

Study created by Christie.Wright@vermont.gov on 11/16/2022 at 4:56 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2050887680	084-026-10276	BENNEMA KAREN MONIQU... Location: 578 BRIDGEWATER CENTER ROAD	GRANT DUANE	1.16	6/14/2019	165,500	152,800	92.33			
L1309736960	084-026-10143	BRIGHTLY KAREN Location: 7429 US ROUTE 4	SHIPMAN JUSTIN	0.33	11/9/2020	320,000	149,300	46.66			
142777408	084-026-10612	BRUNO, BRADFORD Location: 151 BAKER HILL ROAD	ROGERS, TRUSTEE, JAM...	1.50	10/15/2021	610,000	281,900	46.21			
L861130752	084-026-10627	CAMPAGNA PAUL Location: 1031 CHATEAUGUAY ROAD	MCNAMARA MICHAEL	1.09	8/16/2019	255,000	253,500	99.41			
L852762624	084-026-10319	CHAUDHRY TARIQ Location: 1810 VT ROUTE 100A	HOWARD W. SCOTT REVO...	1.00	5/24/2019	250,000	239,300	95.72			
1581485120	084-026-10319	CONNAUGHTON, PHILLIP... Location: 1810 VT ROUTE 100	DENNIS, JEFFREY	1.00	8/6/2021	425,000	239,300	56.31			
L2020499456	084-026-10309	CRANE JEREMY Location: 68 RICHMOND HILL ROAD	HOWARD TRUSTEE SCOTT	0.34	6/13/2019	140,000	127,000	90.71			
L651431936	084-026-10319	DENNIS JEFFREY Location: 1810 ROUTE 100A	CHAUDHRY TARIQ	1.00	9/4/2020	378,000	239,300	63.31			
L1209335808	084-026-10165	EHLER JENNIFER Location: 7383 US RTE 4	GREGG JOSHUA	0.68	2/28/2020	255,000	183,200	71.84			
67423296	084-026-10198	FORD, JOHN R Location: 6932 US RT 4	CLARK, JOSHUA D	1.00	8/23/2021	143,000	108,200	75.66			
L1754157056	084-026-10267	GALIMI JOSEPH Location: 46 VALLEY VIEW ROAD	H2JP LLC	1.40	9/25/2020	194,000	175,000	90.21			
1436675136	084-026-10548	GLEASON, KELLY L Location: 538 BRIDGEWATER CENTER ROAD	SCOSKIE, CASEY E	0.93	9/20/2021	240,000	153,500	63.96			
728553536	084-026-10399	HAMILTON, STEPHEN C Location: 149 CRAM TRAIL	BRAVMANN, KENNETH W	1.93	4/16/2021	320,000	297,100	92.84			
L1000312832	084-026-10181	HANSON MELISSA Location: 7137 US ROUTE 4	JEFFERY CHRISTOPHER ...	0.60	6/12/2019	200,000	296,400	148.20		O	O
372059200	084-026-10179	HELMS, ALYSSA M Location: 7161 US RT 4	PEDICINO, ADAM	0.62	9/9/2021	280,000	295,000	105.36			
L1935114240	084-026-10631	HENDERSON NAOMI Location: 2895 BRIDGEWATER HILL ROAD	ROSENBERG JENNIFER	2.13	3/26/2021	289,000	76,700	26.54			
