

Study created by Christie.Wright@vermont.gov on 12/1/2022 at 4:23 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1857642496	042-144-11482	BARBEAU SAMUEL Location: 7 FIRST AVENUE	CLOWES DOUGLAS	0.23	8/14/2020	83,000	77,400	93.25			
L2060296192	042-013-11327	BARTON RIVER PROPERT... Location: 5473 WILLOUGHBY LAKE ROAD	SWEET SPOT RENTALS L...	2.00	3/26/2021	185,000	188,000	101.62			
L710959104	042-013-10323	BELANGER BRANDON Location: 195 GLOVER ROAD	MARSH SCOTT	0.50	10/10/2019	89,000	91,800	103.15			
L25137152	042-013-10695	BENNETT BRYAN Location: 281 PARK STREET	HILL KATHLEEN	0.81	2/19/2021	82,000	102,700	125.24			
L1903570944	042-144-11731	BISSON ALAN Location: 3951 BARTON-ORLEANS ROAD	WILLARD DOROTHY	1.10	6/4/2019	132,500	142,400	107.47			
L1119739904	042-013-11602	BOISVERT AGATHA Location: 2441 WILLOUGHBY AVENUE	ESTATE OF PRISCILLA ...	2.70	7/17/2020	149,000	151,800	101.88			
690211904	042-013-10923	BREITENBACH, PHILIP Location: 67 HUBBARD AVENUE	LEBLANC, FRANCIS G	0.68	9/1/2021	105,000	94,200	89.71			
275262528	042-013-11851	BROWN, MARK P Location: 234 TANGUAY LANE	HAHR, ALLISON	3.20	9/2/2021	295,000	201,100	68.17			
L824074240	042-144-11445	BURDICK LAWRENCE Location: 57 EAST STREET	STONE ARTHUR	0.31	10/23/2020	16,500	27,300	165.45	O	O	O
L2074263552	042-013-11575	BUTLER BRIAN Location: 144 SOUTH BARTON ROAD	ROBERT C MORSE TRUST...	2.00	5/22/2020	150,000	153,100	102.07			
L1000071168		BUTLER HEATHER Location: 12 CHANDLER AVENUE	LITTLE TAMMY	0.23	8/7/2020	113,500	79,000	69.60			
662264896	042-013-10381	CANTU, III, ROBERT Location: 35 HIGHLAND AVE	NICHOLS, PAUL	0.27	10/15/2021	30,000	86,600	288.67	E	E	E
L948871168	042-013-10698	CAPRA TARAH Location: 162A LAKE STREET	WHITE-MALEK CAROLYN	0.45	9/9/2020	135,975	97,400	71.63			
L1126752256	042-013-10787	CHRISTIANSEN JOHAN Location: 189 ELM STREET	KINSEY LESLEY	2.00	11/20/2020	143,700	122,900	85.53			
731139136	042-013-10308	CLOUTIER, BRIEANN T Location: 48 HIGHLAND AVENUE	LONGE, RYAN	0.79	7/16/2021	60,000	70,000	116.67			
1661656128	042-144-11323	COFFIN, SARAH E Location: 46 RAILROAD AVENUE	RICE, WAYNE B	0.38	10/7/2021	90,000	67,600	75.11			
28456000	042-013-11196	COLLIER, MICA Location: 341 HIGH STREET	PAQUETTE, DAVID C	0.39	7/1/2021	157,500	120,400	76.44			
L1394671616	042-144-10581	COLLINS DOUGLAS Location: 2 SCHOOL STREET	RANDOLPH CONNOR KROS...	0.19	8/30/2019	90,000	77,100	85.67			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
411561024	042-144-10596	COPP, CHRISTOPHER Location: 8 WILLOUGHBY AVE	JACQUELYN S. BROWN, ...	0.25	10/8/2021	132,000	109,700	83.11			
421571648	042-013-10498	CROSHER, WILLIAM PET... Location: 196 GLOVER ROAD	TETREAUULT, CAMIL A	0.17	9/20/2021	52,500	52,500	100.00			
L559353856	042-144-10023	CUBITT DANIEL Location: 70 WATER STREET, ORLEANS, VT	BURGESS KAREN	3.00	2/8/2021	149,000	104,200	69.93			
L927735808	042-013-10868	DANIELS MATTHEW Location: 99 CENTER ROAD	PERKINS BARBARA	2.30	2/5/2021	184,500	126,800	68.73			
1126134336	042-013-10246	DIVELY, MARGO Location: 295 A-C MAIN STREET	CAHILL, GERRY	0.13	3/3/2022	140,000	115,900	82.79			
1948561984	042-013-11757	DUNCAN, MATTHEW L Location: 361 EASTERN AVENUE	BURKE, DARCEY E	0.74	2/28/2022	179,000	119,100	66.54			
L1403518976	042-144-11605	FORTIN GERALD Location: 312 EAST STREET	CASHIN III WILLIAM	4.20	10/9/2020	179,000	182,900	102.18			
844518464	042-013-11989	FRAZER, ARTHUR J Location: 17 KITTREDGE ROAD	FALCONER, WILLIAM	2.00	6/16/2021	110,000	52,100	47.36			
L491864064	042-013-11336	GASKILL DODGE Location: 186 LINCOLN AVENUE	TOUZIN JAY	1.13	9/22/2020	168,000	122,000	72.62			
L72515584	042-013-11438	GIRARD SIERRA Location: 21 HIGHLAND AVENUE	SICARD RICHARD	0.84	8/2/2019	108,000	100,400	92.96			
L1373659136	042-144-11451	GOFF JOSHUA Location: 69 EAST STREET	SMITH DAVID	1.30	7/8/2019	140,000	140,800	100.57			
