

Study created by Christie.Wright@vermont.gov on 11/10/2022 at 3:13 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
642044992	078-024-11759	ALVARADO, LIZBETH M Location: 2439 TOWN FARM ROAD	BLAKE, JONATHAN	2.17	5/25/2021	168,000	161,200	95.95			
L1480871936	078-024-10261	ANKJAER-JENSEN BEATE Location: 9 MARBLE STREET	WHALEN PATRICK	0.70	8/23/2019	210,000	201,300	95.86			
L760389632	078-024-11612	ARMAO KEATON Location: 209 BASIN ROAD	SAVELA GEORGE	4.00	3/19/2021	205,000	178,500	87.07			
1842588736	078-024-10099	ASHLEY, PAULA L Location: 9 UNION STREET	BENDER, GARY A	0.49	10/1/2021	230,000	169,500	73.70			
1583854144	078-024-11806	BALLANTINE, ERIN M Location: 20 UNION STREET	ROHNER, LAURIE E	0.43	2/11/2022	205,000	186,100	90.78			
L1026969600	078-024-11264	BEDARD JR KEVIN Location: 8 SUNSET DRIVE	KEELER JAQUELINE	0.92	9/3/2019	217,000	236,100	108.80			
L595304448	078-024-10860	BENGSO SHAUN Location: 7 UNIION STREET	MARTIN GARRETT	0.24	3/31/2021	200,000	144,000	72.00			
L1729945600	078-024-11045	BLANDY MATTHEW Location: 131 TOWN LINE DRIVE	COTRONEO PROPERTIES ...	2.14	7/29/2020	185,000	185,800	100.43			
L1865981952	078-024-10189	BRADLEY NEIL Location: 197 FOX ROAD	BRADBURY MARIE	0.70	7/24/2020	147,000	151,200	102.86			
1323964992	078-024-11648	BRESETTE, CATHERINE ... Location: 140 MIDDLE ROAD	KEELER, JENNIFER	0.35	3/17/2022	30,000	43,500	145.00	O	O	O
L1999577088	078-024-11063	BRUCE CALLIE Location: 53 FRANKLIN STREET	BONAVITA FRANK	0.27	4/19/2019	90,000	99,200	110.22			
1370633280	078-024-10367	BUEHLER, BRENT L Location: 24 ROSSITER STREET	BUSHEY, MELONIE A	0.10	6/24/2021	146,000	126,800	86.85			
2114346048	078-024-11756	BURKE, NATHAN Location: 72 MAPLE STREET	COOK, JR., RAYMOND C	0.20	9/9/2021	149,000	119,800	80.40			
L211836928	078-024-10668	BUTTERFIELD JONATHAN Location: 30 CARVER STREET	GILES HOWARD	0.53	6/17/2019	160,000	159,200	99.50			
L386285568	078-024-12064	CABALLERO JR. TOMAS Location: 701 FOREST DALE ROAD	STONE JENNIFER C (F/...	0.32	3/19/2021	155,000	168,700	108.84			
L1209040896	078-024-11755	CLOUSER MATHEW Location: 65 PARK STREET	WALTER ELLEN	0.60	3/17/2021	359,000	307,600	85.68			
88949824	078-024-11852	COBBAN, MICHAEL S Location: 2191 ARNOLD DISTRICT ROAD	WALSH, ROBERT E	3.44	4/30/2021	340,000	363,400	106.88			
L1495879680	078-024-11107	COOLIDGE GEORGE Location: 11 SUNSET DRIVE	CHARRON GERALD	0.72	8/27/2020	346,250	250,400	72.32			

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L817283072	078-024-11557	CORTINA ANGEL Location: 67 CARVER STREET	CONNIE JEAN LLC	0.56	1/17/2020	145,000	133,200	91.86			
L1988071424	078-024-10076	CURCIO NICHOLAS Location: 25 PEARL STREET	CLARK JR. FRANCIS	1.01	1/27/2021	315,000	231,700	73.56			
L1455869952	078-024-12083	DATTILIO DUSTIN Location: 529 NORTH BIRCH HILL ROAD	RUSSETT JOSEPH	2.04	8/16/2019	180,000	158,500	88.06			
L584278016	078-024-10725	D'AVIGNON HANNAH Location: 43 MAPLE STREET	IRISH KAREN	0.46	8/10/2020	119,000	115,400	96.97			
L771526656	078-024-11068	DENIS CAROLINE Location: 108 FOX ROAD	DEITZ STEVEN	0.57	12/6/2019	165,000	155,900	94.48			
L1824804864	078-024-10066	DENIS JASON Location: 48 UNION STREET	BLAKESLEE KEVIN	3.00	7/15/2020	145,000	143,800	99.17			
L761929728	078-024-10343	DICOLA NICHOLAS Location: 36 MT. PLEASANT DRIVE	HARRIS DALE	1.33	12/18/2020	365,000	396,200	108.55			
L1836879872	078-024-11860	DORR THERESA Location: 335 DEER RUN ROAD	WATTERS BARBARA	0.51	6/10/2019	159,900	152,000	95.06			
