

Study created by Christie.Wright@vermont.gov on 11/15/2022 at 6:50 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1968380992	090-028-10259		MCARDLE, MARY B	0.21	9/1/2021	33,100	25,500	77.04			
		<b>Location:</b> 53 MOUNTAIN STREET									
845298752	090-028-10618	BAILLARGEON, ZACHARY	COPP, CHRISTOPHER	0.46	10/8/2021	160,000	64,500	40.31			
		<b>Location:</b> 1184 RAILROAD STREET									
L1613438976	090-028-10024	BARKER STEWART	GRISWOLD DANA	0.14	3/13/2020	52,500	60,100	114.48			
		<b>Location:</b> 313 SOUTH RD.									
L2110017536	090-028-10226	BKSW TRUST	RAYMOND WALTER	1.90	7/8/2020	100,000	113,300	113.30			
		<b>Location:</b> 232 DERBY STREET									
1812316736	090-028-10635	BRAUER, MICHAEL	BURNS, WILLIAM R	2.20	12/15/2021	189,000	132,400	70.05			
		<b>Location:</b> 227 MOISE WOOD ROAD									
1027546176	090-028-10080	BRENT, DOUGLAS S	KOCIS, JACOB P	0.34	9/15/2021	199,000	116,400	58.49			
		<b>Location:</b> 129 ALDER STREET									
L1616392192	090-028-10635	BURNS WILLIAM	KING ANITA	2.20	1/8/2020	95,000	132,400	139.37			
		<b>Location:</b> 227 MOISE WOODS ROAD									
L106500096	090-028-11110	BUSKA DAVID	SULLIVAN JR. JAMES	0.34	4/23/2019	160,112	154,600	96.56			
		<b>Location:</b> 274 BLUEBERRY LANE									
1708313664	090-028-10721	CASEY, DAVID R	LOUGEE, BRIAN	0.43	7/9/2021	126,000	94,200	74.76			
		<b>Location:</b> 49 DALE AVENUE									
L1843134464	090-028-10883	COLE SCOTT	GOSSE JACQUELINE	0.23	10/1/2020	245,000	253,800	103.59			
		<b>Location:</b> 179 COTTAGE ROAD									
L469385216	090-028-10388	COLON DAVID	APPLEGATE BENJAMIN	0.17	11/10/2020	112,000	142,000	126.79			
		<b>Location:</b> 340 MOUNTAIN STREET									
1025260608	090-028-10462	COLON, DAVID	CHESNEY, DONNA	0.80	9/10/2021	145,000	93,500	64.48			
		<b>Location:</b> 691 RAILROAD STREET									
L461250560	090-028-10618	COPP CHRISTOPHER	MANCEBO MANUEL	0.46	2/19/2020	119,000	64,500	54.20			
		<b>Location:</b> 1184 RAILROAD STREET									
L1569890304	090-028-10948	COREY JESSICA	MONFETTE ANDREW	0.84	12/23/2020	130,000	72,100	55.46			
		<b>Location:</b> 622 DERBY ST.									
L1137729536	090-028-10906	CRAIG OLIVIA	OEST ANNEMARIE	0.60	2/26/2021	82,000	99,000	120.73			
		<b>Location:</b> 292 MOUNTAIN STREET									
2136050240	090-028-10352	DAVID D. GORHAM 2004...	DWYER, STEPHEN R	0.45	2/24/2022	105,000	70,200	66.86			
		<b>Location:</b> 215 MIDDLE STREET									
L1133592576	090-028-11058	DAVIS JOSEPH	FRANCO MICHAEL	1.10	9/19/2020	299,000	204,500	68.39			
		<b>Location:</b> 1259 PLEASANT STREET									
L225648640	090-028-10470	DWYER CHRISTOPHER	RIVERS NICHOLAS	1.78	8/5/2019	219,000	250,400	114.34			
		<b>Location:</b> 693 FIVE MILE SQUARE ROAD									