2122961984	084-026-10230	JANISSE, CHARLES Location: 198 GOLD COAST ROAD	FEMINO, JOHN P	1.14	6/28/2021	312,000	197,300	63.24			
1139993152	084-026-10796	JOHNSON, NAOMI Location: 647 COX DISTRICT ROAD	SMITH, REBEKAH	2.64	3/22/2022	470,000	372,200	79.19			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
346155072	084-026-10386	KIKKERT, RUSS Location: 643 US ROUTE 4	WEBBER, GREGORY S	0.50	4/1/2021	145,000	85,800	59.17			
L233246720	084-026-10607	KINKEL DANIELLE Location: 129 PINE HILL ROAD	FLYNN EDWARD	4.30	4/5/2019	280,000	295,900	105.68			
L502861824	084-026-10077	KLEIN WILLIAM Location: 300 GRANDMA'AMS HILL ROAD	NACLERIO ELIZABETH	3.70	9/17/2020	643,000	707,600	110.05			
L1739296768	084-026-10298	POTWIN SAWYER Location: 160 BLUEBERRY LEDGE LANE	BERG TAMMI	2.69	9/10/2020	225,400	165,600	73.47			
L2036826112	084-026-10204	PRATT CHRISTOPHER Location: 6818 US ROUTE 4	2014 REVOCABLE LIVIN...	1.00	9/14/2020	132,000	119,600	90.61			
1091519552	084-026-10830	RADICIC FAMILY TRUST... Location: 320 MOUNTAIN VIEW ROAD	LEBLANC, NOELLE	2.75	5/6/2021	401,000	169,200	42.19			
L392658944	084-026-10006	REIDY BARBARA Location: 151 NORTH BRIDGEWATER RD	HOYT RODNEY JAMES	4.00	10/16/2020	355,000	281,400	79.27			
333139008	084-026-10207	ROSE, DONALD Location: 6781 US ROUTE 4	PHILLIPS, DOUGLAS R	0.25	8/20/2021	150,000	91,200	60.80			
L440631296	084-026-10013	RUTLEDGE RUSSELL Location: 629 NORTH BRIDGEWATER ROAD	GAYLORD JEREMY	2.08	7/16/2020	450,000	290,600	64.58			
L2145910784	084-026-10068	SMITH HENRY Location: 391 PHELPS ROAD	ZUBA THOMAS	3.49	7/8/2020	300,000	319,600	106.53			
1698583616	084-026-10153	SOLITAIRE, SHEENA S Location: 51 PARSONAGE RD	FINNEGAN, JAMES J	1.50	6/18/2021	425,000	254,500	59.88			
L53465088	084-026-10278	VASTA SR FRANK Location: 773 VT ROUTE 100 A, UNIT C3	SEMBLER FREDERICK	0.00	12/30/2020	116,000	77,200	66.55			
1372052544	084-026-10012	WAGONER, NICOLE Location: 638 N. BRIDGEWATER ROAD	ASTBURY, CHARLES G	2.13	11/23/2021	435,000	234,800	53.98			
L13107200	084-026-10200	WOODS TROY Location: 6887 US ROUTE 4	MCKEEVER ELIZABETH	0.52	10/16/2019	145,000	107,500	74.14			
Totals for R1 - Residential with less than 6 acres				49.40		9,448,900	7,037,500				