2013951040	078-024-11011	DREW, THOMAS J Location: 99 FOX ROAD	LEE, ANDREW G	0.51	7/9/2021	220,000	134,700	61.23			
L1860698112	078-024-11911	DUPOISE DANNIELLE Location: 7 CHURCH STREET	SOUSA MOLLY	0.52	6/30/2020	167,500	154,700	92.36			
1124490304	078-024-11001	FARR, RANDALL D Location: 40-42 MAPLE STREET	MALLORY, MATTHEW E	2.20	8/26/2021	197,000	158,200	80.30			
L357179392	078-024-11075	FARWELL KAREN Location: 49 PARK STREET	CLIVER EDWARD	0.89	10/20/2020	399,449	340,700	85.29			
1890702400	078-024-10177	FOLEY, ROBERT Location: 31 MT. PLEASANT DRIVE	BORNE, JAMES	0.64	6/22/2021	169,000	160,600	95.03			
1824934976	078-024-10928	FRIES, JONATHAN M Location: 25 MT PLEASANT DRIVE	KEMPEL, KARL P	0.81	7/30/2021	269,000	196,600	73.09			
L88875008	078-024-11129	GOOD LINDSAY Location: 23 HIGH STREET	BURKE THOMAS	0.98	1/29/2021	349,000	253,200	72.55			
437861440	078-024-11033	GUZMAN, ANGEL S Location: 59 RYDON ACRES	CARDEN JR, JOSEPH R	0.60	11/19/2021	185,000	159,900	86.43			
185693248	078-024-11513	HAEUBER, DOUGLAS Location: 8 E PROSPECT ST	RIDEOUT, LAURA	0.67	6/30/2021	230,000	156,400	68.00			
274512960	078-024-11527	HALL, DONALD Location: 1577 BIRCH HILL ROAD	CASTONGAUY, DONALD	4.00	12/1/2021	500,000	245,300	49.06			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L87904256	078-024-10548	HAMMOCK ROBERT Location: 402 WHEELER ROAD	SOLOMON MELISSA	0.05	1/8/2021	192,000	167,300	87.14			
L891736064	078-024-10517	HARRISON JESSICA Location: 4 RIVER STREET	DOUGLAS CAROL	0.57	8/7/2020	152,000	130,500	85.86			
42558016	078-024-11552	HAYES, TRUSTEE, RONA... Location: 27 CORONA STREET	ROSEN, PAULA P	2.55	1/21/2022	147,000	126,900	86.33			
630383680	078-024-10073	HAYLON, JEFFREY C Location: 5 BRIGGS LANE	MURDOCK, JANE	0.31	5/6/2021	190,000	109,700	57.74			
L1879257088	078-024-10720	HEATH JEFFREY Location: 39 PAINT WORKS ROAD	CZACHOR CHRISTINE	1.00	7/19/2019	170,000	174,900	102.88			
1720308800	078-024-11371	HEFLEY, CHRISTOPHER ... Location: 191 NEWTON ROAD	AUDET, NICHOLAS C	2.50	6/10/2021	165,000	126,700	76.79			
1883181632	078-024-10457	HIGHLANDER PROPERTIE... Location: 19 RIVER STREET	DAVIDSON, HANNAH R	0.27	1/21/2022	115,000	121,800	105.91			
497726528	078-024-10619	HOPKINS, SETH M Location: 850 PARK STREET	BLAKE, JONATHAN L	4.00	6/23/2021	275,000	183,900	66.87			
1715412032	078-024-10906	HUDSON, RICKIE K Location: 436 DEER RUN ROAD	MCINTIRE, BRIAN W	0.80	10/13/2021	250,000	165,800	66.32			
L1866289152	078-024-11936	HUTCHINS MEAGHAN Location: 623 NORTH STREET	APRILLIANO VANESSA	1.46	1/8/2021	170,000	226,100	133.00			O
1249834048	078-024-10030	INGERSON, NICHOLAS L Location: 1949 FOREST DALE ROAD	FIERMAN, SEAN	1.10	7/1/2021	175,000	134,000	76.57			
1570378816	078-024-10479	JOHNSON, JAMES C Location: 590 NORTH STREET	DEVINO, MARY C	0.45	5/5/2021	180,000	158,900	88.28			
488682560	078-024-10085	JOHNSON, SUSAN M Location: 52 PARK STREET	HOPKINS, SETH	0.31	6/23/2021	428,000	290,200	67.80			
1236282432	078-024-10964	JOHNSON, THERESA M Location: 99 MCCONNELL ROAD	ESTATE OF FRANCIS RO...	0.41	7/30/2021	215,000	141,300	65.72			
L1734447104	078-024-11952	KARECKAS KEVIN Location: 2 ROSSITER STREET	RADER NINA	0.12	6/7/2019	148,000	141,300	95.47			
L228212736	078-024-11931	KELLY JR. EDMOND Location: 40 MCCONNELL ROAD	WOODWARD PAULINE	4.70	9/5/2019	155,000	150,400	97.03			
32568384	078-024-11669	KEOGH, JOHN Location: 494 DEER RUN ROAD	PULSIFER, RODNEY	0.63	7/16/2021	285,000	188,500	66.14			
L1426751488	078-024-10263	KIMBLE WARREN Location: 26 PARK STREET	GABBARD TRUSTEE KARL	0.17	1/5/2021	315,000	238,600	75.75			

