

Study created by Christie.Wright@vermont.gov on 11/29/2022 at 7:30 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L995250176	093-029-10604	APPLEGATE BRETT Location: 1847 MEEHAN ROAD	FORBES TODD	1.90	8/30/2019	236,000	229,900	97.42			
L587923456	093-029-10064	AUSTIN SETH Location: 148 VINCENT DRIVE	ANDERSON TODD	4.20	8/22/2019	180,000	140,600	78.11			
L231350272	093-029-10663	BARTLETT KATELYN Location: 3338 SOUTH VT RTE 116	GOYETTE CRISTY	2.50	5/1/2020	152,000	154,800	101.84			
L1770790912	093-029-10233	BARTLETT STACY Location: 246 RIVER ROAD	LAROCK BRADY	0.30	12/18/2020	140,000	143,400	102.43			
L2110070784	093-029-11425	BERRY DANIELLE Location: 50 WEST PLEASANT STREET	ANDERSON ROBERT	0.36	12/12/2019	229,000	181,500	79.26			
L215920640	093-029-10654	BERTEN ROGER Location: 105 NORTH STREET	GODARD DONALD	0.76	9/19/2019	219,000	190,200	86.85			
L446267392	093-029-10863	BINGHAM KASIE Location: 54 MUNSILL AVENUE	KNIGHT MERLE	0.41	12/20/2019	224,900	175,200	77.90			
1682149952	093-029-11980	BISSON, MARY Location: 9 COTTAGE PARK	HART, JONATHAN B	0.06	1/28/2022	93,000	56,800	61.08			
L739311616	093-029-11959	BOUDREAU KENNETH Location: LOT 4 MEEHAN ROAD	PULS KEVIN	2.40	8/31/2020	50,000	66,900	133.80	O	O	O
L1351680000	093-029-11195	BOUVIER RYAN Location: 27 LOWER MEADOW LANE	PILON JR THEODORE	0.76	12/15/2020	185,000	174,800	94.49			
L365940736	093-029-10212	BROTHERS KRISTEN Location: 10 LOWER MEADOW LANE	BRENNAN MICHAEL	0.74	10/16/2020	262,000	244,100	93.17			
L384499712	093-029-10049	BRUCE JOHN Location: 1249 SOUTH 116 ROAD	KELLEY CALEB	1.27	7/31/2020	235,000	155,600	66.21			
1516411456	093-029-10605	BURMANIA, RACHAEL Location: 288 BIRCH LEDGE	TODD FORBES, CO-ADMI...	5.16	3/8/2022	255,000	167,700	65.76			
L201887744	093-029-11852	CALDECOTT BENJAMIN Location: 103 LAURA'S LANE	MASTERSON PAULA	2.52	7/31/2019	275,000	252,700	91.89			
2059754048	093-029-10616	CARTER, STACY ELAINE Location: 72 MOUNTAIN STREET	70-72 MOUNTAIN ST. L...	0.44	3/25/2022	390,000	287,600	73.74			
338018880	093-029-10670	CARTY, GEORGE B Location: 225 DEERLEAP VIEW	LOSSMAN, JENNA	0.43	11/12/2021	216,000	167,500	77.55			
1377254464	093-029-10417	CASTLE, CYNTHIA SHER... Location: 817 HARDSCRABBLE ROAD	LATHROP, HELEN P	1.00	8/31/2021	215,000	159,400	74.14			
1326621248	093-029-10487	CLAVNER, MICHAL Location: 826 LOWER NOTCH ROAD	FORBES, LUKE N	1.09	12/2/2021	355,000	227,300	64.03			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L381198336	093-029-11288	CMN PROPERTIES UNLIM... Location: 120 NORTH STREET	ANGIER JESSE	1.05	7/30/2020	337,500	297,200	88.06			