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
32 Total Transactions	60.11 Low InterQuartile Value		66.70 Low 90% Value of Aggregate
295,278 Average Sales Price	92.71 High InterQuartile Value		82.26 High 90% Value of Aggregate
219,922 Average Listed Price	32.60 InterQuartile Range		74.48 Aggregate Ratio
76.71 Average Ratio			10.45% Sampling Error
73.80 Median Ratio	11.21 Value of Outlier Low Limit	0 Number of Low Outliers	
26.54 Low Ratio	141.62 Value of Outlier High Limit	1 Number of High Outliers	
148.20 High Ratio	- 37.70 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	190.52 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
26.13 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1753427968	084-026-10076	AGIN CARY Location: 270 GRANDMA'AM'S HILL ROAD	CIMINELLO SALVATORE	8.38	8/19/2020	645,000	697,600	108.16			
L1257406464	084-026-10064	BARKER STEVEN Location: 302 COX DISTRICT ROAD	PHYLLIS M. BULMER TR...	6.60	9/29/2020	865,000	558,100	64.52			
1190104128	084-026-10249	BERNARDO, MARK Location: 354 RIVER STREET	ROBINSON, STEPHEN P	12.55	8/11/2021	438,000	318,200	72.65			
L13897728	084-026-10461	BISSELL JONATHAN Location: BRIDGEWATER HILL ROAD	BATTEN LUCY	28.21	12/4/2020	449,000	590,900	131.60			
L2065989632	084-026-10034	BOLLAG DANIEL Location: 1621 GOLD COAST ROAD	ROBINSON BESSIE	906.95	3/24/2021	720,000	789,600	109.67			
1170175040	084-026-10802	COSTELLO, DAVID L Location: 4287 NORTH BRIDGEWATER ROAD	DUMOND, MARGERY A	6.12	7/6/2021	740,000	689,800	93.22			
L333479936	084-026-10409	DALLY ANNABELLE Location: 309 VERMONT 100	BRIDGEMONT HOLDINGS ...	92.40	2/26/2021	250,000	319,600	127.84			
1743778880	084-026-10459	DENT, ANDREW Location: 143 ROGERS ROAD	OLDENBURG, MARY R	20.00	7/26/2021	140,000	89,600	64.00			
L1836498944	084-026-10807	DONALD E. JONES AND ... Location: 403 NORTH BRIDGEWATER RD	STEVEN P. AND STACIA...	75.82	12/1/2020	1,125,000	607,900	54.04			
L1285177344	084-026-10266	EIGENBROD ANDREA Location: 21 BROAD BROOK ROAD	GIESEKE JENNIFER	8.50	6/13/2019	210,000	184,300	87.76			
L164028416	084-026-10191	FORTUNATO JOHN Location: 7030 US ROUTE 4	BOOTH HAROLD	6.00	2/23/2021	312,500	372,200	119.10			
L1556119552	084-026-10437	GAGNE SARAH Location: 387 OLD BRIDGEWATER HILL ROAD	KLINGER ELIZABETH	6.60	9/4/2020	400,000	240,800	60.20			
1213293120	084-026-10533	GENO, MICHAEL Location: 256 UPPER ROAD	LAVERTU, STACY A	12.00	2/1/2022	300,000	326,500	108.83			
937552960	084-026-10028	GILLIS, EDWIN J Location: 2106 GOLDCOAST ROAD	FREITAG, WILLIAM P	26.86	9/30/2021	1,600,000	830,500	51.91			
1250151488	084-026-10100	HEARTWOOD HILL, LLC Location: 992 ATWOOD LANE	DANIEL J. DOHERTY, I...	64.10	9/2/2021	5,650,000	5,187,300	91.81			
L243929088	084-026-10376	HINKLE TRUSTEE BRENN... Location: 17 PEARSON ROAD	OSBORNE SCOTT	102.00	1/15/2021	170,000	122,400	72.00			
1960485440	084-026-10215	KERESTECIOGLU, SEVIN... Location: 56 ROBINSON ROAD	ROBINSON, ELIZABETH ...	10.70	2/4/2022	365,000	176,100	48.25			
707603520	084-026-10513	LAMOND, ALYSSA Location: 968 STEVENS ROAD	WHITSELL, JESSE	12.50	9/9/2021	180,000	141,900	78.83			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1203383360	084-026-10383	LILLY, LLC Location: 1081 ROUTE 4	XS REALTY LLC	140.00	9/8/2021	251,000	307,100	122.35			
L289550336	084-026-10020	MARGARET A. PETERSON... Location: 1261 NORTH BRIDGEWATER ROAD	NIGHTINGALE BRIDGEWA...	29.19	6/28/2019	701,000	668,800	95.41			
389960768	084-026-10561	MARTIN, DARNELL R Location: 1606 BRIDGEWATER CENTER ROAD	JONAS, HOWARD S	151.00	6/14/2021	945,000	531,400	56.23			
L1109676032	084-026-10834	NEWFIELD ALAN Location: 1178 CHATEAUGUAY ROAD	MAGNUS ROBERT	51.00	12/4/2020	800,000	784,700	98.09			
L1896833024	084-026-10218	POMEROY MATTHEW Location: 6099 US ROUTE 4	HERSHEY C. KENNETH	10.00	8/7/2020	332,000	233,600	70.36			
L562245632	084-026-10033	RUTHERFORD MATTHEW Location: 1687 GOLDCOAST ROAD	GOFFINET JOHN	130.70	12/21/2020	1,100,000	853,400	77.58			
Totals for R2 - Residential with 6 or more acres				1,918.18		18,688,500	15,622,300				