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L862273536	078-024-10252	KING MELANIE Location: 3108 MCCONELL ROAD	PARISE DAVID	0.86	10/11/2019	184,000	176,200	95.76			
1440435264	078-024-10009	KNAPP, TARA Location: 39 MAPLE STREET	ALGER, MICHELLE	0.32	8/5/2021	191,000	168,900	88.43			
336325696	078-024-10819	LAFAYETTE, KATEY Location: 2332 FOREST DALE ROAD	ROSE, DAVID A	0.42	8/31/2021	60,000	86,100	143.50	O	O	O
L778067968	078-024-10695	LEARY JAMES Location: 54 PARK STREET	IRMGARD B. GRAHAM TR...	0.42	9/5/2019	225,000	217,600	96.71			
1432300608	078-024-11525	LEE, ANDREW G Location: 61 CARVER STREET	BORCK, STEVEN P	1.20	8/20/2021	118,500	132,600	111.90			
L56647680	078-024-10553	LEMMER BRANDON Location: 24 GROVE STREET	O'CONNELL KURTIS	0.75	12/6/2019	170,000	168,400	99.06			
L689967104	078-024-10676	LIEBSON DEBORAH Location: 14 FRANKLIN STREET	GOLDEN MICHAEL	0.33	12/21/2020	310,000	219,900	70.94			
L1396674560	078-024-10719	LYLA FULLER TRUST Location: 61 PARK ST	ESTATE OF JOHN GUTMA...	0.53	3/24/2020	259,000	265,800	102.63			
760218688	078-024-10868	LYNCH, MATTHEW P Location: 220 DEER RUN ROAD, BRANDON	FOLEY, CHERYL	0.52	4/19/2021	217,500	164,400	75.59			
L85053440	078-024-11555	LYNN DISTRIBUTION CO... Location: 3122 FRANKLIN STREET	COLLIER JOSHUA	4.05	1/29/2020	165,000	188,800	114.42			
L1083523072	078-024-10185	MARDINO BROOKE Location: 114 HUMISTON DRIVE	ROSE JEFFREY	1.00	12/18/2020	255,000	192,500	75.49			
L1339514880	078-024-11289	MASON JOHN Location: 28 STEARNS RD	NASSAU CHARLES	1.30	9/18/2019	184,370	178,100	96.60			
L1487405056	078-024-10097	MATTHEWS BRENDAN Location: 20 MARBLE STREET	BREEN PETER	0.78	9/10/2020	325,000	218,600	67.26			
815258688	078-024-11625	MCENTEE, JOSEPH M Location: 1559 FOREST DALE ROAD	ESTATE OF DEBORAH E....	0.35	10/8/2021	190,000	119,500	62.89			
L1536729088	078-024-11242	MCKEE REBECCA Location: 6 MT. PLEASANT DRIVE	LEE CRAIG	0.69	8/7/2020	190,000	185,700	97.74			
L1741197312	078-024-10828	MEDASH KYLE Location: 1795 TOWN FARM ROAD	RICKERT MATTHEW	2.02	7/31/2020	183,900	165,300	89.89			
1259790912	078-024-11672	MELLISH PROPERTIES L... Location: 1963 FOREST DALE ROAD	SMITH, JEFFREY T	1.50	12/22/2021	170,000	131,600	77.41			
L766775296	078-024-11694	MERKERT FRED Location: 6 NORTH CONANT DRIVE	SPRAGUE BARBARA	1.28	12/11/2020	245,000	199,200	81.31			

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L1128828928	078-024-11340	MERRIMAN ROBERT Location: 359 PROSPECT STREET	PAGANO SALLY	2.09	6/5/2020	320,000	287,400	89.81			
665930304	078-024-11525	MEZA, JOSE Location: 61 CARVER STREET	LEE, ANDREW G	1.20	2/25/2022	172,500	132,600	76.87			
L2001477632	078-024-11783	MONDLAK JOEL TRUSTEE Location: 812 PARK STREET	THOMSEN LILLIAN	1.00	2/10/2021	180,000	147,900	82.17			
L1468801024	078-024-10290	MOSHIER DOUGLAS Location: 106 PROSPECT STREET	BUNTING NANCY	0.80	12/18/2020	306,000	240,000	78.43			
894289472	078-024-12007	MURPHY, BRIAN Location: 44 RYDON ACRES	WDOWIAK, LYNN C	2.18	3/31/2022	410,000	293,400	71.56			
L509231104	078-024-10986	NO. 28 PARK LLC Location: 28 PARK STREET	LAFLAM AUDREY	1.00	11/7/2019	275,000	304,800	110.84			
1077875264	078-024-10753	OTTERSIDE VET L.L.C. Location: 28 CONANT STREET	HAYDEN, SUSAN J	0.25	1/25/2022	226,500	217,400	95.98			
L514482176	078-024-10170	PARTRIDGE MICHELLE Location: 95 TOWNLINE DRIVE	DESABRAIS PAUL	2.19	11/20/2020	265,000	175,300	66.15			
L392200192	078-024-12005	PLOOF JR. FREDERICK Location: KENNEDY ROAD	KENNEDY AMIE	4.30	1/28/2021	40,000	53,600	134.00		O	O
