

Study created by Christie.Wright@vermont.gov on 12/2/2022 at 5:21 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1560966208	444-140-10061	BETANCOURT, LUIS Location: 825 SOUTH END ROAD	SACCA, PAUL G	0.70	7/1/2021	400,000	256,900	64.23			
L293117952	444-140-11340	CHAGNON GARY Location: 88 PINE GROVE CIRCLE	DURHAM PATRICIA	2.23	6/15/2020	260,000	214,600	82.54			
1895912512	444-140-10333	DAVIS, DIANA Location: 203 CANAL LANE	FAY, AARON M	0.88	6/18/2021	295,000	158,000	53.56			
L94822400	444-140-11331	DRAMSTAD KENT Location: 200 KNIGHTS VISTA	BROWNELL PETER	3.67	2/12/2021	595,000	337,400	56.71			
L49487872	444-140-10333	FAY AARON Location: 203 CANAL LANE	LEEP CARL	0.88	5/31/2019	221,500	158,000	71.33			
L677961728	444-140-10274	GARDINER MATTHEW Location: 1657 US ROUTE 2	DUMAS JOSPEH	1.73	12/11/2020	199,000	175,600	88.24			
L2022854656	444-140-10317	HOLBEN II LESLIE Location: 290 CARRY BAY LANE	MARCIL JR. JOSEPH	0.82	8/30/2019	282,500	238,000	84.25			
581415488	444-140-10268	MACDONOUGH, DONNA M Location: 586 BRIDGE ROAD	EATON, PAMELA G	2.20	2/25/2022	346,500	176,700	51.00			
L222908416	444-140-10805	MANOR ADAM JEAN LOUI... Location: 217 SOUTH END DRIVE	RICH DONALD	2.00	6/24/2019	279,900	224,600	80.24			
559036992	444-140-11161	MARTINEZ CASTRO, ALF... Location: 81 JERUSALEM PLACE	BONGIORNO, CHARLES C	1.51	3/15/2022	500,000	234,400	46.88			
L578887680	444-140-11161	MERRICK MARTA Location: 81 JERUSALEM PLACE	HORICAN PHILLIP	1.51	11/8/2019	213,900	213,900	100.00			
L1470046208	444-140-10696	SOUTIERE PHILLIPPE Location: 1229 US ROUTE 2	PALDINO PATRICK	4.94	11/16/2020	400,000	329,200	82.30			
L2072875008	444-140-10206	WILSON SCOTT Location: 1687 LAKEVIEW DRIVE	STEWART DONALD	2.30	12/20/2019	435,000	354,700	81.54			
Totals for R1 - Residential with less than 6 acres				25.37		4,428,300	3,072,000				