2067733568	042-144-11056	GREEN, JORDAN T Location: 14 MEMORIAL SQUARE	TANGUAY HOMES, INC.	0.54	10/22/2021	163,500	168,900	103.30			
2062158400	042-013-10284	GWENDOLYN A. BISHOP ... Location: 31 AUGER HOLE ROAD	PERRY, LEROY	1.70	3/4/2022	209,000	93,700	44.83			
L1506316288	042-013-10360	HANSON KURT Location: 153 HUBBARD DRIVE	COMSTELLER RANDY	0.48	10/2/2020	140,000	111,400	79.57			
L1545801728	042-013-11258	HAUGHEY BRANDON Location: 332 ELM STREET	MATTE ERIC	0.25	8/13/2019	139,000	108,800	78.27			
1586799168	042-013-11595	HELM, II, EDWARD G Location: 149 WATER STREET	BALLARD, JAMES E	0.34	1/27/2022	28,000	60,100	214.64	E	E	E
L2053955584	042-144-11113	HERMAN CHASITY Location: 77 MAPLE STREET	SMITH SAMUEL	0.36	8/27/2019	86,815	65,900	75.91			
L61538304	042-013-11168	HERSOM STEVEN Location: 33 VIGARIO LANE	O'SHEA DANUTA	0.64	11/6/2020	165,000	140,300	85.03			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
188634176	042-013-11264	JENKINS, NANCY A Location: 860 ROARING BROOK ROAD	MONROE, STEVEN R	5.50	6/25/2021	259,000	170,700	65.91			
L78725120	042-013-11325	JUDD BRUCE Location: 2247 HOLLOW ROAD	RICHARDSON J. SHELBY	1.40	12/30/2020	100,000	103,700	103.70			
1413063744	042-013-10688	KELLOGG, AREN J Location: 25 PARK STREET	LEONARD, JONATHAN S	0.36	5/20/2021	123,500	128,500	104.05			
L575258624	042-144-11023	LAMADELEINE DERICK Location: 10A-B SCHOOL STREET	MCCOY CONNIE	0.13	7/16/2020	60,000	79,800	133.00			
1122634304	042-013-10390	LECCESE, CATHIE Location: 68 COTTAGE LANE	GIANPIERO ANELLI AND...	0.95	3/4/2022	285,000	164,400	57.68			
1047262272	042-013-11477	LEE, AMANDA S Location: 369 BERARD LANE	SHAFFER, JASON	3.00	8/3/2021	192,000	101,700	52.97			
L1006354432	042-144-10623	LEMIEUX BRIAN Location: 61 WATER STREET	KROSS RANDOLPH CONNO...	1.80	5/10/2019	97,000	90,800	93.61			
L1829392384		LEONARD LIZA Location: 467 HIGH STREET	LABBEE DENNIS	0.13	8/19/2020	90,000	79,000	87.78			
L1942245376	042-144-10183	LUSSIER NATHAN Location: 21 IRASBURG STREET	STODDARD RICHARD	0.14	10/16/2020	126,000	73,900	58.65			
L320929792	042-013-11652	MACKENZIE JOHN Location: 117A-B LINCOLN AVENUE	VANASSE DANIEL	0.61	7/9/2019	87,000	67,800	77.93			
1225069632	042-013-10361	MAGEE, JAMES S Location: 257 MAIN STREET	MARKS, COLBY S	0.38	6/8/2021	100,000	79,700	79.70			
L1525211136	042-144-11119	MARCH DEBORAH Location: 1 PROSPECT STREET	CUNNINGHAM EDWARD	0.14	3/19/2021	82,500	93,100	112.85			
L42672128	042-013-11436	MARLOW ERIC Location: 553 EASTERN AVENUE	THE SICARD FAMILY TR...	0.75	6/4/2019	78,000	62,500	80.13			
1380864576	042-013-10891	MARRIER, BRIAN J Location: 895 LEBLANC ROAD	DUPUIS, SAMANTHA	2.02	2/4/2022	174,500	110,500	63.32			
1988041792	042-144-10488	MARTIN, KAYLEE Location: 3 CHANDLER AVENUE	LEGACY, TRELLA	0.11	10/22/2021	118,500	69,400	58.57			
2125495360	042-013-10339	MAYHEW, ERICA Location: 475 HIGH STREET	MELSON, NATHANIEL	0.25	11/9/2021	89,800	63,200	70.38			
L1150197760	042-013-11072	MCCARTHY RAMONA Location: 84 SUNRISE AVE	CAMPBELL DAVID	1.00	5/28/2020	189,500	209,400	110.50			
L2068520960	042-013-10941	MCCUE DAVID Location: 354 HIGH STREET	LETOURNEAU DANIEL	1.10	12/12/2019	87,000	83,300	95.75			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L398659584	042-013-11654	MCKAY DAVID Location: 153 A-B LINCOLN AVENUE	TAPLIN JENNIFER	0.38	8/16/2019	86,200	82,700	95.94			
816464960	042-144-10777	MCMANUS, BAILEY Location: 22 MAPLE STREET	DORIS L. KENNISON TR...	0.29	4/29/2021	70,000	75,100	107.29			
1964231744	042-013-10645	MONFETTE, DWAYNE Location: 1588 GLOVER ROAD	HADVAB, MICHAEL	3.20	9/8/2021	145,000	104,100	71.79			
L827817984	042-144-10448	MORLEY BENJAMIN Location: 19 NORTH AVENUE	LAFOE BRIAN	0.18	12/16/2020	123,000	76,700	62.36			
L661921792	042-013-10812	MOULTON KYLE Location: 82 GLOVER RD	YOUNG ALBERT	0.19	8/13/2020	38,500	41,700	108.31			
1789463104	042-013-10664	NOYES, PAMELA J Location: 29 PROSPECT STREET	SEYMOUR, KATHLEEN J	0.34	3/7/2022	130,000	87,400	67.23			