L253272064	078-024-10257	PLOOF MARION Location: 23 RIVER STREET	ETHIER RALPH	0.54	12/19/2019	45,000	51,500	114.44			
2126044224	078-024-11428	REITMAN, NATHANIEL N Location: 335 GROVE STREET	PLESENT, LARRY L	0.45	11/2/2021	175,000	127,000	72.57			
L1417551872	078-024-10774	RENICHE-SMITH CECIL Location: 28 PEARL STREET	KENNA CALEB	0.43	11/6/2019	342,500	322,800	94.25			
L1695457280	078-024-10894	RODDY STEPHANIE Location: 40 FRANKLIN STREET	BELL ROBERT	1.13	8/31/2020	143,000	107,300	75.03			
L1986183168	078-024-12006	ROSE JEFFREY Location: 144 RYDON ACRES	WETMORE KEITH	2.35	12/4/2020	370,000	367,400	99.30			
L120201216	078-024-10718	ROSEN LEXI Location: 64 PEARL STREET	MARSHALL KIMBERLY	2.80	4/20/2020	180,000	148,300	82.39			
L1351958528	078-024-11295	ROZINSKI ERIC Location: 37 CARVER STREET	NEAL MICHAEL	0.30	12/29/2020	126,000	101,800	80.79			
386561088	078-024-11952	SAUERS, CHERYL A Location: 2 ROSSITER STREET	KARECKAS, KEVIN J	0.12	7/16/2021	190,000	141,300	74.37			
L802168832	078-024-12151	SCHNEIDER JOHN Location: 2253 BIRCH HILL ROAD	MACKENZIE CHET	2.55	5/22/2019	150,000	163,500	109.00			

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L1298628608	078-024-10612	SHEPARD VICKI Location: 34 FRANKLIN ST	FORREST DAVID	0.49	5/26/2020	96,000	107,700	112.19			
1331295296	078-024-11364	SHETHAR, MARINA Z Location: 7 MARBLE STREET	MCCLURE, JOHN	0.49	6/30/2021	229,000	147,300	64.32			
L67252224	078-024-10672	SILINS NEIL Location: 5 MARBLE STREET	GLADDING JOINT REVOC...	0.47	8/23/2019	257,000	240,100	93.42			
L128106496	078-024-11203	SOUSA CONNOR Location: 18 MT. PLEASANT DRIVE	MEUSER ELIZABETH	1.08	9/18/2020	205,000	176,000	85.85			
L1667993600	078-024-10902	STONE JACOB Location: 1783 WHEELER ROAD	WAITE TEGAN	5.34	11/13/2020	300,000	209,400	69.80			
1556683840	078-024-10412	TEACHOUT, CHRISTA DO... Location: 22 MAPLE STREET	CRAM, CARMEN Q	0.22	9/27/2021	208,000	118,900	57.16			
L1918865408	078-024-12060	TELLING MEGHAN Location: 201 FLORENCE ROAD	DANYOW GREGORY	2.52	6/28/2019	233,200	224,400	96.23			
1678097472	078-024-10952	THOMAS, JEREMY Location: 56 WEST SEMINARY STREET	REED, PAMELA A	0.17	11/30/2021	215,000	128,300	59.67			
1588677184	078-024-11947	THOMAS, STEVEN A Location: 385 GROVE STREET	YOUNG, LORI A	0.72	2/22/2022	155,000	145,500	93.87			
L1204465664	078-024-11225	TORREY ROSE Location: 1559 BIRCH HILL ROAD	WEBSTER COREY	1.40	10/8/2019	120,000	117,300	97.75			
L556634112	078-024-10065	TURNER ANNE Location: 85 CEDAR STREET	BANDY MATTHEW	0.90	10/29/2020	339,000	296,900	87.58			
1532963904	078-024-11724	VAN VLECK, CAROLYN Location: 17 ROSSITER STREET	LAROCQUE, LEO O	0.42	8/11/2021	220,000	121,400	55.18			
L1630801920	078-024-11387	WALSH BRANDYN Location: 168 COUNTRY CLUB ROAD	BASHAW CHRISTINA	2.30	6/19/2020	175,000	168,300	96.17			
L1038811136	078-024-11993	WALSH ROBERT Location: 16 SUNSET DRIVE	AMMATUNA SALVATORE	0.67	7/8/2020	280,000	232,800	83.14			
L1928466432	078-024-10054	WALTER ELLEN Location: 48 PARK STREET	CONANT RHOBY	0.31	8/16/2019	210,000	205,800	98.00			
L191840256	078-024-11785	WEBB NICOLE Location: 766 PARK STREET	STRONG GEOFFREY	0.33	6/14/2019	168,900	157,200	93.07			
1057381440	078-024-10130	WEBER, ELISABETH F Location: 16 WEST SEMINARY STREET	KILPECK, ERIN K	0.44	9/7/2021	217,000	139,900	64.47			
L1864814592	078-024-12024	WELLS ROBERT Location: 102 SPRING POND DRIVE	ZUBER ANDREW	0.87	9/8/2020	310,000	284,400	91.74			

