

Study created by Christie.Wright@vermont.gov on 10/17/2022 at 5:36 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L474128384	081-025-13682	103 MORELAND AVE LLC Location: 103 MORELAND AVENUE	RAMIREZ SUSAN	0.18	12/20/2019	139,500	120,860	86.64			
190270016	081-025-11616	27 BUZZY LLC Location: 40-42 WEST STREET	DEYO, DAVID L	0.25	2/28/2022	330,000	179,920	54.52			
L1228103680	081-025-13913	ABUALJADAIL JUSTIN Location: 189 HILLWINDS NORTH	NEER PATRICIA	1.10	6/11/2020	335,500	337,580	100.62			
L1189150720	081-025-11280	ACH TOV LLC Location: 477 SOUTH MAIN STREET	EISENKRAMER TRUSTEE ...	0.18	2/13/2020	168,000	134,560	80.10			
L637308928	081-025-10921	ALAN TARA Location: 20 LAWRENCE STREET	SIMMONS FAMILY REVOC...	0.07	11/18/2019	145,000	125,130	86.30			
L1682210816	081-025-10247	ALDRICH LORI Location: 94 OAK STREET	GOEHRING MARK	0.16	2/27/2020	321,475	243,950	75.88			
L175517696	081-025-15314	ALTSHULER ADAM Location: 1211 AMES HILL ROAD	TROWBRIDGE LYNN	4.90	9/23/2019	286,000	367,880	128.63			
L646811648	081-025-15626	ANDERSON MARK Location: 198 GREENLEAF STREET	RYAN JOANNE	1.67	7/25/2019	200,000	221,620	110.81			
L196354048	081-025-13028	ANGELL BARBARA Location: 463 ABBOTT ROAD	KIEHLE JAMES	2.35	8/26/2020	298,000	251,370	84.35			
L1214586880	081-025-11226	ANNIS KATHRYN Location: 45 PEARL ST	KINLOCK ALEXANDER	0.16	10/14/2020	163,000	181,890	111.59			
L1826062336	081-025-12936	ARNOLD KYLE Location: 35 GROVE STREET	SV PROPERTIES LLC	0.14	2/12/2021	200,000	215,380	107.69			
L331632640	081-025-14796	AUSSANT BRIAN Location: 10 STRAWBERRY HILL	KING GRAEME	1.70	9/30/2020	395,000	260,500	65.95			
L1307090944	081-025-11972	BACHLER KATHARINE Location: 46 PEARL STREET	FINCK DAVID	0.17	3/6/2020	164,950	191,210	115.92			
1967170112	081-025-11450	BACIGALUPO, DANIEL Location: 60 UNION STREET	CRAW, ERIN N	0.21	1/11/2022	205,000	136,430	66.55			
L1619410944	081-025-12362	BARBOSA ELISA Location: 111 CENTRAL STREET	HOYER HARRY	0.08	2/26/2021	148,500	90,760	61.12			
L599965696	081-025-15541	BARNES RICHARD Location: 290 GUILFORD STREET	RILEY KATHLEEN	0.66	3/27/2020	239,000	184,790	77.32			
1273668160	081-025-11387	BAUTISTA-PUELLO, AND... Location: 17 CHURCH PLACE	PINE, ELISSA M	0.08	1/19/2022	155,000	88,470	57.08			
L1478352896	081-025-10177	BAYER RICHARD Location: 68 VINE STREET	ATKINS KRISTEN	0.33	6/21/2019	41,000	94,040	229.37	E	E	E

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
907314240	081-025-14265	BECKERT, JANINE Location: 76 COUNTRY HILL ROAD	POLLICA, RICHARD	0.39	4/30/2021	240,000	178,040	74.18			
877220928	081-025-12326	BECKWITH, JR., NESTE... Location: 32 MARLBORO AVENUE	ESTATE OF SETH WARNE...	0.34	5/28/2021	250,000	188,260	75.30			
L1813323776	081-025-12292	BEK LLC Location: 114 FROST PLACE	CORBIN ZACHARY	0.22	6/17/2020	165,000	187,600	113.70			
L1210814464	081-025-16087	BENZEL KIM Location: 577 SUMMIT CIRCLE	VANDERTUIN PETER	2.06	4/19/2019	457,000	424,370	92.86			
L1130827776	081-025-12405	BERESFORD JOHN ROSS Location: 336 HILLWINDS ROAD	TURLEY KAREN	1.18	4/30/2019	512,000	444,640	86.84			
L382242816	081-025-10964	BETIT TYLER Location: 47 FORT DUMMER HEIGHTS	MASTIN REBECCA	1.01	7/31/2020	249,900	201,200	80.51			
2130091072	081-025-11851	BIXBY, JOHN N Location: 119 HARRIS AVENUE	ELWELL, CORWIN S	0.52	11/1/2021	400,000	305,170	76.29			
L1105977344	081-025-11486	BLACK JENNIFER Location: 178 MEETINGHOUSE LANE	PAQUIN ELLEN	2.08	8/26/2019	370,000	398,240	107.63			
L282316800	081-025-11971	BLODGETT RANDALL Location: 81 OLSON DRIVE	WRIGHT BENJAMIN	3.00	12/30/2019	425,000	365,080	85.90			
L411844608	081-025-10353	BOONE TYLER Location: 116 ESTEY STREET	FLATT GREGORY HELLMA...	0.26	9/29/2020	180,000	185,930	103.29			
L1359642624	081-025-13279	BOULTON BARBARA Location: 52 BELMONT AVENUE	GARNET PROPERTIES LL...	0.16	12/18/2020	229,000	184,120	80.40			
1001958464	081-025-13129	BOWEN, JAMES Location: 25 CLARK STREET	GRIMSHAW, ROSS W	0.10	9/10/2021	85,000	98,380	115.74			
1902070848	081-025-12602	BOYD, TRUSTEE, JERRY... Location: 184 COUNTRY HILL	MAY, KATHERINE E	0.47	8/4/2021	310,000	234,340	75.59			
1983947328	081-025-13212	BRANSTETTER, PATRICK... Location: 117 PINE STREET	LAWRENCE, EILEEN C	0.34	1/10/2022	290,000	210,930	72.73			
L1341292544	081-025-11474	BRAUNER SARAH Location: 31 ORGAN STREET	NICKERSON PAMELA	0.16	12/16/2020	151,000	125,580	83.17			
L784072704	081-025-12610	BRAY DAVID Location: 231 CARRIAGE HILL ROAD	JERALD MICHAEL	0.69	7/16/2020	299,500	247,060	82.49			
725879872	081-025-15105	BREDFELDT, HEIDE Location: 81 MAPLE STREET	BUCKOWSKI, MARLENE	0.25	7/16/2021	255,000	174,930	68.60			
L1042915328	081-025-12276	BRENNAN PATRICK Location: 69 LEXINGTON AVE	GOLDSMITH DARREN	0.17	3/8/2021	185,000	150,120	81.15			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
280908864	081-025-13722	BROWN, NICHOLAS C Location: 460 BLACK MOUNTAIN ROAD	COUTURE, JR, PHILIP	4.80	6/11/2021	326,000	217,650	66.76			
1358701120	081-025-11019	BROWN, PEGGY ANN Location: 59 COUNTRY HILL	RASKIN, AVROHOM	0.76	1/12/2022	375,000	258,180	68.85			
L1910530048	081-025-14078	BRUNK BENJAMIN Location: 216 SHERWOOD CIRCLE	EMERY MARY	0.43	7/2/2019	199,900	191,760	95.93			
L1398538240	081-025-11478	BUDDINGTON JEFFREY Location: 90 BRATTLE STREET	CROWLEY PAMELA	0.22	2/7/2020	149,900	124,710	83.20			
L1892802560	081-025-14784	BUFFA JAMIE Location: 105 EDWARD HEIGHTS	SCHWARTZKOPF SAMUAL	0.27	9/1/2020	180,000	174,780	97.10			
749747264	081-025-15403	BUI, NGAN Location: 224 SHERWOOD CIRCLE	HART, MICHAEL	0.55	11/9/2021	235,000	177,810	75.66			
482290240	081-025-15577	BURKE, DOREEN Location: 108 CHESTNUT STREET	JONES, JOSHUA	0.22	2/16/2022	240,000	155,570	64.82			
914732096	081-025-14880	BUSA, ANDREW J Location: 55 WILSONS WOODS ROAD	BONELLO, JONI	0.21	6/18/2021	369,000	224,000	60.70			
L1661173760	081-025-11488	BUSH AMY Location: 138 CEDAR STREET	ESTATE OF DANIEL R. ...	0.20	8/25/2020	212,000	170,360	80.36			
1948045888	081-025-12335	BUTLER, JOHN D Location: 1251 UPPER DUMMERSTON ROAD	GOODENOUGH, CRAIG A	5.30	1/12/2022	295,000	274,350	93.00			
L953942016	081-025-13895	BYRAM-WIGFIELD REBEC... Location: 39 WILLISTON STREET	MESSIER TRUSTEE LISE	0.09	5/15/2020	158,000	180,120	114.00			
679996480	081-025-13598	CANALE, JOSEPH D Location: 83 GREENHILL PARKWAY	LAMB, SHANNON	0.42	10/6/2021	280,000	181,900	64.96			
L983535616	081-025-15550	CAPCARA KATHERINE Location: 130 MARLBORO AVENUE	WIADRO JACK	0.18	7/22/2019	185,000	176,980	95.66			
L254697472	081-025-15398	CARR KATHLEEN Location: 47 WILLIAMS STREET	VAN DYK ROBERT	0.60	7/18/2019	160,000	107,930	67.46			
L2087395328	081-025-11729	CARTER MICHAEL Location: 160 MAPLE STREET	GEIDEL JANE	0.25	7/31/2020	237,000	176,540	74.49			
L893009920	081-025-11969	CASEY BRIAN Location: 96 EDWARD HEIGHTS	ANNA M. FILION ESTAT...	0.27	10/7/2020	250,000	201,570	80.63			
L1297096704	081-025-15344	CASTRO TERESA Location: 730 SOUTH STREET	DAVID R. GATES REVOC...	3.30	4/11/2019	250,000	256,190	102.48			
L1543913472	081-025-13932	CHADWICK EVAN Location: 419 UPPER DUMMERSTON ROAD	JOHNSTON KRISTOPHER ...	1.82	12/7/2020	545,000	499,890	91.72			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1583857664	081-025-11406	CHANCEY SHIRLEY Location: 56 ALLERTON AVENUE	CORBEIL KELLI	0.31	8/5/2020	266,250	246,440	92.56			
752069696	081-025-12246	CHANG, CHIEN-JU Location: 1110 WESTERN AVE	NHAN, ROY	0.40	9/30/2021	180,000	182,540	101.41			
L341360640	081-025-14328	CHASE-PINKNEY GINA Location: 160 HIGH STREET	TAYLOR JAMES	0.22	7/11/2019	205,000	214,650	104.71			
L695648256	081-025-14588	CHEEKS PROPERTY MANA... Location: 311 BONNYVALE ROAD	ISELIN OWEN	2.00	11/9/2020	250,000	242,190	96.88			
708774976	081-025-14075	CHRISTIE, PAMELA Location: 54 UNION STREET	MAAS, TYLER A	0.10	7/22/2021	250,000	133,890	53.56			
477448768	081-025-14683	CLAUSON, BRUCE Location: 39 MEADOWBROOK ROAD	THIBAUT, DAVID W	1.40	2/3/2022	272,000	179,000	65.81			
L713175040	081-025-11798	COMEAU BRETT Location: 14 GOLDFINCH LANE	EASTON STEVEN	2.01	6/25/2019	150,000	209,170	139.45	O	O	O
L1127653376	081-025-10529	CONTE FAMILY TRUST D... Location: 19 WHIPPLE STREET	BOWEN HOLLACE	0.18	3/11/2020	308,200	244,830	79.44			
625820736	081-025-15226	CORRY, TUCKER S Location: 55 VINE STREET	NUNEZ, CHELSEA M	0.32	4/29/2021	140,500	144,040	102.52			
L596484096	081-025-12688	COUGHLIN FAMILY TRUS... Location: 811 MEADOWBROOK ROAD	HOLT MARY ANN	1.20	10/1/2020	380,000	290,470	76.44			
L353570816	081-025-14055	COUGHLIN-GALBRAITH E... Location: 176 CHESTNUT STREET	FORTIER JOSEPH	0.43	3/22/2021	240,000	172,830	72.01			
1045251136	081-025-15574	COWAN, DEVIN R Location: 28 VINE STREET	SHEETS, BRENDA S	0.21	4/19/2021	252,750	181,630	71.86			
L1110523904	081-025-14695	CROOKS STEPHANIE Location: 45 BLAKESLEE STREET	STARK DOUGLAS	0.13	11/6/2020	186,000	116,610	62.69			
L222744576	081-025-15385	CROSS REBECCA Location: 54 SIGNAL HILL DRIVE	MCKENNEY JR. JOHN	0.33	10/1/2019	217,000	197,750	91.13			
L861495296	081-025-10121	CRYSTAL SYDNEY Location: 352 ORCHARD STREET	ANDERSON CRAIG	1.00	8/22/2019	366,500	359,300	98.04			
L1054281728	081-025-12436	CULPEPPER MELLO Location: 592 SOUTH MAIN STREET	GROVER TRAVIS	0.15	2/3/2021	200,000	166,280	83.14			
2027594304	081-025-11818	CUMMING, ALEX Location: 185 GREEN STREET	EGBERT, NELSON	0.12	1/21/2022	125,000	191,920	153.54	O	O	O
243643456	081-025-10130	DARLING, JEFF Location: 39 LOCUST STREET	JUNE AVIS ANDERSON E...	0.25	6/25/2021	220,000	217,070	98.67			