2032000064	042-013-11534	O'NEIL, JEFFREY Location: 44 PARK STREET	STODDARD, DONALD	0.38	11/17/2021	100,000	81,600	81.60			
559299648	042-144-10201	OWEN, DINO Location: 12 CHURCH STREET	ROCKWELL, CHARLES R	0.50	11/16/2021	205,000	100,300	48.93			
L148840448	042-144-10549	PASAG ERWIN Location: 6 UNION STREET	SMITH PAMELA	0.10	12/28/2020	129,000	69,100	53.57			
553980992	042-013-11465	PERKINS, BARBARA C Location: 396 PARK STREET	CARPENTER JR, DALE	0.35	6/9/2021	115,000	98,100	85.30			
1555311680	042-144-11348	PERRY, EVERETT Location: 8 CROSS STREET	JACOBS, ELLEN	0.07	8/12/2021	55,000	50,700	92.18			
L659881984		PERSONS MEGAN Location: 8 CHANDLER AVENUE	WOLF JOSHUA	0.11	9/30/2020	104,000	79,300	76.25			
L597860352	042-013-11636	PETERSON KATHLEEN Location: 348 MAIN STREET	WRIGHT SCOTT	0.72	4/10/2020	95,000	92,100	96.95			
493472320	042-013-10522	PHILIP J SCHAPPLER A... Location: 220 EASTERN AVENUE	ELLIS, ROBERT W	2.40	3/11/2022	330,000	185,000	56.06			
L1128898560	042-013-10875	PILATO LUDWIG Location: 51 REDFIELD RD	WEBB MICHAEL	4.00	9/1/2020	179,000	150,300	83.97			
L978542592	042-144-10260	POTTER III GILBERT Location: 38 SCHOOL ST	CUNNINGHAM EDWARD	0.31	3/31/2020	98,500	84,600	85.89			
L1733730304	042-013-11907	PRAY MICHAEL Location: 1726 STEVENS ROAD	LARKIN LISA	2.10	1/27/2020	89,000	93,500	105.06			
L1411063808	042-013-11945	ROWELL KRISTEN Location: 875 WILLOUGHBY LAKE ROAD	COY ANDREW	2.00	12/16/2020	206,185	174,900	84.83			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
850512960	042-013-11947	RUSSELL, JESSICA E Location: 184 GLOVER RD	DION, JESSE R	0.15	8/27/2021	68,000	59,300	87.21			
L117772288	042-144-10227	RUTLEDGE DYLAN Location: 16 IRASBURG STREET	BURDICK LAWRENCE	0.08	3/19/2021	86,000	68,100	79.19			
969235008	042-144-11463	SANVILLE, CINDY Location: 28 EAST STREET	SHATNEY, TRAVIS	0.08	3/31/2022	117,000	83,300	71.20			
L1304494080	042-013-10104	SHACKETT JOHN Location: 49 DAVIS COURT	PERRIER CRYSTAL	1.00	8/22/2019	135,000	114,200	84.59			
L1767870464	042-144-10500	SHAW MICHAEL Location: 6 EAST STREET	RHODES KELLY	0.35	12/6/2019	109,900	101,100	91.99			
1071778880	042-144-11397	SHEARER, VICTORIA AN... Location: 18 IRASBURG STREET	YOUNG, JACQUELINE	0.08	7/19/2021	101,000	80,400	79.60			
1253536832	042-013-10628	SMITH, GARY Location: 1006 SOUTH BARTON ROAD	HODGKINS, MARYSE	0.52	7/30/2021	270,000	172,900	64.04			
2072466496	042-144-10999	SMITH, MELISSA Location: 69 WATER STREET	MARCH, DEBORAH E	0.28	6/14/2021	85,000	80,000	94.12			
L794853376	042-013-10373	STADTMAN JOHN Location: 1584 WILLOUGHBY AVENUE	ROCKWELL CHARLES	2.20	2/12/2021	60,000	51,900	86.50			
1938070080	042-013-10702	STEWART, BUCKLY J Location: 25 SCHOOL ST	MCKEE, JASON	0.31	3/25/2022	33,000	59,400	180.00	O	O	O
L1815306240	042-144-10459	STODDARD RICHARD Location: 43 IRASBURG STREET	DESMARIS RENE	0.43	10/5/2020	130,000	124,000	95.38			
555536960	042-144-10860	STONE, LINDA D Location: 1 A-B SCHOOL STREET	LANOUE, YVON	0.25	2/11/2022	155,000	90,100	58.13			
L41680896	042-013-11703	SYKES JAIME Location: 87 DUCK POND ROAD	GRIFFIN CHANCE	0.53	6/5/2020	159,000	118,300	74.40			
L382943232	042-013-10477	TARBOX CRYSTAL Location: 628 HIGH STREET	DOIRON MARCIA	0.50	6/28/2019	96,000	88,000	91.67			
1768563264	042-144-11604	TERRELL, TRAVIS Location: 41 NORTH AVENUE	TOCCI, GREGORY M	0.72	1/7/2022	175,000	122,200	69.83			
L2048000	042-013-10489	TREMBLAY JOEL Location: 267 MAIN STREET	MORSE JAMES	0.00	5/24/2019	20,000	17,200	86.00			
1736680000	042-144-10861	TRINIDAD, RICHARD Location: 64 WATER STREET	KROSS, LAURA	1.50	12/29/2021	230,000	150,100	65.26			
L380854272	042-013-10966	TURNBAUGH TARI KAY Location: 253 HIGH STREET	SPATES FAMILY LLC	0.50	4/24/2020	168,540	154,700	91.79			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
631940160	042-013-11401	VANDERBUSH PROPERTIE... Location: 81 GLOVER STREET	SAYARATH, BOUAKETH	0.75	5/7/2021	65,000	99,400	152.92	O	O	O