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L529752064	078-024-11746	WILKINSON CALVIN Location: 316 VAN CORTLAND ROAD	SWIFT ETHAN	2.06	11/15/2019	180,000	176,300	97.94			
L617861120	078-024-10536	WILLEY ELIZABETH Location: 11 UNION STREET	HARTER KEVIN	0.68	12/30/2019	225,000	218,300	97.02			
1759158848	078-024-10588	WINTER II, WILLIAM W Location: 48 MAPLE STREET	ABROMAITIENE, LILIAN...	1.20	12/30/2021	139,900	98,700	70.55			
L1441308672	078-024-10348	WOLFF PATRICIA Location: 63 CHARBERRY LANE	HILL MARTHA	1.76	3/6/2020	124,000	160,300	129.27			
L580206592	078-024-10443	WOODBURY DANIELLE Location: 57 PARK STREET	WILLIAM A FABER TRUS...	0.79	3/30/2021	320,000	291,800	91.19			
L1183744000	078-024-11967	WOODSIDE JODIE Location: 658 DEER RUN RD	WERNHOFF STEVEN	0.50	12/19/2019	235,000	224,800	95.66			
1076808768	078-024-12111	YAFFE, NOAH Location: 1553 WHEELER ROAD	MURPHY, ROBERT B	4.09	8/6/2021	785,000	299,100	38.10	O	O	
Totals for R1 - Residential with less than 6 acres				135.24		25,055,869	20,929,500				

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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	
115 Total Transactions	73.70	Low InterQuartile Value	80.20	Low 90% Value of Aggregate
217,877 Average Sales Price	97.74	High InterQuartile Value	86.86	High 90% Value of Aggregate
181,996 Average Listed Price	24.04	InterQuartile Range	83.53	Aggregate Ratio
87.92 Average Ratio			3.99%	Sampling Error
88.28 Median Ratio	37.63	Value of Outlier Low Limit	0	Number of Low Outliers
38.10 Low Ratio	133.80	Value of Outlier High Limit	3	Number of High Outliers
145.00 High Ratio	1.57	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	169.86	Value of Extreme High Limit	0	Number of High Extremes/Influentials
16.34 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2106101760	078-024-11267	BILODEAU PATRICK Location: 107 VAN CORTLAND	CARMICHAEL GAY	6.60	8/27/2019	172,900	173,900	100.58			
1807758400	078-024-10891	BYRNE, MICHAEL Location: 330 COUNTRY CLUB ROAD	MCDERMOTT, GRADY	7.60	6/4/2021	277,500	159,500	57.48			
L309735424	078-024-11699	CHAMORRO CLARENCE Location: 327 BASIN ROAD	STAHLE RONALD	12.20	8/30/2019	270,000	260,100	96.33			
L1059033088	078-024-11034	COMPASS MUSIC AND AR... Location: 1321 PEARL STREET	LEARY JAMES	10.10	9/5/2019	170,000	157,600	92.71			
L1721221120	078-024-10409	DOANE GABRIEL Location: 663 PEARL STREET	LAFOUNTAIN WILLIAM	10.43	6/24/2020	155,000	157,400	101.55			
712135232	078-024-10137	DOELL, GLENN J Location: 1839 HIGH POND ROAD	BIRCHMORE, KEVIN S	62.50	1/6/2022	835,000	468,400	56.10			
L25960448	078-024-11961	FARIS JONATHAN Location: 194 WYMAN ROAD	LAFOUNTAIN SETH	10.40	12/8/2020	254,000	189,400	74.57			
L886210560	078-024-10318	FORREST ROBERT LESLI... Location: 677 MCCONNELL ROAD	CAREY RUTH	84.50	10/28/2019	160,000	161,000	100.63			
1518953024	078-024-12165	FRASIER, JOSHUA A Location: 2590 GROVE STREET	PIDGEON, JOAN K	10.11	1/13/2022	300,000	272,200	90.73			
L143294464	078-024-10013	GRIFFIN JEREMY Location: 391 WOOD LANE	ESTATE OF FRANCIS A...	6.50	3/12/2021	270,000	226,500	83.89			
L550547456	078-024-10592	HILLBARN FLOWER FARM... Location: 685 ARNOLD RD	BULL-FITZGERALD 2010...	190.00	5/31/2019	650,000	631,900	97.22			
84571200	078-024-10733	HOFFMAN, ZACHARY J Location: 2 MARSHALL PHILLIPS ROAD	MOFFI, TIMMI	32.20	7/9/2021	195,000	145,000	74.36			
L1011318784	078-024-10967	LAPORTE MICHAEL Location: 977 FORESTDALE ROAD	KIRBY NELSON	13.90	8/16/2019	180,000	179,300	99.61			