L268996608	093-029-11670	CONRAD DAVID Location: 15 BROADVIEW ESTATES	BRENNAN GARRETT	1.40	8/5/2019	299,000	282,900	94.62			
L1415372800	093-029-11896	CORDERO RONNIE Location: 3 MEADOW LANE	DEVOID PHILLIP	0.28	7/30/2020	169,000	141,500	83.73			
L1075056640	093-029-11358	CUNNINGHAM GEORGE Location: 52 LIBERTY STREET	SKIFFINGTON KERRY	0.23	9/20/2019	195,000	170,100	87.23			
L956375040	093-029-11464	DAHRI LORENC Location: 185 LAROSE LANE	VENTURA LORI	0.92	2/27/2020	221,000	186,900	84.57			
L1693159424	093-029-11769	DEBOER JESSI Location: 28 WILDFLOWER LANE	CAMPJA JONATHAN	2.10	7/17/2020	332,000	293,400	88.37			
L1897783296	093-029-10213	DEBRA S. DENNY TRUST... Location: 8 MEADOW LANE	BRENNAN MICHAEL	0.36	4/26/2019	264,900	241,300	91.09			
2038912064	093-029-11263	DILLIN, DIANE LARISS... Location: 147 VINCENT DRIVE	MARTELL, ROSE M	1.80	5/28/2021	163,000	144,400	88.59			
L2035130368	093-029-10691	DINGLER HOLDINGS LLC Location: 17 SCHOOL STREET	ESSEX KRISTEN	0.10	2/17/2021	90,000	125,000	138.89	O	O	O
L326549504	093-029-11427	ELLIS BRENDA Location: 811 ROCKYDALE ROAD	SWINDELL MICHAEL	0.53	9/29/2020	288,000	189,500	65.80			
1681855040	093-029-11046	EMERY, HUNTER T Location: 1498 BURPEE ROAD	POPKESS, JOHN CRAIG	0.92	1/28/2022	318,000	174,100	54.75			
L1865256960	093-029-10606	ENCARNACION GARRY Location: 4285 ROUTE 116	FORGUES ROGER	0.78	10/14/2020	224,000	162,400	72.50			
L1200291840	093-029-10685	EOTHEN POND LLC Location: 29 MAPLE STREET	GRUBMAN JOEL	0.30	9/1/2020	272,000	196,800	72.35			
1158331456	093-029-10504	EPSTEIN, DAYNA Location: 1311 MEEHAN ROAD	PETER DIMINICO ESTAT...	4.32	8/25/2021	295,000	238,100	80.71			
L93896704	093-029-11686	ERLE O. MEAD AND SUZ... Location: 8106 PLANK ROAD	WOJCIK JEFFREY	0.23	5/28/2019	220,000	162,400	73.82			
L1394229248	093-029-10487	FORBES LUKE Location: 826 LOWER NOTCH ROAD	BASLOW JEANNE	1.09	5/17/2019	257,000	227,300	88.44			
L1782530048	093-029-10353	FORSTER BENJAMIN Location: 202 TERRIER DRIVE	CHATFIELD CAROL	5.10	7/24/2020	299,500	263,000	87.81			
805683776	093-029-11146	FRAIL, JOHNATHON Location: 1036 HARDSCRABBLE ROAD	OGILVIE, PATRICIA	1.50	10/29/2021	279,000	168,800	60.50			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1058185792	093-029-10375	GIRARD, PIERRE Location: 36 MOUNTAIN ST	SILAS CLARK & SONS R...	0.30	11/30/2021	352,000	257,300	73.10			
L1062535168	093-029-10461	GOOD VICKI Location: 526 HARDSCRABBLE ROAD	D'AVIGNON WILLIAM	2.60	7/31/2020	252,000	218,400	86.67			
344349760	093-029-10478	GOVEA, JOSE Location: 26 AUTUMN LANE	VAUGHAN, ROSS C	2.30	7/23/2021	360,000	308,300	85.64			