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	
24 Total Transactions	64.13	Low InterQuartile Value	75.36	Low 90% Value of Aggregate
778,688 Average Sales Price	108.66	High InterQuartile Value	91.83	High 90% Value of Aggregate
650,929 Average Listed Price	44.53	InterQuartile Range	83.59	Aggregate Ratio
86.02 Average Ratio			9.86%	Sampling Error
83.30 Median Ratio	- 2.67	Value of Outlier Low Limit	0	Number of Low Outliers
48.25 Low Ratio	175.46	Value of Outlier High Limit	0	Number of High Outliers
131.60 High Ratio	- 69.47	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	242.26	Value of Extreme High Limit	0	Number of High Extremes/Influentials
26.17 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1184709696	084-026-10245	GRINDLAY, JEFFREY Location: 47 SCHOOL HOUSE ROAD	PHELPS, RANDALL J	4.90	11/12/2021	150,000	133,100	88.73			
1104983104	084-026-10846	PEMBERTON, SETH Location: 90 BLUEBERRY HILL ROAD	YOUNG, WILLIAM O	0.78	7/16/2021	280,000	123,500	44.11			
Totals for MHL - Mobile home landed				5.68		430,000	256,600				

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
2 Total Transactions	44.11	Low InterQuartile Value	(65.09) Low 90% Value of Aggregate
215,000 Average Sales Price	88.73	High InterQuartile Value	184.44 High 90% Value of Aggregate
128,300 Average Listed Price	44.63	InterQuartile Range	59.67 Aggregate Ratio
66.42 Average Ratio			209.10% Sampling Error
66.42 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
44.11 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
88.73 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
33.59 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
985101376	084-026-10504	BRENNA, III, ROBERT ...	STAWICKI, JOHN	25.10	7/9/2021	99,000	75,900	76.67			
Location: 376 STEVENS ROAD											

Totals for S2 - Seasonal home with 6 or more acres

25.10 99,000 75,900

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

1	Total Transactions	76.67	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
99,000	Average Sales Price	76.67	High InterQuartile Value	0.00	High 90% Value of Aggregate
75,900	Average Listed Price	0.00	InterQuartile Range	76.67	Aggregate Ratio
76.67	Average Ratio				Sampling Error
76.67	Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
76.67	Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
76.67	High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00	PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
0.00	COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02				

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2103807040	084-026-10536	BRADLEY, LAIRD C Location: 362 UPPER ROAD	JANISSE, JR, CHUCK R	4.00	8/2/2021	700,000	559,800	79.97			
L327188480	084-026-10788	MUNKENBECK PETER Location: OFF BRIDGEWATER HILL ROAD	CATES POLLIANN	10.58	8/27/2020	80,000	63,700	79.63			
Totals for C - Commercial				14.58		780,000	623,500				

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	
2 Total Transactions	79.62	Low InterQuartile Value	79.55	Low 90% Value of Aggregate
390,000 Average Sales Price	79.97	High InterQuartile Value	80.32	High 90% Value of Aggregate
311,750 Average Listed Price	0.35	InterQuartile Range	79.94	Aggregate Ratio
79.80 Average Ratio			0.48%	Sampling Error
79.80 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
79.63 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
79.97 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
0.22 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			

CA - Commercial Apartments

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L202899456	084-026-10187	LYNDS ARTHUR Location: 7093 US ROUTE 4	OLMSTEAD MICHAEL	1.00	10/30/2020	168,500	315,000	186.94	O		