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1186057280	081-025-15328	DAVIS, JACQUELINE Location: 15 BEECH STREET	SPRUYT, FRIC	0.15	8/20/2021	205,000	114,310	55.76			
353619008	081-025-14806	DAVIS, RICHARD B Location: 63 CEDAR STREET	WIADRO, EMILY JO	0.16	9/1/2021	333,000	245,700	73.78			
L1482547200	081-025-14017	DAY GREGORY Location: 169 AKLEY ROAD	TRIMBLE PHILLIP	5.70	4/17/2020	339,500	301,220	88.72			
L1688838144	081-025-12768	DE LUCA-JOHNSON DESI... Location: 145 MARLBORO AVE	GILBEAU ARRON	0.19	3/11/2021	210,000	169,130	80.54			
L1878798336	081-025-15732	DELANEY ANNETTE COBU... Location: 128 CARRIAGE HILL ROAD	HOUK LUCAS	0.31	9/6/2019	120,000	221,550	184.63	E	E	E
898192448	081-025-14918	DESILETS, IRIS A Location: 39 CARRIAGE HILL RD	LAO, TRISHA A	0.31	5/28/2021	234,000	166,840	71.30			
L37822464	081-025-13007	DIAMANTOPOULOS VASIL... Location: 29-31 BLAKESLEE STREET	KENNEDY KATHLEEN	0.42	12/10/2020	208,000	221,880	106.67			
L1126834176	081-025-12635	DILORENZO RENATO Location: 6 WILLOW STREET	THIES ROBERT	0.22	8/10/2020	235,000	167,500	71.28			
L979714048	081-025-14244	DOLAN JESSICA Location: 19 PELLETT STREET	DODGE BRETT	0.11	5/28/2019	247,000	164,340	66.53			
591662144	081-025-11732	DONALDSON, JOHN Location: 22 HOWARD STREET	DUGGAN, HILARY	0.19	7/20/2021	300,000	195,720	65.24			
L852332544	081-025-14581	DONOHUE DENISE Location: 31 SPRUCE STREET	HUBBARD E. ADAM	0.37	8/20/2019	251,000	195,880	78.04			
1741089856	081-025-13917	DOYLE, CELENE Location: 35 CHERRY STREET	NELSON, EDWARD A	0.31	10/1/2021	305,000	229,180	75.14			
874945600	081-025-13680	DUFFY, CHRISTOPHER Location: 194 HIGH STREET	KEENAN, KATHLEEN M	0.07	10/15/2021	260,000	163,170	62.76			
L428949504	081-025-15645	DURKIN GENEVIEVE Location: 195 ELLIOT STREET	WALZ BARRY	0.12	3/26/2021	197,000	110,610	56.15			
L1312997376	081-025-15564	EAGER ELIZA Location: 10 FOREST STREET	POTTER DAVID	0.37	1/29/2020	189,145	180,760	95.57			
810028096	081-025-15849	EDGEMONT LLC Location: 965 WESTERN AVENUE	ZWICKER, KATHLEEN	0.46	6/30/2021	190,000	225,230	118.54			
L1704722432	081-025-15958	EMERY MARY Location: 202 MILLER ROAD	MILLER DEAN	2.50	7/2/2019	289,000	267,760	92.65			
1919089728	081-025-10902	ENRIQUEZ, ANGI Location: 12 LILAC LANE	MAILE, PAMELA	0.33	11/12/2021	225,000	147,880	65.72			

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L2094419968	081-025-13482	EVANS ANDREW Location: 44 EDWARD HEIGHTS	ENNEKING FRANK	0.70	7/22/2019	161,500	147,490	91.33			
512232512	081-025-11556	EVANS, JEAN N Location: 24 LAUREL STREET	MANNING, DAVID	0.27	6/25/2021	385,000	236,170	61.34			
715869248	081-025-15304	EVANS, TYSON Location: 316 SOUTH MAIN STREET	HAYS, WILLIAM H	0.21	7/30/2021	260,000	176,990	68.07			
L55463936	081-025-10125	FAJARDO ROSSIYA BANT... Location: 104 CENTRAL STREET	STILLMAN CRYSTAL	0.12	10/15/2020	250,000	185,280	74.11			
L91897856	081-025-11835	FERRANTE ROBERT Location: 585 UPPER DUMMERSTON ROAD	LOCKWOOD CHRISTOPHER	0.93	7/31/2020	295,000	330,030	111.87			
L1823739904	081-025-10269	FITCH II ROY Location: 1033 MARLBORO ROAD	MCKAY JOHN	1.00	11/30/2020	170,000	189,160	111.27			
L1692372992	081-025-11955	FRANKEL STEPHEN Location: 111 HILLCREST TERRACE	FELLOWS MICHAEL	2.99	1/17/2020	419,000	414,700	98.97			
L596254720	081-025-10331	FRANKLIN WILLIAM Location: 220 COUNTRY HILL ROAD	MCCARVILL JOYCE	0.38	7/15/2019	229,500	214,370	93.41			
L1974140928	081-025-13947	FURMAN ERIC Location: 19 PEARL ST	NEWELL HAROLD	0.15	6/30/2020	155,000	145,310	93.75			
L1952878592	081-025-15343	GALBRAITH HOLLY Location: 26 COUNTRY HILL	WISELL SAMUEL	0.35	10/22/2020	249,900	183,600	73.47			
L1093246976	081-025-15936	GALLAGHER ERIC Location: 134 HILLCREST TERRACE	POMAZI ZSOLT	1.82	3/15/2021	573,000	406,090	70.87			
1316576320	081-025-14738	GARDNER, JAMES L Location: 76 GREEN MEADOW	SCHERER, JOHN	0.77	10/19/2021	339,000	277,000	81.71			
L1056915456	081-025-15476	GARY HILLESLAND AND ... Location: 324 OLD GUILFORD ROAD	UNDERWOOD MARY	3.10	1/29/2021	100,000	117,140	117.14			
L2061107200	081-025-13811	GAUNT CARY Location: 993 MEADOWBROOK ROAD	CLEMENT SR. SAMUEL	2.35	9/4/2020	140,000	109,090	77.92			
L1484406784	081-025-10089	GAUTHIER ALLISON Location: 34 NEW ENGLAND DRIVE	HUND TIMBERLY	0.49	6/22/2020	295,000	168,470	57.11			
1656343616	081-025-15085	GEHA, MARIE-AGNES Location: 1170 WESTERN AVENUE	DOTON, RYAN	0.42	8/16/2021	318,000	282,140	88.72			
L1561169920	081-025-14740	GEIDEL JANE Location: 76 LAUREL STREET	SCHIFF LEO	0.45	10/7/2019	288,000	241,410	83.82			
1594534976	081-025-14030	GEISELER, TRUSTEE, R... Location: 122 MARLBORO AVENUE	O'CONNELL, JR., THOM...	0.33	10/1/2021	240,000	181,340	75.56			