L1336057856	078-024-12035	LEE CRAIG Location: 3166 MCCONNELL ROAD	ROMANO TRAVIS	10.11	8/10/2020	330,000	262,400	79.52			
L1889050624	078-024-11116	LEE LISA Location: 1854 BIRCH HILL ROAD	MALEWICKI JR. JOHN	20.59	3/20/2020	219,000	222,700	101.69			
772863040	078-024-10637	MIELE, MEGHAN N Location: 1238 FOREST DALE ROAD	GAGNON, JOSEPH W	19.25	7/2/2021	215,000	232,800	108.28			
L1264148480	078-024-11384	PORO III RICHARD Location: 2936 WHEELER ROAD	PEDUTO ANTHONY	10.40	9/13/2019	220,000	239,400	108.82			
201702464	078-024-10173	STANTON, AUSTIN Location: 972 LONG SWAMP ROAD	BONNEAU, ROY	14.90	12/2/2021	240,000	193,800	80.75			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1631794240	078-024-10350	STROPOLI, ANTHONY Location: 635 VAN CORTLAND RD	MACHAIN, JEFFERY	10.00	6/15/2021	405,000	214,400	52.94			
1356803136	078-024-11054	SULLIVAN, DANIEL M Location: 528 WAGNER ROAD	MOTT, GREGORY J	22.42	8/10/2021	250,000	200,600	80.24			
901307456	078-024-10927	SWEATT, DAVID A Location: 1850 MCCONNELL ROAD	BETSY KEMP LIVING TR...	13.12	10/20/2021	220,000	182,000	82.73			
Totals for R2 - Residential with 6 or more acres				577.83		5,988,400	4,930,300				

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	
21 Total Transactions	77.04	Low InterQuartile Value	73.80	Low 90% Value of Aggregate
285,162 Average Sales Price	100.60	High InterQuartile Value	90.86	High 90% Value of Aggregate
234,776 Average Listed Price	23.56	InterQuartile Range	82.33	Aggregate Ratio
86.70 Average Ratio			10.36%	Sampling Error
90.73 Median Ratio	41.70	Value of Outlier Low Limit	0	Number of Low Outliers
52.94 Low Ratio	135.94	Value of Outlier High Limit	0	Number of High Outliers
108.82 High Ratio	6.36	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	171.28	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.95 COD				
5 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
24% 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
2053065792	078-024-10729	ATKINS, JOHN Location: 38 MORNING DOVE LANE	RYDER, PRESTON	3.32	7/28/2021	125,000	106,300	85.04			
L65576960	078-024-10019	BLAISE CATHERINE Location: 1478 FOREST DALE ROAD	KAREN ANNE ROUSE EST...	0.46	2/27/2020	129,000	108,900	84.42			
1651428416	078-024-10016	COBLE, HAYLEY R Location: 41 MAPLE STREET	ALGER, MICHELLE A	0.29	8/4/2021	68,000	62,700	92.21			
1149015104	078-024-11465	DONAHUE, EDNA L Location: 1768 FORESTDALE ROAD	GRIMES, JON	0.81	5/27/2021	150,500	120,300	79.93			
L538591232	078-024-11450	GREENE RONALD Location: 215 VAN CORTLAND ROAD	BLAISE CATHERINE	3.10	6/26/2019	150,000	136,100	90.73			
404044864	078-024-11281	SCHUMACHER, OLIN F Location: 751 MARSHALL PHILLIPS ROAD	BROTHERS, MARK A	10.10	12/8/2021	85,000	64,900	76.35			
L657940480	078-024-10673	SNOW WAYNE Location: 1452 FOREST DALE ROAD	CRANE ELOISE	0.31	8/8/2019	73,500	65,900	89.66			
L416448512	078-024-11453	STRONG GEOFFREY Location: 1454 BIRCH HILL ROAD	BUTTERFIELD JONATHAN	13.60	6/14/2019	174,000	171,100	98.33			
Totals for MHL - Mobile home landed				31.99		955,000	836,200				

MHL - Mobile home 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	
8 Total Transactions	81.05	Low InterQuartile Value	82.35	Low 90% Value of Aggregate
119,375 Average Sales Price	91.84	High InterQuartile Value	92.77	High 90% Value of Aggregate
104,525 Average Listed Price	10.78	InterQuartile Range	87.56	Aggregate Ratio
87.08 Average Ratio			5.95%	Sampling Error
87.35 Median Ratio	67.35	Value of Outlier Low Limit	0	Number of Low Outliers
76.35 Low Ratio	107.35	Value of Outlier High Limit	0	Number of High Outliers
