

Study created by Cy.Bailey@vermont.gov on 11/17/2022 at 12:17 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2139127808	060-018-10824	ADAMS ANDREW Location: 122 VINE STREET EXT	KEENE MICHAEL	1.00	8/6/2020	326,000	318,000	97.55			
L629018624	060-018-10430	ADLER JR. RICHARD Location: 793 CROSSTOWN ROAD	DAUT DAVID	3.45	7/17/2020	372,500	347,700	93.34			
L1273143296	060-018-10630	ALGER RYAN Location: 71 GORDON DRIVE	GORDON LIVING TRUST	1.80	11/16/2020	208,000	179,700	86.39			
75914304	060-018-10436	BABCOCK, CHRISTINE Location: 40 HIGHLAND AVE	GOULET, GARY R	0.30	8/26/2021	316,000	198,500	62.82			
343364672	060-018-11861	BAILEY, BRIAN S Location: 105 BLACK ROAD	FARNHAM, KATHRYN F	5.16	5/20/2021	639,000	301,600	47.20			
L1966653440	060-018-10199	BOYE ANDREW Location: 151 RIDGE VIEW DRIVE	BUZZI AMY	4.50	11/4/2020	575,000	537,100	93.41			
L1618874368	060-018-11459	BOYLES JONATHAN Location: 162 US ROUTE 302	CANNIZZARO STACEY	1.44	1/3/2020	263,000	249,600	94.90			
L1557549056	060-018-10070	BROOKS TIFFANI Location: 126 HERSEY ROAD	ATKINS JANET	3.88	9/17/2019	222,000	252,200	113.60			
715535424	060-018-10303	CADORETTE, JONATHAN ... Location: 120 BERLIN HEIGHTS	CERMINARA, DOMENIC A	1.16	5/24/2021	329,900	275,300	83.45			
L1572896768	060-018-11675	CANNATA PHILIP Location: 58 PAUL AVENUE	SQUIER ASHLEY	0.25	7/10/2020	162,700	153,500	94.35			
967816256	060-018-11706	CASAVANT, THOMAS Location: 1784 SCOTT HILL ROAD	WINTERS, DORIS	1.46	6/15/2021	261,000	216,400	82.91			
521094208	060-018-11606	CHEUNG, CHING-LOH Location: 256 US ROUTE 302	VAN DEREN, LAUREN R	1.50	4/28/2021	325,000	268,400	82.58			
L1070305280	060-018-11224	CROCKER JEFFREY Location: 13 BLACK ROAD	WOLF CHADDE	5.00	8/19/2019	290,000	226,700	78.17			
107924544	060-018-11654	DAIGLE, ANDREW Location: 13 HIGHLAND AVENUE	DEMELL, KELLY J	0.70	7/30/2021	223,500	166,100	74.32			
L1832624128	060-018-10019	DARMSTADT BRANDON Location: 191 BARTLETT ROAD	AIKEN ELIZABETH	4.50	9/18/2020	300,000	235,400	78.47			
20722752	060-018-10816	DION, MONICA L Location: 76 MIDWAY AVENUE	CADORETTE, MELISSA	0.80	5/21/2021	175,000	128,500	73.43			
L866295808	060-018-10478	DUPLESSIS KYLEE Location: 904 AIRPORT ROAD	TRIBBLE STANLEY	0.75	8/21/2020	226,000	206,400	91.33			
199732288	060-018-10450	EVANS, ADAM Location: 848 STEWART ROAD	DIEDRICH, REBECCA A	1.00	9/9/2021	395,000	234,800	59.44			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
993606720	060-018-10984	FARBER, JEFFREY Location: 768 STEWART ROAD	WEDEL, JOSHUA	3.32	11/4/2021	286,000	217,200	75.94			
681282112	060-018-10930	FARYAL, AROOSA Location: 86 HERSEY ROAD	GRAVES, DANIELLE	0.25	1/14/2022	125,000	103,400	82.72			
L694222848	060-018-10169	FULLER ADAM Location: 65 PLATEAU DRIVE	SPEIRS WARD	0.58	2/21/2020	308,900	278,200	90.06			
1442737216	060-018-11421	GUESS, STACEY Location: 1572 CHANDLER ROAD	BOARDMAN, LUCKY	1.00	8/31/2021	315,000	173,800	55.17			
L1448464384	060-018-11575	HOERMANN TAMMY Location: 948 PAINE TURNPIKE	STILLMAN MONICA	1.50	7/16/2019	179,000	143,500	80.17			
L1938456576	060-018-11484	HUMISTON TONYA Location: 31 VINE STREET	ILSLEY BENJAMIN	1.53	3/1/2021	255,000	236,400	92.71			
990856256	060-018-11580	KWASNIK, COLLIN S Location: 1511 COX BROOK ROAD	DANIELS, MARTIN	2.90	4/30/2021	373,450	278,100	74.47			
L1783644160	060-018-10797	LADAGO BRET Location: 1076 CHANDLER ROAD	HRENKO CHRISTOPHER	1.40	7/7/2020	236,000	231,600	98.14			
L1005445120	060-018-11002	LAGERSTEDT RICHARD Location: 99 POINT RIDGE ROAD	WAGGONER ROBERT	0.51	7/26/2019	276,500	287,600	104.01			