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L1594064896	081-025-14726	GELKE BRYAN Location: 40 GROVE STREET	FRANKLIN-LYONS ADAM	0.13	8/14/2020	249,000	184,300	74.02			
L824811520	081-025-10415	GERBASI TIMOTHY Location: 15 HAMILTON ROAD	FOWLER SCOTT	2.70	3/18/2021	158,000	173,000	109.49			
L1768562688	081-025-15227	GILL JASON Location: 383 WESTERN AVE	DEC HOLDINGS LLC	0.23	11/13/2020	155,000	142,550	91.97			
L913580032	081-025-11687	GINSBERG NOAH Location: 176 NEW ENGLAND DRIVE	LOPATA PEGGY	3.40	6/23/2020	276,500	283,360	102.48			
2134791232	081-025-13828	GOLDSMITH, DARREN Location: 423 SOUTH MAIN STREET	ESTATE OF ELIZABETH ...	0.35	6/18/2021	194,000	175,000	90.21			
1428204608	081-025-11335	GOODNOW, IAN Location: 87 FROST STREET	WESSEL, TIMOTHY	0.27	9/17/2021	212,000	136,110	64.20			
L475996160	081-025-11440	GOODSPEED JOSEPH Location: 144 COVEY ROAD	COVEY SHANNON	0.90	9/2/2020	221,000	168,320	76.16			
L1286823936	081-025-12675	GORST H. MARIE Location: 51 PLEASANT STREET 16 VINE STREET	EVERETT N/K/A GROBE ...	0.30	8/3/2020	200,000	202,310	101.16			
L403865600	081-025-10884	GRABEL JOSHUA Location: 438-440 SOUTH MAIN STREET	MULVERHILL CHAD	0.13	9/9/2019	183,000	150,540	82.26			
L583499776	081-025-14291	GREEN STREET ENTERPR... Location: 141 GREEN STREET	POULOS VICTORIA	0.18	5/6/2019	238,700	225,400	94.43			
705987648	081-025-14807	GRINUK, RICHARD Location: 1156 WESTERN AVENUE	SHARLOW, THELMA C	0.49	4/30/2021	235,000	241,380	102.71			
33330240	081-025-13181	GUSWA, JACOB S Location: 478 ORCHARD STREET	DARLENE A. LAPLANTE ...	1.89	5/19/2021	437,500	373,530	85.38			
1703498816	081-025-15374	HADDEN, JAMES E Location: 1154 WEST RIVER ROAD	UNWIN, CLAIRE B	1.30	5/28/2021	129,000	146,670	113.70			
L1285984256	081-025-13910	HAGARTY PATRICK Location: 129 NEW ENGLAND DRIVE	POWERS RYAN	0.46	11/12/2020	345,000	251,730	72.97			
L423059456	081-025-15784	HARLOW DONNA Location: 50 CHESTNUT STREET	WRIGHT TRUSTEE FREDA	0.25	11/7/2019	196,550	178,380	90.76			
L1848037376	081-025-10141	HAYES THOMAS Location: 162 HILLCREST TERRACE	ANSART J. MARK	1.34	8/24/2020	290,000	254,870	87.89			
L161103872	081-025-12969	HAYS JUBAL Location: 132 SHERWOOD CIRCLE	FAVREAU PAUL	0.53	11/22/2019	195,000	218,150	111.87			
L1421033472	081-025-11686	HAZZARD-WATKINS ETHA... Location: 61 ETHAN HILL ROAD	BRUNTON JENNIFER	4.20	9/23/2020	330,000	289,290	87.66			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2092017216	081-025-12268	HEALEY, ANGELA R Location: 35 SOUTH STREET	GERMAIN, JR., ALAN R	0.17	2/23/2022	287,000	175,620	61.19			
L1854185472	081-025-15657	HEIM STEVEN Location: 80 TYLER STREET	DUKE JULIA	0.25	12/1/2020	295,000	248,260	84.16			
780072000	081-025-13951	HENRY, KYLE Location: 941 GUILFORD STREET	DOLESZNY, MICHAEL	2.20	6/30/2021	225,000	184,790	82.13			
L1772523520	081-025-12402	HERR HARLAN Location: 47 BRATTLE STREET	TINE MICHAEL	0.38	9/18/2020	238,500	169,160	70.93			
1564740672	081-025-12133	HERZIG, THOMAS L Location: 111 CLARK AVENUE	FRIZZELL, CAROLE A	0.27	7/16/2021	325,000	215,530	66.32			
148722752	081-025-14623	HILER, STACY Location: 400 MEADOWBROOK ROAD	RUETER, ROBERT G	0.36	6/11/2021	267,500	160,590	60.03			
1939504192	081-025-12383	HILLS, DAVID L Location: 35 CEDAR STREET	COHEN, DAVID B	0.18	11/29/2021	405,000	211,270	52.17			
L442503168	081-025-14933	HILLSGROVE KATY Location: 43 CENTRAL STREET	SMITH MATTHEW	0.17	2/22/2021	179,000	169,000	94.41			
1646697536	081-025-14796	HOFFMAN, MICHAEL Location: 10 STRAWBERRY HILL	AUSSANT, BRIAN	1.70	10/13/2021	450,000	260,500	57.89			
252177472	081-025-15257	HOLLAND, SARAH Location: 74 CHAPIN STREET	KARLSON, CAROL	0.09	10/4/2021	315,000	166,500	52.86			
1846791232	081-025-10968	HOROWITZ, ADAM B Location: 66 GREEN MEADOW	GRAGEN, ANNE B	0.34	8/26/2021	437,700	257,250	58.77			
L1554620416	081-025-11055	HOULKER KAYLEIGH Location: 15 HOMESTEAD PLACE	BOOTHROYD SAMANTHA	0.48	2/19/2021	179,000	80,140	44.77			
L59514880	081-025-10232	HOWE RICHARD Location: 80 CHAPIN ST.	BAKER KATHARINE	0.09	12/4/2020	350,000	193,650	55.33			
L1729003520	081-025-11653	HUGHES BRIAN Location: 711 WESTERN AVENUE	DIX JACQUELINE	0.48	9/23/2019	239,000	235,000	98.33			
L1470550016	081-025-11192	HUNTER SCOTT Location: 606 WESTERN AVE	BROOKS HOUSE REALTY ...	0.80	11/18/2020	238,000	203,700	85.59			
L623378432	081-025-14821	HUTCHINS JENNIFER Location: 104 CHESTNUT STREET WEST	GUIDOBONI COLLEEN	0.36	8/1/2019	175,000	169,430	96.82			
L1833549824	081-025-11857	HUTCHISON CHARLES Location: 119 FOREST STREET	EMERY DAVID	0.11	7/31/2020	223,500	145,380	65.05			
L114544640	081-025-11551	IRELAND HENRY Location: 155 CHESTNUT STREET	N& K SPRING HILL LLL...	0.60	12/30/2019	172,000	160,190	93.13			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
32939072	081-025-14708	IRETON, DANIEL L Location: 39 LAUREL STREET	SARGENT, CATHERINE M	0.17	11/1/2021	250,000	199,960	79.98			
L1851887616	081-025-12659	JAMES A. CANFIELD TR... Location: 70 MEADOWBROOK ROAD	HODGDON TRUSTEE RICH...	0.88	5/17/2019	235,000	215,940	91.89			
482735168	081-025-14920	JARRETT, MARGOT A Location: 67 BROOK STREET	SMITH, ELLEN D	0.25	6/30/2021	250,000	152,020	60.81			
609043520	081-025-13477	JG INVESTMENTS, LLC Location: 137 WESTERN AVENUE	AMIDON, REGINALD	0.50	4/30/2021	279,250	251,870	90.20			
L1676304384	081-025-16041	JOHNSON JESSE EDWARD Location: 585 EAST ORCHARD STREET	COPELAND JR TIMOTHY	2.06	12/18/2020	575,000	532,400	92.59			
L749998080	081-025-12042	JOHNSTON KRISTOPHER Location: 68 EDWARD HEIGHTS	FLETCHER JR. DANIEL	0.50	12/7/2020	211,000	156,860	74.34			
L1188257792	081-025-16085	JOYCE TRUSTEE JON Location: 501 SUMMIT CIRCLE	ELLIOTT JR. EDWARD	3.51	8/14/2020	550,000	543,080	98.74			
L439918592	081-025-11435	JURASINSKI GEORGE Location: 71 MARLBORO AVENUE	ANNE & ERNEST COUGHL...	0.16	8/31/2020	185,000	136,330	73.69			
L2011332608	081-025-15661	KAEPPEL SUSAN Location: 48 ALLERTON AVE	WILLIAMS PENNY	0.22	5/28/2019	189,000	187,240	99.07			
L1341800448	081-025-14771	KARABAKAKIS GEORGE Location: 45 MACINTOSH LANE	CASEY BARTHOLOMEW	4.60	11/18/2020	520,000	397,940	76.53			
9088064	081-025-13365	KARLSON, CAROL L Location: 170 WEST RIVER ROAD	SOCCI, SIMRIN M	1.50	10/4/2021	249,000	163,120	65.51			
L79515648	081-025-12759	KAUFFMAN DAVID Location: 20-26 DUMMER AVE	HOYERS INVESTMENTS L...	0.25	12/30/2020	223,000	189,820	85.12			
L1764384768	081-025-13988	KAUFFMAN DAVID Location: 106 & 108 FROST STREET	SV PROPERTIES LLC	0.31	3/2/2020	192,000	210,670	109.72			
L2129272832	081-025-10543	KEEP ALEXANDRA Location: 36 SOUTHERN AVE.	HOLDERNESS LISA	0.58	12/30/2020	225,000	188,090	83.60			
L1905344512	081-025-12210	KELLER BRIAN Location: 7 SCHOOL STREET	BRADT DAVID	0.15	3/19/2021	200,000	162,070	81.04			
1641262144	081-025-13562	KELLEY, JUSTIN J Location: 40 BRATTLE STREET	GILBERT, MARSHALL C	0.54	9/30/2021	240,000	157,780	65.74			
1135954496	081-025-11085	KELLY, LISA M Location: 23 PLEASANT STREET	WINSOR, SETH P	0.23	1/28/2022	219,000	177,050	80.84			
L337584128	081-025-15393	KENNEDY KEVIN Location: 106 HILLWINDS NORTH	SCZUPAK ROBERT	2.30	5/1/2020	310,000	335,690	108.29			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L660398080	081-025-12021	KIESCHNICK TIMOTHY Location: 103 CHESTNUT HILL	WEITZ GAYLE	0.91	12/30/2020	699,900	373,460	53.36			
L1132691456	081-025-13753	KIM EFFRON TRUST OF ... Location: 641 GUILFORD STREET	RODERICK RYAN	2.48	10/21/2020	395,000	300,910	76.18			
L1832734720	081-025-11473	KING PROPERTIES LLC Location: 499 SOUTH MAIN STREET	CROSS SALLY	0.46	12/16/2020	120,000	123,190	102.66			
1485065280	081-025-14939	KING, NATHANIEL M Location: 206 SHERWOOD CIRCLE	STEEVES, MATTHEW	0.40	8/27/2021	290,000	203,390	70.13			
L145833984	081-025-13787	KINGMAN SARAH Location: 77 LEXINGTON AVE	BURRIS KATHERINE	0.12	11/20/2020	209,000	155,560	74.43			
L1538854912	081-025-15256	KORN TRUSTEE ROBERT Location: 27 WESTERN AVENUE	LEFEBVRE OLIVIER	0.17	7/3/2019	241,000	189,010	78.43			
L1552900096	081-025-13403	KRAMER TUCKER Location: 121 SPRUCE STREET	STAFURSKY RICHARD	0.15	10/9/2020	175,000	165,830	94.76			
515844672	081-025-11689	KRAUSE, ROY A Location: 143 CARRIAGE HILL ROAD	DOUGLAS, EDWARD W	0.71	2/16/2022	182,000	154,440	84.86			
L360144896	081-025-11561	LACROIX ELISE Location: 45 MOUTAIN VIEW AVENUE	ESTATE OF GINO J. DE...	0.30	9/11/2020	208,000	187,330	90.06			
L85987328	081-025-15025	LAMARRE JACQUES Location: 18 LEVI HOWARD ROAD	LOMBARDO MARY	1.50	12/22/2020	187,000	135,670	72.55			
379403328	081-025-12557	LAMOREAUX, NICOLE E Location: 62 WASHINGTON STREET	HASTINGS, DAWN	0.32	11/5/2021	264,375	160,920	60.87			
1023257664	081-025-11058	LANOUE, NANCY Location: 25 LAUREL STREET	CARLSON, CONSTANCE S	0.16	9/17/2021	285,000	180,450	63.32			
195230784	081-025-13281	LEAS, ZOE Location: 89 CLARK STREET	GERALD E. LEVY TRUST...	0.28	12/6/2021	202,000	146,550	72.55			
1639008832	081-025-11517	LEGARE, KATIE Location: 729 UPPER DUMMERSTON RD	HARCLERODE, TRUSTEE,...	2.30	1/31/2022	235,000	180,550	76.83			
L2121420800	081-025-12551	LEITCH CAROL Location: 1013 SOUTH STREET	BOUFFARD JOHN	5.17	4/24/2020	449,000	339,160	75.54			
295517248	081-025-12762	LIAMAA, GRETAL L Location: 109 CENTRAL STREET	CCLH, LLC	0.12	11/1/2021	180,000	159,770	88.76			
L675840	081-025-15516	LILLY JOHN Location: 45 HARRIS AVENUE	WALKER JR. ROBERT	0.80	9/23/2020	365,000	281,910	77.24			
224831040	081-025-11714	LINDSAY, FAHEY C Location: 395 HILLWINDS ROAD	GORDON, STEVEN R	1.25	3/31/2022	475,000	310,560	65.38			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
648760384	081-025-11618	LINTON, SHELA M Location: 1188 WEST RIVER ROAD	DEYO, JAMES M	1.80	7/30/2021	285,000	245,770	86.24			
L1459433472	081-025-13980	LOVETT JASON Location: 360 MEADOWBROOK ROAD	HASHAGEN DIANE	1.00	8/28/2019	288,000	282,930	98.24			
L841465856	081-025-14748	LOWSKY JOEL Location: 224 CARRIAGE HILL ROAD	SCHULTZ THOMAS	0.36	7/9/2020	230,000	236,660	102.90			
L2087985152	081-025-13319	LUCK CHANEL Location: 87 GOODENOUGH ROAD	EHRENBARD DANIEL	4.90	7/31/2020	395,000	325,110	82.31			
L1618952192	081-025-11597	LUCOZZI ELISA Location: 70 GREENLEAF STREET	DEROSIA SCOTT	0.18	9/23/2020	239,000	204,330	85.49			
453504064	081-025-10918	LUIPPOLD, JENNA Location: 61 WHETSTONE DRIVE	HOLLAND, SARAH N	0.09	10/4/2021	250,000	186,510	74.60			
1115204672	081-025-15316	LYNCH, MADISON Location: 1175 UPPER DUMMERSTON ROAD	TRUHAN, STEPHEN M	1.68	9/10/2021	160,000	184,080	115.05			
L849084416	081-025-14639	MALLEY KAREN Location: 82 CARRIAGE HILL ROAD	MACALUSO IGNAZIO	0.24	9/30/2019	179,000	147,400	82.35			
L1280692224	081-025-15568	MALLOY MARK Location: 120 CLARK AVENUE	MANLEY JUDITH	0.22	6/24/2019	175,000	182,790	104.45			
L1000542208	081-025-12564	MALONE RONNETTE Location: 83 FULLER DRIVE	JOHN RICHARD	0.16	8/31/2020	198,000	159,840	80.73			
1335524416	081-025-10279	MANNING, ROBIN B Location: 1073 UPPER DUMMERSTON ROAD	BARIBEAU, JAMIE M	1.50	12/10/2021	490,000	318,120	64.92			
235879488	081-025-14287	MAPESCOUTURE, MALLOR... Location: 17 EATON AVE	MORSE, DEBORAH	0.40	11/12/2021	264,000	231,400	87.65			
749356096	081-025-11914	MARTEL, STEPHANIE A Location: 106 EDWARD HEIGHTS	CERRETO, TR, DAVID	0.28	4/5/2021	155,000	154,310	99.55			
L550723584	081-025-11418	MARTIN EDWARD Location: 116 OAK STREET	HOLCOMBE BRADFORD	0.16	9/30/2020	419,000	300,830	71.80			
L162971648	081-025-16323	MATTER STEPHEN Location: 212 FOX FARM ROAD	MILLER CHRISTOPHER	3.91	11/3/2020	360,000	246,730	68.54			
694111296	081-025-11718	MATTHEWS, JAMES W Location: 131 FROST STREET	DRUKE, MICHAEL	0.20	8/9/2021	132,000	185,570	140.58	O	O	O
L2019287040	081-025-15822	MATTINGLEY SARAH Location: 541 BLACK MOUNTAIN ROAD	ZALUZYNY STEVEN	5.70	11/11/2020	240,000	194,760	81.15			
L1332027392	081-025-12602	MAY KATHERINE Location: 184 COUNTRY HILL	MAGBIE THORIN	0.47	11/13/2020	285,000	234,340	82.22			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1610821632	081-025-15833	MCCARTHY KATHERINE Location: 143 PINE STREET	LADD RENU	0.26	8/12/2019	280,000	256,580	91.64			
L563421184	081-025-10511	MCKINNEY JOHN Location: 151 CLARK AVENUE	CUNNINGHAM JANET	0.27	6/1/2020	159,000	154,220	96.99			
1762952256	081-025-14480	MCLEOD, JOHANNA Location: 94 WASHINGTON STREET	94 WASHINGTON STREET...	0.27	4/21/2021	278,000	177,520	63.86			
L661331968	081-025-12922	MCNEIL MICHAEL Location: 86 PUTNAM DRIVE	JOHNSTON BRENT	1.00	4/3/2020	148,000	168,940	114.15			
1484303424	081-025-11816	MELLMAN, IRA Location: 213 SHERWOOD CIRCLE	DUNCAN-HOLLEY, MARIS...	0.32	9/15/2021	280,000	184,900	66.04			
L2131664896	081-025-15501	MESSE ADRIENNE Location: 105 PINE STREET	FRIEL MICHAEL	0.27	7/24/2020	130,000	122,530	94.25			
1446976576	081-025-13521	MICHAEL, JEFFREY Location: 73 PINE STREET #75	DAHLIN, THOMAS E	0.20	10/22/2021	325,000	232,980	71.69			
L605806592	081-025-15166	MICHAELS CYNTHIA Location: 1178 WESTERN AVENUE	STINSON ALEXANDER	0.58	6/27/2019	201,000	205,110	102.04			
L2090147840	081-025-14141	MILLER-GUTSELL MARNI... Location: 95 WINTER STREET	LANDFRIED HOLLIE	0.21	9/30/2020	180,000	157,800	87.67			
846122048	081-025-11720	MLF VT PROPERTIES LL... Location: 19 WESTERN AVENUE	DT INVESTMENTS INC.	0.39	7/30/2021	208,750	199,560	95.60			
L1709297664	081-025-10855	MOCK BRIAN Location: 46 HIGH STREET	RCPM LLC	0.12	6/14/2019	295,000	276,600	93.76			
L1646215168	081-025-11429	MOORE ANNA Location: 410 HILLWINDS ROAD	COTTER JR ROBERT	1.40	7/3/2019	450,000	433,250	96.28			
L314523648	081-025-15204	MORGAN BRIAN Location: 109 WANTASTIQUET DRIVE	VANDER MEULEN ALLEN	0.38	4/17/2020	350,000	274,390	78.40			
L266829824	081-025-15761	MORGAN DAVID Location: 62 HIGHLAND STREET	DELGATTO LEONARD	0.18	10/16/2020	250,000	179,010	71.60			
L1074814976	081-025-10875	MOROSAN CATHERINE Location: 114 BRATTLE STREET	BRISTOL GORDON	0.27	11/6/2020	179,000	115,510	64.53			
L909770752	081-025-12671	MORSE SKYE Location: 105 WINTER STREET	L & J PROPERTIES LLC	0.22	10/23/2020	270,000	167,120	61.90			
L1134297088	081-025-12867	MUNDAHL STEVE Location: 148 HILLWINDS NORTH	SHEA LYNNE	2.09	12/4/2019	350,000	390,330	111.52			
L542707712	081-025-15320	MURPHY CATHERINE Location: 196 FAIRVIEW STREET	TUDDA KENNETH	0.44	8/7/2019	219,000	210,770	96.24			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2136543232	081-025-14635	MURPHY GREGORY Location: 109 HIGHLAND STREET	ROWELL STEVEN	0.19	5/30/2019	198,000	196,620	99.30			
L878272512	081-025-14727	MYLAN THOMAS Location: 203 SOUTH MAIN STREET	THOMAS MEEHAN SCALA ...	0.20	9/25/2019	224,000	201,640	90.02			
477670464	081-025-12324	NELSON, WILLIAM Location: 104 SHERWOOD CIRCLE	GOLDMAN, DAVID J	0.59	9/9/2021	250,000	195,290	78.12			
L652165120	081-025-15196	NEUSE LU Location: 939 UPPER DUMMERSTON ROAD	STEVENS PATRICK	4.15	9/1/2020	285,000	238,720	83.76			
1519508544	081-025-12970	NINESLING, JOSEPH Location: 157 CARRIAGE HILL ROAD	HEWES, NORMAN F	0.48	11/2/2021	255,000	192,410	75.45			
L1582895104	081-025-11564	NIX SALLY Location: 54 HIGH STREET	BOONE CLEA	0.22	7/12/2019	182,000	215,410	118.36			