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
13 Total Transactions	55.13 Low InterQuartile Value		61.54 Low 90% Value of Aggregate
340,638 Average Sales Price	83.39 High InterQuartile Value		77.20 High 90% Value of Aggregate
236,308 Average Listed Price	28.26 InterQuartile Range		69.37 Aggregate Ratio
72.52 Average Ratio			11.29% Sampling Error
80.24 Median Ratio	12.74 Value of Outlier Low Limit	0 Number of Low Outliers	
46.88 Low Ratio	125.78 Value of Outlier High Limit	0 Number of High Outliers	
100.00 High Ratio	- 29.65 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	168.17 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
16.79 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
8% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
507743296	444-140-10435	BEEBE REVOCABLE LIVI... Location: 98 ISLAND MEADOWS ROAD	ESTATE OF LAURIE BEL...	13.65	7/22/2021	200,000	239,400	119.70			
L760782848	444-140-10506	BUMGARDNER CHRIS Location: 1651 BRIDGE ROAD	KINNEY NICHOLAS	10.19	6/17/2020	315,000	356,400	113.14			
L225714176	444-140-10023	BURNHAM PHILLIP Location: 2621 US ROUTE 2	ANTELL LORI	11.22	8/31/2020	386,000	282,600	73.21			
L1020416000	444-140-10179	CORNELL BROOKE Location: 2645 LAKE VIEW DRIVE	COLLINS FLORENCE	10.00	6/14/2019	250,000	224,700	89.88			
L840638464	444-140-11112	CRONIN JOHN TRUSTEE Location: 103 SCANDORE DRIVE	KRISS THEODORE	10.54	11/20/2020	561,500	645,500	114.96			
L1407307776	444-140-10103	CUCINELLI PAUL Location: 1457 US ROUTE 2	TEAH ANN	13.90	11/8/2019	309,000	275,800	89.26			
2140679232	444-140-10654	ECKENROTH LIVING TRU... Location: 652 BRIDGE ROAD	MITCHELL, RICHARD	6.20	9/1/2021	419,900	215,600	51.35			
239914048	444-140-10009	EMMONS, CRAIG Location: 194 SOUTH END ROAD	KADDISH, KEVIN M	10.10	9/10/2021	555,000	380,400	68.54			
303385664	444-140-10368	LONGSTREET, TODD J Location: 263 NORTH END ROAD WEST	GRENON, KURT	52.06	8/6/2021	424,000	341,300	80.50			
L645857280	444-140-10817	MALTAIS MASON Location: 1729 LAKEVIEW DRIVE	ROBARE WARREN	12.57	2/18/2020	425,000	238,300	56.07			
L1993359360	444-140-10612	MARTELL AMANDA Location: 171 NORTH END ROAD, W.	BAKER JEFFREY	11.90	3/26/2021	280,000	243,800	87.07			
478794304	444-140-10638	PADDOCK, RICHARD S Location: 550 BLOCKHOUSE POINT ROAD	ARMELL, JAMES	10.10	2/9/2022	264,000	227,100	86.02			
708588608	444-140-11081	POWELL, CRAIG Location: 728 BLOCKHOUSE POINT ROAD	MORGAN, PATRICK	10.30	6/14/2021	335,100	211,400	63.09			
L1756516352	444-140-10469	SAVALLI ERIN Location: 1576 BRIDGE ROAD	SAWTELLE JAKE	10.10	3/27/2020	223,000	215,600	96.68			
702909504	444-140-10179	SMITH, ALEXANDER E Location: 2645 LAKEVIEW DRIVE	GUILLAUME, BROOKE	10.00	7/30/2021	355,000	224,700	63.30			
L909123584	444-140-10622	WARYCK PAUL CHRISTOP... Location: 732 STATION ROAD	MAYNARD PAUL	10.06	10/15/2019	273,500	248,500	90.86			
Totals for R2 - Residential with 6 or more acres				212.89		5,576,000	4,571,100				

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
16 Total Transactions	64.61 Low InterQuartile Value		72.64 Low 90% Value of Aggregate
348,500 Average Sales Price	95.23 High InterQuartile Value		91.32 High 90% Value of Aggregate
285,694 Average Listed Price	30.62 InterQuartile Range		81.98 Aggregate Ratio
83.98 Average Ratio			11.39% Sampling Error
86.55 Median Ratio	18.68 Value of Outlier Low Limit	0 Number of Low Outliers	
51.35 Low Ratio	141.15 Value of Outlier High Limit	0 Number of High Outliers	
119.70 High Ratio	- 27.25 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	187.08 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.74 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
L1045553152	444-140-10738	ELLIS-CLEMENTS JAN Location: 84 WEST SHORE ROAD	BARD DOUGLAS	11.26	10/19/2020	170,000	158,100	93.00			
1882903104	444-140-10794	HAYES, BENJAMIN M Location: 68 FOUR WINDS LANE	VALLEE, RANDAL	3.60	12/29/2021	255,000	220,800	86.59			
L342298624	444-140-10742	LAMOTT JR. DUANE Location: 8100 US ROUTE 2	BLAKE JARED	6.00	6/14/2019	180,000	163,800	91.00			
139996224	444-140-10889	PILLSBURY, AMBER E Location: 287 CANAL LANE	AUGUSTA, JUSTIN R	0.98	8/26/2021	184,000	116,400	63.26			
L1143377920	444-140-10337	SPINNER DEAN Location: 244 NORTH END ROAD EAST	STIRLING TRENA	2.08	6/5/2019	75,000	108,300	144.40	O	O	