2120180800	042-013-11101	VEZINA, CHARLES Location: 164 GLOVER ROAD	PRAY, ARNOLD	0.25	5/28/2021	60,000	56,100	93.50			
L1536778240	042-013-12009	WARD SHAYDE Location: 432 EASTERN AVENUE	BURNHAM SARAH	0.27	10/24/2019	140,000	145,000	103.57			
L19398656	042-013-10035	WATERS III IAN Location: 82 SUNRISE AVENUE	HAYDEN DENNIS	1.00	10/29/2019	180,000	139,600	77.56			
L725794816	042-013-11603	WELLS CHRISTOPHER Location: 232 BREEZY HILL ROAD	CLOTUIER SUSAN	1.00	2/6/2020	90,000	96,700	107.44			
1781862976	042-144-11298	WHITTEMORE, SCOTT Location: 19 LIBERTY STREET	DROWN, JOSHUA	0.17	2/9/2022	106,300	71,800	67.54			
L120426496	042-013-11616	WILLIS GREGORY Location: 494 BARTON-ORLEANS ROAD	BROSSEAU ANDRE	3.50	8/28/2020	122,500	74,800	61.06			
1811029056	042-144-11105	WILLIS, RONALD A Location: 11 PROSPECT STREET	MORAN, PETER R	0.78	10/8/2021	215,000	140,700	65.44			
1470409792	042-144-11216	WOLF, PHILIP Location: 3334 MAPLE HILL ROAD	BEDARD, ROXANNE L	1.10	9/27/2021	190,000	118,600	62.42			
L569085952	042-144-11541	YOUNG ALBERT Location: 4 FIRST AVENUE	MARSH DANNY	0.05	2/24/2021	49,900	36,700	73.55			
1558080576	042-013-10104	ZIEMAN, NICHOLAS Location: 49 DAVIS COURT	SHACKETT, JOHN	1.00	9/13/2021	189,900	114,200	60.14			
Totals for R1 - Residential with less than 6 acres				95.34		12,825,715	10,313,700				

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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
101 Total Transactions	69.72	Low InterQuartile Value	76.68 Low 90% Value of Aggregate
128,967 Average Sales Price	100.29	High InterQuartile Value	82.58 High 90% Value of Aggregate
102,697 Average Listed Price	30.57	InterQuartile Range	79.63 Aggregate Ratio
85.24 Average Ratio			3.70% Sampling Error
83.97 Median Ratio	23.86	Value of Outlier Low Limit	0 Number of Low Outliers
44.83 Low Ratio	146.14	Value of Outlier High Limit	5 Number of High Outliers
180.00 High Ratio	- 21.99	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	191.99	Value of Extreme High Limit	2 Number of High Extremes/Influentials
20.07 COD			
4	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
4%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L512184320	042-013-10659	ALLEN BILLY JOE Location: 1656 DUCK POND ROAD	CAYIA COREY	54.50	10/17/2019	155,000	176,300	113.74			
L1309282304	042-013-11747	BORRERO JONATHAN Location: 915 MAPLE HILL ROAD	KARP EVAN	12.00	12/10/2020	170,000	140,800	82.82			
L194707456	042-013-10869	BRIGANDE MICHAEL Location: 1683 GLOVER ROAD	MENARD ANTHONY	12.30	12/4/2020	400,000	334,100	83.53			
L8359936	042-013-10961	CASSERLY CAIL Location: 1736 LEBLANC ROAD	LOWE ROBERT	10.11	2/10/2021	205,000	136,900	66.78			
2017932352	042-013-10693	COLE, EMILY MULDOON Location: 236 BERARD LANE	BROWN, DEBORA	14.30	6/29/2021	125,000	157,100	125.68			O
444324928	042-013-11136	COLTART, MATTHEW AND... Location: 135 MAY FARM ROAD	POGINY, DERRICK R	10.00	11/19/2021	299,500	163,700	54.66			
121873472	042-013-11324	DELONG, DAVID Location: 1272 BURTON HILL ROAD	MEDEIROS, TODD	10.10	5/27/2021	219,500	208,700	95.08			
L1302274048	042-013-10935	DI GIULIO JASON Location: 3138 DUCK POND ROAD	LEIFERT MICHAEL	37.30	12/2/2020	191,000	192,600	100.84			
L764739584	042-013-11219	DOUNG JIMMY Location: 1462 STEVENS ROAD	WILLEY KATHLEEN	10.07	11/30/2020	299,000	208,000	69.57			
L1844559872	042-013-11648	GARCIA MIKE Location: 38 ROBERTS LANE	AVERY BRUCE	83.80	1/19/2021	326,000	242,200	74.29			
L1209180160	042-013-11003	GARDNER LANCE Location: 130 MAPLE LANE	MARCOTTE GARY	10.50	1/4/2021	525,000	453,300	86.34			
L916488192	042-013-11993	GRIFFIN CHANCE Location: 370 COOK ROAD	MENARD JONATHAN	6.70	6/5/2020	329,000	244,700	74.38			
162178112	042-013-11093	GRISWOLD, KELLY Location: 850 KITTREDGE	BARBARA A. BALZANO R...	11.22	5/6/2021	247,000	187,200	75.79			