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
822283328	090-028-11068	FORREST, KYLE Location: 62 MIDDLE STREET	REGO, RICHARD J	0.20	6/15/2021	86,000	85,800	99.77			
2053323840	090-028-10619	FRANKLIN, PAMELA Location: 308 MIDDLE STREET	RAYMOND WILLIAM JOSE...	2.50	9/24/2021	109,500	109,500	100.00			
L640241664	090-028-11267	FRIZZELL MARSHALL Location: 303 DERBY STREET	WOOLLEY RICHARD	0.38	11/13/2020	105,000	77,900	74.19			
682361408	090-028-10114	GALLOP, ANDREW Location: 468 MIDDLE STREET	CLARKE, JANELLA S	0.73	11/30/2021	55,000	33,800	61.45			
L1574506496	090-028-10084	GAUNTT ALAN Location: ROUTE 114, EAST HAVEN ROAD	WELCH THEODORE	2.00	11/15/2019	150,000	154,300	102.87			
839793728	090-028-10790	GRATON, BARRY L Location: 428 LAKE STREET	ESTATE OF LOUISE MCC...	0.50	10/15/2021	90,000	77,000	85.56			
695852096	090-028-10388	HIRTLE, MATTHEW Location: 340 MOUNTAIN ROAD	COLON, DAVID	0.17	9/3/2021	163,000	142,000	87.12			
L1498095616	090-028-10363	IBEY RICHARD Location: 163 SPECTACLE POND ROAD	ESPESETH TRUSTEE CLI...	0.34	10/4/2019	165,000	221,000	133.94			
L742465536	090-028-10778	JOHNSON KATHLEEN Location: 457 NORTON ROAD	MAXWELL DOUGLAS	0.50	11/9/2020	165,000	142,300	86.24			
L628502528	090-028-10483	KELLEY ADELE Location: 278 DALE AVENUE	GOULET MICHAEL	0.86	11/15/2019	155,000	171,100	110.39			
1916548160	090-028-10969	LAROCHELLE, JOANNE F Location: 89 BACK STREET	HALLACK, WALTER J	0.06	5/14/2021	60,000	39,000	65.00			
L1369444352	090-028-10094	LESSELS BRUCE Location: 47 APPLEBEE ROAD	BIRON CYNTHIA	1.51	1/8/2021	230,000	169,300	73.61			
L636899328	090-028-10502	MANNING FRANCIS Location: 326 MOUNTAIN STREET	TADDEO RICHARD	0.54	7/17/2020	87,033	99,600	114.44			
901720640	090-028-10811	MANSFIELD, KEVIN D Location: 202 BLUEBERRY LAND	BONE, JAMIE	0.51	3/4/2022	450,000	255,800	56.84			
L726679552	090-028-10259	MCARDLE MARY Location: 53 MOUNTAIN STREET	CROSS SHIRLEY	0.21	11/25/2020	20,000	25,500	127.50			
L1526112256	090-028-10478	MCGARVIN JENNIFER Location: 319 FISHING VILLAGE ROAD	KAREN HORES TRUSTEE ...	0.21	7/22/2020	195,000	214,700	110.10			
L665960448	090-028-10843	PARENTEAU SAMANTHA Location: 3274 EAST HAVEN ROAD	HILL NATHAN	5.00	4/10/2019	172,000	193,100	112.27			
535350336	090-028-10395	PERKINS, JR., PHILLI... Location: 1141 PLEASANT STREET	WILCOX, MICHELLE G	0.34	6/30/2021	195,000	146,000	74.87			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1722322944	090-028-10218	RISI JOHN Location: 275 DERBY STREET, BRIGHTON	SCHNEIDER MONIQUE	0.22	1/11/2021	85,000	93,400	109.88			
317914176	090-028-10813	RUMBALL-PETRE, BRUCE Location: 1107 PLEASANT STREET	TIMPSON, LEESA GUAY	0.30	11/12/2021	147,500	96,300	65.29			
L1183944704	090-028-10267	SHEEHAN ROBERT Location: 13 BELLEVUE AVE	COGLE JASON	0.70	1/15/2021	126,100	109,400	86.76			
L1735507968	090-028-10903	STE. MARIE JR. PETER Location: 31 MEADOW STREET	SCHNOPP ROBERT	0.29	5/29/2019	25,000	23,700	94.80			
68041792	090-028-10121	THE PAUL RODONDI FAM... Location: 566 PLEASANT STREET	BELISLE, BERNARD E	1.69	10/19/2021	240,000	143,900	59.96			
820300864	090-028-10319	TREON, K. MARK Location: 92 DERBY STREET	ACEBO, TRACEY	0.49	7/14/2021	76,750	79,600	103.71			
307245632	090-028-10006	TRUCOTT, CHELSEA R Location: 369 BASIL HILL ROAD	GOODBAND, JUNE	3.00	2/11/2022	150,000	74,900	49.93			
L1870372864	090-028-10567	TWISS GUILBERT Location: 141 CURRAN AVENUE	DAVIS DEVON	0.29	3/5/2021	102,000	89,700	87.94			
L226566144	090-028-11226	WALLING CLIFFORD Location: 668 NEWARK ROAD	WESTIN DOUGLAS	5.80	3/2/2020	230,000	215,300	93.61			
563896896	090-028-10215	WILLIAMS, TODD Location: 503 DERBY STREET	LECLERC, CAROL	0.40	1/14/2022	209,000	69,800	33.40			
179115072	090-028-10734	WOOD, KRYSTIE Location: 1851 VT ROUTE 105	OGDEN, DANELLE W	1.10	4/9/2021	76,000	74,300	97.76			
L726884352	090-028-10227	XENELIS ELI Location: 156 CURRAN AVE	COLCOMBE CRAIG	2.39	7/24/2020	89,000	83,100	93.37			
449547328	090-028-10106	ZABEL, AMY Location: 100 SOUTH STREET	BOISVERT, GASTON	0.22	7/9/2021	90,000	125,200	139.11			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>48.10</b>		<b>6,869,595</b>	<b>5,779,700</b>				