L1134002176	060-018-10742	LAM SAM Location: 228 U.S. ROUTE 302	HOOPER C.J.	1.00	9/14/2020	365,000	299,300	82.00			
L2125135872	060-018-12166	LAY-SLEEPER THERON Location: 1702 WEST HILL ROAD	DEZAN REBECCA	5.20	8/3/2020	338,500	203,900	60.24			
941001280	060-018-10451	LOWE, LINDSAY A Location: 3182 AIRPORT ROAD	LAGUE, SUZANNA F	2.30	2/9/2022	350,000	225,100	64.31			
835886144	060-018-10386	MAHALO LLC Location: 190 US RTE 302	BEVERLY & PETER CONT...	1.29	9/24/2021	105,000	139,900	133.24	O	O	O
L1075691520	060-018-10420	MASON MICHAEL Location: 1264 AIRPORT ROAD	CYR RAYMOND	4.35	11/17/2020	405,000	271,100	66.94			
L993923072	060-018-10189	MAXFIELD JOSHUA Location: 1826 HILL STREET EXTENSION	BORNE JR. ALBERT	2.25	5/1/2019	382,000	367,100	96.10			
L1416708096	060-018-10049	MILLER DAMON Location: 540 VT ROUTE 12	DARBY RYAN	2.00	1/29/2021	352,000	274,600	78.01			
949079104	060-018-11273	MILLER, KASEY Location: 159 WEST HILL ROAD	REED, KIMBERLY	3.50	7/14/2021	175,000	146,800	83.89			
L1235783680	060-018-11607	MINOR CHRISTOPHER Location: 274 US ROUTE 302	VAN DEREN LAUREN	0.90	12/22/2020	181,000	171,000	94.48			
L873381888	060-018-10562	MIRABELLI CARLA	FORTIER SHIRLEY	5.53	2/24/2021	402,000	314,500	78.23			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1147322368	060-018-10267	MITCHELL KARI Location: 3496 CROSSTOWN ROAD	CAREY JR. MICHAEL	0.80	9/8/2020	217,000	166,200	76.59			
L551575552	060-018-11960	MONETTE NYAL Location: 86 MIDWAY AVENUE	MARKHAM SHAWN	1.00	6/25/2019	209,000	192,100	91.91			
L1386778624	060-018-11056	MONTGOMERY SILAS Location: 1838 VT RT 12	BARBERI PATRICIA	3.00	1/6/2021	320,000	236,200	73.81			
L1424490496	060-018-12046	NICHOLLS DEVLIN Location: 35 RIDGEVIEW DRIVE	GIROUX JASON	0.67	8/28/2020	289,900	236,200	81.48			
L1926447104	060-018-11752	POFF EDWARD Location: 476 PARTRIDGE FARM ROAD	WEINERT JENNIFER	0.39	4/15/2019	262,000	250,500	95.61			
1398090304	060-018-11354	POWELL, KATHARINE A Location: 216 POINT RIDGE ROAD	ROBINSON, LISA	1.00	2/25/2022	475,000	303,000	63.79			
L531189760	060-018-10164	RICHMAN SUZANNE Location: 34 BERLIN HEIGHTS	AMY LOWE TRUSTEE OF ...	2.24	11/13/2020	390,000	334,500	85.77			
L425287680	060-018-11802	ROBECHEK ELIZABETH Location: 100 WALKER ROAD	PROVOST DONNA	1.80	7/3/2019	240,000	242,400	101.00			
L73261056	060-018-10720	ROMEI MATTHEW Location: 2368 VERMONT ROUTE 12	HERRING KEITH	4.11	10/30/2020	324,000	351,800	108.58			
557593664	060-018-10669	RUSENAS, MYKOLAS Location: 268 HASKINS TERRACE	HADDEN, LORRAINE A	2.00	6/4/2021	265,000	221,100	83.43			
1208273984	060-018-12303	SEGELINK, HOPE C Location: 386 VINE STREET	SAYERS, HEATHER A	5.00	8/16/2021	300,000	226,000	75.33			
L1446608896	060-018-12154	SIEGEL EMILY Location: 523 BROWNS MILL ROAD	BELL KEITH	0.57	3/26/2021	430,000	320,600	74.56			
L927223808	060-018-10968	SNOW ANTHONY Location: 360 PARTRIDGE FARM ROAD	ELAINE J. LUSSIER RE...	0.98	7/31/2020	315,000	292,100	92.73			
L286277632	060-018-10852	SOMAN SETHURAM Location: 1954 CROSSTOWN ROAD	KOKAREV DAY	5.75	1/9/2020	395,000	349,300	88.43			
1880046656	060-018-11515	STARR, SCOTT Location: 1765 SCOTT HILL ROAD	TORO, ABDULHAMED	1.87	10/26/2021	320,000	221,800	69.31			
L1602953216	060-018-11372	SYKULSKI LYNN Location: 295 PINE HILL DRIVE	SHEPARD DEIDRE	1.50	7/25/2019	220,000	230,900	104.95			
444897856	060-018-10386	THE RICHARD AND KATH... Location: 190 US ROUTE 302	MAHALO, LLC	1.20	3/7/2022	285,000	139,900	49.09			
L942202880	060-018-10409	TIERNEY CHAD Location: 131 PINE HILL DRIVE	CROTEAU KEVIN	0.53	8/27/2020	296,400	249,500	84.18			