Totals for MHL - Mobile home landed				23.92		864,000	767,400				
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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	
5 Total Transactions	74.92	Low InterQuartile Value	72.32	Low 90% Value of Aggregate
172,800 Average Sales Price	118.70	High InterQuartile Value	105.32	High 90% Value of Aggregate
153,480 Average Listed Price	43.78	InterQuartile Range	88.82	Aggregate Ratio
95.65 Average Ratio			18.58%	Sampling Error
91.00 Median Ratio	9.26	Value of Outlier Low Limit	0	Number of Low Outliers
63.26 Low Ratio	184.36	Value of Outlier High Limit	0	Number of High Outliers
144.40 High Ratio	- 56.40	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	250.03	Value of Extreme High Limit	0	Number of High Extremes/Influentials
19.24 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1944969216	444-140-10552	TROUSDALE BARBARA	LAVIGNE CHARLES	0.68	4/19/2019	105,000	109,600	104.38			
Location: 785 HOLIDAY POINT ROAD											

Totals for S1 - Vacation home with less than 6 acres				0.68		105,000	109,600				
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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	
1 Total Transactions	104.38	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
105,000 Average Sales Price	104.38	High InterQuartile Value	0.00	High 90% Value of Aggregate
109,600 Average Listed Price	0.00	InterQuartile Range	104.38	Aggregate Ratio
104.38 Average Ratio				Sampling Error
104.38 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
104.38 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
104.38 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
22428736	444-140-10931	DEANGELIS, PASQUALE Location: 5267 US ROUTE 2	THE 2013 GARY G. FIL...	1.57	11/15/2021	736,000	379,700	51.59			
L1201463296	444-140-10167	HORICAN GARY Location: 10 NORTHLAND LANE	CLARK PAUL	1.50	11/20/2020	247,500	219,700	88.77			
L2129117184	444-140-10420	LAKE COUNTRY PROVISI... Location: 3517, 3525 AND 3527 US ROUTE 2	HERO'S WELCOME INC.	2.77	10/29/2020	1,000,000	940,500	94.05			
679758912	444-140-10541	VICTORIA REAL ESTATE... Location: 1091 US ROUTE 2	STEWART, ANNE M	0.33	8/31/2021	217,500	219,300	100.83			
Totals for C - Commercial				6.17		2,201,000	1,759,200				

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	
4 Total Transactions	60.88	Low InterQuartile Value	51.56	Low 90% Value of Aggregate
550,250 Average Sales Price	99.13	High InterQuartile Value	108.29	High 90% Value of Aggregate
439,800 Average Listed Price	38.25	InterQuartile Range	79.93	Aggregate Ratio
83.81 Average Ratio			35.48%	Sampling Error
91.41 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
51.59 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
100.83 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.91 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				

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2140758016	444-140-11261	ANDREESCU BOGDAN Location: 788 ABNAKI ROAD	HORTON III EDWARD	2.05	6/27/2019	40,000	42,100	105.25			
L225116160	444-140-10359	BOWDEN STEVEN TODD Location: 181 KNIGHTS VISTA (LOT 1)	PKG REAL ESTATE DEVE...	3.80	11/20/2020	159,000	84,400	53.08			
L1039253504	444-140-11022	RAUCH BRADLEY Location: 165 CANAL LANE	MCENANY THOMAS	1.25	6/11/2020	54,900	76,800	139.89	O		
1628683328	444-140-10359	RUGGLES, JONATHAN Location: 181 KNIGHT'S VISTA	ESTATE OF STEPHEN T....	3.81	12/6/2021	177,000	116,900	66.05			
L1452032000	444-140-11339	WHEELER KENNETH Location: 2510 LAKEVIEW DRIVE LOT 1	CURTIS MARYANN	65.00	5/27/2020	115,000	105,000	91.30			

Totals for M - Miscellaneous				75.91		545,900	425,200				
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M - Miscellaneous

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
5 Total Transactions	59.56	Low InterQuartile Value	53.18	Low 90% Value of Aggregate
109,180 Average Sales Price	122.57	High InterQuartile Value	102.60	High 90% Value of Aggregate
85,040 Average Listed Price	63.01	InterQuartile Range	77.89	Aggregate Ratio
91.11 Average Ratio			31.72%	Sampling Error
91.30 Median Ratio	- 34.95	Value of Outlier Low Limit	0	Number of Low Outliers
53.08 Low Ratio	217.08	Value of Outlier High Limit	0	Number of High Outliers
139.89 High Ratio	- 129.46	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	311.59	Value of Extreme High Limit	0	Number of High Extremes/Influentials
27.60 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				

