

Study created by Christie.Wright@vermont.gov on 10/28/2022 at 1:07 AM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L444628992	069-021-10117	BERKOWITZ ANNE Location: 76 WENTWORTH ROAD	ASHLEY JOSEPH	0.57	9/15/2020	293,100	256,500	87.51			
L1084792832	069-021-10662	CUTLAN NATHAN Location: 16 DUCK BROOK CIRCLE	ROBINSON MARK	1.07	10/21/2019	272,000	239,300	87.98			
L2121322496	069-021-10641	DEANGELIS KAITLYN Location: 155 MOUNTAIN VIEW DRIVE	DOLL BRANDON	0.92	7/31/2019	270,000	221,700	82.11			
L1524748288	069-021-10687	DESLAURIERS ADAM Location: 218 WENTWORTH ROAD	LOWDER DAVID	0.06	10/9/2019	310,000	203,800	65.74			
1994832960	069-021-10108	FISCHER, KARLY Location: 73 CURTIS LANE	73 CURTIS LANE LLC	0.89	12/2/2021	207,000	151,200	73.04			
L132386816	069-021-10348	GOLDMAN MARCUS Location: 3964 BOLTON VALLEY ACCESS ROAD	COBURN SHARON	0.80	10/31/2019	522,500	380,000	72.73			
782056512	069-021-10567	HALL, KRISTEN Location: 3543 NASHVILLE ROAD	METZ, CRAIG P	0.90	11/8/2021	480,000	257,800	53.71			
1415150656	069-021-10227	JACKSON, MARIEKE Location: 24 JOINER BROOK LANE	SEVENE, THEODORE	0.32	12/22/2021	314,900	156,000	49.54			
L1294671872	069-021-10363	JONES DANIEL Location: 3477 STAGE ROAD	HOLSTEN SCOTT	0.52	3/11/2020	285,000	227,700	79.89			
41114688	069-021-10457	JONES, RYAN Location: 375 SHARKEYVILLE ROAD	BURKE, MARGRIT J	0.52	10/22/2021	187,000	98,400	52.62			
L974798848	069-021-10722	KNEPPER JEREMY Location: 110 STONE HILL ROAD	KOZAK ARNOLD	3.77	10/1/2019	642,000	496,900	77.40			
L1689653248	069-021-10280	LISAIUS KATARINA Location: 66 CURTIS LANE	VITA SUSAN	0.20	4/25/2019	161,000	99,200	61.61			
L246308864	069-021-10422	LOPEZ CARLOS Location: 3251 THEODORE ROOSEVELT HIGHWAY	FULLER LISA	4.23	7/26/2019	363,000	305,500	84.16			
L234504192	069-021-10615	MOGERLEY MEGAN ELIZA... Location: 46 THATCHER ROAD	MICHAELS JUSTIN	0.56	9/18/2020	425,000	325,700	76.64			
L1301127168	069-021-11001	MOYNAHAN JAMES Location: 3585 DUXBURY ROAD	ROGOW JENNIFER	3.00	10/30/2020	385,000	239,200	62.13			
1248481856	069-021-10455	NORMAN, KYLE Location: 1371 LEARY ROAD	COMMUNITY BANK, N.A....	0.72	2/9/2022	265,000	199,900	75.43			
L1587003392	069-021-10620	O'NEILL ANA Location: 2736 DUXBURY ROAD	HUMMEL JADEN	0.39	9/1/2020	166,900	113,200	67.83			
L572473344	069-021-10100	PAHL MARSHALL Location: 60 DUCK BROOK CIRCLE	BELANGER IVAN	1.13	7/3/2019	345,000	298,300	86.46			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L285851648	069-021-10785	PATTERSON ERIKA Location: 62 YORK ROAD	WESTIE JOHN	0.60	12/10/2020	274,000	197,000	71.90			
L387768320	069-021-10535	PISTOLE JENNIFER Location: 4619 STAGE ROAD	ORDWAY CAL	0.96	8/31/2020	301,000	213,000	70.76			
L1776951296	069-021-10282	QUEEN KATELYN Location: 3097 STAGE ROAD	PRATT KYLE	1.39	1/5/2021	255,000	182,600	71.61			
L2016493568	069-021-10036	RICE FRANK JAMES Location: 647 DUXBURY ROAD	ESTATE OF BAGDY GEOR...	0.71	1/8/2021	105,000	111,900	106.57			O
L1267310592	069-021-10519	ROONEY CHARLES Location: 5490 THEODORE ROOSEVELT HIGHWAY	RANDY'S EXCAVATING L...	0.63	9/9/2019	290,000	277,400	95.66			