R1 - Residential with less than 6 acres

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
49 Total Transactions	66.07	Low InterQuartile Value	77.50 Low 90% Value of Aggregate
140,196 Average Sales Price	110.24	High InterQuartile Value	90.77 High 90% Value of Aggregate
117,953 Average Listed Price	44.17	InterQuartile Range	84.13 Aggregate Ratio
88.79 Average Ratio			7.89% Sampling Error
87.94 Median Ratio	- 0.19	Value of Outlier Low Limit	0 Number of Low Outliers
33.40 Low Ratio	176.50	Value of Outlier High Limit	0 Number of High Outliers
139.37 High Ratio	- 66.44	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	242.76	Value of Extreme High Limit	0 Number of High Extremes/Influentials
25.12 COD			
2	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		

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
110187584	090-028-11311	BURTON, JOHN P Location: 652 GIDEONS MILL ROAD	CHESNEY, ROGER	11.35	4/19/2021	248,000	154,900	62.46			
L1413931008	090-028-10758	COMMONS GEOFFREY Location: 392 DAVIS LANE	MARSHA SHERRY	11.20	2/12/2020	80,000	91,100	113.88			
L1193652224	090-028-11052	CORBEIL JESSE Location: 357 PAUL BUNYON ROAD	SHELEY CHRISTOPHER	14.67	11/15/2019	111,000	115,100	103.69			
L411729920	090-028-10531	DAGGETT STEVEN Location: 566 GIDEONS MILL ROAD	TANGUAY HOMES INC.	10.00	1/19/2021	205,000	151,000	73.66			
561140288	090-028-11016	EASTERN LAND DEVELOP... Location: 895 HEAD OF THE POND ROAD	RODONDI, BETH C	53.00	1/31/2022	255,000	224,600	88.08			
L329814016	090-028-10747	FERRIS STEPHEN Location: 576 NEWARK ROAD	MANNING RANDALL	18.26	1/15/2021	287,000	223,400	77.84			
L792436736	090-028-11298	GOFFMAN RITA Location: 714 PLEASANT STREET	MULARCZYK MARIUS	36.30	12/11/2020	490,000	425,800	86.90			
672611392	090-028-10710	GONYAW, DEAN E Location: 4847 E. BRIGHTON ROAD	LEVASSEUR, JEANNE H	10.10	9/30/2021	80,000	94,400	118.00			
L1760112640	090-028-10662	HOMMEL RICHARD Location: 39 MOUNTAIN STREET	ROSE WALTER	30.00	4/26/2019	229,000	243,700	106.42			
293166144	090-028-10548	KELLEHER, II, KEVIN ... Location: 676 ARTHUR JOHN ROAD	HANLON, THOMAS M	36.24	9/14/2021	269,900	213,300	79.03			
L1061191680	090-028-11099	LEO JASON Location: 994 NEWARK ROAD	VALENTE MARK	26.20	8/28/2020	255,000	216,600	84.94			
L2012487680	090-028-10026	MANNING GREGORY Location: 769 NEWARK ROAD	LABELLE STEPHEN	11.40	10/30/2020	284,000	184,900	65.11			
L530583552	090-028-10396	MARTIN WAYNE Location: 640 CHARLESTON ROAD	PECK JAMES	40.10	1/29/2021	137,500	91,600	66.62			
791413312	090-028-10574	MATSON, MARCIA Location: 1752 EAST HAVEN ROAD	HICKEY, FRANCIS H	13.50	12/3/2021	299,000	209,000	69.90			