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1602256896	444-140-11318	AMY E. MELLER TTEE A... Location: 189 FEE FEE POINT ROAD	BEDARD JEAN-MARC	10.01	11/12/2020	680,000	552,700	81.28			
937087552	444-140-10979	ANTHONY, MARK Location: 1340 BLOCKHOUSE ROAD	TRIFILETTE, JOHN	0.72	12/17/2021	479,000	284,300	59.35			
L643219456	444-140-11298	APONAS ALFRED Location: 159 FOUR WINDS LANE	VALLEE JERRY	2.05	11/1/2019	335,000	458,000	136.72	O	O	O
2076023872	444-140-11328	ARMS, RONALD C Location: 237 WINDMILL WAY (LOT 6)	WINDMILL VISTA, LLC	1.80	10/21/2021	249,900	227,900	91.20			
L2136514560	444-140-10436	BAHRENBURG PETER Location: 1176 SAVAGE POINT ROAD	HUDSPETH THOMAS	0.54	9/18/2020	225,000	203,000	90.22			
L1614974976		BATCHELDER BRUCE Location: 8313 ROUTE 2	STRYKER BARRY	1.80	9/23/2020	380,000	365,200	96.11			
1344070720	444-140-10985	BEAUCHEMIN, JAMES Location: 0 BUTLER ISALND EAST	TURNER, PRESTON	1.10	5/13/2021	58,000	54,500	93.97			
L1209532416	444-140-10002	BENOIT SR TRUSTEE TH... Location: 8237 US ROUTE 2	ALLAN B. FISHER AND ...	1.34	11/30/2020	285,000	321,400	112.77			
L1896464384	444-140-10725	BENT STEPHEN Location: 585 CEDARVALE LANE	ROBERT J. PERRY AND ...	1.49	6/30/2020	367,500	329,600	89.69			
320277568	444-140-10450	BUSHEY, ALEXANDER Location: 635 BOW AND ARROW POINT	IRISH, STEPHEN P	0.36	8/6/2021	140,000	209,000	149.29	O	O	O
L1901404160	444-140-11219	BUSSEY JAMES Location: LOT 3 NORTHLAND LANE	PELOTS PROPERTIES LL...	4.20	6/5/2020	130,000	105,900	81.46			
1469467712	444-140-11062	BUTTERFLY LLC Location: 206 BUTLER ISLAND EAST	WINGATE, KAREN	1.40	8/24/2021	205,000	129,600	63.22			
L842997760	444-140-10516	CLARK JAY Location: 5093 BUTLER ISLAND WEST	CULHANE PHILIP MJ	1.38	1/19/2021	165,000	101,200	61.33			
2116321856	444-140-10166	CLASEN, MICHAEL J Location: 3829 US ROUTE 2	VIENS, DANIEL V	1.60	11/22/2021	420,000	358,600	85.38			
L1904517120	444-140-10878	CODEY FRANCIS Location: 1028 HOLIDAY POINT ROAD	MCKENZIE JILL	2.19	3/5/2021	610,000	512,500	84.02			
1090210880	444-140-11052	CONNOR, ANDREW R Location: 6915 US ROUTE 2	ALWINE, ERIC J	0.45	9/3/2021	355,000	224,600	63.27			
L1616846848	444-140-10213	CROFTS JR GORDON Location: 341 FEE FEE POINT ROAD	BOOSKA DAVID	1.60	10/19/2020	472,000	398,000	84.32			
L1391362048	444-140-10464	DAVIS SARAH Location: 998 HOLIDAY POINT ROAD	THE JOHNSON FAMILY R...	0.41	8/10/2020	474,000	366,100	77.24			
1230988352	444-140-10818	DAVIS, GREGORY J	ROBERT, RICHARD	0.63	5/27/2021	280,000	193,600	69.14			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
		Location: 434 BRIDGE ROAD									
1043952704	444-140-10537	DINITZ, JEFFREY	WERTHEIM, EARL	0.19	6/30/2021	240,750	218,300	90.67			
		Location: 563 BOW AND ARROW POINT									
L522637312	444-140-10844	DOEHLA MARK	KANTOR DANIEL	0.83	11/24/2020	253,000	199,700	78.93			
		Location: 1780 PELOTS POINT ROAD									
L111329280	444-140-10894	ESTES STEPHEN	ESTATE OF ELSIE SMIT...	0.60	9/3/2020	185,000	210,200	113.62			
		Location: 6721 US ROUTE 2									
L492048384	444-140-10362	GAGLIARDI ROBERT	WHITE DENIS	0.56	6/30/2020	290,000	227,700	78.52			
		Location: 1104 BLOCKHOUSE POINT ROAD									
669508672	444-140-11220	GARCIA, JONATHAN A	WAGENDORP NORTHLAND ...	4.20	5/21/2021	416,157	285,500	68.60			
		Location: 540 NORTHLAND LANE									
L698859520	444-140-10806	GETZ THOMAS	STATON JONATHAN	1.80	10/5/2020	565,000	457,400	80.96			
		Location: 138 JIGGER HOUSE POINT									
L747659264	444-140-10731	HILLTOP HAVEN LLC	PETROVS DIANA	1.58	11/30/2020	500,000	423,600	84.72			
		Location: 1078 PELOTS POINT ROAD									
L2133745664	444-140-10930	HOFMANN TRUSTEE MATT...	GUYETTE REAL ESTATE ...	0.52	8/16/2019	408,500	304,900	74.64			
		Location: 1098 SAVAGE POINT ROAD									
1470317632	444-140-10983	HOPPE, OWEN B	DESAUTELS, DAVID A	5.30	4/30/2021	575,000	449,500	78.17			
		Location: 144 PEAR TREE LANE									
1614390336	444-140-10695	HOWARD, MICHAEL S	SAUM, GREGORY A	16.00	5/14/2021	635,000	473,000	74.49			
		Location: 7783 US ROUTE 2									
L405450752	444-140-10081	HULTMAN DON	MCLEAN BISSON JOANNE	0.50	9/30/2019	262,500	221,000	84.19			
		Location: 435 OAKRIDGE LANE									
L925274112	444-140-11036	HUNT GEORGE	BOCASH III DONALD	0.20	7/9/2020	199,946	253,700	126.88			
		Location: 5281 AND 5283 US ROUTE 2									
L1007308800	444-140-10377	KAMINSKI JOSEPH	THOMAS A. GUAY AND A...	3.10	6/16/2020	588,500	546,100	92.80			
		Location: 94 STONE GATE LANE									
L431947776	444-140-10398	KING ROBERT	HASSETT WILLIAM	0.92	8/14/2019	175,000	100,600	57.49			
		Location: 2553 BUTLER ISLAND EAST									
L1384914944	444-140-10707	KITTELL SETH	PIDGEON MARK	0.75	8/6/2020	190,000	209,800	110.42			
		Location: 560 ABNAKI ROAD									
1055822400	444-140-10570	LAGACE, PATRICK	LEVERENZ, KEITH	1.22	7/12/2021	592,700	592,700	100.00			
		Location: 316 FARM HOUSE LANE									
222530624	444-140-10235	LAMBERT, TERRY	DESANY, JOSEPH L	1.08	7/30/2021	500,000	293,200	58.64			
		Location: 1284 SAVAGE POINT ROAD									
L277995520	444-140-10521	LANGLOIS CARLA	KYRIACOU MARY	3.85	12/27/2019	190,000	297,500	156.58	O	O	O
		Location: 8153 US ROUTE 2									