L1600040960	093-029-11538	GRASSANO NICOLE Location: 58 WEST PLEASANT STREET	POTTER BENJAMIN	0.40	8/12/2019	262,000	203,400	77.63			
1871598144	093-029-10265	GRAVELL FAMILY TRUST Location: 94 NORTH STREET	LADUE, MICHAEL L	2.86	1/5/2022	539,000	330,700	61.35			
L1229725696	093-029-10723	GWINN MARC Location: 25 HEATH ROAD	ESTATE OF PAULITA HE...	1.07	1/15/2021	290,750	221,300	76.11			
L481869824	093-029-10177	HAENSCH JOHANNES Location: 1131 SOUTH ROUTE 116	LYLES GINNI	0.76	9/28/2020	243,000	220,700	90.82			
L172474368	093-029-11082	HAMEL SEAN Location: 533 ROCKYDALE ROAD	MORTIER DIANE	1.10	12/18/2019	187,200	191,100	102.08			
L363798528	093-029-11214	HARTMAN IAN Location: 928 STONEY HILL ROAD	PRICE REBECCA STUDE	5.00	6/6/2019	272,500	246,600	90.50			
535432256	093-029-11145	HEADY, BRIAN C Location: 96 EVERGREEN DRIVE	ROUSSI, MINNA M	2.50	6/11/2021	290,000	248,900	85.83			
L71041024	093-029-11859	HEBERT ALAN MARC Location: 161 LAURA'S LANE	TUCKER DALE	2.64	4/2/2020	277,500	243,700	87.82			
L772644864	093-029-10711	HEFFERNAN JOHN Location: HARDSCRABBLE ROAD	HARDSCRABBLE WOODS L...	0.76	6/20/2019	46,000	43,000	93.48			
L816513024	093-029-11268	HOERCHER KEVIN Location: 845 UPPER MEEHAN ROAD	CHIARELLI NICHOLAS	2.00	9/18/2020	370,000	269,000	72.70			
1883476544	093-029-10969	JACKSON, JUSTINE E Location: 17 PLEASANT STREET	URBAN, CHRISTOPHER A	0.44	1/24/2022	379,000	254,500	67.15			
1616110144	093-029-10451	JEROME, CHAD Location: 1043 HARDSCRABBLE ROAD	KIMBERLY, SHEPHARD A	2.00	1/18/2022	350,000	252,800	72.23			
1737399360	093-029-10872	JIPNER, ERIN Location: 15 MOUNTAIN STREET	HASELTON, THOMAS P	0.46	9/2/2021	420,000	285,900	68.07			
L435572736	093-029-11449	KELLEY CALEB Location: 384 ROCKYDALE ROAD	TERRENCE E. THOMAS R...	1.20	7/31/2020	237,000	230,000	97.05			
L658243584	093-029-11143	KIEWIT JENNIFER Location: 19 PINE STREET	WINKLER LISA	0.68	8/28/2020	327,500	261,900	79.97			

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L1819844608	093-029-11366	KINLUND MAX Location: 49 EAST STREET	ESTATE OF GEORGE E. ...	0.20	7/31/2020	223,800	223,800	100.00			
L1197645824	093-029-10704	KLEIN GAIL Location: 60 MOUNTAIN TERRACE	HANSON BRUCE	0.64	6/12/2020	310,000	233,900	75.45			
1407706176	093-029-10255	KLINE, LEO I Location: 54 MOUNTAIN TERRACE	BROWN, III, LYNN H	0.50	4/30/2021	340,000	233,700	68.74			
L1952391168	093-029-10987	LAVALLEY MATTHEW Location: 28 VINCENT DRIVE	MANNING RICHARD	0.75	8/24/2020	292,000	249,100	85.31			
1408410688	093-029-10694	LIGHT, STEPHEN C Location: 16 SPRING STREET	CYR, CLAIRE	0.25	4/26/2021	266,000	223,700	84.10			