685057088	069-021-10160	ST. GERMAIN, JAMES Location: 3309 NOTCH ROAD	ZEIGLER, ROGER B	5.05	5/10/2021	455,000	329,700	72.46			
L1844338688	069-021-10050	WOOD MICHAEL Location: 3208 THEODORE ROOSEVELT HIGHWAY	BARUP MILDRED	0.70	10/9/2020	164,900	131,300	79.62			
L1630068736	069-021-10540	YANDOW NATASHA Location: 57 THACHER ROAD	BERNAGOZZI III ARMAN...	0.76	8/31/2020	416,000	311,600	74.90			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>31.37</b>		<b>8,155,300</b>	<b>6,024,800</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	
26 Total Transactions	67.30	Low InterQuartile Value	70.24	Low 90% Value of Aggregate
313,665 Average Sales Price	82.62	High InterQuartile Value	77.51	High 90% Value of Aggregate
231,723 Average Listed Price	15.32	InterQuartile Range	73.88	Aggregate Ratio
74.62 Average Ratio			4.91%	Sampling Error
73.97 Median Ratio	44.33	Value of Outlier Low Limit	0	Number of Low Outliers
49.54 Low Ratio	105.60	Value of Outlier High Limit	1	Number of High Outliers
106.57 High Ratio	21.35	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	128.58	Value of Extreme High Limit	0	Number of High Extremes/Influentials
12.93 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			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L905084928	069-021-10557	BLAKE CAROLINE Location: 1873 NOTCH ROAD	BOLTON IV KENYON	12.90	10/1/2020	289,000	215,300	74.50			
L1304363008	069-021-10818	JACOBS JR. MICHAEL Location: 74 BEAR MOUNTAIN ROAD	LEAVITT JARED	10.40	5/17/2019	348,500	333,300	95.64			
173804608	069-021-10563	LAWTON, MAX A Location: 1426 BOLTON NOTCH ROAD	PENNEY, STEPHEN E	21.40	7/8/2021	415,000	248,700	59.93			
L1357635584	069-021-10668	LOVEJOY MICHAEL Location: 60 BEAVER BROOK FARM ROAD	SIEGEL MICHAEL	135.35	10/9/2019	275,000	270,400	98.33			
342813760	069-021-10489	ROBBINS, RYAN Location: 3132 NOTCH ROAD	MILLER, RICHARD B	15.19	10/6/2021	500,000	272,100	54.42			

<b>Totals for R2 - Residential with 6 or more acres</b>				<b>195.24</b>		<b>1,827,500</b>	<b>1,339,800</b>				
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**R2 - Residential with 6 or more acres**

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
5 Total Transactions	57.17	Low InterQuartile Value	54.17	Low 90% Value of Aggregate
365,500 Average Sales Price	96.98	High InterQuartile Value	92.46	High 90% Value of Aggregate
267,960 Average Listed Price	39.81	InterQuartile Range	73.31	Aggregate Ratio
76.56 Average Ratio			26.12%	Sampling Error
74.50 Median Ratio	- 2.54	Value of Outlier Low Limit	0	Number of Low Outliers
54.42 Low Ratio	156.70	Value of Outlier High Limit	0	Number of High Outliers
98.33 High Ratio	- 62.25	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	216.41	Value of Extreme High Limit	0	Number of High Extremes/Influentials
21.37 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
20%	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
L881479680	069-021-10807	ATWOOD WILLIAM Location: 272 EAST STREET	DUGGENTO ERICA	0.00	10/29/2020	40,000	26,200	65.50			
L29868032	069-021-10532	CARPENTER HEATHER Location: 361 EAST STREET	STILLSON DAVID	0.00	8/11/2020	30,000	26,000	86.67			