98.33 High Ratio	47.35	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	127.35	Value of Extreme High Limit	0	Number of High Extremes/Influentials
6.47 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			

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L44650496	078-024-11673	BEAROR HOUSE LLC Location: 4 CARVER STREET	ADIRONT REAL ESTATE...	0.12	9/29/2020	135,000	167,400	124.00			
922836032	078-024-11028	BURNHAM D. MORGAN, T... Location: 22 CENTER STREET	GERMOND, JAMES E	0.04	10/25/2021	211,000	149,100	70.66			
L594337792	078-024-10267	EGGY LADY LLC Location: 10 PARK STREET	ERRICK STEVEN	0.07	9/27/2019	248,500	234,900	94.53			
L938610688	078-024-11765	FOWLER ALBERT Location: 25 GROVE STREET	BIRCHMORE KEVIN	1.60	7/5/2019	170,000	188,100	110.65			
L579944448	078-024-10772	SAWYER SHELLY Location: 5 PEARL STREET	HERRIMAN JOHN	1.02	5/12/2020	270,000	326,400	120.89			

Totals for C - Commercial				2.85		1,034,500	1,065,900				
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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	82.60	Low InterQuartile Value	82.44	Low 90% Value of Aggregate
206,900 Average Sales Price	122.44	High InterQuartile Value	123.63	High 90% Value of Aggregate
213,180 Average Listed Price	39.85	InterQuartile Range	103.04	Aggregate Ratio
104.15 Average Ratio			19.98%	Sampling Error
110.65 Median Ratio	22.82	Value of Outlier Low Limit	0	Number of Low Outliers
70.66 Low Ratio	182.22	Value of Outlier High Limit	0	Number of High Outliers
124.00 High Ratio	- 36.95	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	241.99	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.41 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
1828057664	078-024-11543	BROTHERS, MARK A Location: GROVE ST	RONDANO, JOHN V	35.60	2/9/2022	110,000	86,100	78.27			
L1396580352	078-024-10244	CRAM JUSTIN Location: NORTH STREET	WILLIAM E. BROOKS TR...	37.63	9/17/2019	50,000	63,400	126.80			
L1607098368	078-024-12081	DUVAL CHRIS Location: CARVER STREET	ZAHN STEPHEN	11.70	9/13/2019	14,000	14,300	102.14			
L1761939456	078-024-10532	FOX CATLIN Location: 0 KIMBALL ROAD	DUTIL JACQUELINE	63.74	9/30/2020	150,000	136,500	91.00			
L1479073792	078-024-11460	GRAYBILL FARMS LLC Location: CHAMPLAIN STREET	QUESNELS HOLSTEINS I...	144.00	5/29/2020	48,750	45,700	93.74			
1229980736	078-024-10442	MARTIN, GARRETT T Location: NORTH BIRCH HILL ROAD	DARLING, WILLIAM H	3.12	4/21/2021	45,000	49,200	109.33			
1357002816	078-024-12022	WITHERS, KATHERINE Location: BIRCH ROAD	BAUMANN, EDMUND J	130.80	4/8/2021	135,000	161,600	119.70			
Totals for M - Miscellaneous				426.59		552,750	556,800				

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	91.00	Low InterQuartile Value	85.41	Low 90% Value of Aggregate
78,964 Average Sales Price	119.70	High InterQuartile Value	116.05	High 90% Value of Aggregate
79,543 Average Listed Price	28.70	InterQuartile Range	100.73	Aggregate Ratio
103.00 Average Ratio			15.21%	Sampling Error
102.14 Median Ratio	47.94	Value of Outlier Low Limit	0	Number of Low Outliers
78.27 Low Ratio	162.76	Value of Outlier High Limit	0	Number of High Outliers
126.80 High Ratio	4.89	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	205.81	Value of Extreme High Limit	0	Number of High Extremes/Influentials
12.98 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
L1181638656	078-024-11512	KETCHAM PATRICIA Location: 55-3 BRYANT CIRCLE	HARTSHORNE WHITNEY	0.00	5/24/2019	167,000	148,400	88.86			
