30/2020	265,000	196,400	74.11			
L1383186432	432-135-11482	HART JAMES Location: 1254 TWITCHELL HILL ROAD	COMMINS KEVIN	14.10	10/3/2019	525,000	606,500	115.52			
L1535836160	432-135-11611	HART SHANNON Location: 1579 HALPIN ROAD	OLSON ALICIA	13.30	8/27/2020	345,000	324,400	94.03			
L1742684160	432-135-11131	HEINECKEN GISELA Location: 195 IRONHORSE ROAD	WARD JEREMY	23.56	10/16/2020	485,000	327,300	67.48			
1351768128	432-135-11462	HUGGINS, PAUL A Location: 337 DALLINGER ROAD	MASSE, KEVIN M	23.80	4/9/2021	475,000	295,500	62.21			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1874731008	432-135-11031	JEWELL MICHAEL Location: 86 SAWYER ROAD	BULL LEONARD	10.20	6/28/2019	340,000	292,900	86.15			
L1129340928	432-135-11615	KLEIN ANDREW Location: 2409 MUNGER STREET	THE FONTANA TRUST	81.80	10/2/2020	1,600,000	1,346,400	84.15			
L1215569920	432-135-11235	LAWRENCE PATRICK Location: 1590 SOUTH STREET	HEISLER DAVID	28.90	8/25/2020	389,900	298,300	76.51			
1668077632	432-135-11054	MANGAN, CHRISTOPHER ... Location: 104 LEGEND LAND	HAIGHT, KEVIN R	11.72	4/14/2021	358,000	322,300	90.03			
1832811584	432-135-11106	MCCANN, JAKE F Location: 1070 OTTER CREEK HIGHWAY	FLANNERY, ELIZABETH ...	10.20	1/6/2022	484,000	297,300	61.43			
L1627897856	432-135-11644	NW CORNER CONSULTING... Location: 4489 ETHAN ALLEN HIGHWAY	CONANT ANTHONY	65.00	4/19/2019	605,000	395,800	65.42			
L615927808	432-135-11137	POWER THOMAS Location: 829 SOUTH STREET	SELBY KATHERINE	81.30	7/3/2019	578,000	590,600	102.18			
230624320	432-135-11150	RICE, ADAM B Location: 1467 EAST STREET	CHARLES D. COUSINO, ...	10.05	7/30/2021	742,000	436,400	58.81			
1111723072	432-135-11706	RIVERS, TIMOTHY Location: 2039 MAIN STREET	COTA, CRAIG	12.20	7/30/2021	336,000	306,000	91.07			
1311749184	432-135-11521	VAUGHAN, PHOEBE V Location: 1089 RIVER ROAD	MILLER, RYAN D	169.40	6/30/2021	813,700	698,400	85.83			
L2129608704	432-135-11460	WINSLOW MICHAEL Location: 88 DOG TEAM ROAD	MATTHEWS SETH	10.10	10/1/2019	280,000	247,000	88.21			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>717.62</b>		<b>14,072,200</b>	<b>11,143,300</b>				

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

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
29 Total Transactions	67.06 Low InterQuartile Value		74.63 Low 90% Value of Aggregate
485,248 Average Sales Price	89.12 High InterQuartile Value		83.74 High 90% Value of Aggregate
384,252 Average Listed Price	22.06 InterQuartile Range		79.19 Aggregate Ratio
79.45 Average Ratio			5.75% Sampling Error
79.41 Median Ratio	33.96 Value of Outlier Low Limit	0 Number of Low Outliers	
58.39 Low Ratio	122.22 Value of Outlier High Limit	0 Number of High Outliers	
115.52 High Ratio	0.86 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.00 PRD (Regression Index)	155.31 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
14.33 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
L1480921088	432-135-11181	CLARK KIRSTEN	KELLY JEREMY	1.67	3/19/2021	210,000	140,800	67.05			
Location: 1029 TOWN HILL ROAD											

<b>Totals for MHL - Mobile home landed</b>				<b>1.67</b>		<b>210,000</b>	<b>140,800</b>				
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**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	
1 Total Transactions	67.05	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
210,000 Average Sales Price	67.05	High InterQuartile Value	0.00	High 90% Value of Aggregate
140,800 Average Listed Price	0.00	InterQuartile Range	67.05	Aggregate Ratio
67.05 Average Ratio				Sampling Error
67.05 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
67.05 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
67.05 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			



C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
413232192	432-135-10912	PARKER, LONIE Location: 7404 ETHAN ALLEN HIGHWAY	BOURNE, JAMES	3.50	9/17/2021	295,000	293,700	99.56			
<b>Totals for C - Commercial</b>				<b>3.50</b>		<b>295,000</b>	<b>293,700</b>				