L749633536	069-021-10404	DEROUCHIE JOSEPH Location: 180 EAST STREET	GOODRICH BRIAN	0.00	6/8/2020	42,000	39,200	93.33			
L1586929664	069-021-10807	DUGGENTO ERICA Location: 272 EAST STREET	WOOD GILBERT	0.00	5/14/2019	27,000	26,200	97.04			
L1972535296	069-021-10694	GOODMAN ERIK Location: 145 WEST STREET	LABERGE MATTHEW	0.00	8/29/2019	13,000	24,500	188.46	E	E	O
L1592582144	069-021-10686	HEMENWAY MILAGRO Location: 97 WEST STREET	STANLEY BARBARA	0.00	4/8/2019	21,000	38,600	183.81	E	E	O
L1120935936	069-021-10799	HILL MEREDITH Location: 226 EAST STREET	MONGEON ERICA	0.00	7/2/2019	40,000	42,300	105.75			
L78086144	069-021-10370	HOLCOMB CHRISTOPHER Location: 187 EAST STREET	LIMA-BYBELL TYLER	0.00	3/26/2020	41,000	41,700	101.71			
L2025783296	069-021-10186	HOYT PRISSTINA Location: 131 WEST STREET	CROMIE KATHLEEN	0.00	9/17/2019	30,500	27,900	91.48			
L505094144	069-021-10364	HUFNAGEL STEVEN Location: 400 EAST STREET	SUMNER CAROL	0.00	12/18/2020	40,000	46,700	116.75			
570473536	069-021-10215	IN LIVING TRUST CHRI... Location: 159 WEST ST	DODGE, DEBORAH B	0.24	8/26/2021	35,000	31,400	89.71			
741086272	069-021-10159	KAREEM, NAWAR K Location: 49 WEST STREET	RUSSELL, GARY	0.00	5/21/2021	54,000	39,600	73.33			
L950898688	069-021-10106	LAFRAMBOISE CHERIE Location: 36 WEST STREET	LUCE DIANE	0.00	11/27/2020	34,944	28,600	81.85			
L1639366656	069-021-10268	MCKINNEY JAMES Location: 148 EAST STREET	FIRKEY RONALD	0.00	5/22/2020	57,599	88,500	153.65	O	O	O
L1641172992	069-021-10220	SKINNER ROCHELLE Location: 281 EAST STREET	HILLEN PAUL	0.00	8/9/2019	36,500	30,700	84.11			
L1846054912	069-021-10162	TSANG CHRISTINA Location: 121 WEST STREET	CHICOINE MARK	0.00	4/26/2019	44,900	42,300	94.21			
L348422144	069-021-10099	ZEI BRIAN Location: 85 WEST ST	BOOZAN ROBERT	0.00	5/29/2020	29,500	25,600	86.78			
<b>Totals for MHU - Mobile home un-landed</b>				<b>0.24</b>		<b>616,943</b>	<b>626,000</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	85.39 Low InterQuartile Value		89.81 Low 90% Value of Aggregate
36,291 Average Sales Price	111.25 High InterQuartile Value		113.12 High 90% Value of Aggregate
36,824 Average Listed Price	25.86 InterQuartile Range		101.47 Aggregate Ratio
105.54 Average Ratio			11.48% Sampling Error
93.33 Median Ratio	46.60 Value of Outlier Low Limit	0 Number of Low Outliers	
65.50 Low Ratio	150.04 Value of Outlier High Limit	3 Number of High Outliers	
188.46 High Ratio	7.80 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	188.84 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
24.07 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
L1669627904	069-021-10614	MAY REBECCA	RICHARDSON JIMMIE	20.00	1/31/2020	150,000	151,100	100.73			
Location: 3594 NOTCH ROAD											

<b>Totals for MHL - Mobile home landed</b>				<b>20.00</b>		<b>150,000</b>	<b>151,100</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	
1 Total Transactions	100.73	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
150,000 Average Sales Price	100.73	High InterQuartile Value	0.00	High 90% Value of Aggregate
151,100 Average Listed Price	0.00	InterQuartile Range	100.73	Aggregate Ratio
100.73 Average Ratio				Sampling Error