L1949868032	090-028-11043	MONTI JR JOHN MATTHE... Location: 586 MOUNTAIN STREET	SCHMIDT JR DONALD	35.60	5/18/2020	270,000	211,200	78.22			
1091662912	090-028-10715	OROPEZA-BRESCIANI, D... Location: 524 PLEASANT STREET	LITTLEFIELD, ALDEN L	12.10	5/28/2021	110,000	148,200	134.73			
L618397696	090-028-11076	SWERDIN MARK Location: 86 MOUNTAIN STREET	GOEBEL CODY	20.00	9/18/2020	235,596	151,400	64.26			
L1727139840	090-028-11099	VALENTE MARK Location: 994 NEWARK ROAD	GASPERINI PETER	26.20	6/26/2019	180,000	216,600	120.33			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1024670784	090-028-11071	VALLIERE, ETHAN Location: 200 ATWOOD DRIVE	SANVILLE, CHARLES	40.19	10/28/2021	336,000	220,500	65.63			
L1099546624	090-028-10085	WHITE LIVING TRUST Location: 458 FIVE MILE SQUARE ROAD	BERNICK MICHAEL	32.80	8/28/2020	220,000	196,600	89.36			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>489.21</b>		<b>4,581,996</b>	<b>3,783,900</b>				

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

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
20 Total Transactions	67.44	Low InterQuartile Value	76.70	Low 90% Value of Aggregate
229,100 Average Sales Price	105.74	High InterQuartile Value	88.46	High 90% Value of Aggregate
189,195 Average Listed Price	38.30	InterQuartile Range	82.58	Aggregate Ratio
87.45 Average Ratio			7.12%	Sampling Error
81.99 Median Ratio	9.99	Value of Outlier Low Limit	0	Number of Low Outliers
62.46 Low Ratio	163.19	Value of Outlier High Limit	0	Number of High Outliers
134.73 High Ratio	- 47.46	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	220.64	Value of Extreme High Limit	0	Number of High Extremes/Influentials
20.96 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			

**MHL - Mobile home landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L717398016	090-028-10023	BROOKE PAMELA Location: 1166 PLEASANT STREET	AKSTIN LIVING TRUST	2.20	12/27/2019	58,500	66,300	113.33			
L414973952	090-028-10646	H & T LLC Location: 835 FIVE MILE SQUARE ROAD	TALBOT LUKE	2.00	9/4/2020	57,000	68,000	119.30			
L563929088	090-028-10428	MANDELLA JOSEPH Location: 4 ATWOOD ROAD	HOUGHTON INVESTMENTS...	1.00	5/22/2020	50,000	46,300	92.60			
L1829376000	090-028-10383	MANNING FRANCIS Location: 314 MOUNTAIN STREET	TADDEO RICHARD	0.26	7/17/2020	42,867	49,300	115.01			
179579968	090-028-10431	MAXWELL, MICHIAH Location: 1279 TEN MILE SQUARE ROAD	MILLER, JEREMY	5.00	7/1/2021	90,000	78,600	87.33			

<b>Totals for MHL - Mobile home landed</b>				<b>10.46</b>		<b>298,367</b>	<b>308,500</b>				
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**MHL - Mobile home landed**

