

Study created by Christie.Wright@vermont.gov on 11/15/2022 at 4:28 PM.

R1 - Residential with less than 6 acres

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|-------------|---------------|---|-------------------------|-------|------------|------------|--------------|--------|---|---|-----|
| L1772466176 | 423-132-10547 | ACHILLES WILLIAM Location: 1173 NEWARK POND ROAD | RIENDEAU PAUL | 3.27 | 7/31/2019 | 170,000 | 165,200 | 97.18 | | | |
| L931766272 | 423-132-10740 | BOJKO JR. THOMAS Location: 2489 ISLAND POND ROAD | PAINE PATRICIA | 2.01 | 7/1/2019 | 192,500 | 192,200 | 99.84 | | | |
| L1414610944 | 423-132-10478 | BOURTELLE DENNIS Location: 137 DUFORD ROAD | TANNER ERTON | 0.75 | 10/23/2020 | 70,000 | 73,200 | 104.57 | | | |
| L933797888 | 423-132-10027 | BYRNE CHERYL Location: 4013 NEWARK POND ROAD | HOLDEN JESSE | 4.42 | 9/6/2019 | 33,500 | 34,900 | 104.18 | | | |
| L1863655424 | 423-132-10339 | CATHEY SARA Location: 559 PONEMAH PATH | THE DOLGIN REALTY TR... | 0.46 | 10/13/2020 | 180,000 | 182,500 | 101.39 | | | |
| L968744960 | 423-132-10169 | GILBERT KEITH Location: 15 PONEMAH PATH | TANNY TRACEY | 3.77 | 9/4/2020 | 350,000 | 334,000 | 95.43 | | | |
| L760369152 | 423-132-10082 | HUME DUSTIN Location: 1140 CENTER POND ROAD | BUCK WALTER | 0.76 | 9/27/2019 | 95,000 | 99,800 | 105.05 | | | |
| L532848640 | 423-132-10767 | METAYER SUSAN Location: 1073 ABBOTT HILL ROAD | YOUNG CRYSTAL | 1.80 | 12/18/2020 | 36,000 | 30,900 | 85.83 | | | |
| L216686592 | 423-132-10160 | MICKIEWICZ TIMOTHY Location: 2019 ISLAND POND ROAD | BEER BRIAN | 4.00 | 11/5/2020 | 164,900 | 115,200 | 69.86 | | | |
| L903991296 | 423-132-10319 | MORIARTY BRYAN Location: 1397 NEWARK STREET | IDE KNIGHT | 2.00 | 10/28/2019 | 185,000 | 183,100 | 98.97 | | | |
| L472895488 | 423-132-10784 | OWENS LOGAN Location: 2543 ISLAND POND ROAD | PEAL DANIEL | 1.74 | 8/27/2020 | 249,000 | 192,400 | 77.27 | | | |
| L1492074496 | 423-132-10109 | QUINDLEY NORMAN Location: 4253 ABBOTT HILL ROAD | CARUSO ANTHONY | 0.50 | 8/9/2019 | 89,000 | 89,100 | 100.11 | | | |
| 1074758208 | 423-132-10536 | RICCARDI, MICHAEL Location: 238 MARYLYN LANE | DAVID EDGAR EDWARDS ... | 3.50 | 1/18/2022 | 75,000 | 50,000 | 66.67 | | | |
| 1948050496 | 423-132-10459 | ROBINSON, JOSEPH Location: 396 NEWARK STREET | HOUGHTON, CANDACE | 1.00 | 5/10/2021 | 210,000 | 173,400 | 82.57 | | | |
| L90857472 | 423-132-10300 | SIMMONS JACKIE Location: 1308 NEWARK STREET | DOUCETTE MICHAEL | 0.32 | 7/13/2020 | 86,000 | 78,700 | 91.51 | | | |
| 97958976 | 423-132-10547 | SPECHT, MATTHEW R Location: 1173 NEWARK POND ROAD | ACHILLES, WILLIAM | 3.27 | 12/2/2021 | 249,000 | 165,200 | 66.35 | | | |
| L1516920832 | 423-132-10434 | THE DOLGIN REALTY TR... Location: 499 PONEMAH PATH | MCILDUFF MARYANN | 1.02 | 9/11/2020 | 330,000 | 318,200 | 96.42 | | | |
| L1940312064 | 423-132-10447 | WINAUSKI JOSHUA | BURBO JAMEY | 1.00 | 1/5/2021 | 168,000 | 162,600 | 96.79 | | | |