**R1 - Residential with less than 6 acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1436924992	060-018-10057	WAFFARN, JACOB M Location: 19 EVERGREEN DRIVE	LAWRENCE HOLDINGS 19...	0.26	11/30/2021	225,000	178,400	79.29			
59159104	060-018-10176	WALKER, DANIELLE M Location: 1005 CROSSTOWN ROAD	BRUNELL, CAMELA	5.00	1/21/2022	275,000	213,000	77.45			
536398912	060-018-10861	WARREN, TROY N Location: 949 CROSSTOWN ROAD	LACROSS, EDWARD H	4.59	8/11/2021	245,000	245,500	100.20			
1187338816	060-018-10600	WEAVER, BREANA C Location: 245 US ROUTE 302	GEIER, JR, THOMAS M	0.60	2/28/2022	258,000	185,000	71.71			
1479003200	060-018-11085	WERTENBAKER, ELENA Location: 1658 ROUTE 12N	CROSS, DWIGHT A	1.60	8/4/2021	340,000	259,000	76.18			
L560447488	060-018-10687	WINTERS GRACE Location: 894 AIRPORD RD	LECLERC MICHAEL	0.76	7/1/2020	270,000	190,300	70.48			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>127.18</b>		<b>18,186,250</b>	<b>14,694,300</b>				