L2065301504	081-025-11266	O'CONNELL JASMINE Location: 263 GUILFORD STREET	DESALVO FRANCINE	0.30	11/25/2019	164,900	174,570	105.86			
L670466048	081-025-12138	O'CONNOR MICAH Location: 11 NEW ENGLAND DRIVE	JACOBS DONNA	0.64	9/9/2019	238,500	212,060	88.91			
L1754013696	081-025-13875	OLSON ROBERT Location: 75 WHETSTONE DRIVE	CARTER PAMELA	0.12	8/28/2020	250,000	223,570	89.43			
2067833408	081-025-13422	OLSON, KATHRYN Location: 580 - 582 SOUTH MAIN STREET	MAHONEY, TAMMY J	0.15	1/7/2022	280,000	185,120	66.11			
L375394304	081-025-12684	PACHECO DARREN Location: 18 CARRIAGE HILL ROAD	THE HOLMQUIST FAMILY...	0.34	2/8/2021	170,000	167,590	98.58			
490290240	081-025-10209	PACIFICO, NEIL H Location: 31 GROVE STREET	B & DZ CORPORATION	0.27	11/15/2021	350,000	201,190	57.48			
2011865664	081-025-11708	PACKARD, DOUGLAS Location: 1161 WESTERN AVENUE	JOSHUA DRAPER ESTATE	0.29	1/19/2022	165,000	197,790	119.87			
L1696055296	081-025-13171	PAPADIMITRIOU CHRIST... Location: 10 CLARK AVENUE	LANGWEILER CLIFFORD	0.30	9/21/2020	300,000	277,740	92.58			
1741286464	081-025-14366	PEACOCK, REBECCA D Location: 93 MARLBORO AVENUE	MOORE, RICHARD W	0.12	10/5/2021	200,000	110,680	55.34			
L2096373760	081-025-15520	PEASE NICHOLAS Location: 69 CARRIAGE HILL ROAD	DEAN PAUL	0.48	7/27/2020	178,000	164,190	92.24			
L164466688	081-025-12129	PEEL ALAN Location: 46 WASHINGTON STREET	MORSE JEFFREY	0.14	7/18/2019	232,000	204,130	87.99			
692542528	081-025-10280	PEEL, ALAN Location: 118 OAK GROVE AVENUE	TERRELL, DAVID K	0.14	10/25/2021	349,000	222,400	63.72			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1579588672	081-025-15103	PERREAULT, III, JOHN Location: 34 COTTAGE STREET	STOREY, FLORENCE	0.13	10/6/2021	270,000	181,260	67.13			
L1088045056	081-025-14137	PERSIO JOSEPH Location: 37 ORGAN STREET	EQUITY TRUST COMPANY...	0.16	12/19/2019	252,000	177,590	70.47			
L492453888	081-025-12041	PETERS JILL ANN Location: 10 EDWARD HEIGHTS	FLETCHER SR DANA	0.55	6/21/2019	171,900	174,490	101.51			
L640004096	081-025-15708	PETERSON JAMES Location: 181 QUAILS HILL ROAD	MARINO TRACY	4.80	11/21/2019	415,000	366,450	88.30			
134532160	081-025-12734	PETERSON, STEVEN Location: 78 SHERWOOD CIRCLE	NANCY S. BARBER ESTA...	0.39	8/12/2021	285,000	214,450	75.25			
293975104	081-025-12345	PETTIT, DENNIS J Location: 409 HILLWINDS RD	GORDON-MACEY, SCOTT ...	0.51	6/22/2021	294,000	231,600	78.78			
L2089426944	081-025-14894	PLANTE NICOLAS Location: 149 HARRIS AVENUE	SLATE TIMOTHY	0.59	5/9/2019	182,500	171,910	94.20			
L983171072	081-025-14979	POISSON CHRISTOPHER Location: 157 FROST STREET	OLSON PATRICIA	0.20	3/5/2020	185,000	197,710	106.87			
1258067008	081-025-14758	PORTER, JR., JOEL Location: 961 MEADOWBROOK ROAD	LANDMAN, TASHA	2.00	5/24/2021	190,000	201,920	106.27			
L1769218048	081-025-14028	PROSPECT & PEARL LLC Location: 58 PROSPECT STREET	ALLAN HOWE SEYMOUR T...	0.34	9/30/2020	245,000	234,500	95.71			
507552320	081-025-15716	PROUTY, DAWN M Location: 46 MORELAND AVENUE	BRETNALL, CHERYL A	0.18	1/7/2022	244,000	158,210	64.84			
1803572288	081-025-14622	PROVIDENCE, JUSTIN Location: 39 YORKSHIRE CIRCLE	BUSCH, JOHN R	0.29	6/14/2021	198,500	149,590	75.36			
1324868672	081-025-12437	PUFFER, CHRISTINA M Location: 402 STARK ROAD	SWANSON, BERGEN	2.00	5/3/2021	220,000	187,790	85.36			
939052096	081-025-12074	PURTLE, RICHARD N Location: 82 OAK GROVE AVENUE	TAKACS, BELA	0.15	8/12/2021	256,000	188,500	73.63			
1114982976	081-025-12659	RABINOWITZ, MOSES Location: 70 MEADOWBROOK ROAD	JAMES A. CANFIELD TR...	0.88	2/11/2022	285,000	215,940	75.77			
1706828352	081-025-12937	RAND, MICHAEL H Location: 9 FORT DUMMER HEIGHTS	COPPERTHITE, F/K/A H...	0.53	12/30/2021	339,000	228,280	67.34			
L2012332032	081-025-13353	RAY STEVEN Location: 74 GREENHILL PARKWAY	MANCINI PETER	0.67	9/11/2020	312,500	282,670	90.45			
L1204707328	081-025-12793	REBELO CYNTHIA Location: 50 MARLBORO AVENUE	MUELLER WENDE	0.16	9/20/2019	211,000	147,840	70.07			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1813708800	081-025-15067	RIDGWAY SHIRLEY Location: 65 FRIENDSHIP RD	STEVENS RAYMOND	1.50	10/22/2020	260,000	204,910	78.81			
318405696	081-025-15672	RIVARD, JEFFREY M Location: 85 SOUTH STREET	BACON, MATTHEW D	0.80	12/15/2021	200,000	178,570	89.29			
1536851008	081-025-12025	ROBERTS, JOSHUA C Location: 158 GREEN MEADOW	JONES, HANKO	0.30	11/24/2021	210,000	222,070	105.75			
274648128	081-025-13139	ROBERTSON, MELISSA A Location: 56 LINDEN ST	KUROWSKI PROPERTY MA...	0.20	8/17/2021	325,000	279,240	85.92			
L2102808576	081-025-13711	ROBINSON DAVID Location: 266 MEADOWBROOK ROAD	THURBER KENNETH	0.87	7/9/2019	175,000	126,620	72.35			
L1950523392	081-025-13753	RODERICK RYAN Location: 641 GUILFORD STREET	WOOD JAYNE	2.48	5/15/2019	325,000	298,260	91.77			
L1279336448	081-025-12685	RODOMINICK JAIME Location: 80 SUNNY ACRES ROAD	HOLMQUIST MACY	0.30	12/30/2020	180,000	153,060	85.03			
L579985408	081-025-14849	ROSE TRUSTEE JEFFREY Location: 12 LEFT BANK WAY	BODE ZARA	0.63	12/30/2019	233,000	181,100	77.73			
L951967744	081-025-14974	ROSE TRUSTEE MARIA Location: 127 SOUTH MAIN STREET	JOHNSON TRUSTEE ALLE...	0.21	4/30/2020	175,000	164,870	94.21			
L221470720	081-025-13333	ROTH BRADLEY Location: 66 WESTERN AVENUE	ACKERMAN-HOVIS PATRI...	0.12	8/17/2020	139,000	133,340	95.93			
L1638825984	081-025-15299	RUTH SAMUEL Location: 230 WESTERN AVENUE	SOMMARIVA FREDERICK	0.22	8/17/2020	285,000	233,740	82.01			
653950016	081-025-12040	SALLING, BENJAMIN Location: 11 STRAWBERRY HILL	PETROPOULOS, ANNA	1.90	12/9/2021	385,000	357,550	92.87			
627309632	081-025-13703	SARGENT, SIENNA Q Location: 1256 WEST RIVER ROAD	MAPLES, KRISHNA	1.51	12/22/2021	187,000	151,440	80.98			
L909688832	081-025-13208	SAVAGE COLLEEN Location: 112 HIGHLAND STREET	MCAULIFFE MELISSA	0.13	9/22/2020	243,500	165,310	67.89			
L1361612800	081-025-11735	SCHMITZ ANDREW Location: 48 BRATTLE STREET	DIX CAROLYN	0.24	10/16/2020	170,000	145,500	85.59			
L1687650304	081-025-14887	SCHNEIDER EMMA Location: 20 HIGHLAND STREET	THIBOUMERY ARION	0.36	8/14/2020	258,000	162,510	62.99			
1603638336	081-025-15456	SCHUMACHER, TIMOTHY Location: 108 EAST ORCHARD	MARX, JULIE R	1.66	5/19/2021	560,253	406,940	72.64			
L1195659264	081-025-11906	SCULLIN LAUREN Location: 822 SOUTH STREET	SSTDogs LLC	5.31	9/18/2020	340,000	370,880	109.08			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L31170560	081-025-14540	SEATON ANN Location: 75 BRATTLE STREET	RIVERS MARK	0.38	11/6/2020	230,000	172,960	75.20			
L2034868224	081-025-12348	SEAVER ANNA MAY Location: 15 MARLBORO AVENUE	SMITH ISAAC	0.38	6/9/2020	211,000	225,520	106.88			
L1897476096	081-025-10131	SEIFERT GRETCHEN Location: 27 TUDOR LANE	ESTATE OF NANCY A. A...	0.27	5/29/2020	225,000	219,510	97.56			
L1722105856	081-025-12963	SHELDON PAUL Location: 43 WILLIAMS STREET	KAISER KAREN	0.46	10/30/2019	72,000	108,670	150.93	O	O	O
1724249152	081-025-13321	SHOWMAN, GERALD T Location: 154 GREENHILL PARKWAY	MOSLEY, JAHMAL	0.67	7/2/2021	275,000	271,550	98.75			
L25395200	081-025-10602	SHREEFTER BENJAMIN Location: 31 PINE STREET	HOYER'S INVESTMENTS ...	0.14	10/29/2020	223,800	181,950	81.30			
515124288	081-025-11495	SHUTTER, COLLIER R Location: 312 HALLADAY BROOK ROAD	CURTIS, JOHN J	3.50	8/4/2021	486,500	260,230	53.49			
L1344069632	081-025-11936	SIMMIOLKJIER SHARON Location: 90 CLARK AVENUE	THOMAS MITCHELL	0.17	2/20/2020	155,000	165,380	106.70			
L1736609792	081-025-11741	SIMMIOLKJIER TAMARA Location: 888 HINESBURG RD	GEIDEL RICHARD	1.00	6/2/2020	120,000	119,570	99.64			
L533733376	081-025-15832	SIMPSON CHERYL Location: 54 BROOK STREET	ZERVAKIS VOULA	0.18	10/7/2019	159,300	181,940	114.21			
L1779556352	081-025-15298	SINGER JOHN Location: 33 GREENHILL PARKWAY	NINE GREENHILL PARKW...	0.11	1/6/2020	150,620	157,690	104.69			
881177664	081-025-14186	SINTON, JENNIFER Location: 11 BUTTERFLY LANE	PEREIRA, HENRY A	0.17	6/23/2021	269,000	175,500	65.24			
L975179776	081-025-15637	SNOREK JULIE Location: 123 OAK STREET	UNSICKER MICHAEL	0.08	12/18/2020	276,000	187,330	67.87			
1430508608	081-025-15056	SNOW, REBECCA E Location: 140 CLARK AVENUE	STEPHENS, RUSSELL E	0.33	5/20/2021	259,000	206,630	79.78			
504398400	081-025-14798	SOVNER, MERRILL Location: 22 MYRTLE STREET	WISELL, GORDON L	0.21	12/22/2021	350,000	267,530	76.44			
1431127104	081-025-11378	STACK, DEREK Location: 38 GROVE STREET	SV PROPERTIES LLC	0.16	4/22/2021	207,000	137,760	66.55			
L1786298368	081-025-15301	STOVER CATHERINE Location: 86 BELMONT AVENUE	86 BELMONT LLC	0.37	6/15/2020	225,000	164,610	73.16			
195787840	081-025-12836	STREETER, TRAVIS W Location: 623 UPPER DUMMERSTON ROAD	PAGE, MARY BETH H	1.70	12/15/2021	360,000	236,670	65.74			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1282981888	081-025-11867	STRICKLAND KALI Location: 21 SHERWOOD CIRCLE	HODGMAN HAMILTON	0.51	6/25/2020	184,000	179,300	97.45			
L883531776	081-025-14379	STROMBERG SANDRA Location: 33 EATON AVENUE	RATTI ANDREA	0.17	3/10/2021	295,000	222,960	75.58			
1334316096	081-025-11537	STRONG, JAMES R Location: 100 WILSONS WOODS ROAD	DANIELL, LISA H	0.61	7/9/2021	385,000	249,520	64.81			
493194304	081-025-13458	STUDLEY, SCOTT Location: 122 OAK GROVE AVENUE	HIGGINS, DENISE	0.14	7/20/2021	215,500	191,120	88.69			
1247087680	081-025-12367	SUCHMAN, SARA P Location: 51 THAYER RIDGE ROAD	GOULD, DAVID A	0.29	7/1/2021	325,000	231,600	71.26			
L71475200	081-025-13085	SULLIVAN SEAN Location: 839 MEADOWBROOK ROAD	CHRISTIAN KORPELA	1.25	8/29/2019	263,000	254,120	96.62			
1768160320	081-025-13215	SUTHERLAND, WILLIAM ... Location: 290 MEADOWBROOK ROAD	LAWRENCE, RODNEY	0.91	12/21/2021	309,900	218,400	70.47			
L839548928	081-025-14604	SUTTON EADDY Location: 146 GREEN STREET	SABINE CLAYTON	0.13	1/8/2021	210,000	163,840	78.02			
L770318336	081-025-11622	SWINDLE STEPHANIE Location: 16 WILLOW ST	CHADWICK DEENA	0.17	12/7/2020	220,500	156,740	71.08			
L727076864	081-025-13548	SWITZER STACY Location: 570 MAPLE STREET	MATTISON ETTA J. EST...	1.08	5/10/2019	142,000	145,940	102.77			
122694720	081-025-14855	TALLIN, LISA Location: 5 BUTTERFLY LANE	NOYES, PATRICK	0.21	8/3/2021	195,000	182,090	93.38			
L1195929600	081-025-12818	TAO JAMESON Location: 249 BLACK MOUNTAIN ROAD	INGALLS DAVID	0.90	8/22/2019	167,000	179,090	107.24			
L1132756992	081-025-12763	TAYLOR TONY Location: 14 & 16 VALLEY STREET	MULVERHILL CHAD	0.13	1/31/2020	167,700	145,640	86.85			
45104192	081-025-14128	TAYLOR, RAYMOND S Location: 46 FAIRGROUND RD	BAEHR, MEGAN E	0.00	11/12/2021	228,000	167,380	73.41			
L1606234112	081-025-11494	THE FRED N. CREED JR... Location: 48 WASHINGTON STREET	CURTIS JR. FRANK	0.24	8/21/2019	159,900	227,550	142.31	O	O	O
L572702720	081-025-15546	THIES ROBERT Location: 262 WESTERN AVENUE	INNERWELL LLC	0.23	8/10/2020	285,000	233,110	81.79			
L1359515648	081-025-10283	TIGERTOWN PROPERTIES... Location: 168-170 PROSPECT STREET	BARILE JR. LEO	0.35	11/20/2019	217,000	174,440	80.39			
L913883136	081-025-15045	TODD ALYSSA Location: 67 CHERRY STREET	STECKLER LISA	0.15	4/3/2020	160,000	180,230	112.64			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L820641792	081-025-16076	TODD II CHARLES LEE Location: 317 SUMMIT CIRCLE	AMIDON JOY	2.45	8/9/2019	498,000	489,060	98.20			
1362432576	081-025-13905	TOURNOUX, DAVID S Location: 194 MAPLE STREET	HUESTIS, STEPHANIE S	0.24	2/2/2022	255,000	202,650	79.47			
L1338429440	081-025-15057	TOWNSEND JR. DAVID Location: 6 SYCAMORE STREET	STEPHENSON IAN	0.18	5/31/2019	182,500	171,470	93.96			
L805515264	081-025-14471	TRAMPOSH DEBORAH Location: 120 WESTERN AVENUE	ESTATE OF RICHARD E...	0.24	9/10/2019	192,500	206,910	107.49			
L120709120	081-025-13214	TRAVIS GROVER Location: 98 OLD GUILFORD RD	RATHBUN JOYCE	5.52	3/26/2021	315,000	368,340	116.93			
1411836992	081-025-16094	TSCHERNISCH, SERGEI Location: 93 SUMMIT CIRCLE	ZUCKER, RICHARD	2.77	9/29/2021	540,000	374,240	69.30			
L425086976	081-025-14965	TSUBOTA STUART Location: 19 PROSPECT COURT	SOUTHWORTH JANE	0.28	5/1/2019	207,500	171,030	82.42			
487683136	081-025-12047	TWINING, PATRICIA B Location: 15 WALKER PLACE	RABIDEAU, JOHN	0.11	6/30/2021	225,000	196,930	87.52			
L773853184	081-025-11351	VERMONT RE DEVELOPME... Location: 12 ELLIOT STREET	MAYA PROPERTIES LLC	0.05	12/30/2020	340,000	255,750	75.22			
1304175168	081-025-11060	VESSEL REALTY LLC Location: 188 HIGH STREET	ANDREWS, STEVEN J	0.11	1/4/2022	300,000	209,300	69.77			
705940544	081-025-12343	WAGNER, ANNE L Location: 60 VINE STREET	TONEY, WENDY B	0.14	8/31/2021	225,000	161,680	71.86			
L2076938240	081-025-12839	WALKER-GONCALVES ZAN Location: 85 CROSBY STREET	MCELROY DAVID	1.02	6/24/2019	159,000	141,080	88.73			
970806336	081-025-11853	WALL, ERIC Location: 149 MARLBORO AVENUE	EMERSON, KATHLEEN E	0.28	6/8/2021	215,000	163,310	75.96			
L1737981952	081-025-14477	WEISS GABRIEL Location: 85 COUNTRY HILL ROAD	MILLER-DIXON GRANT	0.38	8/14/2020	207,000	162,850	78.67			
1159507008	081-025-15033	WEISS, GARY A Location: 1610 MARLBORO ROAD	BOYD-LUKE, JEREMY	1.10	8/27/2021	180,000	69,260	38.48			
1911139392	081-025-12135	WENDEL, ELIZABETH A Location: 71 CLARK AVENUE	FROST, CHRISTOPHER C	0.19	9/24/2021	310,000	186,220	60.07			
L725786624	081-025-10555	WILDER BRUCE Location: 175 OAK GROVE AVENUE	MARTIN MILLICENT	0.23	6/21/2019	270,000	241,640	89.50			
L1055531008	081-025-11911	WILSON LELAND Location: 150 OAK GROVE AVENUE	INGERSOLL JAMES	0.12	12/28/2020	210,000	195,940	93.30			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1549312000	081-025-14715	WINCHESTER ERIC Location: 11 MAPLE STREET	HARRIGAN MARTIN	0.24	7/15/2020	233,000	209,070	89.73			
1427942464	081-025-12772	WOODLAND, JOHN A Location: 21 LAWRENCE STREET	LIAMAA, GRETA L	0.11	9/10/2021	185,000	92,480	49.99			
L984285184	081-025-14261	WRIGHT BENJAMIN Location: 53 JENNY LANE	YATES DANIEL	1.87	8/14/2020	379,000	363,610	95.94			
L1027121152	081-025-15865	YE QING Location: 53 MORELAND AVENUE	HAMMOND JESSICA	0.19	11/17/2020	239,000	194,570	81.41			
L753098752	081-025-15639	YEMM THOMAS Location: 104 PROSPECT STREET	WILBUR CLARA	0.53	9/20/2019	225,000	330,450	146.87	O	O	O
898108480	081-025-11578	YEMM, THOMAS Location: 45 MAPLE STREET	CUNNINGHAM, SANDRA	0.15	7/8/2021	245,000	188,790	77.06			
797787200	081-025-13083	YORK, CHRISTOPHER Location: 127 STOCKWELL DR.	CANNISTRACI, PAUL	0.40	4/16/2021	195,000	175,620	90.06			
357385280	081-025-14820	YUHAS, GARY H Location: 147 MATHER ROAD	SHEPARD, STEWART	3.80	4/16/2021	299,000	324,440	108.51			
L959528960	081-025-12067	ZAGAESKI BRENDAN Location: 85 MARLBORO AVE	HAYDEN ANITA	0.12	12/10/2020	189,000	91,500	48.41			
L1534337024	081-025-12847	ZALNERAITIS JAN Location: 50 STOCKWELL DRIVE	JACOBS KATRINA	0.65	8/13/2020	263,000	215,700	82.02			
L1731321856	081-025-10395	ZALNERAITIS JOHANNA Location: 619 SOUTH MAIN STREET	GROVER TRAVIS	0.30	3/26/2021	197,500	142,260	72.03			
Totals for R1 - Residential with less than 6 acres				267.98		85,200,868	70,369,660				