100.73 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
100.73 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
100.73 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				
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
100% 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
929188928	069-021-10014	ACREAGE CAPITAL, LLC	AMERIGAS PROPANE, L....	4.50	8/26/2021	150,000	319,800	213.20	E		
Location: 3047 THEODORE ROOSEVELT HIGHWAY											

Totals for C - Commercial

4.50                    150,000                    319,800

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

1 Total Transactions	213.20 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
150,000 Average Sales Price	213.20 High InterQuartile Value	0.00 High 90% Value of Aggregate
319,800 Average Listed Price	0.00 InterQuartile Range	213.20 Aggregate Ratio
213.20 Average Ratio		Sampling Error
213.20 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
213.20 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
213.20 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
L1524895744	069-021-10957	DION GEORGE Location: 2634 STAGE RD	FILLMORE JOJI	16.50	2/11/2021	62,500	77,900	124.64			
L149422080	069-021-10712	MACCORMACK AMY Location: 299 WENTWORTH ROAD	GOLDMAN MARCUS	0.66	7/24/2020	85,000	59,200	69.65			
L571383808	069-021-10177	MERNICK GARRETT Location: 81 GARDINER LANE	COUCH SR RANDY	0.70	12/7/2020	75,000	50,100	66.80			
L162430976	069-021-10322	ROY ANDREW Location: 200 CHAMP LANE	GUYETTE MARCIA	81.50	11/17/2020	135,000	160,200	118.67			
<b>Totals for M - Miscellaneous</b>				<b>99.36</b>		<b>357,500</b>	<b>347,400</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	
4 Total Transactions	67.51	Low InterQuartile Value	62.69	Low 90% Value of Aggregate
89,375 Average Sales Price	123.15	High InterQuartile Value	131.66	High 90% Value of Aggregate
86,850 Average Listed Price	55.63	InterQuartile Range	97.17	Aggregate Ratio
94.94 Average Ratio			35.49%	Sampling Error
94.16 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
66.80 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
124.64 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
28.37 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			



O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2084511744	069-021-10684	BARBAGALLO ANTHONY Location: 74 SPORTS CLUB DRIVE, UNIT 230	SRINIVASAN SUNDARESA	0.00	1/29/2021	181,100	117,200	64.72			
L712548352	069-021-10653	BENOIT CODY Location: 57 EAST COUNTRY CLUB DRIVE UNIT 29	BONNEAU HANNAH	0.00	9/30/2020	185,000	177,600	96.00			
L2124386304	069-021-10964	BOGAR ETHAN Location: 100 ARDEC LANE, #7	LINEHAN DANIEL	0.06	5/9/2019	200,000	205,000	102.50			
L683294720	069-021-10431	BRADY KENNETH Location: 27 NATURE TRAIL ROAD UNIT 203	HUANG YING	0.00	3/11/2020	133,500	97,100	72.73			
1254612032	069-021-10669	BROWN, DAVE Location: 42323-D BOLTON VALLEY ACCESS ROAD	ZITOMER, ELAINE A	0.00	11/10/2021	268,000	129,500	48.32			
L657018880	069-021-10251	BUCHINE MARIE Location: 4234 BOLTON VALLEY ACCESS ROAD, UNIT 3-I	ETTER STEPHEN	0.00	7/10/2020	93,000	93,700	100.75			