1531980864	042-013-11426	HAMELIN, KAREN Location: 1155 BARTON ORLEANS ROAD	SHURTLEFF, WESLEY W	10.20	8/17/2021	238,000	78,000	32.77			O
1262765120	042-013-10437	HERSHBERGER, ALVIN R Location: 2717 WILLOUGHBY AVENUE	KEYSAR, SUSAN M	33.90	4/21/2021	150,000	77,900	51.93			
L2086846464	042-013-11381	HOLLINGSWORTH JAMES Location: 293 BURTON HILL ROAD	RUGGLES JOHN	10.00	10/29/2020	344,900	263,200	76.31			
L1901084672	042-013-10437	KEYSAR SUSAN Location: 2717 WILLOUGHBY AVENUE	DAVIS ELLA ESTATE	33.90	4/15/2020	75,000	77,900	103.87			
852180032	042-013-11071	KHATARI, ALIA Location: 291 GLOVER ROAD	NEWLAND, DALE	6.60	11/12/2021	215,000	123,400	57.40			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1591123968	042-013-10963	LAWRENCE DOUGLAS Location: 5274 WILLOUGHBY LAKE ROAD	PUNT JR DAVID	10.30	2/25/2020	185,000	167,000	90.27			
L272195584	042-013-11238	NELSON DAVID Location: 430 PIKE LANE	PIKE ALISON	19.00	10/26/2020	129,000	115,700	89.69			
L466128896	042-013-10772	PETERSON KYLE Location: 843 TELFER HILL ROAD	843 TELFER HILL ROAD...	190.00	6/26/2020	950,000	814,000	85.68			
L517120000	042-013-10562	SIMONS MELISSA MAE Location: 1156 BURTON HILL ROAD	ROWELL WILBUR	10.50	3/30/2021	127,500	100,000	78.43			
L902946816	042-013-11737	UURTAMO STEPHEN Location: 154 WEST STREET	BERMON TIMOTHY	11.50	2/12/2021	239,000	189,500	79.29			
2086587456	042-013-11678	WHITE, DENNIS J Location: 1601 DUCK POND ROAD	TACINELLI, PAUL	10.46	8/26/2021	231,000	163,700	70.87			
Totals for R2 - Residential with 6 or more acres				629.26		6,375,400	5,015,900				

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
24 Total Transactions	69.89 Low InterQuartile Value	73.44 Low 90% Value of Aggregate
265,642 Average Sales Price	90.13 High InterQuartile Value	83.91 High 90% Value of Aggregate
208,996 Average Listed Price	20.23 InterQuartile Range	78.68 Aggregate Ratio
80.00 Average Ratio		6.65% Sampling Error
78.86 Median Ratio	39.54 Value of Outlier Low Limit	1 Number of Low Outliers
32.77 Low Ratio	120.48 Value of Outlier High Limit	1 Number of High Outliers
125.68 High Ratio	9.19 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	150.83 Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.69 COD		
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
4% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

MHU - Mobile home un-landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1083138048	042-013-11970	CHAFFEE THOMAS Location: 170 PARK STREET	ELLIOTT RALPH	0.00	6/22/2020	80,000	53,200	66.50			
L1513103360	042-013-10127	LAROCQUE KENNETH Location: 33 LAURETTE LANE	AUDREY H BICKFORD ES...	0.00	7/30/2019	37,000	43,100	116.49			
Totals for MHU - Mobile home un-landed				0.00		117,000	96,300				

MHU - Mobile home un-landed

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
2 Total Transactions	66.50	Low InterQuartile Value	(51.81) Low 90% Value of Aggregate
58,500 Average Sales Price	116.49	High InterQuartile Value	216.42 High 90% Value of Aggregate
48,150 Average Listed Price	49.99	InterQuartile Range	82.31 Aggregate Ratio
91.49 Average Ratio			162.93% Sampling Error
91.49 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
66.50 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
116.49 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
27.32 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
1372036160	042-013-10508	BROTHERS, KIRBY Location: 515 LAKE REGION ROAD	LAHAR, TIMOTHY G	3.50	10/29/2021	109,500	64,700	59.09			
L1958453248	042-144-11742	EDWARD PHILLIPS SUPP... Location: 21 COTTAGE STREET	BOUCHARD JONATHAN	0.32	1/29/2021	63,500	33,800	53.23			
L227442688	042-013-10176	HILL HAROLD Location: 554 KITTREDGE ROAD	BOUTIN GERARD	10.23	11/26/2019	35,000	47,900	136.86			
L1398530048	042-013-11656	TANGUAY ANTHONY Location: 2334 BARTON ORLEANS ROAD	ESTATE OF LEO A. VAN...	7.82	2/17/2021	75,000	68,100	90.80			