**R1 - Residential with less than 6 acres**

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

Category Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals
61 Total Transactions	74.39 Low InterQuartile Value	77.45 Low 90% Value of Aggregate
298,135 Average Sales Price	93.38 High InterQuartile Value	84.15 High 90% Value of Aggregate
240,890 Average Listed Price	18.98 InterQuartile Range	80.80 Aggregate Ratio
82.86 Average Ratio		4.15% Sampling Error
82.58 Median Ratio	45.92 Value of Outlier Low Limit	0 Number of Low Outliers
47.20 Low Ratio	121.85 Value of Outlier High Limit	1 Number of High Outliers
133.24 High Ratio	17.44 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	150.32 Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.19 COD		
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
5% 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
80288832	060-018-11203	CHIACCHIERI, CRAIG Location: 476 CHASE ROAD	GRAMUGLIA, JOHN	10.00	9/3/2021	413,111	238,700	57.78			
L1766465536	060-018-10566	DIMICK JOSEPH Location: 114 PARADISE MOUNTAIN ROAD	FOY KATHERINA	25.80	5/11/2020	270,000	344,400	127.56			O
L1764286464	060-018-11036	DINCECCO MARK Location: 56 BROWNS MILL ROAD EXT.	PATE STEVEN	9.50	8/31/2020	479,900	326,100	67.95			
L1733050368	060-018-10845	EVANS THORSTEN Location: 1134 CROSSTOWN ROAD	LAFFAL PAUL	8.50	11/30/2020	550,000	598,900	108.89			
1134935104	060-018-11411	EVERETT, STEPHEN Location: 2374 PAINE TURNPIKE SOUTH	MULLEN, LINDA J	10.07	11/22/2021	450,000	270,400	60.09			
312882240	060-018-10906	GRIFFIN, AUGUSTUS M Location: 365 GLINNIS ROAD	BOYCE, RUSTUM S	203.00	6/4/2021	575,000	558,200	97.08			
L467836928	060-018-10596	HAYES DANIEL Location: 849 DARLING ROAD	GAYDOS MICHAEL	10.10	11/30/2020	455,000	423,800	93.14			
486956096	060-018-11475	MORSE, STEPHANIE Location: 81 COLBY ROAD	KULP, MONICA W	13.50	8/27/2021	255,000	217,900	85.45			
25693248	060-018-10524	MURRAY, CHRISTOPHER Location: 82 POND VIEW CIRCLE	GALENTE, MARY	6.20	6/25/2021	315,000	249,300	79.14			
L243552256	060-018-11588	PRICE TANNER Location: 1392 CHANDLER ROAD	TUCKER AMY	11.47	10/22/2019	310,400	348,200	112.18			
L1267568640	060-018-11403	ROTLATT HART Location: 28 BELKNAP ROAD	LAGERSTEDT RICHARD	11.00	7/26/2019	305,000	296,800	97.31			
L1931149312	060-018-11415	SCURLOCK SEAN Location: 346 WEST HILL RD.	SURREY GAIL	51.70	9/11/2020	449,000	420,600	93.67			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>370.84</b>		<b>4,827,411</b>	<b>4,293,300</b>				

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

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
12 Total Transactions	70.75	Low InterQuartile Value	78.47 Low 90% Value of Aggregate
402,284 Average Sales Price	106.00	High InterQuartile Value	99.40 High 90% Value of Aggregate
357,775 Average Listed Price	35.25	InterQuartile Range	88.94 Aggregate Ratio
90.02 Average Ratio			11.76% Sampling Error
93.41 Median Ratio	17.88	Value of Outlier Low Limit	0 Number of Low Outliers
57.78 Low Ratio	158.87	Value of Outlier High Limit	0 Number of High Outliers
127.56 High Ratio	- 34.99	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	211.74	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.23 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			