L734171136	069-021-10568	BURGOON SHANE Location: 4302 BOLTON ACCESS ROAD, UNIT 382	GOUSE RONALD	0.00	4/17/2020	53,000	37,300	70.38			
L100098048	069-021-10471	CLEMENT MARK Location: 27 NATURE TRAIL ROAD UNIT 207	LONER MICHAEL	0.00	5/27/2020	142,500	97,100	68.14			
L257392640	069-021-10579	COMPTON BARRY Location: 41 VILLAGE LANE, UNIT 125	TITCOMB NOLAN	0.00	3/11/2021	115,000	97,100	84.43			
L2128781312	069-021-10175	COSTA PAULO Location: 4302 BOLTON VALLEY ACCESS ROAD, UNIT 296	STANO JOHN	0.00	11/30/2020	57,100	38,200	66.90			
1627589696	069-021-10400	COSTELLO, JOSEPH DAN... Location: 71 BEAR RUN ROAD	LIGHTHART, WILLIAM K...	0.00	7/21/2021	246,000	184,600	75.04			
L278380544	069-021-10263	DANIELE CHRISTOPHER Location: 4302 BOLTON ACCESS ROAD, UNIT 224	KAMBE DANA	0.00	10/22/2020	38,000	28,700	75.53			
230851648	069-021-10381	DI PAOLA, IPPOLITA B Location: UNIT 325, 41 VILLAGE LANE	JOSEPH W. KAREIVIS, ...	0.00	4/8/2021	169,000	103,000	60.95			
L2033672192	069-021-10118	DORSETT DAVID Location: 4302 BOLTON VALLEY ACCESS ROAD, CONDO 378-380	BELANGER HAROLD	0.00	10/17/2019	70,000	59,700	85.29			
1075448896	069-021-10464	ENMAN, CHRISTOPHER Location: 19 VILLAGE LANE UNIT 221	AYER, PATRICK B	0.00	6/16/2021	295,000	128,100	43.42			
L541138944	069-021-10801	FILADORO ROBERT Location: 115 BEAR RUN ROAD, UNIT 17	WORTHEN GAIL	0.00	1/13/2021	219,000	184,600	84.29			
L1470566400	069-021-10758	FOWLE KAITLYN Location: 43 ARDEC LANE #111	BOGAR ETHAN	0.00	8/19/2019	138,200	95,700	69.25			
L161423360	069-021-10572	FRIEDLAND KEVIN Location: 27 NATURE TRAIL ROAD, UNIT 108	DESLAURIERS JANET	0.00	12/15/2020	169,800	94,900	55.89			
L1798209536	069-021-10583	HAHR NAOMI	ROWLETT THOMAS	0.00	5/1/2020	149,500	109,300	73.11			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1108343360	069-021-10733	HEWGILL, BLAKE	PERKINS, ERIN	0.00	3/31/2022	119,000	93,500	78.57			
		Location: 41 VILLAGE LANE, UNIT 326									
L1227563008	069-021-10705	HEYMANN PAUL	CHARPENTIER ANDREW	0.00	3/4/2020	85,000	100,200	117.88			O
		Location: 43 ARDEC LANE 110									
818216000	069-021-10294	JOHNSON, AMY	LUCIA, SANDRA E	0.00	12/10/2021	215,000	178,000	82.79			
		Location: 62 ARDEC LANE UNIT 114									
L951631872	069-021-10292	LEDUC JAIME	DENSHAM STEPHEN	0.00	11/5/2020	100,000	93,700	93.70			
		Location: 26 EAST COUNTRY CLUB DRIVE #37									
2020233792	069-021-10068	LEDUC, JAY	MEHTA, NIRAV K	0.00	2/11/2022	130,000	71,000	54.62			
		Location: 4232 BOLTON VALLEY ACCESS RD, UNIT 3-H									
L897204224	069-021-10250	LENNART NICOLE	VILLENEUVE NEIL	0.00	6/30/2020	119,500	89,900	75.23			
		Location: 4302 BOLTON VALLEY ACCESS ROAD #279-281									
L1691688960	069-021-10493	MAHAR MIRIAM	MCMANUS ALAN	0.00	12/15/2020	199,000	115,400	57.99			
		Location: 88 ARDEC LANE UNIT 316									
1022900800	069-021-10524	MARKS PROPERTIES, LL...	LAGERSTEDT, AMANDA M	0.00	3/4/2022	332,000	154,200	46.45			
		Location: 27 NATURE TRAIL UNIT 308									
176462400	069-021-10060	MCCAFFREY, EILEEN LE...	CIMONETTI, MICHAEL	0.00	11/23/2021	180,000	178,000	98.89			
		Location: 17 BEAR RUN ROAD, UNIT 1									
L158908416	069-021-10715	MCCARTHY SEAN	MASON RANDALL	0.00	10/19/2020	191,900	176,600	92.03			