R1 - Residential with less than 6 acres

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|---|------|-------|--------|--------------|-----------|------------------|------------------|-------|---|---|-----|
| Location: 3970 NEWARK POND ROAD | | | | | | | | | | | |
| Totals for R1 - Residential with less than 6 acres | | | | 35.59 | | 2,932,900 | 2,640,600 | | | | |

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 | 81.25 | Low InterQuartile Value | 84.83 | Low 90% Value of Aggregate |
| 162,939 Average Sales Price | 100.43 | High InterQuartile Value | 95.24 | High 90% Value of Aggregate |
| 146,700 Average Listed Price | 19.19 | InterQuartile Range | 90.03 | Aggregate Ratio |
| 91.11 Average Ratio | | | 5.79% | Sampling Error |
| 96.60 Median Ratio | 52.47 | Value of Outlier Low Limit | 0 | Number of Low Outliers |
| 66.35 Low Ratio | 129.21 | Value of Outlier High Limit | 0 | Number of High Outliers |
| 105.05 High Ratio | 23.69 | Value of Extreme Low Limit | 0 | Number of Low Extremes/Influentials |
| 1.01 PRD (Regression Index) | 157.99 | Value of Extreme High Limit | 0 | Number of High Extremes/Influentials |
| 10.13 COD | | | | |
| 4 | Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |
| 22% | 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 |
|-------------|---------------|---|-------------------------|--------|------------|------------|--------------|--------|---|---|-----|
| L780943360 | 423-132-10493 | BADGER BOBBIE JO Location: 3748 NEWARK POND ROAD | OLSEN STEPHANIE | 12.05 | 7/22/2020 | 256,000 | 248,700 | 97.15 | | | |
| L1926889472 | 423-132-10617 | BATEMAN RICHARD Location: 339 PINNACLE ROAD | ROBINSON BRIAN | 22.90 | 9/4/2020 | 219,802 | 187,500 | 85.30 | | | |
| 1849182784 | 423-132-10670 | BICKFORD, ASHLEY Location: 2375 ISLAND POND ROAD | MAGNONE, DAVID | 10.53 | 3/2/2022 | 224,900 | 151,700 | 67.45 | | | |
| L1293115392 | 423-132-10425 | COLETTA DANIELE Location: 3164 ISLAND POND ROAD | RAMON G. MATHIEU FAM... | 100.00 | 11/15/2019 | 265,000 | 296,800 | 112.00 | | | |
| L1843400704 | 423-132-10151 | GAGNON JESSE Location: 2565 ISLAND POND ROAD | JLS ENTERPRISESLLC | 13.25 | 3/18/2021 | 153,000 | 160,900 | 105.16 | | | |
| L380264448 | 423-132-10200 | GILL RONALD Location: 1054 NEWARK POND ROAD | EZEQUELLE JEFFREY | 29.00 | 4/29/2020 | 145,500 | 151,900 | 104.40 | | | |
| 1979137088 | 423-132-10209 | GOSS, WESLEY Location: 627 SCHOOLHOUSE ROAD | SMITH, MICHAEL | 15.50 | 9/27/2021 | 260,000 | 189,900 | 73.04 | | | |
| L1922121728 | 423-132-10709 | GREENE KATHLEEN Location: 404 SPRUCE RIDGE | GILBERT KEITH | 15.00 | 9/9/2020 | 120,000 | 139,700 | 116.42 | | | |
| 1886734912 | 423-132-10561 | HECHT, OMER G Location: 280 QUARTER HORSE ROAD | GROHS, EARL | 187.80 | 2/25/2022 | 610,000 | 481,700 | 78.97 | | | |
| 1423415360 | 423-132-10670 | MAGNONE, DAVID Location: 2375 ISLAND POND RD | WHITING, DENIS | 10.40 | 4/2/2021 | 210,000 | 151,700 | 72.24 | | | |
| L730288128 | 423-132-10646 | MATHERLY CHRISTOPHER Location: 2422 ABBOTT HILL ROAD | VOCATURA KELLY | 44.70 | 9/18/2020 | 150,000 | 146,000 | 97.33 | | | |
| L263053312 | 423-132-10728 | MITCHISON KYLE Location: 1921 ISLAND POND ROAD | DREW DOLORES | 10.10 | 10/11/2019 | 82,500 | 83,300 | 100.97 | | | |
| L133304320 | 423-132-10630 | NOVAK BRADLEY Location: 290 NEWARK STREET | HILDA MAE TROMBLY 20... | 12.00 | 12/20/2019 | 218,000 | 214,000 | 98.17 | | | |
| 1605454400 | 423-132-10527 | OLIPHANT, CHAD D Location: 4516 KINNEY HILL ROAD | KENNEDY, MICHAEL K | 10.10 | 2/25/2022 | 195,000 | 176,100 | 90.31 | | | |
| L1631100928 | 423-132-10696 | PELLEGRINI DAVID Location: 2237 NEWARK STREET | COUGHLIN DOUGLAS | 100.00 | 9/25/2020 | 385,000 | 313,200 | 81.35 | | | |
| L256811008 | 423-132-10274 | RONCAIOLI MARK Location: 1711 ABBOTT HILL ROAD | SKEWES MICHAEL | 14.10 | 3/16/2021 | 249,900 | 166,300 | 66.55 | | | |
| L745218048 | 423-132-10173 | SIEVERDING SAMANTHA Location: 2930 SCHOOLHOUSE ROAD | DAWLEY STEVEN | 13.90 | 9/25/2020 | 126,000 | 105,400 | 83.65 | | | |
| 840158272 | 423-132-10255 | SUTHERLAND, ROBERT Location: 2183 SCHOOLHOUSE ROAD | ESTATE OF LINDA L. H... | 10.10 | 9/10/2021 | 150,000 | 170,600 | 113.73 | | | |
| 1052464192 | 423-132-10151 | THOMPSON, KYLE D | GAGNON, JESSE A | 13.25 | 5/28/2021 | 195,000 | 160,900 | 82.51 | | | |