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
335 Total Transactions	71.86 Low InterQuartile Value		80.90 Low 90% Value of Aggregate
255,375 Average Sales Price	95.94 High InterQuartile Value		83.85 High 90% Value of Aggregate
210,373 Average Listed Price	24.08 InterQuartile Range		82.38 Aggregate Ratio
84.58 Average Ratio			1.78% Sampling Error
82.31 Median Ratio	35.74 Value of Outlier Low Limit	0 Number of Low Outliers	
38.48 Low Ratio	132.06 Value of Outlier High Limit	8 Number of High Outliers	
153.54 High Ratio	- 0.37 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	168.17 Value of Extreme High Limit	2 Number of High Extremes/Influentials	
17.39 COD			
17 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
L975806464	081-025-14520	CHICKANOSKY JOHN Location: 122 PLEASANT VALLEY ROAD	SAXE NEAL	9.33	3/25/2021	725,000	435,630	60.09			
L1044553728	081-025-12457	DAUS ELISA Location: 475 UPPER DUMMERSTON ROAD	HAGSTROM NANCY	21.77	9/27/2019	568,000	463,120	81.54			
2132749376	081-025-13504	DOUGLAS, KENNETH J Location: 65 MOONLIGHT LANE	FRANK, EUGENE S	74.80	9/8/2021	810,000	648,570	80.07			
L1795391488	081-025-13418	DRESCHER ADAM Location: 390 PLEASANT VALLEY ROAD	KEY DAVID	25.90	9/15/2020	875,000	757,870	86.61			
L1704988672	081-025-13523	FAURE STEVEN Location: 81 LAUREL STREET	SMALL COOPER	18.80	1/26/2021	406,500	398,890	98.13			
L2071072768	081-025-14976	FAVREAU PAUL Location: 665 BLACK MOUNTAIN ROAD	MARCIA M. SPENCER TR...	10.40	9/13/2019	485,000	514,870	106.16			
42224704	081-025-13696	FROST, KIMBERLY Location: 65 MATHER ROAD	STEIN, ELLEN M	13.70	8/23/2021	463,500	316,350	68.25			
L1364099072	081-025-10486	GAMBLE ROBERT Location: 1470 AMES HILL ROAD	BURKE MELINDA	37.40	1/3/2020	840,000	871,520	103.75			
L1787281408	081-025-14759	NIELSEN DIANE Location: 711 BLACK MOUNTAIN ROAD	OSIECKI LUCIA	16.00	8/2/2019	429,000	377,760	88.06			
570063936	081-025-15171	RASKIN, AVROHOM Location: 1130 UPPER DUMMERSTON ROAD	HOFFMAN, MICHAEL S	11.00	12/15/2021	800,000	512,470	64.06			
L1743413248	081-025-12558	RHODES JOSH Location: 169 MELCHEN ROAD	GABERT HENRY	111.10	12/15/2020	320,000	333,980	104.37			
2058233408	081-025-12329	RIPA, ANTONIO G Location: 1298 MARLBORO ROAD	MCKAY, JOHN	20.00	3/2/2022	169,000	160,220	94.80			
L30023680	081-025-15846	SPOONER JOHN Location: 67 JENNY LANE	ZWICKER KATHLEEN	19.40	9/30/2020	526,000	400,410	76.12			
L633675776	081-025-16097	SPRAGUE DAVID Location: 485 SUMMIT CIRCLE	SCHNEEBERGER NORMAN	41.76	12/16/2019	1,100,000	1,068,600	97.15			
L915558400	081-025-10985	SWANK COLIN Location: 673 SOUTH STREET	KUNKLE JAMIE	8.02	6/17/2019	436,750	354,240	81.11			
1228638784	081-025-12205	TINTI, CHAD A Location: 770 SOUTH STREET	DAVID R. GATES ESTAT...	32.15	2/17/2022	525,000	429,570	81.82			
L703148032	081-025-12124	TWINING HILLARY Location: 50 HASKELL DRIVE	FRIEL MICHAEL	7.31	9/30/2019	334,000	317,330	95.01			
1408877120	081-025-14052	WUNDERLICH, THOMAS Location: 210 OLSON DRIVE	OLSON, MICHAEL J	45.23	12/20/2021	680,000	380,560	55.96			
Totals for R2 - Residential with 6 or more acres				524.07		10,492,750	8,741,960				