Totals for CA - Commercial Apartments				1.00		168,500	315,000				
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CA - Commercial Apartments

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
1 Total Transactions	186.94	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
168,500 Average Sales Price	186.94	High InterQuartile Value	0.00	High 90% Value of Aggregate
315,000 Average Listed Price	0.00	InterQuartile Range	186.94	Aggregate Ratio
186.94 Average Ratio				Sampling Error
186.94 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
186.94 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
186.94 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
0.00 COD				
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02				

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L881442816	084-026-10281	BANGHART BYRON Location: SCALES ROAD	MICHAEL DECRISTOFARO...	82.20	12/31/2020	60,000	77,500	129.17			
L312926208	084-026-10712	BRIDGE D.L. MCDOWELL... Location: LOCATED ALONG TOWN ROAD #6 (CHATEAUGUAY) AT #5225	MICHAEL MONGULLA SUC...	450.00	2/26/2021	310,000	229,200	73.94			
1438997056	084-026-10382	CARPENTER, BARBARA Location: STANDISH ROAD	ASSUERUS STRATEGIC C...	106.39	3/31/2022	200,000	136,500	68.25			
L679809024	084-026-10567	HOLLINSHEAD ETHAN Location: BRIDGEWATER CENTER ROAD	GUTIERREZ DAVID	184.21	3/17/2021	227,500	246,600	108.40			
L1934888960	084-026-10599	JENNE TRUSTEE WARREN Location: BRIDGEWATER SEE EXHIBIT A	FLASER DEAN	25.00	10/23/2020	15,000	18,900	126.00			
L584499200	084-026-10473	LEMIEUX ELIJAH Location: 05-048 LABER ROAD (TH #38)	PETILLA ALEXANDRA	51.30	4/26/2019	50,000	58,900	117.80			
L1738969088	084-026-10231	MISPEL DAVID Location: 5150 ROUTE 4	1981 - BOOTH IRREVOC...	198.00	11/23/2020	140,000	225,800	161.29			
L1750409216	084-026-10250	RICHMOND HILL FOREST... Location: RIVER ROAD	EASTERN REGION LAND ...	712.88	11/4/2020	880,000	783,900	89.08			
L1944723456	084-026-10879	SIEMS RICHARD Location: 00 US ROUTE 4	KENNETH E. CARBINO T...	93.93	3/2/2021	282,500	150,500	53.27			
L1567330304	084-026-10325	SIPPIN GARY Location: TOWN LINE ROAD	AZZI DANIEL	289.30	12/3/2020	299,000	334,500	111.87			
691950656	084-026-10252	TARTLETON, STEPHEN S Location: RIVER ROAD	ASSUERUS STRATEGIC C...	24.90	6/8/2021	26,250	19,200	73.14			
L788860928	084-026-10455	THE WILLIAMS LIVING ... Location: GORGE HILL	MICHAEL MONGULLA SUC...	636.50	2/25/2021	600,000	479,100	79.85			
L998576128	084-026-10282	THERRIEN TTEE ROBERT Location: 0 VT ROUTE 100A	BUNNELL HEATH	235.62	3/12/2021	370,000	298,100	80.57			
Totals for W - Woodland				3,090.23		3,460,250	3,058,700				