R2 - Residential with 6 or more acres

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|---|---------------|---------------------------------|-------------------------|---------------|-----------|------------------|------------------|-------|---|---|-----|
| L1457008640 | 423-132-10174 | TILFORD BENJAMIN | HOLLY J. GRANT LIVIN... | 27.30 | 7/15/2020 | 499,000 | 431,500 | 86.47 | | | |
| | | Location: 2565 ISLAND POND ROAD | | | | | | | | | |
| 1467393088 | 423-132-10369 | WERKHEISER, GARY R | MAXWELL, JESSE B | 6.00 | 5/24/2021 | 101,000 | 78,900 | 78.12 | | | |
| | | Location: 1417 MAPLE RIDGE ROAD | | | | | | | | | |
| | | Location: 2804 CENTER POND ROAD | | | | | | | | | |
| Totals for R2 - Residential with 6 or more acres | | | | 677.98 | | 4,815,602 | 4,206,700 | | | | |

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 | |
|------------------------------|---|-----------------------------|-----------------------------|--------------------------------------|
| 21 Total Transactions | 78.54 | Low InterQuartile Value | 82.38 | Low 90% Value of Aggregate |
| 229,314 Average Sales Price | 102.68 | High InterQuartile Value | 92.33 | High 90% Value of Aggregate |
| 200,319 Average Listed Price | 24.14 | InterQuartile Range | 87.36 | Aggregate Ratio |
| 90.06 Average Ratio | | | 5.69% | Sampling Error |
| 86.47 Median Ratio | 42.33 | Value of Outlier Low Limit | 0 | Number of Low Outliers |
| 66.55 Low Ratio | 138.90 | Value of Outlier High Limit | 0 | Number of High Outliers |
| 116.42 High Ratio | 6.12 | Value of Extreme Low Limit | 0 | Number of Low Extremes/Influentials |
| 1.03 PRD (Regression Index) | 175.11 | Value of Extreme High Limit | 0 | Number of High Extremes/Influentials |
| 14.67 COD | | | | |
| 2 | Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |
| 10% | Percent of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |

MHL - Mobile home landed

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|-------------|---------------|--|-------------------------|-------|------------|------------|--------------|--------|---|---|-----|
| 1350847552 | 423-132-10090 | FRIZZELL, GRACE Location: 63 BALD HILL POND ROAD | HOWARD, SR., JOEL R | 0.92 | 8/27/2021 | 60,000 | 34,600 | 57.67 | | | |
| L287252480 | 423-132-10009 | GAUTHIER JEFF Location: 1373 CENTER POND ROAD | BURBO CHARLES | 1.00 | 9/1/2020 | 60,000 | 61,200 | 102.00 | | | |
| 1329609792 | 423-132-10522 | TIEMANN, KIMBERLY Location: 2760 ABBOTT HILL ROAD | ALEXANDER FAMILY LIM... | 10.11 | 11/10/2021 | 115,500 | 96,400 | 83.46 | | | |
| L1568899072 | 423-132-10362 | VINTON DOUGLAS Location: 3842 NEWARK POND ROAD | BAILLARGEON PAUL | 1.00 | 7/17/2020 | 90,000 | 86,300 | 95.89 | | | |

| | | | | | | | | | | | |
|--|--|--|--|--------------|--|----------------|----------------|--|--|--|--|
| Totals for MHL - Mobile home landed | | | | 13.03 | | 325,500 | 278,500 | | | | |
|--|--|--|--|--------------|--|----------------|----------------|--|--|--|--|

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 | 64.12 | Low InterQuartile Value | 68.45 | Low 90% Value of Aggregate |
| 81,375 Average Sales Price | 100.47 | High InterQuartile Value | 102.67 | High 90% Value of Aggregate |
| 69,625 Average Listed Price | 36.36 | InterQuartile Range | 85.56 | Aggregate Ratio |
| 84.75 Average Ratio | | | 20.00% | Sampling Error |
| 89.68 Median Ratio | 0.00 | Value of Outlier Low Limit | 0 | Number of Low Outliers |
| 57.67 Low Ratio | 0.00 | Value of Outlier High Limit | 0 | Number of High Outliers |
| 102.00 High Ratio | 0.00 | Value of Extreme Low Limit | 0 | Number of Low Extremes/Influentials |
| 0.99 PRD (Regression Index) | 0.00 | Value of Extreme High Limit | 0 | Number of High Extremes/Influentials |
| 15.82 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 | | | |

S1 - Vacation home with less than 6 acres

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|-------------|---------------|--|-----------------|-------|-----------|------------|--------------|--------|---|---|-----|
| 852833344 | 423-132-10210 | DESJARDINS, WILLIAM Location: 1084 CENTER POND ROAD | FILES, DAVID | 0.45 | 6/18/2021 | 225,000 | 155,800 | 69.24 | | | |
| L2027233280 | 423-132-10062 | GILMORE ROBERT Location: 40 BOULDER ROAD | BOERA MICHAEL | 0.13 | 7/3/2020 | 130,000 | 102,100 | 78.54 | | | |
| 596202560 | 423-132-10010 | HAZELL, WILLIAM E Location: 3340 CENTER POND ROAD | FOWLER, SCOTT | 1.00 | 6/14/2021 | 15,000 | 27,700 | 184.67 | E | E | |
| 153778240 | 423-132-10810 | LAROSE, KATE E Location: 232 PONEMAH PATH | GUYER, ADRIAN M | 5.30 | 4/9/2021 | 92,000 | 62,200 | 67.61 | | | |
| L1122918400 | 423-132-10431 | WATSON JR. WILLIAM Location: 1196 BECK POND ROAD | BAPTIE STEVEN | 1.60 | 4/29/2019 | 55,000 | 51,300 | 93.27 | | | |

| | | | | | | | | | | | |
|---|--|--|--|-------------|--|----------------|----------------|--|--|--|--|
| Totals for S1 - Vacation home with less than 6 acres | | | | 8.48 | | 517,000 | 399,100 | | | | |
|---|--|--|--|-------------|--|----------------|----------------|--|--|--|--|