**MHU - Mobile home un-landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1219203072	060-018-10021	ADAMS NANCY Location: 220 CEDAR DRIVE	MARTIN DEBORAH	0.00	11/22/2019	35,000	33,300	95.14			
L760262656	060-018-10095	BELL THOMAS Location: 139 3RD ST,	DOWEN PENNY	0.00	6/27/2019	50,000	47,700	95.40			
L1512419328	060-018-10870	BLISS WILLIAM Location: 42 SECOND STREET, LOT 58	ESTATE OF ALSTON O. ...	0.00	4/11/2019	32,000	29,500	92.19			
L1123696640	060-018-11435	FLANDERS LOIS Location: 254 CEDAR DRIVE	GIROUX ANNE	0.00	10/21/2020	42,500	38,300	90.12			
L898473984	060-018-11601	GIROUX ANNE Location: 208 CEDAR DRIVE	TWOMBLEY KATHLEEN	0.00	9/1/2020	22,000	11,400	51.82			
1063517248	060-018-11489	GORCHINSKI, DAVID P Location: 41 SECOND STREET, LOT 57	BILODEAU, MICHAEL	0.00	12/28/2021	57,000	42,900	75.26			
592783936	060-018-10167	GORDON, DOUGLAS A Location: 115 WESTON STREET	HOUGHTON, SANDRA J	0.00	1/10/2022	50,000	47,700	95.40			
1948765248	060-018-11754	KOLANDA, DELILAH Location: 10 ADDISON DRIVE	CRADDOCK, COREY	0.00	8/7/2021	27,000	16,200	60.00			
L789680128	060-018-10351	MITCHELL CHARLOTTE Location: 45 3RD STREET	PREVOST WAYNE	0.00	1/29/2021	45,000	49,100	109.11			
L684511232	060-018-10167	PITONYAK SANDRA Location: 115 WESTON STREET	PREVOST PAUL	0.00	12/11/2019	60,000	47,700	79.50			
L2119950336	060-018-11462	POTVIN CRAIG Location: MOBILE HOME AT 77 WESTON STREET LOT #11	JUDITH GIBSON WARREN...	0.00	1/22/2021	45,900	46,700	101.74			
L1925709824	060-018-11057	ROWELL COLBY Location: 55 PARK MANOR DRIVE	WINTERS ROBERT	0.00	9/4/2019	48,750	43,900	90.05			
587619392	060-018-10869	SEAYER, DEVIN Location: 106 3RD STREET	DELPHIA, LORI	0.00	8/27/2021	50,000	54,100	108.20			
L299278336	060-018-10077	SIROIS DEBORAH Location: 46 THIRD STREET	PARKER GIVENS SARAH	0.00	9/15/2019	32,000	25,700	80.31			
764146752	060-018-11028	STRIDSBERG, CORINNE ... Location: 232 CEDAR DRIVE	WILDER, LESLIE S	0.00	4/1/2021	55,000	38,200	69.45			
L1478098944	060-018-11914	WHEELER ADDIE Location: 150 CEDAR DRIVE	BOARDMAN TRUSTEE JUA...	0.00	11/21/2019	55,000	44,100	80.18			
L1770029056	060-018-11028	WILDER LESLIE Location: 232 CEDAR DRIVE	MATTSON JOHN	0.00	4/1/2020	37,000	38,200	103.24			
<b>Totals for MHU - Mobile home un-landed</b>				<b>0.00</b>		<b>744,150</b>	<b>654,700</b>				

**MHU - Mobile home un-landed**

*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
17 Total Transactions	77.38	Low InterQuartile Value	82.18 Low 90% Value of Aggregate
43,774 Average Sales Price	98.57	High InterQuartile Value	93.78 High 90% Value of Aggregate
38,512 Average Listed Price	21.19	InterQuartile Range	87.98 Aggregate Ratio
86.89 Average Ratio			6.59% Sampling Error
90.12 Median Ratio	45.60	Value of Outlier Low Limit	0 Number of Low Outliers
51.82 Low Ratio	130.36	Value of Outlier High Limit	0 Number of High Outliers
109.11 High Ratio	13.81	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	162.14	Value of Extreme High Limit	0 Number of High Extremes/Influentials
13.96 COD			
1	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		



**MHL - Mobile home landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2091421696	060-018-10792	CARTWRIGHT JASON Location: 1625 SCOTT HILL ROAD	LADD RANDALL	1.50	1/6/2021	115,000	120,300	104.61			
349828160	060-018-10582	MAYNARD, THOMAS Location: 1151 JUNCTION ROAD	BOARDMAN, LUCKY	1.00	6/11/2021	105,000	97,000	92.38			
793115712	060-018-10557	OUELLETTE, JR., GABR... Location: 22 LOVERS LANE	STAUFF, GERALD	2.18	12/10/2021	200,000	117,300	58.65			
621173824	060-018-10584	SANDERS, CRAIG Location: 196 VINE STREET	FORREND, JAMIE	0.20	8/26/2021	87,600	95,100	108.56			
L1908932608	060-018-11671	WARNER KASEY Location: 191 HIGHLAND AVENUE	JOHNSON KORIN	0.33	6/3/2019	105,000	109,400	104.19			