W - Woodland

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
13 Total Transactions	73.54	Low InterQuartile Value	79.36 Low 90% Value of Aggregate
266,173 Average Sales Price	121.90	High InterQuartile Value	97.43 High 90% Value of Aggregate
235,285 Average Listed Price	48.36	InterQuartile Range	88.40 Aggregate Ratio
97.89 Average Ratio			10.21% Sampling Error
89.08 Median Ratio	1.00	Value of Outlier Low Limit	0 Number of Low Outliers
53.27 Low Ratio	194.44	Value of Outlier High Limit	0 Number of High Outliers
161.29 High Ratio	- 71.54	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	266.98	Value of Extreme High Limit	0 Number of High Extremes/Influentials
28.11 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
L2037497856	084-026-10474	DILLON SCOTT Location: LABER ROAD (TOWN HIGHWAY #38)	BRIDGE COLIN	1.00	6/18/2019	17,000	19,400	114.12			
L787685376	084-026-10368	FIORE JAMES Location: 85 PEARSON ROAD	A.B.L.E. WASTE MANAG...	25.00	8/23/2019	55,000	55,200	100.36			
L979877888	084-026-10351	REALTY ADVISORS GROU... Location: 0 MOUNTAIN VIEW	LEE BERNARD	0.96	8/7/2020	17,000	14,500	85.29			
1805859904	084-026-10347	TRADE AND EXCHANGE P... Location: MOUNTAIN VIEW ROAD	MINGARELLI, RONALD	8.16	11/19/2021	56,683	54,700	96.50			

Totals for M - Miscellaneous				35.12		145,683	143,800				
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M - Miscellaneous

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
4 Total Transactions	88.10	Low InterQuartile Value	91.86	Low 90% Value of Aggregate
36,421 Average Sales Price	110.68	High InterQuartile Value	105.56	High 90% Value of Aggregate
35,950 Average Listed Price	22.58	InterQuartile Range	98.71	Aggregate Ratio
99.07 Average Ratio			6.94%	Sampling Error
98.43 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
85.29 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
114.12 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
8.30 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
25%	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
59 Total Transactions	60.80 Low InterQuartile Value		73.93 Low 90% Value of Aggregate
485,871 Average Sales Price	95.72 High InterQuartile Value		86.48 High 90% Value of Aggregate
389,700 Average Listed Price	34.92 InterQuartile Range		80.21 Aggregate Ratio
80.14 Average Ratio			7.82% Sampling Error
76.67 Median Ratio	8.42 Value of Outlier Low Limit	0 Number of Low Outliers	
26.54 Low Ratio	148.10 Value of Outlier High Limit	1 Number of High Outliers	
148.20 High Ratio	- 43.96 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.00 PRD (Regression Index)	200.48 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
26.49 COD			
2 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			

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
3 Total Transactions	79.62	Low InterQuartile Value	27.06 Low 90% Value of Aggregate
316,167 Average Sales Price	186.94	High InterQuartile Value	170.83 High 90% Value of Aggregate
312,833 Average Listed Price	107.32	InterQuartile Range	98.95 Aggregate Ratio
115.51 Average Ratio			72.64% Sampling Error
79.97 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
79.63 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
186.94 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
44.73 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
17 Total Transactions	76.89	Low InterQuartile Value	80.02 Low 90% Value of Aggregate
212,114 Average Sales Price	115.96	High InterQuartile Value	97.60 High 90% Value of Aggregate
188,382 Average Listed Price	39.07	InterQuartile Range	88.81 Aggregate Ratio
98.17 Average Ratio			9.90% Sampling Error
96.50 Median Ratio	18.29	Value of Outlier Low Limit	0 Number of Low Outliers
53.27 Low Ratio	174.56	Value of Outlier High Limit	0 Number of High Outliers
161.29 High Ratio	- 40.31	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	233.16	Value of Extreme High Limit	0 Number of High Extremes/Influentials
22.29 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			

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
79 Total Transactions	64.00 Low InterQuartile Value		76.30 Low 90% Value of Aggregate
420,517 Average Sales Price	105.36 High InterQuartile Value		87.05 High 90% Value of Aggregate
343,459 Average Listed Price	41.36 InterQuartile Range		81.68 Aggregate Ratio
85.37 Average Ratio			6.57% Sampling Error
79.85 Median Ratio	1.96 Value of Outlier Low Limit	0 Number of Low Outliers	30.38% Weighted Standard Deviation
26.54 Low Ratio	167.39 Value of Outlier High Limit	1 Number of High Outliers	
186.94 High Ratio	- 60.07 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	229.43 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
27.44 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			