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
18 Total Transactions	74.16 Low InterQuartile Value		76.54 Low 90% Value of Aggregate
582,931 Average Sales Price	97.39 High InterQuartile Value		90.09 High 90% Value of Aggregate
485,664 Average Listed Price	23.24 InterQuartile Range		83.31 Aggregate Ratio
84.61 Average Ratio			8.14% Sampling Error
84.22 Median Ratio	39.30 Value of Outlier Low Limit	0 Number of Low Outliers	
55.96 Low Ratio	132.24 Value of Outlier High Limit	0 Number of High Outliers	
106.16 High Ratio	4.45 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	167.10 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
14.84 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			

MHU - Mobile home un-landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L601448448	081-025-13260	APLIN CHRISTOPHER Location: 2 HEMLOCK DRIVE	GERBASI TIMOTHY	0.00	3/20/2020	15,000	19,950	133.00			
L80953344	081-025-10926	BARNARD PAUL Location: 4 BROOKWOOD DRIVE	BRYANT ERICA	0.00	10/30/2019	31,000	25,100	80.97			
L1234952192	081-025-13591	BISHOP KRISTOPHER Location: 6 DEEPWOOD DR.	CLEMENT STEVEN	0.00	3/30/2020	50,000	20,960	41.92			
L79085568	081-025-12726	BONNEVILLE THOMAS Location: 41 DEEPWOOD PARK	BISHOP KRISTOPHER	0.00	3/30/2020	30,000	30,610	102.03			
1181666368	081-025-11417	BYWATER, CARMEN Location: 4 RESERVOIR ROAD	SUSEE, ERIC	0.00	8/5/2021	30,000	25,090	83.63			
L1498460160	081-025-12448	COHEN GERALD Location: 20 WINDWARD DRIVE	GAUDETTE VIRGINIA	0.00	11/26/2019	85,000	57,510	67.66			
1750546496	081-025-14972	COLBY, MASON I Location: 7 VALLEY ROAD	DAVERN, CATHERINE P	0.00	4/16/2021	39,000	27,220	69.79			
1924015680	081-025-12707	CONE, VERA Location: 37 VALLEY ROAD	BRIAN HORRIGAN ESTAT...	0.00	3/11/2022	30,000	19,910	66.37			
L57352192	081-025-13355	COTA MAUREEN Location: 15 WINDING HILL RD	LAMOUREUX MELISSA	0.00	6/26/2020	65,000	43,830	67.43			
L1641435136	081-025-10961	DEZESS COLIN Location: 26 BROOKWOOD DRIVE	WINTER ANDREW	0.00	9/12/2019	12,000	20,020	166.83	O	O	O
73321536	081-025-13066	ELLOR, KATHLEEN L Location: 1 AUTUMN HILL RD	BUSH, MAYNARD	0.00	8/19/2021	55,000	40,250	73.18			
L550174720	081-025-14173	FORBES DAMION Location: 10 LYNWOOD DR.	KNAPP DENISE	0.00	3/31/2020	40,000	50,250	125.63			
L773324800	081-025-12445	GIVEN LOGAN Location: 12 AUTUMN HILL ROAD	GUNDRY SAMPSON	0.00	10/26/2020	56,500	40,980	72.53			
716056128	081-025-12191	HOLDEN, DANIEL F Location: 131 GLEN STREET	MACDONALD, MEREDITH	0.00	3/11/2022	24,900	12,700	51.00			
L945786880	081-025-12092	INGALLS DAVID Location: 6 BROOKWOOD DRIVE	FRASER CATHY	0.00	7/10/2019	15,000	15,710	104.73			
L1610547200	081-025-11070	JACOBS KATRINA Location: 6 WINDWARD DRIVE	CARPENTER STACY	0.00	2/19/2020	50,000	50,000	100.00			
L1305370624	081-025-12921	KANG SYLVIA Location: 5 LYNWOOD DRIVE	PECK CAROLYN	0.00	7/26/2019	68,500	50,260	73.37			
871504960	081-025-10961	KOSKI, SCOTT Location: 36 BROOKWOOD DR	DEZESS, COLIN D	0.00	10/6/2021	21,000	20,020	95.33			

MHU - Mobile home un-landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L737574912	081-025-10287	LAZAR CHRISTINA Location: 47 DEEPWOOD DRIVE	MCDONALD KYLE	0.00	12/17/2019	41,500	49,180	118.51			
476249152	081-025-15471	MORIN, LISON S Location: 8 MAPLEWOOD DRIVE	DOYLE, KATHLEEN B	0.00	11/18/2021	20,000	16,400	82.00			
L1404964864	081-025-12290	NUZMAN ZACHARY Location: 2 WOODVALE ROAD	POSSON DEBORAH	0.00	12/30/2019	29,500	32,950	111.69			
1540480064	081-025-11026	PELLERIN, PAM Location: 8 LYNWOOD DRIVE	WHITE WINTER, CHRISA...	0.00	8/6/2021	69,900	48,000	68.67			
L1049706496	081-025-15294	RANSLOW JULIE Location: 62 VALLEY RD	WINTER NATHAN	0.00	3/19/2021	48,000	45,550	94.90			
67793984	081-025-14173	ROSEN, JODI R Location: 10 LYNWOOD DR.	FORBES, DAMION D	0.00	7/14/2021	62,600	50,250	80.27			
L153042944	081-025-10365	SAFER LESLEY Location: 13 WINDING HILL ROAD	HARPER ELIZABETH	0.00	10/7/2019	78,000	64,860	83.15			
2142637120	081-025-12311	SARGENT, MARK Location: 3 CRESCENT DRIVE	GLODGETT, MARTHA H	0.00	7/15/2021	22,500	15,160	67.38			
L492568576	081-025-14367	SORENSEN MICHAEL Location: 6 LYNWOOD DRIVE	DARTT KATHLEEN	0.00	2/11/2020	40,000	38,130	95.33			
L1584603136	081-025-13816	STOCKWELL MARK Location: 89 GLEN STREET	BROSZ TRUSTEE NANCY	0.00	6/28/2019	29,400	31,440	106.94			
2079902784	081-025-14271	STUART, ALEXANDRA I Location: 26 VILLAGE DR.	PELLERIN, PAMELA	0.00	8/6/2021	82,500	57,430	69.61			
L394817536	081-025-12670	WENG QIFENG Location: 23 CRESCENT DRIVE	HOLBROOK WAYNE	0.00	8/30/2019	35,000	28,550	81.57			
L763179008	081-025-11283	WETHERBY TAMARA Location: 4 STONEWALL DR	TERRENCE GIRARD	0.00	6/12/2019	50,000	43,040	86.08			
1188928576	081-025-11149	WINTER, NATHAN Location: 10 RECORD DRIVE	ESTATE OF CARL W. CH...	0.00	10/29/2021	70,000	65,720	93.89			
Totals for MHU - Mobile home un-landed				0.00		1,396,800	1,157,030				

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
32 Total Transactions	69.66	Low InterQuartile Value	77.35 Low 90% Value of Aggregate
43,650 Average Sales Price	101.52	High InterQuartile Value	88.32 High 90% Value of Aggregate
36,157 Average Listed Price	31.87	InterQuartile Range	82.83 Aggregate Ratio
87.98 Average Ratio			6.63% Sampling Error
82.58 Median Ratio	21.86	Value of Outlier Low Limit	0 Number of Low Outliers
41.92 Low Ratio	149.33	Value of Outlier High Limit	1 Number of High Outliers
166.83 High Ratio	- 25.94	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	197.13	Value of Extreme High Limit	0 Number of High Extremes/Influentials
22.25 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
3% 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
1192313920	081-025-12547	GOULDING, MATTHEW E Location: 491 SOUTH MAIN STREET	PINKOWITZ, ANDREW O	0.43	5/5/2021	114,200	86,260	75.53			
L799596544	081-025-13574	ROBINSON MARK Location: 211 UPPER DUMMERSTON ROAD	YOUNG KATHRYN	2.33	6/8/2020	160,000	189,670	118.54			
L331911168	081-025-10149	STEVENS RAYMOND Location: 15 CHRISTIE LANE	ESTATE OF SIDNEY N. ...	2.09	10/22/2020	165,000	155,090	93.99			
Totals for MHL - Mobile home landed				4.85		439,200	431,020				

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	
3 Total Transactions	75.53	Low InterQuartile Value	65.18	Low 90% Value of Aggregate
146,400 Average Sales Price	118.54	High InterQuartile Value	131.10	High 90% Value of Aggregate
143,673 Average Listed Price	43.01	InterQuartile Range	98.14	Aggregate Ratio
96.02 Average Ratio			33.58%	Sampling Error
93.99 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
75.53 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
118.54 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
15.25 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			

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L420679680	081-025-13915	HUMMEL RUTH Location: 1148 BONNYVALE ROAD	NEHRT CHADWICK	42.77	3/26/2021	105,000	97,280	92.65			
L1426206720	081-025-14682	THEA LLC Location: 107 WAUBANONG ROAD	DRAKE JOHN	37.90	10/9/2019	82,000	109,340	133.34			
Totals for S2 - Seasonal home with 6 or more acres				80.67		187,000	206,620				

S2 - Seasonal home 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	
2 Total Transactions	92.65	Low InterQuartile Value	3.56	Low 90% Value of Aggregate
93,500 Average Sales Price	133.34	High InterQuartile Value	217.42	High 90% Value of Aggregate
103,310 Average Listed Price	40.69	InterQuartile Range	110.49	Aggregate Ratio
112.99 Average Ratio			96.78%	Sampling Error
112.99 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
92.65 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
133.34 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
18.01 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
L158900224	081-025-11544	ALRIDCH AARON Location: 499 & 503 MARLBORO ROAD	DARRAH TODD	1.58	4/14/2020	200,000	235,760	117.88			
L395837440	081-025-12030	AMERICAN MAK LLC Location: 63-73 MAIN STREET	LEROY PROPERTIES LLC	0.39	3/26/2021	1,150,000	1,247,700	108.50			
L1968078848	081-025-14018	AMIDON STEFAN Location: 40 HIGH STREET	BREDFELDT HEIDE	0.12	1/10/2020	340,000	294,550	86.63			
L1926696960	081-025-14795	BAUM-CHAMBERLIN FAMI... Location: 79 FLAT STREET	ESTATE OF STANLEY A...	0.15	2/1/2021	149,000	80,890	54.29			
L17506304	081-025-15101	BRATTLEBORO COLONIAL... Location: 889 PUTNEY ROAD	SAI NATH LLC	7.39	9/30/2019	2,750,000	2,505,810	91.12			
1271327808	081-025-15380	BRATTLEBORO WALK-IN ... Location: 191 CLARK AVENUE	UROREALTY, LLC	0.00	9/30/2021	395,000	377,170	95.49			
L1089884160	081-025-11880	FRIC SPRUYT TR. TRAP... Location: 214 ELLIOT STREET	ERWIN APARTMENTS INC...	0.15	2/13/2020	30,000	40,000	133.33		O	
L1195200512	081-025-11053	GC PUTNEY LLC Location: 1300 PUTNEY ROAD	RCLS REALTY LLC	1.68	12/30/2020	1,100,000	943,090	85.74			
L1386848256	081-025-11381	GRANGE BLOCK LLC Location: 49-55 ELLIOT STREET	BRATTLEBORO REAL EST...	0.15	3/2/2021	850,000	695,230	81.79			
L1674657792	081-025-12415	GREEN KNOLL LLC Location: 1046 WESTERN AVE	GREENLEAF PROPERTIES	0.67	11/20/2020	610,000	742,210	121.67			
L1162452992	081-025-10434	J. EVANS CONSTRUCTIO... Location: 529 SOUTH MAIN STREET	EDW REALTY INC.	1.70	9/17/2020	250,000	239,790	95.92			
224656448	081-025-11922	JULIAN, MICHAEL Location: 233 ELLIOT STREET	FALVEY, JOHN W., CO-...	0.18	12/20/2021	170,000	142,150	83.62			
L2141855744	081-025-13117	MINAMI TAKYUA Location: 175 WESTERN AVENUE	KURALT LYNN M. TRUST...	1.40	10/9/2020	556,000	503,860	90.62			
L1458520064	081-025-15838	MONIA-MANNING MICHAEL... Location: 849 WESTERN AVENUE	DBR PROPERTIES LLC	0.17	8/23/2019	70,000	222,530	317.90	E	E	E
L807026688	081-025-12456	MTG HOLDINGS LLC Location: 447 CANAL STREET	HAGSTROM GEOFFREY	0.29	10/1/2019	259,000	264,750	102.22			
983164480	081-025-15118	OBC BRATTLEBORO LLC Location: 19 NOAH'S LANE	STRONK VENTURES, LLC	0.66	3/31/2022	500,000	472,420	94.48			
1940998720	081-025-16136	SOGNI D'ORO LAND, LL... Location: 36 NOAH'S LANE	36 NOAH'S LANE, LLC	1.07	2/8/2022	493,500	390,300	79.09			
L1939308544	081-025-14669	TEICH LLC Location: 40-42 ELLIOT STREET	SDRAM INC.	0.05	6/22/2020	375,000	340,090	90.69			