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
5 Total Transactions	89.97	Low InterQuartile Value	88.58	Low 90% Value of Aggregate
59,673 Average Sales Price	117.15	High InterQuartile Value	118.21	High 90% Value of Aggregate
61,700 Average Listed Price	27.19	InterQuartile Range	103.40	Aggregate Ratio
105.51 Average Ratio			14.32%	Sampling Error
113.33 Median Ratio	49.19	Value of Outlier Low Limit	0	Number of Low Outliers
87.33 Low Ratio	157.93	Value of Outlier High Limit	0	Number of High Outliers
119.30 High Ratio	8.41	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	198.71	Value of Extreme High Limit	0	Number of High Extremes/Influentials
9.60 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1346703360	090-028-10064	BELLAVANCE TRUSTEE R... Location: 613 LAKESHORE DRIVE	NASIRVIK INCORPORATE...	0.39	1/29/2021	525,000	332,500	63.33			
L1955266560	090-028-10222	BKSW TRUST DAVID FER... Location: 246 DERBY STREET	FAIRCLOUGH ROBERT	1.47	10/18/2019	180,000	208,600	115.89			
L893460480	090-028-10936	BRATTESANI DAVID Location: 225 SPECTACLE POND ROAD	PENNY JAMES	0.31	2/24/2021	140,000	262,900	187.79	O	O	
L1676623872	090-028-11079	DELABRUERE DANIEL Location: 128 RIPPLE COVE ROAD	WILCOX MICHELLE	0.20	10/17/2019	231,400	203,400	87.90			
1480965184	090-028-10825	GEE, JOHN Location: 1001 PLEASANT STREET	STEUWE, ROY	0.46	10/27/2021	210,000	80,300	38.24			
1225440320	090-028-11271	HOWLAND, TERRENCE C Location: 2997 RTE 105 E BRIGHTON ROAD	DUBOIS, PAUL	2.23	9/17/2021	49,000	35,700	72.86			
L1100120064	090-028-10627	JOHNSON SCOTT Location: 184 BIRCH STREET	RUPP RON	3.23	11/8/2019	231,900	228,800	98.66			
202849344	090-028-11236	LAWSON, ALLEN Location: 300 MOISE WOOD ROAD	WILLARD, WAYNE	0.22	10/1/2021	22,000	21,000	95.45			
L26886144	090-028-11001	LUSSIER DANIEL Location: 280 HANCOCK ROAD	PIRO RICHARD	0.15	10/30/2019	16,000	18,700	116.88			
370180672	090-028-11013	NICHOLS, ROB Location: 201 HANCOCK ROAD	ROBINSON, THOMAS	1.25	12/15/2021	35,000	56,800	162.29			
L263094272	090-028-10916	SALTALAMACCHIA EDWAR... Location: EAST BRIGHTON ROAD	MERRILL CYNTHIA	0.23	8/20/2020	33,500	21,900	65.37			
1167254592	090-028-10996	SMITH, RONALD R Location: 535 LAKESHORE DRIVE	PIECE OF HEAVEN, LLC	0.75	4/30/2021	400,000	252,300	63.08			
L527294464	090-028-10421	TIMPSON LISA GUAY Location: 1277 LAKESHORE DRIVE	RIMMEL JAY	0.92	7/25/2019	206,500	240,000	116.22			
<b>Totals for S1 - Vacation home with less than 6 acres</b>				<b>11.81</b>		<b>2,280,300</b>	<b>1,962,900</b>				



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

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
13 Total Transactions	64.35	Low InterQuartile Value	67.14 Low 90% Value of Aggregate
175,408 Average Sales Price	116.55	High InterQuartile Value	105.02 High 90% Value of Aggregate
150,992 Average Listed Price	52.20	InterQuartile Range	86.08 Aggregate Ratio
98.77 Average Ratio			22.00% Sampling Error
95.45 Median Ratio	- 13.94	Value of Outlier Low Limit	0 Number of Low Outliers
38.24 Low Ratio	194.84	Value of Outlier High Limit	0 Number of High Outliers
187.79 High Ratio	- 92.23	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.15 PRD (Regression Index)	273.14	Value of Extreme High Limit	0 Number of High Extremes/Influentials
32.79 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		