Totals for MHL - Mobile home landed				21.87		283,000	214,500				

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	54.69	Low InterQuartile Value	44.52	Low 90% Value of Aggregate
70,750 Average Sales Price	125.34	High InterQuartile Value	107.07	High 90% Value of Aggregate
53,625 Average Listed Price	70.65	InterQuartile Range	75.80	Aggregate Ratio
84.99 Average Ratio			41.25%	Sampling Error
74.94 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
53.23 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
136.86 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
38.48 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
L1206034432	042-013-10446	BOUCHARD STEVEN Location: 530 LAKE STREET	CAROLE ANN DECARIO &...	0.50	12/23/2020	180,000	141,600	78.67			
L1964638208	042-013-10540	CAVALIERI LISA Location: 46 LAKEFRONT LANE	FERLAZO ROBERT	0.31	11/1/2019	162,900	93,600	57.46			
L1894330368	042-013-10133	CHAPDELAINE EMMI Location: 20 COTTAGE LANE	BILOWITH JAMES	0.88	9/30/2019	88,000	88,200	100.23			
L387448832	042-013-11041	CINCOTTA LAWRENCE Location: 37 LINCOLN AVE	ESTATE OF HUGUETTE C...	1.12	11/9/2020	170,000	203,300	119.59			
L277106688	042-013-10697	CORDA ARTHUR Location: 121 LAKEFRONT LANE	HILL JEFFREY	0.52	9/20/2019	240,000	179,200	74.67			
L1132396544	042-013-11333	DETH JOSHUA Location: 1085 SOUTH BARTON ROAD	ESTATE OF RALPH PARA...	0.40	2/7/2020	252,000	192,600	76.43			
455342144	042-013-10755	ELLIS, JENNIE Location: 862 BAIRD ROAD	DUNLAVEY, TUCKER	3.21	4/16/2021	170,000	114,700	67.47			
L1359593472	042-013-11040	KOLOGI MATTHEW Location: 31 CONGRESS COURT	ESTATE OF HUGUETTE C...	0.35	6/1/2020	126,500	112,700	89.09			
L599851008	042-013-10819	KRESOCK DAVID Location: 1496 PAGEANT PARK ROAD	LACLAIR EARL	0.50	11/1/2019	220,000	199,800	90.82			
L1930100736	042-013-11597	LYON REGINA Location: 619 EASTERN AVENUE	HESSLER ARTHUR	0.14	11/1/2019	50,000	58,300	116.60			
1900502080	042-013-10631	MASON, KAREN Location: 73 LAKEFRONT LANE	SWAIN, CATHY M	0.49	10/27/2021	525,000	227,900	43.41			
L35094528	042-013-10889	THE STEVEN F. PAKULS... Location: 1666 PAGEANT PARK ROAD	DEAN M. LAWES AND JO...	2.49	7/31/2020	489,900	408,600	83.40			
Totals for S1 - Vacation home with less than 6 acres				10.91		2,674,300	2,020,500				

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
12 Total Transactions	69.27	Low InterQuartile Value	62.77 Low 90% Value of Aggregate
222,858 Average Sales Price	97.88	High InterQuartile Value	88.33 High 90% Value of Aggregate
168,375 Average Listed Price	28.61	InterQuartile Range	75.55 Aggregate Ratio
83.15 Average Ratio			16.92% Sampling Error
81.04 Median Ratio	26.36	Value of Outlier Low Limit	0 Number of Low Outliers
43.41 Low Ratio	140.78	Value of Outlier High Limit	0 Number of High Outliers
119.59 High Ratio	- 16.55	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	183.69	Value of Extreme High Limit	0 Number of High Extremes/Influentials
20.73 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			

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1164583488	042-013-11393	CARTER, JOHN Location: 3098 BARTON-ORLEANS ROAD	DAVIS, CARL B	0.61	12/17/2021	100,000	84,100	84.10			
431968832	042-144-10601	JEFF AND LINDA RICE ... Location: 66-70 MAIN STREET	GEBBIE, BRADLEY J	0.45	2/16/2022	400,000	434,900	108.73			
L667533312	042-013-11955	MAY BROOK FALLS COTT... Location: 139 PAGEANT PARK ROAD	CHARRON JOHN	1.20	3/19/2021	160,000	98,300	61.44			
838775360	042-144-10791	MCCONNELL, DYLAN Location: 4 MAIN STREET	SWETT, ANDREW P	0.14	2/17/2022	12,000	65,100	542.50	E	O	
L1687695360	042-013-12013	PERKINS JONATHAN Location: 2161 BARTON-ORLEANS ROAD	FERNAND J TANGUAY TR...	1.50	8/30/2019	90,000	93,400	103.78			

Totals for C - Commercial				3.90		762,000	775,800				
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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	