C - Commercial

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
1 Total Transactions	99.56	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
295,000 Average Sales Price	99.56	High InterQuartile Value	0.00	High 90% Value of Aggregate
293,700 Average Listed Price	0.00	InterQuartile Range	99.56	Aggregate Ratio
99.56 Average Ratio				Sampling Error
99.56 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
99.56 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
99.56 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				
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
100% 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
L132964352	432-135-11916	BREAULT JESSICA Location: LIME KILN ROAD	GREENE JEANNIE	5.10	3/6/2020	80,000	67,000	83.75			
192367168	432-135-11942	HANCE, PETER Location: MUNGER STREET	BENOIT, EDWARD J	5.80	3/14/2022	105,000	109,500	104.29			
L1899536384	432-135-11342	LUTTON GREGORY MARK Location: HUNT ROAD	HALL DOUGLAS	40.41	11/4/2020	99,500	91,300	91.76			
L1814794240	432-135-11938	MATEO CAROL Location: 4312 MUNGER STREET	GERMON EDWARD	5.80	7/29/2019	108,000	109,500	101.39			
1650031680	432-135-11808	MORSE, MEGAN L Location: 0 DALLINGER ROAD	RENAUD, ANDREA J	16.80	12/28/2021	140,000	100,500	71.79			
1142600768	432-135-11705	RICCI, JOHN Location: 297 KING FARM ROAD	HOLM-HANSEN, KEVIN	10.10	6/30/2021	210,000	135,800	64.67			
L1300529152	432-135-11865	SANDY ARVIN Location: 4284 ETHAN ALLEN HIGHWAY	KELLY WILLIAM	20.20	1/31/2020	90,000	97,200	108.00			
L1581395968	432-135-11951	SMITH SEANAVERI Location: LOT 6 MAIN ROAD	GIULIANO BARBARA	8.07	5/2/2019	90,000	66,000	73.33			
L526417920	432-135-11958	WEMETTE DAVID Location: 00 MUNGER STREET	PECK DAVID	5.20	2/3/2021	93,000	108,300	116.45			
<b>Totals for M - Miscellaneous</b>				<b>117.48</b>		<b>1,015,500</b>	<b>885,100</b>				

**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	
9 Total Transactions	72.56	Low InterQuartile Value	74.55	Low 90% Value of Aggregate
112,833 Average Sales Price	106.14	High InterQuartile Value	99.77	High 90% Value of Aggregate
98,344 Average Listed Price	33.58	InterQuartile Range	87.16	Aggregate Ratio
90.60 Average Ratio			14.47%	Sampling Error
91.76 Median Ratio	22.18	Value of Outlier Low Limit	0	Number of Low Outliers
64.67 Low Ratio	156.52	Value of Outlier High Limit	0	Number of High Outliers
116.45 High Ratio	- 28.19	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	206.89	Value of Extreme High Limit	0	Number of High Extremes/Influentials
16.54 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			

**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
49 Total Transactions	66.03 Low InterQuartile Value		72.81 Low 90% Value of Aggregate
396,269 Average Sales Price	87.92 High InterQuartile Value		80.75 High 90% Value of Aggregate
304,259 Average Listed Price	21.89 InterQuartile Range		76.78 Aggregate Ratio
77.48 Average Ratio			5.17% Sampling Error
77.35 Median Ratio	33.19 Value of Outlier Low Limit	0 Number of Low Outliers	
51.39 Low Ratio	120.75 Value of Outlier High Limit	0 Number of High Outliers	
115.52 High Ratio	0.35 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.01 PRD (Regression Index)	153.59 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.80 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 - 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
1 Total Transactions	99.56	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
295,000 Average Sales Price	99.56	High InterQuartile Value	0.00 High 90% Value of Aggregate
293,700 Average Listed Price	0.00	InterQuartile Range	99.56 Aggregate Ratio
99.56 Average Ratio			Sampling Error
99.56 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
99.56 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
99.56 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			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
100% 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
9 Total Transactions	72.56	Low InterQuartile Value	74.43 Low 90% Value of Aggregate
112,833 Average Sales Price	106.14	High InterQuartile Value	99.89 High 90% Value of Aggregate
98,344 Average Listed Price	33.58	InterQuartile Range	87.16 Aggregate Ratio
90.60 Average Ratio			14.61% Sampling Error
91.76 Median Ratio	22.18	Value of Outlier Low Limit	0 Number of Low Outliers
64.67 Low Ratio	156.52	Value of Outlier High Limit	0 Number of High Outliers
116.45 High Ratio	- 28.19	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	206.89	Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.54 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			

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
59 Total Transactions	67.05 Low InterQuartile Value		73.83 Low 90% Value of Aggregate
351,317 Average Sales Price	91.07 High InterQuartile Value		81.40 High 90% Value of Aggregate
272,669 Average Listed Price	24.02 InterQuartile Range		77.61 Aggregate Ratio
79.86 Average Ratio			4.88% Sampling Error
79.41 Median Ratio	31.01 Value of Outlier Low Limit	0 Number of Low Outliers	17.99% Weighted Standard Deviation
51.39 Low Ratio	127.11 Value of Outlier High Limit	0 Number of High Outliers	
116.45 High Ratio	- 5.02 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	163.14 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
16.63 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
3% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			