**S2 - Seasonal home with 6 or more acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1346244608	090-028-10379	BEHRING MICHAEL Location: 3037 HEAD OF THE POND ROAD	FAY CHARLES	10.50	7/24/2019	48,000	49,600	103.33			
L1907302400	090-028-10649	CALDERA DONALD Location: 870 GIDEON MILL ROAD	MESSIER JEAN	20.10	11/8/2019	157,500	149,600	94.98			
L430497792	090-028-11274	DUNBAR CHRISTOPHER Location: 4711 VT ROUTE 105	RAPHAEL TATYANA	264.90	11/6/2020	290,000	294,200	101.45			
328809536	090-028-11255	DWINELL, DENNIS Location: 83 ATWOOD DRIVE	WOODWORTH, DAVID R	9.60	10/7/2021	85,000	50,300	59.18			
1393931328	090-028-10876	HARTSELLE, STEPHANIE... Location: 236 FISHING VILLAGES ROAD	SNOW, SUSAN	6.00	5/24/2021	420,000	364,300	86.74			
L1953648640	090-028-10598	HOPPES MICHAEL Location: 450 DAVIS ROAD	ELLSWORTH RUBEN	25.40	3/13/2020	319,000	269,400	84.45			
L761237504	090-028-10255	LACOURSE MICHAEL Location: 76 STEVENS LOOP	RAYMOND H. GREIGHTON...	270.00	11/27/2019	225,000	300,200	133.42			
L45875200	090-028-11387	RHYND KURT Location: 1580 NEWARK ROAD	RENAUD DANIEL	20.80	9/22/2020	132,500	86,800	65.51			
L1357799424	090-028-10187	RUEL PAUL Location: 2675 RT 114 EAST HAVEN ROAD	EDWARD L. CHARBONNEA...	9.89	10/22/2019	87,750	87,000	99.15			
L1998766080	090-028-11009	STANWICKS TERRANCE Location: 2748 HEAD OF THE POND ROAD	ROBERTS GEORGE	17.10	4/8/2020	140,000	145,000	103.57			
L590028800	090-028-10816	STRINGER ALBERT Location: 106 TAYLOR ROAD	PENNELL DAVID	6.75	12/16/2020	92,500	69,700	75.35			
<b>Totals for S2 - Seasonal home with 6 or more acres</b>				<b>661.04</b>		<b>1,997,250</b>	<b>1,866,100</b>				

**S2 - Seasonal home 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
11 Total Transactions	75.35	Low InterQuartile Value	83.46 Low 90% Value of Aggregate
181,568 Average Sales Price	103.33	High InterQuartile Value	103.41 High 90% Value of Aggregate
169,645 Average Listed Price	27.98	InterQuartile Range	93.43 Aggregate Ratio
91.56 Average Ratio			10.68% Sampling Error
94.98 Median Ratio	33.38	Value of Outlier Low Limit	0 Number of Low Outliers
59.18 Low Ratio	145.31	Value of Outlier High Limit	0 Number of High Outliers
133.42 High Ratio	- 8.59	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	187.28	Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.24 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
18% 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
L2084540416	090-028-10465	GOLDBLATT AHNNA Location: 187 MOUNTAIN STREET	GILMAN HOUSING TRUST...	0.64	2/7/2020	13,500	24,200	179.26			
L1335451648	090-028-10423	R & M HOLDINGS LLC Location: 12 MAIN STREET A/K/A 12 RAILROAD STREET	KINGDOM MARKET INC	0.64	7/30/2019	430,000	365,500	85.00			
<b>Totals for C - Commercial</b>				<b>1.28</b>		<b>443,500</b>	<b>389,700</b>				

**C - Commercial**

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
2 Total Transactions	85.00	Low InterQuartile Value	53.55	Low 90% Value of Aggregate
221,750 Average Sales Price	179.26	High InterQuartile Value	122.19	High 90% Value of Aggregate
194,850 Average Listed Price	94.26	InterQuartile Range	87.87	Aggregate Ratio
132.13 Average Ratio			39.06%	Sampling Error
132.13 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
85.00 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
179.26 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
35.67 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
L43257856	090-028-10464	MILLER KAREN	GILMAN HOUSING TRUST...	0.18	2/26/2020	130,000	39,900	30.69			
Location: 74 MOUNTAIN STREET											