5 Total Transactions	72.77	Low InterQuartile Value	75.25	Low 90% Value of Aggregate
152,400 Average Sales Price	325.61	High InterQuartile Value	128.38	High 90% Value of Aggregate
155,160 Average Listed Price	252.84	InterQuartile Range	101.81	Aggregate Ratio
180.11 Average Ratio			26.10%	Sampling Error
103.78 Median Ratio	- 306.50	Value of Outlier Low Limit	0	Number of Low Outliers
61.44 Low Ratio	704.88	Value of Outlier High Limit	0	Number of High Outliers
542.50 High Ratio	- 685.76	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.77 PRD (Regression Index)	1,084.14	Value of Extreme High Limit	0	Number of High Extremes/Influentials
97.46 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
130673728	042-013-11936	AWAL PROPERTIES, LLC Location: 4348 WILLOUGHBY LAKE ROAD	GALLAGHER, EDWARD	4.70	10/7/2021	70,000	28,000	40.00			
L394444800	042-013-11061	BARNHARDT JOHN Location: KITTREDEGE ROAD - 0220445-5	MCLAY RICHARD	33.60	7/3/2019	55,000	54,600	99.27			
L1791918080	042-013-11923	BICKFORD ROLAND Location: 2477 US ROUTE 5	ESTATE OF MAYBELLE K...	1.26	10/2/2019	26,000	20,500	78.85			
L937369600	042-013-10436	BUTTURA JASON Location: WILLOUGHBY LAKE RD	DAVIS JAMES	63.00	2/2/2021	125,000	74,600	59.68			
561790016	042-013-11128	CZAJA, STEPHEN J Location: 0 AUGER HOLE	MYERS, JAMES	29.10	10/29/2021	90,000	41,900	46.56			
L1044873216	042-144-11009	ESPOSITO JAMES Location: MAPLE HILL ROAD	MARCOTTE GARY	42.33	10/18/2019	110,000	47,600	43.27			
L1163952128		ESPOSITO JAMES Location: MAPLE HILL ROAD	MARCOTTE GARY	37.55	2/5/2021	68,000	80,500	118.38			
669938752	042-013-11058	EWK ENTERPRISES LLC Location: STEVENS ROAD	MCGRANAGHAN, STEVE M	39.12	7/20/2021	100,000	66,600	66.60			
58285120	042-013-11029	FAWCETTE, NORMAN Location: BURTON HILL ROAD	HUNT, DONALD P	105.44	10/14/2021	115,000	112,500	97.83			
L1723076608	042-013-10218	FOWLER BETTY JANE Location: SUNRISE AVENUE	HENDY DENNIS	0.86	1/15/2021	37,500	30,900	82.40			
L1693302784	042-013-11936	GALLAGHER EDWARD Location: 4348 WILLOUGHBY LAKE ROAD	MAGOON ROBERT	4.70	11/12/2020	39,000	28,000	71.79			
1630350400	042-144-10002	GORHAM FAMILY TRUST,... Location: WILLIAMS STREET	ABBOTT, SR., GREGORY...	3.80	8/20/2021	125,000	59,600	47.68			
L1160482816	042-013-10675	HEIJN ROLAND Location: PAGEANT PARK ROAD	FUTSCHIK WILLIAM	2.44	5/1/2019	44,000	22,000	50.00			
L1675485184	042-013-10393	JESMER THOMAS Location: 360 PARK STREET	COTE DAVID	0.58	11/2/2020	69,000	35,500	51.45			
L1316749312	042-013-10895	KWIECIENSKI MARK Location: REDFIELD ROAD	LEACH GARY	1.50	9/25/2020	33,000	32,400	98.18			
27048000	042-013-10255	LAVERDIERE, ROBERT N Location: 145 BAIRD ROAD	CAPIZZI, ROCKY	14.70	4/22/2021	52,000	45,900	88.27			
1032965184	042-013-11208	LINDBLOM, TREY V Location: SOUTH BARTON ROAD	EDSON, ROBERT	25.60	8/9/2021	95,000	49,700	52.32			
L1107628032	042-013-11683	MALSHUK ASHLEY Location: FULTON LANE, LOTS 6 & 7	WALKER ROBERT	22.80	9/28/2020	28,500	41,500	145.61	O		

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L996904960	042-013-11949	MORRIS-LAURENDEAU SH... Location: 1103 HOLLOW ROAD	MICHAUD JIMMY	23.60	8/28/2020	32,000	22,300	69.69			
L1761910784	042-013-11924	O'HERRON THOMAS Location: 535 LAKE WILLOUGHBY ROAD	LEROUX RONNIE	32.20	10/9/2020	53,000	49,300	93.02			
L449282048		PERKINS JONATHAN Location: WILLOUGHBY LAKE ROAD	NANO DAVID	37.50	4/29/2019	50,000	54,000	108.00			
L322674688	042-013-10683	ROCKWELL GEORGETTE Location: ROUTE 5	STEC MARY	0.90	11/16/2020	55,000	48,500	88.18			
L630317056	042-013-10566	SCHADTLE ROBERT Location: 1056 BURTON HILL RD	BROWN ALAN	10.10	10/23/2020	55,000	42,100	76.55			
1308941376	042-013-11966	SICARD FAMILY TRUST Location: SUNRISE AVENUE	BAILEY, KENNETH W	3.12	11/12/2021	60,000	32,000	53.33			
L109195264	042-013-11900	TREIBER WILLIAM Location: SOUTH BARTON ROAD	LAZAR ALTHIER	6.50	4/24/2019	32,000	27,700	86.56			