<b>Totals for MHL - Mobile home landed</b>				<b>5.21</b>		<b>612,600</b>	<b>539,100</b>				
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**MHL - Mobile home landed**

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

Category Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals
5 Total Transactions	75.52 Low InterQuartile Value	62.95 Low 90% Value of Aggregate
122,520 Average Sales Price	106.59 High InterQuartile Value	113.05 High 90% Value of Aggregate
107,820 Average Listed Price	31.07 InterQuartile Range	88.00 Aggregate Ratio
93.68 Average Ratio		28.47% Sampling Error
104.19 Median Ratio	28.91 Value of Outlier Low Limit	0 Number of Low Outliers
58.65 Low Ratio	153.19 Value of Outlier High Limit	0 Number of High Outliers
108.56 High Ratio	- 17.69 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	199.79 Value of Extreme High Limit	0 Number of High Extremes/Influentials
11.93 COD		
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

**S1 - Vacation home with less than 6 acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L316194816	060-018-10360	MCDERMOTT MARC Location: 1046 BROOKFIELD ROAD	CLOSE JONATHAN	5.10	8/27/2020	160,000	139,000	86.88			

**Totals for S1 - Vacation home with less than 6 acres**

**5.10 160,000 139,000**

**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	86.88 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
160,000 Average Sales Price	86.88 High InterQuartile Value	0.00 High 90% Value of Aggregate
139,000 Average Listed Price	0.00 InterQuartile Range	86.88 Aggregate Ratio
86.88 Average Ratio		Sampling Error
86.88 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
86.88 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
86.88 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
L2115649536	060-018-11096	3 CHIEFS VT LLC Location: 1215 AIRPORT ROAD	HASKIN ROBERTA	0.00	5/15/2019	130,000	136,700	105.15			
L103489536	060-018-10846	4TH FLOOR LLC Location: 652 GRANGER ROAD	WOODFIELD PROPERTIES...	6.49	1/31/2020	1,700,000	2,108,700	124.04			
L1144868864	060-018-11947	BOYNTON PETER Location: HANGAR A2 OFF COMSTOCK ROAD, AIRPORT ROAD	3 CHIEFS AVIATION LL...	0.00	10/14/2019	35,000	39,700	113.43			
1763030080	060-018-11940	CHERRY TREE, LLC Location: HANGAR UNIT NO. D-1, HANGAR D BUILDING	BEAN, CHRISTIAN	0.00	7/1/2021	42,000	40,900	97.38			
L2023784448	060-018-11539	HARDROCK GRANITE COM... Location: 70 HERSEY ROAD	TARDIE EUGENE	1.80	4/20/2020	325,000	580,100	178.49	E		O
L1752604672	060-018-10882	RADIUS POINT PROPERT... Location: 322 INDUSTRIAL PARK LANE	LAGUE INC	2.03	6/26/2020	1,300,000	1,028,800	79.14			
L1270747136	060-018-10941	THOMAS PROPERTIES LL... Location: 535 US ROUTE 302	E&J REALTY LLC	0.78	2/28/2020	240,000	286,100	119.21			
2023459392	060-018-10075	WILDT, FRED Location: 221 US ROUTE 302	AUDET, KATHLEEN	0.20	12/28/2021	250,000	246,400	98.56			
<b>Totals for C - Commercial</b>				<b>11.30</b>		<b>4,022,000</b>	<b>4,467,400</b>				

**C - Commercial**

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
8 Total Transactions	97.68	Low InterQuartile Value	85.41	Low 90% Value of Aggregate
502,750 Average Sales Price	122.83	High InterQuartile Value	136.74	High 90% Value of Aggregate
558,425 Average Listed Price	25.16	InterQuartile Range	111.07	Aggregate Ratio
114.43 Average Ratio			23.11%	Sampling Error
109.29 Median Ratio	59.94	Value of Outlier Low Limit	0	Number of Low Outliers
79.14 Low Ratio	160.57	Value of Outlier High Limit	1	Number of High Outliers
178.49 High Ratio	22.20	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	198.30	Value of Extreme High Limit	0	Number of High Extremes/Influentials
17.72 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
13%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**CA - Commercial Apartments**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
81392704	060-018-10089	DIEMER PROPERTY COMP...	NORBERT C. BADOR REV...	0.50	6/23/2021	120,000	187,600	156.33	O		
Location: 33 DAVIS ROAD											