		Location: 25 EAST COUNTRY CLUB DRIVE #26									
1540241472	069-021-10251	MCKENNA, CONNOR	BUCHINE, MARIE H	0.00	4/22/2021	130,000	93,700	72.08			
		Location: 77 WEST COUNTRY CLUB DRIVE #4									
L1000136704	069-021-10281	MOLLEUR SHERRI	BURKE ROBERT	0.00	4/17/2020	35,000	35,300	100.86			
		Location: 4234 BOLTON VALLEY ACCESS ROAD UNIT 3-1									
L1208127488	069-021-10750	OCAMPO MITCHELL	ANDREOLETTI JAMES	0.00	4/3/2019	215,000	184,600	85.86			
		Location: 4302 BOLTON VALLEY ACCESS ROAD- UNIT 297									
2058382400	069-021-10188	PATTERSON, LUCAS F	PIERCE, ALAN R	0.00	7/30/2021	125,000	91,900	73.52			
		Location: 17 BEAR RUN UNIT #3									
L1502674944	069-021-10433	PORTER WILLIAM	FERRIS CHARLES	0.00	12/29/2020	45,000	28,700	63.78			
		Location: 19 VILLAGE LN, UNIT 322									
L1201610752	069-021-10771	POST-CZARNOCKI SHEIL...	POLLAK JEANNE	0.00	12/4/2020	219,900	182,200	82.86			
		Location: 4302 BOLTON VALLEY ACCESS ROAD UNIT 325									
L2058797056	069-021-10542	PRITCHARD ALLISON	JKW ASSOCIATES LLC	0.00	8/7/2020	105,000	100,200	95.43			
		Location: 74 SPORTS CLUB DRIVE, UNIT 232									
1325712448	069-021-10375	ROBERT, DAVISON F	VILLENEUVE, NEIL	0.00	4/27/2021	125,000	89,900	71.92			
		Location: 88 ARDEC LANE, UNIT 115									
		Location: 88 ARDEC, UNIT 216									

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1265147904	069-021-10272	SAUNDERS BRIAN Location: 88215 ARDEC LANE	FULLER VICTORIA	0.00	1/16/2020	112,000	89,900	80.27			
1549368384	069-021-10543	SERRA, LORENZO Location: 115 BEAR RUN ROAD, #19	KELLY, TIMOTHY J	0.00	12/22/2021	354,500	184,600	52.07			
940438592	069-021-10635	SESSOCK, ABBY M Location: 128 WEST COUNTRY CLUB DRIVE, UNIT 15	SIMONS, JULIE	0.00	7/29/2021	245,000	189,200	77.22			
L465633280	069-021-10109	SILKOTCH CHRISTIE Location: 68 EAST COUNTRY CLUB DRIVE, UNIT #34	BAER DAVID	0.00	9/30/2019	179,000	177,600	99.22			
L138362880	069-021-10459	STEPHEN R. EVERETT T... Location: LCA CONDO, UNIT 287-289-291, 4302 BOLTON VALLEY ACCESS RD.	NEDDE DOUG	0.00	11/13/2020	110,000	82,900	75.36			
L1032278016	069-021-10545	STEPHEN STEYER Location: 115 BEAR RUN ROAD #18	CONNOLLY CHRISTOPHER	0.00	6/19/2020	212,900	184,600	86.71			
L2116534272	069-021-10161	SWANEY WILLIAM Location: 74 SPORTS CLUB DRIVE, UNIT 329	MARILYN B. BELYEA TR...	0.00	2/12/2021	184,000	147,000	79.89			
L204623872	069-021-10486	TAYLOR AMANDA LK Location: 43 ARDEC LANE, UNIT #311	RAVEN'S WIND LLC	0.00	1/17/2020	137,000	119,300	87.08			
957301824	069-021-10472	TAYLOR, DEREK Location: 4232 BOLTON VALLEY ACCESS ROAD, UNIT 3-G	PHILLIPS, KEVIN E	0.00	4/30/2021	114,000	94,700	83.07			
966149184	069-021-10023	TITUS, DANIEL R Location: 4302 BOLTON VALLEY ACCESS ROAD	THE ESTATE OF ANN M....	0.00	5/5/2021	136,000	82,900	60.96			
<b>Totals for O - Other</b>				<b>0.06</b>		<b>7,378,400</b>	<b>5,488,100</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
47 Total Transactions	66.90	Low InterQuartile Value	69.93 Low 90% Value of Aggregate
156,987 Average Sales Price	86.71	High InterQuartile Value	78.83 High 90% Value of Aggregate