L1966866432	078-024-11087	WEBSTER JACQUELINE Location: 65-3 BRYANT CIRCLE	FISH CHRISTOPHER	0.00	7/14/2020	179,900	149,000	82.82			
Totals for O - Other				0.00		346,900	297,400				

O - Other

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	82.82	Low InterQuartile Value	67.62	Low 90% Value of Aggregate
173,450 Average Sales Price	88.86	High InterQuartile Value	103.84	High 90% Value of Aggregate
148,700 Average Listed Price	6.04	InterQuartile Range	85.73	Aggregate Ratio
85.84 Average Ratio			21.12%	Sampling Error
85.84 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
82.82 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
88.86 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
3.52 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
147 Total Transactions	75.49 Low InterQuartile Value		80.51 Low 90% Value of Aggregate
220,552 Average Sales Price	97.75 High InterQuartile Value		86.51 High 90% Value of Aggregate
184,184 Average Listed Price	22.26 InterQuartile Range		83.51 Aggregate Ratio
87.81 Average Ratio			3.59% Sampling Error
88.43 Median Ratio	42.10 Value of Outlier Low Limit	1 Number of Low Outliers	
38.10 Low Ratio	131.14 Value of Outlier High Limit	4 Number of High Outliers	
145.00 High Ratio	8.71 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	164.53 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.52 COD			
12 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
8% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
5 Total Transactions	82.60 Low InterQuartile Value		82.38 Low 90% Value of Aggregate
206,900 Average Sales Price	122.44 High InterQuartile Value		123.69 High 90% Value of Aggregate
213,180 Average Listed Price	39.85 InterQuartile Range		103.04 Aggregate Ratio
104.15 Average Ratio			20.04% Sampling Error
110.65 Median Ratio	22.82 Value of Outlier Low Limit	0 Number of Low Outliers	
70.66 Low Ratio	182.22 Value of Outlier High Limit	0 Number of High Outliers	
124.00 High Ratio	- 36.95 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.01 PRD (Regression Index)	241.99 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
14.41 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
7 Total Transactions	91.00 Low InterQuartile Value		85.40 Low 90% Value of Aggregate
78,964 Average Sales Price	119.70 High InterQuartile Value		116.06 High 90% Value of Aggregate
79,543 Average Listed Price	28.70 InterQuartile Range		100.73 Aggregate Ratio
103.00 Average Ratio			15.22% Sampling Error
102.14 Median Ratio	47.94 Value of Outlier Low Limit	0 Number of Low Outliers	
78.27 Low Ratio	162.76 Value of Outlier High Limit	0 Number of High Outliers	
126.80 High Ratio	4.89 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	205.81 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
12.98 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
159 Total Transactions	75.75	Low InterQuartile Value	81.40 Low 90% Value of Aggregate
213,889 Average Sales Price	99.06	High InterQuartile Value	87.36 High 90% Value of Aggregate
180,489 Average Listed Price	23.31	InterQuartile Range	84.38 Aggregate Ratio
89.00 Average Ratio			3.53% Sampling Error
89.89 Median Ratio	40.78	Value of Outlier Low Limit	1 Number of Low Outliers
38.10 Low Ratio	134.03	Value of Outlier High Limit	2 Number of High Outliers
145.00 High Ratio	5.81	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	169.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.72 COD			
12	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		