<b>Totals for CA - Commercial Apartments</b>				<b>0.50</b>		<b>120,000</b>	<b>187,600</b>				
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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	156.33	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
120,000 Average Sales Price	156.33	High InterQuartile Value	0.00	High 90% Value of Aggregate
187,600 Average Listed Price	0.00	InterQuartile Range	156.33	Aggregate Ratio
156.33 Average Ratio				Sampling Error
156.33 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
156.33 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
156.33 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
L357900288	060-018-10162	BINGHAM PETER Location: LOT 3 100 WALKER RD.	BILODEAU MICHAEL	10.07	11/11/2020	95,000	64,700	68.11			
292473920	060-018-10614	E&JW PROPERTY, LLC Location: DARLING ROAD	THURSTON, JEFFREY A	58.12	7/30/2021	140,000	127,700	91.21			
L1441009664	060-018-12271	HASKIN ROBERTA Location: DODGE FARM RD LOTS 9, 10 & 11	BARNES ENTERPRISES L...	16.50	4/23/2019	235,000	217,900	92.72			
L1326940160	060-018-11238	PAVLIK DAVID Location: 1882 PAINE TURNPIKE SOUTH	BRENDA L. PEPIN TRUS...	0.25	6/30/2020	40,000	32,400	81.00			
135216192	060-018-12149	SARACENO, MATTHEW P Location: ROUTE 12	MONLEY, MARGARET E	7.28	11/12/2021	36,000	36,600	101.67			
L1846296576	060-018-10165	SMITH ERIC Location: 100 WALKER RD., LOT 4	BILODEAU MICHAEL	10.61	9/24/2020	143,000	57,700	40.35	O		
1384075840	060-018-12301	WUNNAN, NIM Location: LOT 5 BARTLETT HILL COMPANY SUBDIVISION	GREVE, LAURA	1.73	1/18/2022	30,000	25,900	86.33			
<b>Totals for M - Miscellaneous</b>				<b>104.56</b>		<b>719,000</b>	<b>562,900</b>				

**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	
7 Total Transactions	68.11	Low InterQuartile Value	59.11	Low 90% Value of Aggregate
102,714 Average Sales Price	92.72	High InterQuartile Value	97.47	High 90% Value of Aggregate
80,414 Average Listed Price	24.62	InterQuartile Range	78.29	Aggregate Ratio
80.20 Average Ratio			24.50%	Sampling Error
86.33 Median Ratio	31.18	Value of Outlier Low Limit	0	Number of Low Outliers
40.35 Low Ratio	129.65	Value of Outlier High Limit	0	Number of High Outliers
101.67 High Ratio	- 5.75	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	166.58	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.91 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			

**O - Other**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L358342656	060-018-12081	CARCHIDI SHANNON Location: 69 HIDEAWAY DRIVE UNIT #11	PARKER MICHELLE	0.00	1/12/2021	220,000	196,000	89.09			
L484786176	060-018-12082	DEVOID NICOLE Location: 69 HIDEAWAY DRIVE - UNIT #12	THE HARRIET W. GALFE...	0.00	9/27/2019	196,000	218,700	111.58			
L1180262400	060-018-12169	GALLIGAN-BALDWIN JAS... Location: 99 HIDEAWAY DRIVE UNIT 16	JENSEN CHARLES	0.00	4/12/2019	201,000	221,800	110.35			
1712671808	060-018-11918	HINES, MIKAYLA L Location: 34 MANSFIELD LANE #34	JANICE R PRESCOTT TR...	0.00	7/21/2021	317,000	278,000	87.70			
L1714688000	060-018-12257	NEASE DAVID Location: 107 HIDEAWAY DRIVE #20	FECTEAU RESIDENTIAL ...	0.00	9/18/2020	288,000	271,300	94.20			
1112431680	060-018-12170	ROSCIOLI, LINDA Location: 99 HIDEAWAY DRIVE UNIT #14	FECTEAU RESIDENTIAL ...	0.00	9/23/2021	284,000	221,900	78.13			
L643371008	060-018-11974	TEFE MOSES Location: 63 MANSFIELD LANE	ESTATE OF MAHONEY SU...	0.00	10/4/2019	242,000	225,300	93.10			
1840231488	060-018-11929	WELLS, TYLER Location: 392 PARTRIDGE FARM ROAD	GILMAN, LORRAINE E	0.47	6/25/2021	258,000	238,700	92.52			
<b>Totals for O - Other</b>				<b>0.47</b>		<b>2,006,000</b>	<b>1,871,700</b>				