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1379677248	444-140-11297	LANGSTON, KERRY Location: 47 FOUR WINDS LANE	CHASE PROPERTIES & D...	4.60	6/7/2021	960,000	783,800	81.65			
L914235392	444-140-10820	LAVELL JEANNE Location: 298 CARRY BAY LANE	WHALEN RICHARD	1.00	8/22/2019	395,000	271,900	68.84			
L202121216	444-140-10704	LONGE STEVEN Location: 1568 PELOTS POINT ROAD	PAGE ANN	1.00	9/24/2020	53,000	85,200	160.75	O	O	O
L758108160	444-140-10088	LYONS MICHAEL Location: 5541 BUTLER ISLAND WEST	BLAKELY CORLISS	0.45	11/25/2020	165,000	69,000	41.82			
L1705934848	444-140-10309	MARTIN CHRISTOPHER Location: 599 BOW AND ARROW POINT	DEVINE JUNE	0.22	8/27/2020	190,000	208,300	109.63			
1309760064	444-140-10811	MINER, JOHN Location: 43 SAVAGE POINT ROAD NOTCH	JP KANE LIVING TRUST	0.65	11/30/2021	525,000	315,700	60.13			
L2119786496	444-140-10092	MOODY HOWARD Location: 113 OAKRIDGE LANE	COMEAU MICHAEL	0.36	7/2/2019	298,900	287,400	96.15			
L1601036288	444-140-11096	MORSE KENNETH Location: 1210 BUTLER ISLAND EAST	KUHFAHL DAVID	10.10	9/18/2019	155,000	118,400	76.39			
L114515968	444-140-10940	MUNCIL KIMBERLY Location: 1623 SOUTH END ROAD	SWEETMAN GLENN	0.93	10/8/2020	379,000	363,300	95.86			
L1284849664	444-140-11117	MURPHY MATTHEW Location: 323 FEE FEE ROAD	TWOMBLY OLIVER	1.45	3/15/2021	525,000	400,600	76.30			
L748576768	444-140-10108	MURTHA J. GARVAN Location: 607 CEDAR VALE LANE	BOUDREAU ANDREE	0.37	3/4/2021	375,000	204,100	54.43			
1826507840	444-140-11296	MUTTY, PETER C Location: 43 FOUR WINDS LANE	CHASE PROPERTIES & D...	5.30	7/15/2021	900,000	701,000	77.89			
1332214848	444-140-10720	OBERG SIMEONE FAMILY... Location: 87 SAVAGE POINT NORTH	MINER, JOHN P	0.74	12/15/2021	470,000	261,700	55.68			
203054144	444-140-10589	P.M. ISLANDS REVOCAB... Location: 1194 NORTH END ROAD WEST	DOWHAN, THOMAS	115.80	9/23/2021	920,000	634,900	69.01			
L1855258624	444-140-11004	PETRI JAKOB Location: 5686 US ROUTE 2	CAMP BETTY LLC	2.10	9/8/2020	343,000	429,500	125.22			
L2045247488	444-140-11116	RADCLIFF MATTHEW Location: 359 FEE FEE POINT ROAD	WILLIAMS LIVING TRUS...	2.97	10/16/2020	630,000	459,000	72.86			
2062982208	444-140-10795	ROSS, HEATHER E Location: 0 FOUR WIND LANE	CAROL B. VALLEE, TRU...	8.78	10/12/2021	350,000	186,100	53.17			
L656015360	444-140-10852	RYAN KATHLEEN ANN Location: 982 HOLIDAY POINT ROAD	SCHELL NEIL	0.40	10/4/2019	325,000	280,600	86.34			
1991277632	444-140-10559	SAINSBURY, SCOTT	HUDDLESTON, MARK	7.78	10/29/2021	1,195,000	626,200	52.40			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L978485248	444-140-10824	SCHROEDER JODY	CARLETON AND MILDRED...	0.32	7/31/2019	80,000	95,300	119.13			
		Location: 300 PELOTS POINT ROAD									
856323136	444-140-10260	SHEA PROPERTY HOLDIN...	MILES, MARK	3.00	7/12/2021	165,000	207,600	125.82			
		Location: 350 BRIDGE ROAD									
792613952	444-140-10462	SHEARHOLDT, TRUSTEE,...	JEWETT, TRUSTEE, SUS...	0.22	6/10/2021	300,000	260,000	86.67			
		Location: 226 BRIDGE ROAD									
235566144	444-140-10950	SMIRNOV, VLADIMIR	THIBAUT, MAURICE H	0.73	7/7/2021	240,000	220,000	91.67			
		Location: 175 BLUE HERON LANE									
L375128064	444-140-10054	STRENIO JONATHAN	KOCH PETER	0.57	6/21/2019	399,000	329,800	82.66			
		Location: 150 POQUETTE LANE									
L598446080	444-140-10373	SULLIVAN MATTHEW	GROFF EDMUND	3.30	7/17/2020	590,000	496,200	84.10			
		Location: 230 JIGGERHOUSE POINT ROAD									
400901184	444-140-10481	THE HOP HAULERS, LLC	MCCORMACK, JOHN P	0.60	4/22/2021	237,000	208,100	87.81			
		Location: 1379 WEST SHORE ROAD									
L1735835648	444-140-10288	TREVISANI GINO	JACOBS DAVID	2.13	10/20/2020	899,000	699,900	77.85			
		Location: 235 PLEASANT VIEW DRIVE									
L1569742848	444-140-10719	VAN BUREN MICHAEL	REYNELLS PETER	1.10	7/24/2020	520,000	477,900	91.90			
		Location: 141 BAKER PLACE									
L1336606720	444-140-10139	WHITE SR STEPHAN JAM...	CAMERON WILLIAM	0.63	8/7/2020	315,000	321,900	102.19			
		Location: 1438 SAVAGEPOINT ROAD									
L1461338112	444-140-10702	WYMAN STANTON BRUCE	COOTWARE SHIRLEY	0.42	5/1/2019	244,000	181,400	74.34			
		Location: 708 ABNAKI ROAD									
L518262784	444-140-11097	YATES ANNE	LYSLE GORDON	10.10	2/1/2021	224,900	155,500	69.14			
		Location: 6895 U.S. ROUTE 2									
		Location: 1072 BUTLER ISLAND EAST									
Totals for O - Other				266.39		26,445,253	21,500,400				

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
68 Total Transactions	70.07	Low InterQuartile Value	77.55 Low 90% Value of Aggregate
388,901 Average Sales Price	95.38	High InterQuartile Value	85.05 High 90% Value of Aggregate
316,182 Average Listed Price	25.31	InterQuartile Range	81.30 Aggregate Ratio
86.59 Average Ratio			4.61% Sampling Error
83.34 Median Ratio	32.10	Value of Outlier Low Limit	0 Number of Low Outliers
41.82 Low Ratio	133.35	Value of Outlier High Limit	4 Number of High Outliers
160.75 High Ratio	- 5.87	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	171.32	Value of Extreme High Limit	0 Number of High Extremes/Influentials
20.92 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
1% 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
103 Total Transactions	69.01	Low InterQuartile Value	77.10 Low 90% Value of Aggregate
363,287 Average Sales Price	93.00	High InterQuartile Value	83.36 High 90% Value of Aggregate
291,461 Average Listed Price	23.99	InterQuartile Range	80.23 Aggregate Ratio
85.02 Average Ratio			3.90% Sampling Error
82.66 Median Ratio	33.03	Value of Outlier Low Limit	0 Number of Low Outliers
41.82 Low Ratio	128.98	Value of Outlier High Limit	5 Number of High Outliers
160.75 High Ratio	- 2.96	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	164.97	Value of Extreme High Limit	0 Number of High Extremes/Influentials
20.65 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
2% 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
4 Total Transactions	60.88 Low InterQuartile Value		51.56 Low 90% Value of Aggregate
550,250 Average Sales Price	99.13 High InterQuartile Value		108.29 High 90% Value of Aggregate
439,800 Average Listed Price	38.25 InterQuartile Range		79.93 Aggregate Ratio
83.81 Average Ratio			35.48% Sampling Error
91.41 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
51.59 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
100.83 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
14.91 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			

Class - Farm/Vacant (W, M, F)

*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
5 Total Transactions	59.56	Low InterQuartile Value	53.10 Low 90% Value of Aggregate
109,180 Average Sales Price	122.57	High InterQuartile Value	102.68 High 90% Value of Aggregate
85,040 Average Listed Price	63.01	InterQuartile Range	77.89 Aggregate Ratio
91.11 Average Ratio			31.83% Sampling Error
91.30 Median Ratio	- 34.95	Value of Outlier Low Limit	0 Number of Low Outliers
53.08 Low Ratio	217.08	Value of Outlier High Limit	0 Number of High Outliers
139.89 High Ratio	- 129.46	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	311.59	Value of Extreme High Limit	0 Number of High Extremes/Influentials
27.60 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			

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
112 Total Transactions	68.88 Low InterQuartile Value		77.09 Low 90% Value of Aggregate
358,620 Average Sales Price	94.03 High InterQuartile Value		83.27 High 90% Value of Aggregate
287,544 Average Listed Price	25.15 InterQuartile Range		80.18 Aggregate Ratio
85.25 Average Ratio			3.85% Sampling Error
84.06 Median Ratio	31.15 Value of Outlier Low Limit	0 Number of Low Outliers	20.86% Weighted Standard Deviation
41.82 Low Ratio	131.75 Value of Outlier High Limit	6 Number of High Outliers	
160.75 High Ratio	- 6.57 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.06 PRD (Regression Index)	169.48 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
20.78 COD			
3 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			