S1 - Vacation home with less than 6 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 |
|--|---|--|
| 5 Total Transactions | 68.43 Low InterQuartile Value | 65.03 Low 90% Value of Aggregate |
| 103,400 Average Sales Price | 138.97 High InterQuartile Value | 89.36 High 90% Value of Aggregate |
| 79,820 Average Listed Price | 70.54 InterQuartile Range | 77.20 Aggregate Ratio |
| 98.67 Average Ratio | | 15.75% Sampling Error |
| 78.54 Median Ratio | - 37.39 Value of Outlier Low Limit | 0 Number of Low Outliers |
| 67.61 Low Ratio | 244.78 Value of Outlier High Limit | 0 Number of High Outliers |
| 184.67 High Ratio | - 143.20 Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials |
| 1.28 PRD (Regression Index) | 350.60 Value of Extreme High Limit | 0 Number of High Extremes/Influentials |
| 35.93 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 |
|-------------|---------------|---|-------------------------|-------|------------|------------|--------------|--------|---|---|-----|
| L43425792 | 423-132-10073 | ALEXANDER FAMILY LIM... Location: 2588 ABBOTT HILL ROAD | BRITT JAMES | 10.87 | 8/21/2019 | 29,000 | 30,700 | 105.86 | | | |
| 1280862784 | 423-132-10236 | ALLEN, BENJAMIN Location: 823 BAIRD ROAD | WOODS, CHARLES A | 80.00 | 3/18/2022 | 170,000 | 104,000 | 61.18 | | | |
| L755650560 | | AMIDON REGINALD Location: CENTER POND ROAD | TALBOT GARY | 15.90 | 7/24/2020 | 55,000 | 56,900 | 103.45 | | | |
| 2065954880 | 423-132-10461 | BABBONI, ROBERT Location: HOLLOW ROAD | RIENDEAU, ANDREW B | 26.04 | 4/16/2021 | 65,000 | 56,000 | 86.15 | | | |
| L1440456704 | 423-132-10656 | CHRISTOPHER S KOWZLO... Location: NEWARK STREET | WARDEN ROBERT | 13.20 | 12/3/2020 | 43,000 | 37,800 | 87.91 | | | |
| L597213184 | 423-132-10465 | DALTON MICHAEL Location: 0 NEWARK STREET | MOSCATO ANGELO | 26.90 | 8/28/2019 | 35,000 | 35,600 | 101.71 | | | |
| L967516160 | 423-132-10521 | EPIPHAN MARY Location: PINNACLE ROAD | CRONKHITE VAN | 10.10 | 9/3/2020 | 30,000 | 30,100 | 100.33 | | | |
| L1541120000 | 423-132-10820 | GOLDBERG DEBORAH Location: 2501 NEWARK POND ROAD | BOUTON JACK | 24.00 | 9/10/2020 | 55,000 | 54,000 | 98.18 | | | |
| L200646656 | 423-132-10485 | KOFFLER WILLIAM Location: SCHOOLHOUSE ROAD | NORTON JEFFREY | 43.50 | 4/1/2019 | 79,900 | 91,900 | 115.02 | | | |
| L960438272 | 423-132-10504 | MB MOTORS FIRST LLC Location: LOT #1 (ON STATE AID ROAD #1) | PASTOR THOMAS | 11.20 | 1/29/2021 | 36,100 | 36,100 | 100.00 | | | |
| L196677632 | 423-132-10455 | MURRELL-LILAND BLAKE... Location: ABBOTT HILL ROAD | JOHNSON ROBERT | 10.40 | 7/15/2019 | 30,000 | 30,300 | 101.00 | | | |
| 392690752 | 423-132-10689 | NAJEM, KENNETH Location: HAWK ROCK ROAD | ABRAMS, MARK D | 26.00 | 12/17/2021 | 60,000 | 60,300 | 100.50 | | | |
| L1634439168 | 423-132-10467 | NORRIS JEFFREY Location: 11.8 ACRES EAST SIDE OF NEWARK STREET | MROWKA MARK | 11.80 | 9/30/2020 | 22,000 | 41,800 | 190.00 | E | E | E |
| 194352192 | 423-132-10376 | OKOLITA, DAVID Location: BECK POND ROAD | THE ROGER A. LARAMEE... | 37.90 | 6/11/2021 | 98,000 | 67,900 | 69.29 | | | |
| L272146432 | 423-132-10461 | RIENDEAU ANDREW Location: HOLLOW ROAD | MORRISON HARRY | 26.04 | 7/17/2020 | 27,000 | 56,000 | 207.41 | E | E | E |
| L1519026176 | 423-132-10152 | SHUMWAY DELIA Location: HAWK ROCK ROAD | HAWK ROCK PROPERTIES... | 10.10 | 3/27/2021 | 66,500 | 40,100 | 60.30 | | | |
| L1139916800 | 423-132-10787 | TYLER CHARLES Location: CENTER POND ROAD | WOOD DENNIS | 19.20 | 9/25/2020 | 50,000 | 49,200 | 98.40 | | | |
| L889880576 | 423-132-10693 | VITZTHUM CARL Location: CENTER POND ROAD | ZUB KAROL | 20.30 | 1/15/2021 | 29,900 | 50,300 | 168.23 | O | O | E |
| L330567680 | 423-132-10268 | WINNER DREW | ZAGORITES BRIAN | 10.20 | 1/29/2021 | 45,000 | 35,200 | 78.22 | | | |