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1746558976	081-025-15467	TWO FIFTY SEVEN MARL... Location: 257 MARLBORO ROAD	CUTHBERTSON TIMOTHY	3.60	12/21/2020	385,000	331,350	86.06			
L19763200	081-025-13862	TWOMBLY DAVID Location: 101 WESTERN AVE	HERLOCKER DANIEL	0.35	6/16/2020	275,000	253,100	92.04			
L1623146496	081-025-14517	VERMONT CHAI LLC Location: 1222 PUTNEY ROAD	1222 PUTNEY ROAD LLC	0.76	7/21/2020	1,150,000	1,252,330	108.90			
872561728	081-025-13880	WANG, JIA GUANG Location: 911 WESTERN AVENUE	JENKINS, JAY P	0.36	11/1/2021	535,000	411,700	76.95			
1781345344	081-025-14423	WASA VT LLC Location: 508 CANAL STREET	CHALMERS, DOUGLAS J	0.32	9/1/2021	310,000	310,310	100.10			
1359639616	081-025-10941	WHETSTONE STATION AS... Location: 157 MAIN STREET	STROLLING OF THE HEI...	0.17	7/14/2021	677,000	421,060	62.19			
L827863040	081-025-14035	WW LLC Location: 136 WESTERN AVENUE	O'CONNOR KEVIN	0.31	1/30/2020	267,090	267,090	100.00			
Totals for C - Commercial				23.67		13,846,590	12,985,240				

C - Commercial

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	
25 Total Transactions	84.68	Low InterQuartile Value	87.42	Low 90% Value of Aggregate
574,025 Average Sales Price	105.36	High InterQuartile Value	97.86	High 90% Value of Aggregate
531,780 Average Listed Price	20.68	InterQuartile Range	92.64	Aggregate Ratio
93.31 Average Ratio			5.63%	Sampling Error
91.58 Median Ratio	53.65	Value of Outlier Low Limit	0	Number of Low Outliers
54.29 Low Ratio	136.38	Value of Outlier High Limit	1	Number of High Outliers
133.33 High Ratio	22.63	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	167.40	Value of Extreme High Limit	1	Number of High Extremes/Influentials
13.73 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			

CA - Commercial Apartments

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1744878656	081-025-11759	23 SOUTH MAIN ST LLC Location: 23 S MAIN ST	FARRIS DEVELOPMENT V...	0.37	9/14/2021	662,500	405,340	61.18			
L1288380416	081-025-10248	36-38 CHAPIN STREET ... Location: 36-38 CHAPIN STREET	GOEHRING MARK	0.25	2/28/2020	410,000	366,270	89.33			
1830857792	081-025-15593	BSAG REAL ESTATE SER... Location: 498 MARLBORO ROAD	WESTBROOK COURT, INC...	8.13	9/15/2021	2,400,000	2,269,860	94.58			
238736448	081-025-14761	FANG, FELIX Location: 126 OAK GROVE AVENUE	SCOTT, WENDY	0.24	6/17/2021	325,000	205,830	63.33			
L1890115584	081-025-11759	FARRIS DEVELOPMNET V... Location: 23 SOUTH MAIN	DUNPHY JOHN	0.23	9/3/2020	450,000	405,340	90.08			
313216064	081-025-13528	GREEN HILLS REAL EST... Location: 55 SOUTH MAIN STREET	BUCHANAN, RALPH	0.28	8/3/2021	255,000	192,760	75.59			
L453193728	081-025-14290	GREEN STREET ENTERPR... Location: 131 & 133 GREEN STREET	POULOS VICTORIA	0.35	5/6/2019	303,800	289,840	95.40			
L46628864	081-025-15012	HELLER OSCAR Location: 186 ELLIOT STREET	SPRUYT TRUSTEE FRIC	0.16	8/21/2019	388,500	229,070	58.96			
L1457037312	081-025-14934	JKB INVESTMENTS LLC Location: 901 WESTSERN AVENUE	SELVIDIO SCOTT	0.45	9/23/2020	327,000	251,750	76.99			
L1375248384	081-025-11029	MARTIN MICHAEL Location: 65 MORELAND AVENUE	PARKER DONALD	0.18	9/25/2020	290,000	230,200	79.38			
L1538113536	081-025-15746	SILVANUS PROPERTIES ... Location: 24 EBBY DRIVE	LOCAL BOYS LLC	0.39	1/16/2020	175,000	181,650	103.80			
L2012889088	081-025-11796	VINE STREET LLC Location: 49 VINE STREET	COMMUNITY RENTALS LL...	0.37	11/20/2020	290,000	231,610	79.87			
Totals for CA - Commercial Apartments				11.40		6,276,800	5,259,520				

CA - Commercial Apartments

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	66.40	Low InterQuartile Value	74.57 Low 90% Value of Aggregate
523,067 Average Sales Price	93.45	High InterQuartile Value	93.02 High 90% Value of Aggregate
438,293 Average Listed Price	27.05	InterQuartile Range	83.79 Aggregate Ratio
80.71 Average Ratio			11.02% Sampling Error
79.62 Median Ratio	25.82	Value of Outlier Low Limit	0 Number of Low Outliers
58.96 Low Ratio	134.03	Value of Outlier High Limit	0 Number of High Outliers
103.80 High Ratio	- 14.77	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.96 PRD (Regression Index)	174.62	Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.40 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			

I - Industrial											
Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1713164864	081-025-15184	1796 MARLBORO TRUST Location: 52, 55 & 64 BRISK LANE	MAPLE FARMS, LLC	3.00	1/21/2022	275,000	271,090	98.58			
L1064198144	081-025-13946	BMFN LLC Location: 239 OLD FERRY ROAD	P&D REALTY COMPANY L...	4.04	7/18/2019	440,000	440,650	100.15			
L1351786496	081-025-10549	MTG HOLDINGS LLC Location: 30 BRADFORD DRIVE	BRADFORD DAVID	1.29	11/20/2020	445,500	455,710	102.29			
Totals for I - Industrial				8.33		1,160,500	1,167,450				

I - Industrial
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	
3 Total Transactions	98.58	Low InterQuartile Value	97.73	Low 90% Value of Aggregate
386,833 Average Sales Price	102.29	High InterQuartile Value	103.47	High 90% Value of Aggregate
389,150 Average Listed Price	3.71	InterQuartile Range	100.60	Aggregate Ratio
100.34 Average Ratio			2.85%	Sampling Error
100.15 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
98.58 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
102.29 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
1.24 COD				
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
67% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02				

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L305405952	081-025-14294	SEIDEL VICTOR Location: MARLBORO ROAD	POWERS ROBERT	31.80	8/26/2020	15,000	33,290	221.93	E	O	
L1122975744	081-025-16182	TRAP ROCK TRUST Location: SUNSET LAKE ROAD	STRONK JOHN	103.60	11/22/2019	185,000	179,750	97.16			
Totals for W - Woodland				135.40		200,000	213,040				

W - Woodland

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	97.16	Low InterQuartile Value	1.34	Low 90% Value of Aggregate
100,000 Average Sales Price	221.93	High InterQuartile Value	211.70	High 90% Value of Aggregate
106,520 Average Listed Price	124.77	InterQuartile Range	106.52	Aggregate Ratio
159.55 Average Ratio			98.74%	Sampling Error
159.55 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
97.16 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
221.93 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.50 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
39.10 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
L830095360	081-025-10381	DUNNINGTON ANNEKE Location: LOT 4 GUILFORD STREET	GALLEA DEAN	6.00	8/21/2020	70,000	79,500	113.57			
L1112621056	081-025-10234	ERICSON WILLIAM Location: GENEROUS STREET	BAKER DOUGLAS	0.28	8/14/2020	34,000	38,800	114.12			
L2116657152	081-025-11076	FORWARD MARY LOUISE Location: MEETINGHOUSE LANE	JOHN RICHARD	2.45	3/5/2021	93,000	58,900	63.33			
L2014486528	081-025-15621	GOLDTHWAITE CLIFFORD Location: 1411 UPPER DUMMERSTON ROAD	JOHNSON SARAH	1.20	2/5/2021	40,000	34,780	86.95			
L19505152	081-025-13014	INTEGRATED SOLAR APP... Location: 0 CANAL STREET	OETSEN EXECUTOR EST....	13.80	3/5/2021	86,000	59,360	69.02			
L1402966016	081-025-10082	JOHANSEN MARTIN Location: OLD FERRY ROAD	RUTH B. ALLARD REVOC...	2.58	8/16/2019	20,000	12,900	64.50			
910414912	081-025-16973	KEANE, JONATHAN Location: LOT 2, JENNY LANE	CLIFT, ARNOLD J	1.50	5/25/2021	50,000	43,200	86.40			
L1310724096	081-025-10589	STAHMAN DEAN Location: 625 WESTERN AVE	JOYCE E. BEAMAN IRRE...	1.40	12/22/2020	127,500	130,010	101.97			
L1977778176	081-025-16320	TRAP ROCK TRUST Location: HALLADAY BROOK ROAD	STRONG WEATHER LLC	82.10	11/22/2019	125,000	78,870	63.10			
L1770549248	081-025-16399	VAN LARE THEODORE Location: 120 PLEASANT VALLEY ROAD	FONTAINE TODD	5.69	8/30/2019	75,000	51,740	68.99			
Totals for M - Miscellaneous				117.00		720,500	588,060				