<b>Totals for CA - Commercial Apartments</b>				<b>0.18</b>		<b>130,000</b>	<b>39,900</b>				
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**CA - Commercial Apartments**

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
1 Total Transactions	30.69	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
130,000 Average Sales Price	30.69	High InterQuartile Value	0.00	High 90% Value of Aggregate
39,900 Average Listed Price	0.00	InterQuartile Range	30.69	Aggregate Ratio
30.69 Average Ratio				Sampling Error
30.69 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
30.69 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
30.69 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
L1856561152	090-028-10779	ADRIANCE III THEODOR... Location: LOCATED OFF ROUTE 114	MAXWELL DWIGHT	200.00	4/7/2020	80,000	110,000	137.50			
2110954560	090-028-10175	AVERY, JOHN A Location: NEWARK ROAD	FELICE, NICOLINA	14.30	9/13/2021	34,500	40,600	117.68			
894116416	090-028-11054	MANNA, EDWARD A Location: MOUNTAIN STREET	MARTEL, RAYMOND	61.00	12/15/2021	130,000	54,400	41.85			
<b>Totals for W - Woodland</b>				<b>275.30</b>		<b>244,500</b>	<b>205,000</b>				

**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
3 Total Transactions	41.85	Low InterQuartile Value	(15.59) Low 90% Value of Aggregate
81,500 Average Sales Price	137.50	High InterQuartile Value	183.28 High 90% Value of Aggregate
68,333 Average Listed Price	95.65	InterQuartile Range	83.84 Aggregate Ratio
99.01 Average Ratio			118.61% Sampling Error
117.68 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
41.85 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
137.50 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.18 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
27.09 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
L829988864	090-028-11293	ANGEL ABOVE REALTY L... Location: ROUTE 114 EAST HAVEN ROAD	HAWES NANCY	2.50	9/10/2020	31,000	20,000	64.52			
L1325703168	090-028-11367	BROOKS TIMOTHY Location: ROSEBROOK HILL ROAD	REEVE SCOTT	4.11	8/21/2020	28,000	31,600	112.86			
L1298739200	090-028-11151	CAROLANN CONSTANT RE... Location: BILODEAU ROAD, LOT #7	TIMPSON MICHAEL	8.20	8/14/2019	29,900	31,100	104.01			
L1787576320	090-028-11324	FURINO JOHN Location: ROUTE 105, EAST BRIGHTON ROAD	BARROWS JR. KENNETH	10.10	6/3/2020	35,000	35,100	100.29			
L1050345472	090-028-11325	JOHNSON DOUGLAS Location: AIRPLANE HANGAR RT 65 E 22 B	LABOR LARRY	1.00	10/3/2020	18,300	18,300	100.00			
L2112774144	090-028-11399	LEFEBVRE BRYAN Location: ROUTE 105 CHARLESTON ROAD	HOUGHTON INVESTMENTS...	3.15	6/29/2020	12,000	17,200	143.33			
L2127585280	090-028-10980	MESSIER RODNEY Location: GIDEONS MILL ROAD	QUIGLEY LOUIS	4.20	9/8/2020	30,000	22,300	74.33			
L119013376	090-028-11425	MITCHELL GEORGE Location: MOUNTAIN STREET	GOEBEL CODY	38.00	9/21/2020	30,000	43,100	143.67			
L156504064	090-028-11404	NEVAREZ JOEL Location: VT RTE 114 SOUTH	GLEASON RANDY	16.70	5/15/2020	45,000	43,800	97.33			
1453034048	090-028-11384	OLSEN, PETER Location: NEWARK ROAD	CASTALDI, SALVATORE ...	13.80	2/28/2022	34,500	34,300	99.42			
353367104	090-028-11429	REUTTER, SHANON Location: TEN MILE SQUARE ROAD	MAXWELL, ROBERT	11.70	6/3/2021	24,000	53,200	221.67	O	O	O
L1797689344	090-028-10725	SANDERS AMANDA Location: 1369 PARADISE MOUNTAIN ROAD	CCH PROPERTIES LLC	15.00	10/9/2020	32,000	55,900	174.69			
L1993023488	090-028-11035	SCHNEIDER CHARLES Location: LOT #3, OFF RT. 105	DRISCOLL WALTER	5.80	7/2/2019	22,000	18,400	83.64			
L1146257408	090-028-11372	SENECAL ERIC Location: LOT #3 & #4, ROUTE 105 EAST BRIGHTON ROAD	SCHNEIDER CHARLES	14.00	6/27/2019	50,000	16,900	33.80			
106189888	090-028-11366	THE CYNTHIA B. MEKLE... Location: ATWOOD ROAD	TRANMER, KAITLYN A	24.70	5/13/2021	99,000	62,100	62.73			
526023744	090-028-11242	TRENTA LLC Location: MEADOW STREET	DRISCOLL, WALTER	87.75	10/22/2021	100,000	39,100	39.10			
L292413440	090-028-10338	VELLA BRIAN Location: LOCATED ON ROUTE 114 EAST HAVEN ROAD	DRISCOLL MARCIA	6.90	10/11/2019	41,000	20,200	49.27			
L1837514752	090-028-11382	WELLS DANIEL Location: ROSEBROOK HILL ROAD	MARCOUX ERIC	4.30	2/5/2021	37,500	19,300	51.47			