W - Woodland

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|--------------------------------|------|-------|--------|---------------|-----------|------------------|----------------|-------|---|---|-----|
| Location: 00 NEWARK POND ROAD | | | | | | | | | | | |
| Totals for W - Woodland | | | | 433.65 | | 1,026,400 | 964,200 | | | | |

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 | |
|-----------------------------|---|-----------------------------|-----------------------------|--------------------------------------|
| 19 Total Transactions | 86.15 | Low InterQuartile Value | 76.42 | Low 90% Value of Aggregate |
| 59,219 Average Sales Price | 105.86 | High InterQuartile Value | 95.85 | High 90% Value of Aggregate |
| 51,006 Average Listed Price | 19.71 | InterQuartile Range | 86.13 | Aggregate Ratio |
| 91.72 Average Ratio | | | 11.29% | Sampling Error |
| 99.20 Median Ratio | 56.59 | Value of Outlier Low Limit | 0 | Number of Low Outliers |
| 60.30 Low Ratio | 135.42 | Value of Outlier High Limit | 3 | Number of High Outliers |
| 115.02 High Ratio | 27.03 | Value of Extreme Low Limit | 0 | Number of Low Extremes/Influentials |
| 1.06 PRD (Regression Index) | 164.99 | Value of Extreme High Limit | 3 | Number of High Extremes/Influentials |
| 11.86 COD | | | | |
| 7 | Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |
| 37% | 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 |
|-------------------------------------|---------------|---|-------------------------|--------------|------------|----------------|----------------|-------|---|---|-----|
| 1614182464 | 423-132-10504 | DEREK, GERVAIS Location: 0 ABBOTT HILL ROAD | MB MOTORS FIRST, LLC | 11.20 | 4/23/2021 | 39,900 | 36,100 | 90.48 | | | |
| 1599388736 | 423-132-10073 | POTTER, THOMAS Location: 2588 ABBOTT HILL ROAD | ALEXANDER FAMILY LIM... | 10.87 | 11/12/2021 | 39,500 | 30,700 | 77.72 | | | |
| 640826432 | 423-132-10805 | SANTOLLO, GREGORY Location: 0 BEAGLE RUN | MORSE, RYAN | 7.60 | 11/19/2021 | 74,000 | 34,000 | 45.95 | | | |
| Totals for M - Miscellaneous | | | | 29.67 | | 153,400 | 100,800 | | | | |