116,768 Average Listed Price	19.81	InterQuartile Range	74.38 Aggregate Ratio
77.10 Average Ratio			5.98% Sampling Error
75.53 Median Ratio	37.19	Value of Outlier Low Limit	0 Number of Low Outliers
43.42 Low Ratio	116.42	Value of Outlier High Limit	1 Number of High Outliers
117.88 High Ratio	7.48	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	146.13	Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.98 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
9% 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
96 Total Transactions	69.53	Low InterQuartile Value	72.26 Low 90% Value of Aggregate
192,491 Average Sales Price	91.89	High InterQuartile Value	77.70 High 90% Value of Aggregate
144,327 Average Listed Price	22.36	InterQuartile Range	74.98 Aggregate Ratio
79.46 Average Ratio			3.63% Sampling Error
77.99 Median Ratio	35.99	Value of Outlier Low Limit	0 Number of Low Outliers
43.42 Low Ratio	125.43	Value of Outlier High Limit	3 Number of High Outliers
153.65 High Ratio	2.45	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	158.97	Value of Extreme High Limit	2 Number of High Extremes/Influentials
17.23 COD			
7 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			

**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
1 Total Transactions	213.20	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
150,000 Average Sales Price	213.20	High InterQuartile Value	0.00 High 90% Value of Aggregate
319,800 Average Listed Price	0.00	InterQuartile Range	213.20 Aggregate Ratio
213.20 Average Ratio			Sampling Error
213.20 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
213.20 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
213.20 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			

**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
4 Total Transactions	67.51 Low InterQuartile Value		62.42 Low 90% Value of Aggregate
89,375 Average Sales Price	123.15 High InterQuartile Value		131.92 High 90% Value of Aggregate
86,850 Average Listed Price	55.63 InterQuartile Range		97.17 Aggregate Ratio
94.94 Average Ratio			35.76% Sampling Error
94.16 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
66.80 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
124.64 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.98 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
28.37 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
101 Total Transactions	69.45 Low InterQuartile Value		72.53 Low 90% Value of Aggregate
188,282 Average Sales Price	93.52 High InterQuartile Value		78.29 High 90% Value of Aggregate
141,981 Average Listed Price	24.07 InterQuartile Range		75.41 Aggregate Ratio
80.09 Average Ratio			3.82% Sampling Error
77.99 Median Ratio	33.34 Value of Outlier Low Limit	0 Number of Low Outliers	18.40% Weighted Standard Deviation
43.42 Low Ratio	129.62 Value of Outlier High Limit	4 Number of High Outliers	
153.65 High Ratio	- 2.76 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.06 PRD (Regression Index)	165.72 Value of Extreme High Limit	3 Number of High Extremes/Influentials	
17.92 COD			
7 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			