L502120448	093-029-10820	LLOYD KATHRYN Location: 54 WEST PLEASANT STREET	SELBY KATHERINE	0.35	12/1/2020	339,000	225,200	66.43			
L1624686592	093-029-11140	LUNSTEAD JEFFREY Location: 35 MAPLE STREET	CAROL E. LONG TRUSTE...	0.63	5/20/2019	365,000	332,900	91.21			
L731971584	093-029-10895	MACCRELLISH RIDER Location: 13 MOUNTAIN STREET	MOYERS JOHN	0.35	1/24/2020	265,000	220,600	83.25			
1479283776	093-029-10789	MACCRELLISH, WILLIAM... Location: 10 SPRING STREET	JACKMAN, PAUL J	0.22	5/3/2021	395,000	347,400	87.95			
L407400448	093-029-11423	MARAVICH CRAIG Location: 9 ELM STREET	SVRCEK ELLEN	0.20	5/21/2019	240,000	213,700	89.04			
L1435181056	093-029-11708	MASON CHARLES Location: 11 HIDDEN DRIVE ROAD	GRIDLEY TRUSTEE BONN...	0.44	7/12/2019	410,000	332,700	81.15			
L692621312	093-029-10623	MCCLELLAN DAVID Location: 1110 MEEHAN ROAD	FRIEND ERIC	5.03	5/18/2020	304,000	300,400	98.82			
L1638506496	093-029-10428	MCEVILLA GREG Location: 1811 MEEHAN ROAD	COUSINO KAREN	2.30	2/23/2021	119,000	149,800	125.88	O	O	O
95124544	093-029-10686	MELLER, MADELEINE A Location: 2188 UPPER NOTCH ROAD	ESTATE OF GARY GUILM...	1.20	10/1/2021	330,000	190,300	57.67			
605332032	093-029-11893	MILLER, NORMAN M Location: 2085 LOWER NOTCH ROAD	WEST, GREGORY J	5.03	11/29/2021	237,000	230,400	97.22			
L1010044928	093-029-10083	MILLIKEN MOLLY Location: 2190 HARDSCRABBLE ROAD	BAKER JANICE	2.17	9/28/2020	305,000	227,700	74.66			
39806016	093-029-10195	MONTEITH, GREGORY Location: 130 NORTH STREET	LAROSE, CONNIE B	0.60	4/26/2021	87,500	86,400	98.74			
1804796480	093-029-10333	MORRISON, ANDREW J Location: 3849 N 116 ROAD	CARTER, ROBERT B	1.96	10/5/2021	397,000	220,500	55.54			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
842517568	093-029-11237	NAGY, DANA Location: 70 EAST STREET	SHEA, THOMAS	0.44	6/30/2021	229,000	164,600	71.88			
1116906048	093-029-10378	PEDTKE, ERIK R Location: 38 MAIN STREET	WESTBROOK, TYLER H	0.36	11/30/2021	365,000	272,600	74.68			
L894771200	093-029-11428	PELL DESARE Location: 1065 UPPER MEEHAN ROAD	SWEPSTON JOHN	5.01	8/28/2020	301,000	238,600	79.27			
280400960	093-029-10430	PETERSON, JILL A Location: 2407 MONKTON ROAD	CHRISTIE, BRIAN J	2.10	6/11/2021	300,000	173,600	57.87			
1821549120	093-029-10723	PLACENCIA, ELIZABETH... Location: 25 HEATH RD	GWINN, MARC M	1.07	12/17/2021	348,000	221,300	63.59			
L11948032	093-029-11872	PLEMONS RODNEY Location: 60 JEANNES WAY	LIVINGSTON STANLEY	5.27	1/15/2020	339,000	361,100	106.52			
L1514004480	093-029-11046	POPKESS JOHN Location: 1498 BURPEE ROAD	CIOCIOLA MARK	0.92	7/24/2020	280,500	174,100	62.07			