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
10 Total Transactions	64.21	Low InterQuartile Value	68.98 Low 90% Value of Aggregate
72,050 Average Sales Price	104.87	High InterQuartile Value	94.26 High 90% Value of Aggregate
58,806 Average Listed Price	40.66	InterQuartile Range	81.62 Aggregate Ratio
83.19 Average Ratio			15.49% Sampling Error
77.71 Median Ratio	3.22	Value of Outlier Low Limit	0 Number of Low Outliers
63.10 Low Ratio	165.86	Value of Outlier High Limit	0 Number of High Outliers
114.12 High Ratio	- 57.77	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	226.85	Value of Extreme High Limit	0 Number of High Extremes/Influentials
22.40 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
10% 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
1669860416	081-025-13311	ACHESON, ANTHONY E Location: 102 MORNINGSIDE COMMONS	CLOUTIER, JOHN-PAUL	0.00	6/30/2021	182,900	144,000	78.73			
L909017088	081-025-13081	ASHBROOK LAURA LEE Location: 6 MORNINGSIDE COMMONS	DENTE TANIA	0.00	3/30/2020	102,840	106,260	103.33			
L44703744	081-025-14282	AVERY SUSAN Location: 2 MORNINGSIDE COMMONS	ZEHNBAUER TIEA	0.00	6/2/2020	102,500	92,000	89.76			
L390791168	081-025-11815	BECKER KAREN Location: 87 MORNINGSIDE COMMONS	ESTATE OF VERONICA J...	0.00	5/29/2019	136,000	137,280	100.94			
L2052399104	081-025-14831	BLACKNEY DONNA Location: 81 MORNINGSIDE COMMONS	TODD ALYSSA	0.00	4/3/2020	135,000	125,000	92.59			
179414592	081-025-13952	BOWEN, HOLLACE C Location: 110 ARBOR HILL COMMONS	MALONEY, MARGARET	0.00	3/25/2022	325,000	229,260	70.54			
2070406720	081-025-13967	BOYLE, PAUL M Location: 86 MORNINGSIDE COMMONS	NIMS, LORRAINE	0.00	3/31/2022	200,000	125,000	62.50			
L994611200	081-025-15525	CASTINE EILEEN Location: 31 MORNINGSIDE COMMONS	WALSH THOMAS	0.00	8/10/2020	107,000	106,260	99.31			
1531186240	081-025-14750	CHRISTOPHER E. POLID... Location: 107 MORNINGSIDE COMMONS	JOANNE A. BRICKLEY T...	0.00	7/14/2021	175,000	150,080	85.76			
L1410015232	081-025-13311	CLOUTIER JOHN-PAUL Location: 102 MORNINGSIDE COMMONS	DEVINCENTIS JAMES	0.00	9/12/2019	162,000	144,000	88.89			
L1209610240	081-025-15361	CONNOR MARY Location: 125 MORNINGSIDE COMMONS	UNDERWOOD THELMA	0.00	11/15/2019	153,000	154,980	101.29			
L899682304	081-025-12428	CRYSTAL ANDREW Location: 28 MORNINGSIDE COMMONS	VIENS PAUL	0.00	1/20/2021	115,000	106,260	92.40			
922385472	081-025-14750	DELOGE, CATHERINE Y Location: 107 MORNINGSIDE COMMONS	POLIDOR, CHRISTOPHER...	0.00	12/1/2021	193,900	150,080	77.40			
423875648	081-025-15729	DIIONNO, III, PAUL Location: 112 MORNINGSIDE COMMONS	ERTEL, DANNY	0.00	5/14/2021	199,000	158,560	79.68			
L1027170304	081-025-12978	DRAKE JOHN Location: 106 MORNINGSIDE COMMONS	KATHAN ARLENE	0.00	9/21/2020	148,500	154,900	104.31			
L661602304	081-025-16333	DUNN DAVID Location: 116 BIRGE STREET	BENZEL KIM	0.00	8/16/2019	155,000	161,500	104.19			
174847040	081-025-16331	DUNN, DAVID N Location: 116 BIRGE STREET, UNIT 1	GEORGE, BARBARA	0.00	7/28/2021	125,000	122,000	97.60			
1114371136	081-025-14040	EMERY, MICHELLE Location: 15 EVERGREEN WAY	JANICE OGDEN ESTATE	0.00	7/26/2021	152,000	156,000	102.63			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
519107648	081-025-14324	FENG, CLARENCE M Location: 131 MORNINGSIDE COMMONS	PROPSTER, PATRICIA G	0.00	7/19/2021	178,500	144,000	80.67			
L1095294976	081-025-11203	FRANCIS REALTY LLC Location: 72 MORNINGSIDE COMMONS	RYAN ROBERT	0.00	7/3/2019	138,000	137,280	99.48			
654087232	081-025-15824	FREESE, TRUSTEE, ELI... Location: 25 MORNINGSIDE COMMONS	LOZNY, DARA R	0.00	5/14/2021	115,000	106,260	92.40			
1453993024	081-025-12950	GEISEL, WILLIAM R Location: 60 BROOKSIDE DRIVE	PLATT, JANET	0.00	8/20/2021	125,000	77,250	61.80			
L1700519936	081-025-10899	GUTOW SUTAT Location: 144 MORNINGSIDE COMMONS	SALOMON RAFAEL	0.00	1/26/2021	145,000	125,000	86.21			
L270262272	081-025-14531	HALL DEBORAH Location: MORNINGSIDE COMMONS, PHASE IV	GENTRY SHARON	0.00	6/14/2019	190,000	173,480	91.31			
L1637826560	081-025-12347	HAMILTON LISA Location: 96 MORNINGSIDE COMMONS	DAVIS-CRANE TRUST	0.00	6/20/2019	128,000	125,000	97.66			
L1194442752	081-025-13286	HELEY DENNIS Location: 61 MORNINGSIDE COMMONS	SAUNDERS KATHLEEN	0.00	12/3/2019	130,000	137,280	105.60			
L1230999552	081-025-14563	JACOBS DONNA Location: 10 ROBIN WAY	BROWN PEGGY ANN	0.00	9/10/2019	213,000	186,660	87.63			
908930112	081-025-11690	JOHNSON, RENE M Location: 37 MORNINGSIDE COMMONS	PAUL A CARROLL & ELI...	0.00	8/31/2021	165,000	137,280	83.20			
1928305728	081-025-13632	JOHNSTON, ONA Location: 156 MORNINGSIDE COMMONS	KLENNERT, JOSEPH J	0.00	10/13/2021	173,000	137,280	79.35			
L1750638592	081-025-14643	JONES GILBERT Location: 108 MORNINGSIDE COMMONS	SHEA PAMELA	0.00	8/12/2020	177,000	154,900	87.51			
L1876172800	081-025-14019	KUMAR KULDIP Location: 99 MORNINGSIDE COMMONS	OBARA MICHAEL	0.00	7/1/2019	120,000	137,280	114.40			
L983568384	081-025-13078	LACROIX ROXANE Location: 85 ORCHARD STREET	FERRANTE ROBERT	0.00	1/21/2021	247,500	272,560	110.13			
L1090142208	081-025-14742	LAPLANTE DARLENE Location: 70 ARBOR HILL COMMONS #15	RUTH M. DENNIS REVOC...	0.00	10/20/2020	215,000	168,170	78.22			
L698687488	081-025-14830	LEMON EDWARD Location: 19 EVERGREEN LANE	SONNTAG STEVEN	0.00	10/7/2020	195,000	159,120	81.60			
212978752	081-025-10189	MARIA, ROSE REVOCABL... Location: 7 MORNINGSIDE COMMONS	BROWN, MICHAEL	0.00	8/19/2021	130,000	106,260	81.74			
L958078976	081-025-10500	NEWMAN LESLIE Location: 134 MORNINGSIDE COMMONS ROAD	BONELLO ANTHONY	0.00	5/26/2020	193,000	194,860	100.96			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2133434368	081-025-14430	NEWTON JEFFREY Location: 70 ARBOR HILL LANE, UNIT 12	ESTATE OF EMILY H. K...	0.00	1/22/2021	120,000	143,440	119.53			
88022080	081-025-13180	O'NEIL, PATRICK Location: 59 BROOKSIDE DRIVE	THOMAS A. SINGLETON ...	0.00	10/21/2021	93,260	75,000	80.42			
2011513920	081-025-13286	PETROW, BRYAN Location: 61 MORNINGSIDE COMMONS	HELEY, DENNIS B	0.00	4/6/2021	150,000	137,280	91.52			
L1697353728	081-025-11637	PICARD MAGALY Location: 18 MORNINGSIDE COMMONS	WHITE RANDALL	0.00	6/12/2019	105,000	106,260	101.20			
L1628639232	081-025-14166	PLATT MARK Location: 42 MORNINGSIDE COMMONS	BLAKE BEATRICE	0.00	3/30/2021	157,000	137,280	87.44			
1289573440	081-025-12950	PLATT, JANET Location: 80 BROOKSIDE DRIVE UNIT 8	COTE, LORRAINE M	0.00	6/9/2021	99,000	77,250	78.03			
33193024	081-025-10211	POST, THOMAS R Location: 70 ARBOR HILL COMMONS UNIT 17	WHITMAN J. WHEELER R...	0.00	12/8/2021	207,000	171,600	82.90			
L798294016	081-025-10462	ROSS COREY Location: 20 MORNINGSIDE COMMONS	ELIZABETH H. BLAKE 2...	0.00	7/30/2020	110,000	92,000	83.64			
L9347072	081-025-15522	SANFORD-LONG LUCAS Location: 8 MORNINGSIDE COMMONS	ELLIOTT C. GREENBLOT...	0.00	4/22/2020	103,500	106,260	102.67			
L885522432	081-025-16763	SCHIFF TRUSTEE LEO Location: 25 CHESTNUT HILL, UNIT 2	SCHOTTLAND JONATHAN	0.00	5/24/2019	214,000	186,320	87.07			
1565730368	081-025-14166	SEYMOUR, JOAN M Location: 42 MORNINGSIDE COMMONS	PLATT, MARK	0.00	3/10/2022	184,000	137,280	74.61			
L1146765312	081-025-14426	SHABAZZ JAMES Location: 70 ARBOR HILL COMMONS	LANGE DIANA	0.00	4/12/2019	181,000	180,180	99.55			
L1067651072	081-025-15237	SHARMA ANNESH Location: 103 MORNINGSIDE COMMONS	THOMAS JESSICA	0.00	10/5/2020	141,500	154,280	109.03			
L2023931904	081-025-12987	SRIVASTAVA AKHIL Location: 59 BROOKSIDE DRIVE UNIT #4	TRAUDT JR MARK	0.00	5/29/2020	82,500	87,500	106.06			
581651520	081-025-10410	THOMPSON-ADDABBO, DA... Location: 29 MORNINGSIDE COMMONS	CLASSEY, LAURA	0.00	8/3/2021	120,000	106,260	88.55			
L371200000	081-025-14066	VANTOL ROBERT Location: 100 MORNINGSIDE COMMONS	ECHEVARRIA MARIA	0.00	12/16/2020	149,000	125,000	83.89			
140147776	081-025-10888	WACK, MICHAEL A Location: 420 GUILFORD STREET	BROOKS, PATRICIA L	0.00	11/29/2021	179,000	156,000	87.15			
L347299840	081-025-12973	WALKER JR ROBERT Location: 136 MORNINGSIDE COMMONS	KARLOK JOHN	0.00	9/24/2020	205,000	178,390	87.02			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
307053632	081-025-11434	WARD, MELANIE A Location: 122 MORNINGSIDE COMMONS	LOOMIS, THOMAS P	0.00	4/19/2021	150,000	154,900	103.27			
L1876811776	081-025-11528	WELLMAN CHRISTOPHER Location: 16 MORNINGSIDE COMMONS	DAN-JUMBO MACLEAN	0.00	4/24/2020	100,000	106,260	106.26			
L1749663744	081-025-10211	WHITMAN J. WHEELER R... Location: 70 ARBOR HILL COMMONS, UNIT 17	SCHNABEL CAROL	0.00	6/30/2020	187,000	171,600	91.76			
2060506176	081-025-10359	WHITNEY, ROBERT B Location: 163 MORNINGSIDE COMMON	BORDA, ANNA M	0.00	6/11/2021	168,000	143,360	85.33			
708121152	081-025-13794	WHITTAKER, ELIZABETH Location: 110 ARBOR HILL COMMONS UNIT 24	ABRAMS, DANI	0.00	1/28/2022	277,000	197,640	71.35			
789228608	081-025-15210	WHTIMAN J. WHEELER, ... Location: 110 ARBOR HILL COMMONS, UNIT 26	LAURA SYSTO, TRUSTEE...	0.00	10/6/2021	297,000	197,640	66.55			
L478445568	081-025-12806	YANNIZZE MARABETH Location: 149 MORNINGSIDE COMMONS	GARDINER SUSAN	0.00	1/29/2020	128,500	137,280	106.83			
Totals for O - Other				0.00		9,755,900	8,669,600				

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	
61 Total Transactions	81.67	Low InterQuartile Value	86.23	Low 90% Value of Aggregate
159,933 Average Sales Price	101.25	High InterQuartile Value	91.50	High 90% Value of Aggregate
142,125 Average Listed Price	19.58	InterQuartile Range	88.87	Aggregate Ratio
90.71 Average Ratio			2.96%	Sampling Error
88.89 Median Ratio	52.30	Value of Outlier Low Limit	0	Number of Low Outliers
61.80 Low Ratio	130.61	Value of Outlier High Limit	0	Number of High Outliers
119.53 High Ratio	22.94	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	159.98	Value of Extreme High Limit	0	Number of High Extremes/Influentials
11.65 COD				
7	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 - 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
451 Total Transactions	73.18 Low InterQuartile Value		81.84 Low 90% Value of Aggregate
239,001 Average Sales Price	97.56 High InterQuartile Value		84.52 High 90% Value of Aggregate
198,798 Average Listed Price	24.38 InterQuartile Range		83.18 Aggregate Ratio
85.86 Average Ratio			1.61% Sampling Error
84.16 Median Ratio	36.61 Value of Outlier Low Limit	0 Number of Low Outliers	
38.48 Low Ratio	134.13 Value of Outlier High Limit	9 Number of High Outliers	
166.83 High Ratio	0.05 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	170.69 Value of Extreme High Limit	2 Number of High Extremes/Influentials	
16.95 COD			
26 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			

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

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
40 Total Transactions	79.50	Low InterQuartile Value	86.43 Low 90% Value of Aggregate
543,946 Average Sales Price	100.14	High InterQuartile Value	94.49 High 90% Value of Aggregate
492,043 Average Listed Price	20.63	InterQuartile Range	90.46 Aggregate Ratio
89.97 Average Ratio			4.46% Sampling Error
90.69 Median Ratio	48.55	Value of Outlier Low Limit	0 Number of Low Outliers
54.29 Low Ratio	131.09	Value of Outlier High Limit	2 Number of High Outliers
133.33 High Ratio	17.60	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	162.04	Value of Extreme High Limit	1 Number of High Extremes/Influentials
13.99 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
10% 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
12 Total Transactions	65.62	Low InterQuartile Value	75.51 Low 90% Value of Aggregate
76,708 Average Sales Price	110.67	High InterQuartile Value	98.55 High 90% Value of Aggregate
66,758 Average Listed Price	45.05	InterQuartile Range	87.03 Aggregate Ratio
95.92 Average Ratio			13.24% Sampling Error
86.68 Median Ratio	- 1.95	Value of Outlier Low Limit	0 Number of Low Outliers
63.10 Low Ratio	178.24	Value of Outlier High Limit	1 Number of High Outliers
221.93 High Ratio	- 69.53	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	245.82	Value of Extreme High Limit	0 Number of High Extremes/Influentials
30.80 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			

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
503 Total Transactions	73.47	Low InterQuartile Value	83.01 Low 90% Value of Aggregate
259,381 Average Sales Price	98.13	High InterQuartile Value	85.75 High 90% Value of Aggregate
218,873 Average Listed Price	24.66	InterQuartile Range	84.38 Aggregate Ratio
86.15 Average Ratio			1.62% Sampling Error
85.38 Median Ratio	36.48	Value of Outlier Low Limit	0 Number of Low Outliers
38.48 Low Ratio	135.12	Value of Outlier High Limit	11 Number of High Outliers
166.83 High Ratio	- 0.51	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	172.10	Value of Extreme High Limit	4 Number of High Extremes/Influentials
16.74 COD			
31 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			