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 | |
|-----------------------------|---|-----------------------------|-----------------------------|--------------------------------------|
| 3 Total Transactions | 45.95 | Low InterQuartile Value | 24.04 | Low 90% Value of Aggregate |
| 51,133 Average Sales Price | 90.48 | High InterQuartile Value | 107.38 | High 90% Value of Aggregate |
| 33,600 Average Listed Price | 44.53 | InterQuartile Range | 65.71 | Aggregate Ratio |
| 71.38 Average Ratio | | | 63.42% | Sampling Error |
| 77.72 Median Ratio | 0.00 | Value of Outlier Low Limit | 0 | Number of Low Outliers |
| 45.95 Low Ratio | 0.00 | Value of Outlier High Limit | 0 | Number of High Outliers |
| 90.48 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 |
| 19.10 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 |
|---|---|--|-----------------------------------|
| 52 Total Transactions | 78.65 Low InterQuartile Value | | 84.67 Low 90% Value of Aggregate |
| 176,055 Average Sales Price | 100.76 High InterQuartile Value | | 91.21 High 90% Value of Aggregate |
| 154,824 Average Listed Price | 22.11 InterQuartile Range | | 87.94 Aggregate Ratio |
| 89.70 Average Ratio | | | 3.72% Sampling Error |
| 95.43 Median Ratio | 45.48 Value of Outlier Low Limit | 0 Number of Low Outliers | |
| 57.67 Low Ratio | 133.92 Value of Outlier High Limit | 1 Number of High Outliers | |
| 116.42 High Ratio | 12.32 Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials | |
| 1.02 PRD (Regression Index) | 167.08 Value of Extreme High Limit | 1 Number of High Extremes/Influentials | |
| 12.49 COD | | | |
| 7 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 | | | |

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 |
|---|---|--|----------------------------------|
| 0 Total Transactions | 0.00 Low InterQuartile Value | | 0.00 Low 90% Value of Aggregate |
| Average Sales Price | 0.00 High InterQuartile Value | | 0.00 High 90% Value of Aggregate |
| Average Listed Price | 0.00 InterQuartile Range | | 100.00 Aggregate Ratio |
| 0.00 Average Ratio | | | Sampling Error |
| 0.00 Median Ratio | 0.00 Value of Outlier Low Limit | 0 Number of Low Outliers | |
| 0.00 Low Ratio | 0.00 Value of Outlier High Limit | 0 Number of High Outliers | |
| 0.00 High Ratio | 0.00 Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials | |
| PRD (Regression Index) | 0.00 Value of Extreme High Limit | 0 Number of High Extremes/Influentials | |
| COD | | | |
| 0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |
| N/A 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 |
|---|---|-----------------------------|--|
| 22 Total Transactions | 78.10 | Low InterQuartile Value | 75.53 Low 90% Value of Aggregate |
| 56,540 Average Sales Price | 104.06 | High InterQuartile Value | 95.53 High 90% Value of Aggregate |
| 48,360 Average Listed Price | 25.96 | InterQuartile Range | 85.53 Aggregate Ratio |
| 92.49 Average Ratio | | | 11.69% Sampling Error |
| 98.29 Median Ratio | 39.16 | Value of Outlier Low Limit | 0 Number of Low Outliers |
| 45.95 Low Ratio | 143.00 | Value of Outlier High Limit | 3 Number of High Outliers |
| 168.23 High Ratio | 0.22 | Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials |
| 1.08 PRD (Regression Index) | 181.93 | Value of Extreme High Limit | 2 Number of High Extremes/Influentials |
| 17.25 COD | | | |
| 7 Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |
| 32% 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 |
|---|---|-----------------------------|--|
| 74 Total Transactions | 78.46 | Low InterQuartile Value | 84.60 Low 90% Value of Aggregate |
| 142,389 Average Sales Price | 101.47 | High InterQuartile Value | 90.74 High 90% Value of Aggregate |
| 124,834 Average Listed Price | 23.01 | InterQuartile Range | 87.67 Aggregate Ratio |
| 90.49 Average Ratio | | | 3.50% Sampling Error |
| 95.89 Median Ratio | 43.94 | Value of Outlier Low Limit | 0 Number of Low Outliers |
| 45.95 Low Ratio | 135.99 | Value of Outlier High Limit | 4 Number of High Outliers |
| 168.23 High Ratio | 9.43 | Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials |
| 1.03 PRD (Regression Index) | 170.50 | Value of Extreme High Limit | 3 Number of High Extremes/Influentials |
| 13.98 COD | | | |
| 14 Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |
| 19% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |