

Study created by Christie.Wright@vermont.gov on 11/21/2022 at 4:47 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1581223936	009-003-12074	249 MOTT ST N LLC Location: 249 MOTT STREET NORTH	ROTHSTEIN BARBARA	1.64	3/27/2020	390,000	359,800	92.26			
1316964928	009-003-11524	365 SOUTH MAIN STREE... Location: 365 SOUTH MAIN STREET	LAMORE, JR., ROLAND ...	0.50	2/11/2022	80,000	106,600	133.25			
L1377124352	009-003-11554	AIMEE E. STEPHENSON ... Location: 616 SOUTH MAIN STREET	MYERS STUART	0.61	9/18/2020	325,000	214,100	65.88			
L518459392	009-003-10741	BECHARD MARK Location: 6 HUNTER ROAD SOUTH	BENJAMIN DENNA	0.23	7/15/2019	155,000	183,500	118.39			
L99168256	009-003-10846	BEGNOCHE GERALD Location: 61 LAKE STREET	LAROSE JOSEPH	0.25	11/4/2019	80,000	125,400	156.75			
L931438592	009-003-11818	BEHUNIAK DAVID Location: 3655 WEST SHORE ROAD (F/K/A 387 WEST SHORE ROAD)	FAY WILLIAM	0.46	2/1/2021	190,000	207,000	108.95			
1073083456	009-003-11434	BINIECKI, CHESTER Location: 802 ALBURGH SPRINGS ROAD	FORSYTH, TIMOTHY J	0.46	6/22/2021	460,000	382,900	83.24			
1053121088	009-003-11041	BUTLER, KATHLEEN ANN Location: 39 POOR FARM ROAD	JOHANN, RICHARD	0.18	2/14/2022	300,000	203,500	67.83			
1142086720	009-003-10336	CEDARVALE LODGE, LLC Location: 65 CEDARVALE ESTATE	RSR REAL ESTATE, LLC	0.72	8/24/2021	825,000	425,200	51.54			
L118571008	009-003-10988	CHAGNON JR. RANDY Location: 149 WOOD LANE	SAVAGE MICHAEL	1.00	11/20/2020	218,000	190,900	87.57			
L1524367360	009-003-11077	CHICOINE BRIAN Location: 138 POOR FARM ROAD	LEAHEY ANGIE	0.42	7/10/2020	235,000	273,500	116.38			
L1707024384	009-003-11529	COUTURE DAVID Location: 328 SOUTH MAIN STREET	MCGUIRE AND MCGUIRE ...	0.47	3/24/2021	22,000	53,700	244.09	E	E	O
L1014956032	009-003-11378	DONALD VOLLENWEIDER Location: 7481 US ROUTE 2 SOUTH	ERIC CHEVALIER	0.45	1/10/2020	216,000	286,900	132.82			
240240192	009-003-11497	EASTMAN, SHANIA Location: 87 SOUTH MAIN STREET	SAVAGE, MICHAEL	0.12	3/31/2022	220,000	104,800	47.64			
L127098880	009-003-11834	ELLISON AMANDA Location: 4345 WEST SHORE ROAD UNIT 2	LITTLEFIELD JR. JAM...	0.00	10/18/2019	270,000	244,400	90.52			
L1206128640	009-003-11465	FADDEN GARY Location: 2158 ALBURG SPRINGS ROAD	DOUGLAS H. APIRIAN I...	2.34	5/8/2019	359,900	516,200	143.43			
L212533248	009-003-10841	GILBEAU SANDRA Location: 19 LAKE STREET	MUSKE DANIEL	0.24	8/31/2020	179,900	147,300	81.88			
L1828925440	009-003-11688	GIROUX KAREN Location: 320 WINTERS LANE	DUBOIS ALEXIS	0.46	4/19/2019	148,000	133,800	90.41			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1809465344	009-003-11541	GOODELL BAILEE Location: 532 SOUTH MAIN STREET	SWEENEY ALLYSON	0.41	5/3/2019	157,000	127,000	80.89			
L1842913280	009-003-10977	HAEGER KATRINA Location: 5 MILK STREET	CASAVANT PROPERTIES	0.33	8/31/2020	50,000	89,000	178.00	O	O	
L1975812096	009-003-10478	HANEY ADAM Location: 35 EAST ALBURGH ROAD	ROBERT R. WILLIAMS T...	1.25	5/13/2020	175,000	309,800	177.03	O	O	
L909549568	009-003-10752	HARRIS PHILIP Location: 293 HUNTER ROAD NORTH (F/K/A 31 HUNTER ROAD NORTH)	WESTON WILLIAM	0.23	2/21/2020	200,000	178,400	89.20			
L1725870080	009-003-11239	HAZEN AIMEE Location: 1158 US ROUTE 2 SOUTH	LOVELY LAWRENCE	0.50	7/15/2019	147,000	116,700	79.39			
L340803584	009-003-10809	HOLDEN KEVIN Location: 198 KIRK AND FITTS ROAD	OUELLETTE EMILE	0.65	8/28/2020	315,000	268,300	85.17			
L718254080	009-003-11427	HUGUS ROBERT Location: 112 ROCHLEAU LANE	MARTELL ROBERT	0.38	4/11/2019	265,000	288,100	108.72			
L1218052096	009-003-10843	IRICK DENNIS Location: 26 LAKE STREET	ROY RICHARD	0.16	2/26/2020	13,000	39,500	303.85	E	E	E
L1805828096	009-003-11470	JEAN ELIZABETH Location: 2576 ALBURGH SPRINGS ROAD	GOODROE CHARLES	0.76	7/30/2020	280,000	236,700	84.54			
1677312576	009-003-11651	JENSEN, IAN R Location: 81 VANTINE AVE	CAMPBELL, DAVID	0.27	12/3/2021	50,000	61,000	122.00			
806542400	009-003-11134	LADOUCEUR, KAREN Location: 16 POINT OF TONGUE	ST. CLAIR, LUKE	1.03	9/17/2021	839,500	402,300	47.92			
1135311936	009-003-11455	LADUKE, JAMES Location: 1556 ALBURGH SPRINGS RD	FULLER, FREDERICK M	3.52	11/10/2021	275,000	193,600	70.40			
1643805760	009-003-11524	LAMORE, JR., RONALD ... Location: 365 SOUTH MAIN STREET	39 SOUTH MAIN STREET...	0.50	11/18/2021	60,000	106,600	177.67	O	O	
L417247232	009-003-11510	LEPAGE CHRISTY Location: 221 MAIN STREET SOUTH	WHITCOMB ROBERT	0.41	5/31/2019	185,000	185,000	100.00			
L202293248	009-003-11150	LIAMOS 2005 REVOCBLE... Location: 74 POINT OF TONGUE	AWC FAMILY TRUST	2.66	3/9/2021	715,000	670,900	93.83			
L994889728	009-003-11739	MAYNARD JOHN Location: 309 WEST SHORE ROAD	BRADLEY ANNIE	0.22	12/10/2019	223,000	212,800	95.43			
1766177856	009-003-11837	MAYNARD, CURTIS Location: 1360 WINDMILL POINT	PETER M. HARRISON AN...	0.59	10/25/2021	722,000	475,100	65.80			
L337321984	009-003-11791	MCAROY RICHARD Location: 2733 WEST SHORE ROAD	BUEL LAURA	0.46	8/7/2020	310,000	260,900	84.16			
903502912	009-003-11800	MCELENEY, JOHN J	MATHIEU, RICHARD A	0.69	7/16/2021	525,000	349,700	66.61			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2055716864	009-003-12042	MURRAY KENNETH Location: 331 W SHORE RD	DAME RANDOLPH	0.54	4/5/2019	135,000	176,100	130.44			
1972321344	009-003-10981	O'KEEFE, CHRISTOPHER Location: 237 BAKER STREET	HAEBERLE, JOSEPH R	0.20	10/15/2021	245,000	184,700	75.39			
L410918912	009-003-10006	OSCARSON JANICE Location: 298 MOTT STREET NORTH	ORVIS CHRISTOPHER	0.17	7/15/2019	146,159	145,500	99.55			
L171704320	009-003-11689	PERRETTA AVONLEA Location: 33 ANICK AVENUE	THOMPSON SHAWN	0.23	12/9/2020	162,000	111,200	68.64			
L137445376	009-003-10004	POGANY MEGAN Location: 335 WINTERS LANE	ESTES ANGELA	0.17	12/18/2020	138,000	114,100	82.68			
1984281664	009-003-10784	POISSANT, NICHOLAS H Location: 9 ANICK AVENUE	ZABLONSKI, JR., WALT...	0.59	10/20/2021	127,800	137,200	107.36			
803807808	009-003-10984	POLITI, FRANCES E Location: 39 JARVIS LANE	RICHARDSON, DAVID	0.27	1/7/2022	200,000	190,100	95.05			
L1343143936	009-003-12539	PORTER JEFFREY Location: 306 MOTT STREET NORTH	MASIERO THOMAS	1.02	2/26/2021	249,000	283,500	113.86			
672003136	009-003-11138	POWELL, ERIC Location: 12 POINT OF TONGUE	YURCHUK, NICOLAS J	0.79	6/21/2021	610,000	353,600	57.97			
498868800	009-003-10004	PURSELL, JOHN Location: 28 POINT OF TONGUE	POGANY, MEGAN	0.17	12/23/2021	138,000	114,100	82.68			
L1095016448	009-003-11845	ROWE JESSE Location: 9 ANICK AVENUE	LABOUNTY MATTHEW	0.70	2/23/2021	238,000	168,900	70.97			
L340021248	009-003-11693	SCHEIDER DONALD Location: 31 ETHAN LANE	REBECCA BUSHEY FIDUC...	2.00	10/10/2019	158,000	111,200	70.38			
L1960361984	009-003-11496	STE. MARIE CHAD Location: 122 WINDMILL PT	BURT RONNY	0.50	10/27/2020	100,000	103,200	103.20			
1994720832	009-003-11850	SWEENEY, ANDREW D Location: 74 SOUTH MAIN STREET	WALLACE, ALICIA	0.23	3/23/2022	231,000	174,400	75.50			
L66265088	009-003-12210	THERRIEN JR. RODNEY Location: 54 WINTERS LANE EXT.	MICHAEL J. GOSLIN AN...	0.54	9/27/2019	74,000	155,900	210.68	O	E	O
2128393280	009-003-11453	VANDAL, JOCELYN J Location: 77 DESO DRIVE (FORMERLY 22 DESO DRIVE)	KIMBALL, LEE R	2.01	4/30/2021	340,000	180,000	52.94			
L1721622528	009-003-11850	WALLACE ALICIA Location: 1492 ALBURGH SPRINGS ROAD	DUMONT SHERRY	0.23	12/13/2019	156,000	174,400	111.79			
L731021312	009-003-11687	WETHERBY ASHLEY Location: 54 WINTERS LANE EXTENSION	DUPERE CHRISTOPHER	0.64	8/26/2019	135,000	140,700	104.22			
		Location: 302 WINTERS LANE									

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1582874624	009-003-11743	BIEHLER CHRISTOPHER Location: 1181 WEST SHORE ROAD	MARCHICK DAVID	10.30	5/1/2019	375,000	404,000	107.73			
1883757632	009-003-11764	BROWN, CHRISTOPHER Location: 1655 WEST SHORE ROAD	LEACH, KEVIN	102.40	10/1/2021	400,000	372,700	93.18			
2135919680	009-003-11827	DANIEL P LEWIS REVOC... Location: 3899 WEST SHORE ROAD	BROSSEAU, MICHEL	10.20	7/2/2021	800,000	420,000	52.50			
L1483030528	009-003-11670	GOULET GEORGE Location: 372 EAST WINDMILL POINT	BOYER FAMILY TRUST	11.50	1/30/2020	200,000	254,300	127.15			
L1086988288	009-003-11808	LAPAN MATTHEW Location: 3415 WEST SHORE ROAD	LUHMANN JENNIFER	10.00	9/18/2020	179,900	225,400	125.29			
1559919680	009-003-10179	LATIMER, RYAN A Location: 1017 BORDER ROAD	ALEXANDER, SHELDON	14.74	11/19/2021	250,000	233,500	93.40			
L782798848	009-003-12027	LONGE JEREMIAH Location: 1393 BOUTAH ROAD	COLLINS EARLE	9.60	1/19/2021	259,900	249,700	96.08			
L889700352	009-003-11402	MARTIN JERRY Location: 1550 VERMONT ROUTE 78	ROGERS JENNIFER	10.10	10/11/2019	180,000	164,900	91.61			
L2111438848	009-003-11796	OAKES KEVIN Location: 2993 WEST SHORE ROAD	LAKESIDE PROPERTY MA...	10.01	6/30/2020	307,000	318,400	103.71			
2075927104	009-003-10675	PARAH, JUSTIN Location: 3118 GREENWOODS ROAD	BOURGEOIS, DALE	10.70	12/22/2021	289,900	194,900	67.23			
1718768192	009-003-11743	RIDDELL, JONATHAN Location: 1181 WEST SHORE ROAD	BIEHLER, CHRISTOPHER	10.30	9/10/2021	567,000	404,000	71.25			
676221504	009-003-11306	RYDER, PRESTON Location: 423 US RT 2	ROBERT A. CRELLER, J...	61.55	1/26/2022	400,000	389,800	97.45			
L2145263616	009-003-10924	TARIFF ROBERT Location: 357 MCGREGOR POINT	SALOMONE JOSEPH	10.30	6/21/2019	730,000	624,400	85.53			
L229199872	009-003-10183	THOMPSON SAMANTHA Location: 1329 BORDER ROAD	CRAIG S. GREENE REV....	20.00	10/8/2020	469,000	570,300	121.60			
L305758208	009-003-11730	WILDER ALLEN Location: 151 WEST SHORE ROAD	BEAUREGARD GUY	49.83	1/27/2021	320,000	222,900	69.66			
Totals for R2 - Residential with 6 or more acres				351.53		5,727,700	5,049,200				

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
15 Total Transactions	71.25 Low InterQuartile Value		76.61 Low 90% Value of Aggregate
381,847 Average Sales Price	107.73 High InterQuartile Value		99.69 High 90% Value of Aggregate
336,613 Average Listed Price	36.48 InterQuartile Range		88.15 Aggregate Ratio
93.56 Average Ratio			13.09% Sampling Error
93.40 Median Ratio	16.53 Value of Outlier Low Limit	0 Number of Low Outliers	
52.50 Low Ratio	162.46 Value of Outlier High Limit	0 Number of High Outliers	
127.15 High Ratio	- 38.19 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.06 PRD (Regression Index)	217.18 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
17.71 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
L965910528	009-003-11411	BUNYEA NANCY Location: 2377 VT ROUTE 78	FOURNIER FAMILY TRUS...	1.25	1/6/2021	165,000	113,000	68.48			
1236759616	009-003-11580	CAMPBELL, SHANNA R Location: 136 SOWLES STREET	PARAH, SR., TERRANCE...	0.40	5/25/2021	47,900	47,900	100.00			
L1535844352	009-003-12236	CARTON GERALD Location: 3023 US ROUTE 2	CARTON COMPANY LLC	14.44	10/11/2019	95,000	104,700	110.21			
553394752	009-003-11415	CHAMPAINE, ROBERT WA... Location: 2585 ROUTE 78	SWEENEY, LUCAS E	0.90	12/17/2021	117,500	105,900	90.13			
L1150509056	009-003-11946	DUSABLON TODD Location: 149 CLELAND SOUTH	BARNEY KEVIN	0.54	6/14/2019	97,500	98,200	100.72			
L1592340480	009-003-11712	HEATH CINDY Location: 37 WOOD LANE	LAMBERT MARTHA	0.40	6/12/2019	89,900	88,500	98.44			
1909951552	009-003-10918	HOSTETLER, MARETTA Location: 12 MOONEY DRIVE	KELLEY, DANIEL	0.22	6/23/2021	70,000	47,800	68.29			
L1482018816	009-003-11296	MASHTARE JUSTIN Location: 3071 US ROUTE 2 SOUTH	GRENON KURT	10.10	8/16/2019	78,000	97,900	125.51			
1985948736	009-003-10686	MCKENZIE, RYAN Location: 2948 GREENWOODS ROAD	FORSYTH, PARKER	12.45	8/19/2021	180,000	123,500	68.61			
L1386741760	009-003-10014	PILU USIVIO Location: 123 ACADEMY STREET	WELLS CHERYL	0.25	11/25/2020	167,200	83,400	49.88			
L1314152448	009-003-11572	ROY CLAIRE Location: 3 SOWLES STREET	RICE GARY	0.29	9/5/2019	32,000	48,900	152.81			
L469127168	009-003-10693	SANTOR JR. LARRY Location: 2810 GREENWOODS ROAD	GAGNON SUZANNE	10.10	10/1/2020	37,000	95,200	257.30	E	E	O
L866324480	009-003-10264	TEDFORD SAMANTHA Location: 875 BOUTAH ROAD	FRESH START HOUSING ...	10.10	11/23/2020	83,000	84,400	101.69			
L827613184	009-003-10679	VANDINE DAVID Location: 3133 GREENWOODS ROAD	HOWARD H CHANDLER RE...	10.00	7/29/2020	29,900	78,600	262.88	E	E	O
L1950797824	009-003-11580	WEBB MARCUS Location: 136 SOWLES STREET	PARAH SR. TERRANCE	0.40	8/8/2019	47,900	47,900	100.00			
Totals for MHL - Mobile home landed				71.84		1,337,800	1,265,800				

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
15 Total Transactions	68.61	Low InterQuartile Value	77.48 Low 90% Value of Aggregate
89,187 Average Sales Price	125.51	High InterQuartile Value	111.76 High 90% Value of Aggregate
84,387 Average Listed Price	56.90	InterQuartile Range	94.62 Aggregate Ratio
117.00 Average Ratio			18.11% Sampling Error
100.00 Median Ratio	- 16.74	Value of Outlier Low Limit	0 Number of Low Outliers
49.88 Low Ratio	210.87	Value of Outlier High Limit	2 Number of High Outliers
262.88 High Ratio	- 102.09	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.24 PRD (Regression Index)	296.22	Value of Extreme High Limit	0 Number of High Extremes/Influentials
37.82 COD			
5 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
33% 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
L1706819584	009-003-11815	BELANGER DAVID Location: 3581 WEST SHORE ROAD	FULLERTON SCOTT	0.58	8/27/2020	220,000	235,200	106.91			
1267737152	009-003-11328	BURBO, TAYLOR Location: 4840 US ROUTE 2	CANNIFF, ERIN	2.90	11/16/2021	165,000	117,100	70.97			
1228774464	009-003-11816	CARTIER, JOHN J Location: 383 WEST SHORE ROAD	WAGGY, MARJORIE C	0.50	9/16/2021	235,000	195,700	83.28			
L5767168	009-003-10767	CHAFFEE ROBYN Location: 75 HUNTER SOUTH	STEPHEN CHARLES	0.30	3/25/2021	122,500	139,000	113.47			
L1211867136	009-003-11080	CHAMBERS JR GARY Location: 144 POOR FARM ROAD	KABABIK JAMES	0.21	11/12/2020	170,000	145,900	85.82			
344611904	009-003-10015	CHRISTOPHER, NEIL Location: 15 ACADEMY STREET	THE FOURNIER FAMILY ...	0.75	9/9/2021	130,000	92,000	70.77			
845347904	009-003-10325	CRINO, ROBERT Location: 180 CEDAR LANE, ALBURGH	HIGDON, GERALD	0.17	10/27/2021	179,900	121,900	67.76			
L1670463488	009-003-11479	DEMERS DEREK Location: 2714 ALBURGH SPRINGS ROAD	BOUCHARD ELIZABETH	1.14	3/26/2021	255,000	274,900	107.80			
1074117696	009-003-10807	DENECKER, RYAN Location: 188 KIRK & FITTS ROAD	VAN COTT, CAROLYN	0.09	10/8/2021	337,000	143,900	42.70			
L1263550464	009-003-10306	DIVELY MARGO Location: 255 CENTER BAY ROAD	WEBER CHARLES	0.31	1/7/2021	196,500	198,500	101.02			
1582783040	009-003-11965	ERLING, DONALD E Location: 139 JENNY LANE	CROSBY, JR, CLIFTON	0.86	3/11/2022	390,000	274,400	70.36			
L1131827200	009-003-11329	GAMACHE BRYAN Location: 9 CHESTNUT WAY	JARVIS GORDON	4.00	12/27/2019	207,000	197,100	95.22			
L1039290368	009-003-10344	GILLINGS STANTON ERI... Location: 83 CEDARVALE ESTATES	LANGE JANICE	0.48	8/28/2020	205,000	204,600	99.80			
L1011130368	009-003-10386	GRAHAM THOMAS Location: 131 CLELAND NORTH	MIRALDI LEONARD	0.11	3/10/2021	226,000	120,700	53.41			
L1608060928	009-003-11209	HALOJ II KARL Location: 162 ROUTE 129	EMERSON ROGER G	0.60	8/8/2019	204,500	205,900	100.68			
L350396416	009-003-10806	HARTMANN JAMES Location: 174 KIRK & FITTS ROAD	LAVERY CHARLES	0.46	11/12/2020	267,500	209,200	78.21			
1108210752	009-003-10947	HAYDEN, BRADLEY Location: 81 MUD POINT ROAD	THOMPSON, CORINNA S	0.24	6/14/2021	225,000	175,100	77.82			
2109481536	009-003-10880	JENSEN, SCOTT C Location: 10 MACOMBER POINT	OLIVER, KRISTEN M	0.87	12/20/2021	470,000	309,900	65.94			
1779299392	009-003-11068	KOCH, DARRYL L	HUGHES, PETER	0.55	6/23/2021	313,000	189,100	60.42			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1201582080	009-003-10738	Location: 123 POOR FARM ROAD LABELLE-WARDEN ANDRE...	PINE LINDA	1.28	8/16/2019	169,900	147,200	86.64			
L2002059264	009-003-11794	Location: 24 HILLTOP ROAD LADD SANFORD	FRASER MARSHA	0.74	7/31/2020	353,550	337,000	95.32			
L1757126656	009-003-10506	Location: 2857 WEST SHORE ROAD LAURENCE GORDON ROTK...	MICHEL LUCIE	0.57	1/8/2021	375,000	242,800	64.75			
L1925353472	009-003-10734	Location: 363 FISKE ROAD MAXFIELD KENT	DUMONT SHERRY	0.92	12/4/2020	176,800	127,300	72.00			
L412934144	009-003-10337	Location: 98 HORICAN AVENUE MELCHIONNE PAUL	HILDEBRAND RICHARD	0.68	11/17/2020	235,000	221,000	94.04			
L1143128064	009-003-10330	Location: 67 CEDARVALE ESTATES MOSHOVETIS MICHAEL	APPLEGARTH LLC	0.73	8/24/2020	215,000	227,600	105.86			
L23912448	009-003-11538	Location: 53 CEDARVALE ESTATES ORR CHRISTINE	OLGA SMITH HAMANN TR...	0.38	5/31/2019	92,500	149,400	161.51	O	O	O
L1192951808	009-003-10816	Location: 511 SOUTH MAIN STREET PAGE TIMOTHY	SCHNECK JOHN	0.24	10/22/2020	205,000	173,100	84.44			
L160456704	009-003-11365	Location: 67 CEDARVALE ESTATES PRIOR JULIE	BOHANNON GILBERT	0.26	7/29/2020	128,750	138,300	107.42			
1127969856	009-003-11203	Location: 7146 US RTE 2 REUTHER, DONALD J	LUCAS, RICHARD	0.46	4/19/2021	330,000	243,000	73.64			
1498896960	009-003-10475	Location: 150 ROUTE 129 RICHARDSON, DAVID	DUKETTE, HENRY	0.23	2/28/2022	85,000	58,900	69.29			
L968818688	009-003-10780	Location: 303 EAST ALBURG RD RICHTER LUKE	SZAFRANSKI TRUSTEE R...	1.56	7/11/2019	326,000	306,700	94.08			
L55582720	009-003-10796	Location: 47 JENNY LANE (FKA 1 JENNY LANE) ROUSSELLE DAVID	HARTWELL DAVID	0.25	8/16/2019	145,000	108,700	74.97			
L1311662080	009-003-10380	Location: 89 KIRK AND FITTS RYAN DANIEL	ROSS JAMES	0.16	10/16/2019	303,000	209,800	69.24			
1472508480	009-003-10894	Location: 65 CLELAND NORTH RYAN, JEREMY L	BRIERE, MICHELLE	0.73	2/3/2022	415,000	354,200	85.35			
157232192	009-003-10164	Location: 76 MOTT STREET SAVAGE, RYAN M	ESTATE OF ROBERT MIL...	1.00	8/27/2021	180,000	151,100	83.94			
2140033600	009-003-11966	Location: ALBURGH SCHMALE, WILLIAM	CROSBY, CLIFTON	0.96	1/21/2022	330,000	257,300	77.97			
L1699631104	009-003-10320	Location: 242 JENNY LANE SCOTT JESSE	CARTON GERALD	0.16	11/24/2020	192,750	100,100	51.93			
		Location: 14 CEDAR STREET									

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1172340736	009-003-11531	SHANNON TYLER Location: 382 SOUTH MAIN STREET	MCGUIRE MICHAEL	1.09	1/25/2021	220,000	144,300	65.59			
1356745792	009-003-11135	SHEETS, WILLIAM Location: 20 POINT OF TONGUE	HARM, ARTHUR C	1.12	6/30/2021	750,000	295,300	39.37			
L1324621824	009-003-11145	SHELLEY CHARLIE Location: 52 POINT OF TONGUE	REEVE GRANT	1.25	8/31/2020	299,000	310,000	103.68			
L262635520	009-003-10224	SHERMAN DALTON Location: 154 BOURDEAU LANE SOUTH	MULLIGAN KATHLEEN	0.91	4/1/2020	170,000	175,100	103.00			
897249856	009-003-10848	ST FRANCIS, SHAYE Location: 83 LAKE STREET	TEAPOT HOMES LLC	0.14	2/8/2022	215,000	108,400	50.42			
969399360	009-003-10009	THIBAULT, STEPHEN E Location: 79 ANICK AVE	CAMPBELL, ALINE	0.17	9/28/2021	120,001	93,000	77.50			
L1264762880	009-003-10484	TOUCHETTE BRIAN Location: 669 FIREHOUSE RD	STEPHEN CHARLES	0.19	12/10/2020	340,000	315,900	92.91			
L1610448896	009-003-12000	TRAINER ROBERT Location: 54 CEDARVALE ESTATES	APPLEGARTH LLC	0.40	5/2/2019	79,900	49,500	61.95			
1017351232	009-003-10517	VERRICO, MARY E Location: 93 FISKE ROAD	ABECASSIS, JACQUES	0.81	6/24/2021	299,975	285,300	95.11			
L361930752	009-003-10881	VOELK LUCAS Location: 14 MACOMBER POINT	NORMANDEAU LOUISE	0.74	1/13/2021	400,000	362,900	90.73			
1979911232	009-003-11055	WILCOX, BENJAMIN Location: 72 POOR FARM ROAD	COMEAU, RACHAEL A	0.46	6/11/2021	240,000	198,700	82.79			
Totals for S1 - Vacation home with less than 6 acres				33.71		11,911,026	9,442,000				

S1 - Vacation home with less than 6 acres

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
48 Total Transactions	69.25 Low InterQuartile Value		73.69 Low 90% Value of Aggregate
248,146 Average Sales Price	95.29 High InterQuartile Value		84.85 High 90% Value of Aggregate
196,708 Average Listed Price	26.04 InterQuartile Range		79.27 Aggregate Ratio
82.66 Average Ratio			7.04% Sampling Error
83.03 Median Ratio	30.20 Value of Outlier Low Limit	0 Number of Low Outliers	
39.37 Low Ratio	134.35 Value of Outlier High Limit	1 Number of High Outliers	
161.51 High Ratio	- 8.86 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	173.41 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.78 COD			
3 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			

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L736591872	009-003-11745	BEAN SCOTT Location: 1261 WEST SHORE ROAD	BARNUM ROBERT	10.30	11/18/2020	315,000	270,700	85.94			
L1762574336	009-003-11710	CHARLES VELLA TRUST... Location: 1299 WINDMILL POINT ROAD	ALLARD JR. LAWRENCE	10.10	3/30/2021	666,000	603,900	90.68			
L1982238720	009-003-11210	O'BRYAN TOM Location: 17 HIDDEN DRIVE	RICHARD DIANE	20.20	5/9/2019	96,367	153,000	158.77		O	E
L1181360128	009-003-11664	SMAIL DAVID Location: 36 WAGNER POINT ROAD	WENER BRIAN	10.10	12/11/2020	597,500	498,900	83.50			
L1583529984	009-003-11663	THE PTMFLH REAL ESTA... Location: 34 WAGNER POINT ROAD	TULISSI KATHERINE	10.50	11/6/2020	599,000	604,500	100.92			
519218240	009-003-10819	TIBBITS, CLAUDE K Location: 1 LITTLE BEACH RD.	MARCOTTE, MICHEL	10.00	4/1/2021	725,000	460,400	63.50			
L859217920	009-003-11707	YOUNG BRIAN Location: 1194 WINDMILL POINT ROAD	BOULANGER ANDRE	15.00	2/7/2020	535,000	507,300	94.82			
Totals for S2 - Seasonal home with 6 or more acres				86.20		3,533,867	3,098,700				

S2 - Seasonal home 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	
7 Total Transactions	83.50	Low InterQuartile Value	74.01	Low 90% Value of Aggregate
572,917 Average Sales Price	100.92	High InterQuartile Value	97.38	High 90% Value of Aggregate
490,950 Average Listed Price	17.42	InterQuartile Range	85.69	Aggregate Ratio
86.56 Average Ratio			13.64%	Sampling Error
88.31 Median Ratio	57.37	Value of Outlier Low Limit	0	Number of Low Outliers
63.50 Low Ratio	127.05	Value of Outlier High Limit	1	Number of High Outliers
100.92 High Ratio	31.24	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	153.18	Value of Extreme High Limit	1	Number of High Extremes/Influentials
10.09 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
14%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

CA - Commercial Apartments

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1474972736	009-003-11650	LEO'S WAY LLC	THE WEINSTEIN FAMILY...	1.01	7/8/2021	1,125,000	795,800	70.74			
Location: 30, 36 AND 40 LEO'S WAY											

Totals for CA - Commercial Apartments				1.01		1,125,000	795,800				
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CA - Commercial Apartments

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
1 Total Transactions	70.74	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
1,125,000 Average Sales Price	70.74	High InterQuartile Value	0.00	High 90% Value of Aggregate
795,800 Average Listed Price	0.00	InterQuartile Range	70.74	Aggregate Ratio
70.74 Average Ratio				Sampling Error
70.74 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
70.74 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
70.74 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
768072768	009-003-11529	328 SOUTH MAIN STREE... Location: 328 SOUTH MAIN STREET	COUTURE, DAVID R	0.47	9/30/2021	40,000	37,000	92.50			
1490723392	009-003-10670	BURNS, RACHEL Location: 3375 GREENWOODS ROAD	NOBLE, BEVERLY	1.00	1/18/2022	229,000	108,100	47.21			
871756864	009-003-12043	CARY, HEATHER R Location: ROUTE 2	MCGUIRE AND MCGUIRE ...	0.86	6/16/2021	40,000	35,600	89.00			
L921640960	009-003-11856	CLELAND MICHAEL Location: 15 WINTERS LANE EXTENSION	MUMLEY LARRY	1.05	6/5/2020	12,000	16,900	140.83			
2020826176	009-003-10923	CROTEAU, JAMES Location: 17 MCGREGGOR POINT	SHAW, PATRICIA	10.20	9/20/2021	315,000	276,000	87.62			
L472489984	009-003-11436	GOHRT GREGORY Location: 98 ALBURGH SPRINGS ROAD	MADLER-KORN HENRYK	2.90	12/21/2020	320,000	235,100	73.47			
928984128	009-003-10223	KMS REVOCABLE TRUST Location: 13 BOURDEAU SOUTH	GAULIN, ROBERT	1.20	8/16/2021	100,000	178,400	178.40	O		
1515879488	009-003-10960	LYKENS, SCOTT A Location: 52 MARTELL ROAD	COLLINS PHILLIPPI, F...	1.63	10/26/2021	42,500	45,800	107.76			
834413120	009-003-11216	MCGOWAN, JOHN S Location: 204 RT 129	MERIGO, ADAM	41.96	12/17/2021	99,900	60,600	60.66			
L774885376	009-003-12434	METAYER CHAD Location: 93 WINDMILL POINT ROAD	LANDRY TERESA	13.50	6/5/2020	34,000	30,300	89.12			
L1012867072	009-003-11336	PION RAYO Location: 548 ROUTE 2	CAMPBELL WILLIAM	0.88	9/25/2020	25,000	35,100	140.40			
2043141184	009-003-11567	SALEMNO, MAGDALENA K Location: 720 SOUTH MAIN STREET	BAEZ, DOLORES A	0.53	9/30/2021	155,000	119,300	76.97			
Totals for M - Miscellaneous				76.18		1,412,400	1,178,200				

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
12 Total Transactions	74.34	Low InterQuartile Value	66.19 Low 90% Value of Aggregate
117,700 Average Sales Price	132.24	High InterQuartile Value	100.64 High 90% Value of Aggregate
98,183 Average Listed Price	57.90	InterQuartile Range	83.42 Aggregate Ratio
98.66 Average Ratio			20.64% Sampling Error
89.06 Median Ratio	- 12.50	Value of Outlier Low Limit	0 Number of Low Outliers
47.21 Low Ratio	219.09	Value of Outlier High Limit	0 Number of High Outliers
178.40 High Ratio	- 99.35	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.18 PRD (Regression Index)	305.93	Value of Extreme High Limit	0 Number of High Extremes/Influentials
29.39 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
144 Total Transactions	70.49	Low InterQuartile Value	79.52 Low 90% Value of Aggregate
268,274 Average Sales Price	105.45	High InterQuartile Value	86.94 High 90% Value of Aggregate
223,291 Average Listed Price	34.96	InterQuartile Range	83.23 Aggregate Ratio
90.50 Average Ratio			4.46% Sampling Error
87.57 Median Ratio	18.05	Value of Outlier Low Limit	0 Number of Low Outliers
39.37 Low Ratio	157.89	Value of Outlier High Limit	10 Number of High Outliers
178.00 High Ratio	- 34.38	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	210.33	Value of Extreme High Limit	5 Number of High Extremes/Influentials
23.48 COD			
11 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
8% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

Class - Commercial/Industrial (C, CA, I)

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
2 Total Transactions	70.74 Low InterQuartile Value		0.88 Low 90% Value of Aggregate
625,750 Average Sales Price	139.37 High InterQuartile Value		154.47 High 90% Value of Aggregate
486,050 Average Listed Price	68.63 InterQuartile Range		77.67 Aggregate Ratio
105.05 Average Ratio			98.88% Sampling Error
105.05 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
70.74 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
139.37 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.35 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
32.66 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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

*Town Sample **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
12 Total Transactions	74.34	Low InterQuartile Value	66.12 Low 90% Value of Aggregate
117,700 Average Sales Price	132.24	High InterQuartile Value	100.72 High 90% Value of Aggregate
98,183 Average Listed Price	57.90	InterQuartile Range	83.42 Aggregate Ratio
98.66 Average Ratio			20.74% Sampling Error
89.06 Median Ratio	- 12.50	Value of Outlier Low Limit	0 Number of Low Outliers
47.21 Low Ratio	219.09	Value of Outlier High Limit	0 Number of High Outliers
178.40 High Ratio	- 99.35	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.18 PRD (Regression Index)	305.93	Value of Extreme High Limit	0 Number of High Extremes/Influentials
29.39 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
158 Total Transactions	70.76 Low InterQuartile Value		79.72 Low 90% Value of Aggregate
259,922 Average Sales Price	107.02 High InterQuartile Value		86.88 High 90% Value of Aggregate
216,518 Average Listed Price	36.26 InterQuartile Range		83.30 Aggregate Ratio
92.10 Average Ratio			4.30% Sampling Error
89.06 Median Ratio	16.37 Value of Outlier Low Limit	0 Number of Low Outliers	28.06% Weighted Standard Deviation
39.37 Low Ratio	161.41 Value of Outlier High Limit	10 Number of High Outliers	
210.68 High Ratio	- 38.02 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.11 PRD (Regression Index)	215.80 Value of Extreme High Limit	4 Number of High Extremes/Influentials	
24.53 COD			
11 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
7% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			