**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
99 Total Transactions	68.39	Low InterQuartile Value	81.23 Low 90% Value of Aggregate
162,096 Average Sales Price	110.39	High InterQuartile Value	89.74 High 90% Value of Aggregate
138,569 Average Listed Price	41.99	InterQuartile Range	85.49 Aggregate Ratio
90.96 Average Ratio			4.97% Sampling Error
87.94 Median Ratio	5.41	Value of Outlier Low Limit	0 Number of Low Outliers
33.40 Low Ratio	173.38	Value of Outlier High Limit	1 Number of High Outliers
187.79 High Ratio	- 57.58	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	236.36	Value of Extreme High Limit	0 Number of High Extremes/Influentials
24.31 COD			
5 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			

**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	30.69	Low InterQuartile Value	30.37 Low 90% Value of Aggregate
191,167 Average Sales Price	179.26	High InterQuartile Value	119.45 High 90% Value of Aggregate
143,200 Average Listed Price	148.57	InterQuartile Range	74.91 Aggregate Ratio
98.32 Average Ratio			59.46% Sampling Error
85.00 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
30.69 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
179.26 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.31 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
58.26 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
22 Total Transactions	59.91	Low InterQuartile Value	66.11 Low 90% Value of Aggregate
43,895 Average Sales Price	122.64	High InterQuartile Value	101.13 High 90% Value of Aggregate
36,705 Average Listed Price	62.72	InterQuartile Range	83.62 Aggregate Ratio
97.58 Average Ratio			20.94% Sampling Error
98.38 Median Ratio	- 34.17	Value of Outlier Low Limit	0 Number of Low Outliers
33.80 Low Ratio	216.72	Value of Outlier High Limit	1 Number of High Outliers
221.67 High Ratio	- 128.26	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	310.81	Value of Extreme High Limit	0 Number of High Extremes/Influentials
35.27 COD			
3	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
14%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

All Sales (R1, R2, MHU, MHL, S1, S2, C, CA, I, F, W, M, O)

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
124 Total Transactions	66.68	Low InterQuartile Value	81.01 Low 90% Value of Aggregate
141,828 Average Sales Price	112.71	High InterQuartile Value	89.07 High 90% Value of Aggregate
120,608 Average Listed Price	46.03	InterQuartile Range	85.04 Aggregate Ratio
92.31 Average Ratio			4.74% Sampling Error
88.72 Median Ratio	- 2.37	Value of Outlier Low Limit	0 Number of Low Outliers
30.69 Low Ratio	181.76	Value of Outlier High Limit	2 Number of High Outliers
221.67 High Ratio	- 71.42	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	250.81	Value of Extreme High Limit	0 Number of High Extremes/Influentials
27.83 COD			
8	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		