L446246912	042-013-12017	VANLI NIL Location: 252 REDFIELD ROAD	LEACH GARY	0.50	8/28/2020	24,000	23,100	96.25			
Totals for M - Miscellaneous				547.50		1,643,000	1,171,300				

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	
26 Total Transactions	52.10	Low InterQuartile Value	62.94	Low 90% Value of Aggregate
63,192 Average Sales Price	96.64	High InterQuartile Value	79.64	High 90% Value of Aggregate
45,050 Average Listed Price	44.54	InterQuartile Range	71.29	Aggregate Ratio
77.30 Average Ratio			11.71%	Sampling Error
77.70 Median Ratio	- 14.72	Value of Outlier Low Limit	0	Number of Low Outliers
40.00 Low Ratio	163.46	Value of Outlier High Limit	0	Number of High Outliers
145.61 High Ratio	- 81.54	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	230.28	Value of Extreme High Limit	0	Number of High Extremes/Influentials
27.32 COD				
2	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 - 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
146 Total Transactions	69.59 Low InterQuartile Value		76.49 Low 90% Value of Aggregate
156,517 Average Sales Price	100.06 High InterQuartile Value		81.83 High 90% Value of Aggregate
123,899 Average Listed Price	30.46 InterQuartile Range		79.16 Aggregate Ratio
84.69 Average Ratio			3.37% Sampling Error
83.05 Median Ratio	23.90 Value of Outlier Low Limit	0 Number of Low Outliers	
32.77 Low Ratio	145.75 Value of Outlier High Limit	5 Number of High Outliers	
180.00 High Ratio	- 21.79 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.07 PRD (Regression Index)	191.45 Value of Extreme High Limit	2 Number of High Extremes/Influentials	
20.61 COD			
6 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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
6 Total Transactions	57.12	Low InterQuartile Value	66.71 Low 90% Value of Aggregate
147,750 Average Sales Price	217.17	High InterQuartile Value	120.73 High 90% Value of Aggregate
138,467 Average Listed Price	160.05	InterQuartile Range	93.72 Aggregate Ratio
157.45 Average Ratio			28.82% Sampling Error
93.94 Median Ratio	- 182.95	Value of Outlier Low Limit	0 Number of Low Outliers
44.18 Low Ratio	457.24	Value of Outlier High Limit	1 Number of High Outliers
542.50 High Ratio	- 423.02	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.68 PRD (Regression Index)	697.31	Value of Extreme High Limit	0 Number of High Extremes/Influentials
100.29 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
28 Total Transactions	52.57	Low InterQuartile Value	64.96 Low 90% Value of Aggregate
68,857 Average Sales Price	95.44	High InterQuartile Value	79.50 High 90% Value of Aggregate
49,736 Average Listed Price	42.87	InterQuartile Range	72.23 Aggregate Ratio
77.30 Average Ratio			10.07% Sampling Error
77.35 Median Ratio	- 11.74	Value of Outlier Low Limit	0 Number of Low Outliers
40.00 Low Ratio	159.75	Value of Outlier High Limit	0 Number of High Outliers
145.61 High Ratio	- 76.05	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	224.06	Value of Extreme High Limit	0 Number of High Extremes/Influentials
25.53 COD			
2	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		

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
180 Total Transactions	67.70	Low InterQuartile Value	76.35 Low 90% Value of Aggregate
143,169 Average Sales Price	98.09	High InterQuartile Value	81.49 High 90% Value of Aggregate
112,993 Average Listed Price	30.39	InterQuartile Range	78.92 Aggregate Ratio
83.40 Average Ratio			3.26% Sampling Error
82.79 Median Ratio	22.11	Value of Outlier Low Limit	0 Number of Low Outliers
32.77 Low Ratio	143.68	Value of Outlier High Limit	7 Number of High Outliers
180.00 High Ratio	- 23.48	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	189.27	Value of Extreme High Limit	3 Number of High Extremes/Influentials
21.46 COD			
8	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
4%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		