**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	
8 Total Transactions	88.05	Low InterQuartile Value	86.97	Low 90% Value of Aggregate
250,750 Average Sales Price	106.31	High InterQuartile Value	99.64	High 90% Value of Aggregate
233,963 Average Listed Price	18.27	InterQuartile Range	93.31	Aggregate Ratio
94.58 Average Ratio			6.78%	Sampling Error
92.81 Median Ratio	60.65	Value of Outlier Low Limit	0	Number of Low Outliers
78.13 Low Ratio	133.71	Value of Outlier High Limit	0	Number of High Outliers
111.58 High Ratio	33.25	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	161.11	Value of Extreme High Limit	0	Number of High Extremes/Influentials
8.32 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			

**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
104 Total Transactions	75.49 Low InterQuartile Value		80.62 Low 90% Value of Aggregate
255,158 Average Sales Price	95.40 High InterQuartile Value		86.64 High 90% Value of Aggregate
213,386 Average Listed Price	19.91 InterQuartile Range		83.63 Aggregate Ratio
85.80 Average Ratio			3.60% Sampling Error
86.08 Median Ratio	45.62 Value of Outlier Low Limit	0 Number of Low Outliers	
47.20 Low Ratio	125.27 Value of Outlier High Limit	2 Number of High Outliers	
133.24 High Ratio	15.74 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	155.14 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.21 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			

**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
9 Total Transactions	97.97 Low InterQuartile Value		87.86 Low 90% Value of Aggregate
460,222 Average Sales Price	140.19 High InterQuartile Value		136.91 High 90% Value of Aggregate
517,222 Average Listed Price	42.22 InterQuartile Range		112.39 Aggregate Ratio
119.08 Average Ratio			21.82% Sampling Error
113.43 Median Ratio	34.65 Value of Outlier Low Limit	0 Number of Low Outliers	
79.14 Low Ratio	203.51 Value of Outlier High Limit	0 Number of High Outliers	
178.49 High Ratio	- 28.68 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.06 PRD (Regression Index)	266.84 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.38 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
11% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			



**Class - 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
7 Total Transactions	68.11 Low InterQuartile Value		58.93 Low 90% Value of Aggregate
102,714 Average Sales Price	92.72 High InterQuartile Value		97.65 High 90% Value of Aggregate
80,414 Average Listed Price	24.62 InterQuartile Range		78.29 Aggregate Ratio
80.20 Average Ratio			24.73% Sampling Error
86.33 Median Ratio	31.18 Value of Outlier Low Limit	0 Number of Low Outliers	
40.35 Low Ratio	129.65 Value of Outlier High Limit	0 Number of High Outliers	
101.67 High Ratio	- 5.75 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	166.58 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.91 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			

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	
120 Total Transactions	76.28	Low InterQuartile Value	82.02	Low 90% Value of Aggregate
261,113 Average Sales Price	97.36	High InterQuartile Value	90.67	High 90% Value of Aggregate
225,461 Average Listed Price	21.08	InterQuartile Range	86.35	Aggregate Ratio
87.21 Average Ratio			5.00%	Sampling Error
87.70 Median Ratio	44.65	Value of Outlier Low Limit	1	Number of Low Outliers
40.35 Low Ratio	128.99	Value of Outlier High Limit	3	Number of High Outliers
156.33 High Ratio	13.03	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	160.61	Value of Extreme High Limit	1	Number of High Extremes/Influentials
16.02 COD				
6	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
5%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			