L1189666816	093-029-10549	POTTER RANDALL Location: 73 TAYLOR AVENUE	LIEBERMAN EDWARD	0.23	1/29/2021	258,000	186,200	72.17			
844020800	093-029-10095	PRONZATO, MICHAEL W Location: 785 HARDCRABBLE ROAD	BUTLER, KEVIN P	0.46	8/27/2021	222,000	125,200	56.40			
L928161792	093-029-10537	QUINN LAURIE Location: 54 EAST STREET	FRANK DOMINIC	0.58	2/26/2021	400,000	347,800	86.95			
L659935232	093-029-11884	RHEAUME ZECHARIAH Location: 30 LOWER HARDCRABBLE ROAD	BLAISE RENTALS LLC	0.93	8/19/2020	200,000	258,200	129.10	O	O	O
L946245632	093-029-10087	ROBARE HUNTER Location: 207 DEERLEAP VIEW	ST AMAND MONICA	0.72	5/18/2020	171,000	151,600	88.65			
L2028281856	093-029-11869	ROSSIGNOL MEREDITH Location: 110 JEANNE'S WAY	LIVINGSTON SARAH	5.21	6/12/2020	371,500	336,000	90.44			
L1439309824	093-029-10862	SCRANTON SHANE Location: 59 NORTH STREET	FENNER CARLA	0.37	6/26/2020	375,000	275,200	73.39			
L2057650176	093-029-11184	SEGULJIC NICOLE Location: 64 LIBERTY STREET	DEMAND HEIDI	0.69	5/23/2019	250,000	194,600	77.84			
L1256067072	093-029-10820	SELBY KATHERINE Location: 54 WEST PLEASANT STREET	KENDALL DONNA	0.35	7/26/2019	172,000	187,400	108.95			
L736124928	093-029-10065	SHEPARD DANIEL Location: 3031 SOUTH 116 ROAD	AUDY KEITH	1.15	3/4/2020	255,500	190,900	74.72			
1410993216	093-029-10743	SIGMON, TRUSTEE, STA... Location: 7655 PLANK ROAD	SNIECKUS, CHRISTOPHE...	1.75	6/14/2021	501,000	255,200	50.94			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L840073216	093-029-11642	SIKKEMA ROBERT Location: 153 HEATH ROAD	SORRELL RYON	2.00	9/16/2019	389,900	315,500	80.92			
L699072512	093-029-10697	SINGER ROBERT Location: 62 MAPLE STREET	MCGARVEY GILLIAN	0.45	7/29/2020	351,700	250,400	71.20			
L1426784256	093-029-11213	SMITH JENNILLE Location: 23 BROADVIEW ESTATES	FREY KEVIN	1.40	5/1/2019	260,000	217,600	83.69			
L544882688	093-029-11685	STIENSS MICHAEL Location: 35 LIBERTY STREET	WISELL JOHN	0.35	7/20/2020	265,000	197,300	74.45			
1051943488	093-029-10683	TEER, DYLAN N Location: 542 LOWER NOTCH ROAD	GROSS, ADAM G	1.20	11/23/2021	315,000	173,300	55.02			
263552064	093-029-11478	THE 2010 LUNTSFORD-G... Location: 72 LIBERTY STREET	TIERNEY, KATHLEEN M	0.68	9/24/2021	291,000	223,300	76.74			
1561502272	093-029-11165	THOMPSON, ALAYNA Location: 42 HEMLOCK DRIVE	PALMORE, DONALD J	2.07	12/13/2021	345,000	233,300	67.62			
1325816896	093-029-11872	TZC, LLC Location: 60 JEANNES WAY	PLEMONS, RODNEY D	5.28	7/16/2021	480,000	361,100	75.23			
1854184000	093-029-11797	UNGER, GARY Location: EASTERLY OF MEEHAN ROAD	PURINTON, DAVID	1.40	3/21/2022	49,000	59,000	120.41		O	O
L336502784	093-029-11674	URBAN CHRISTOPHER Location: 21 MAPLE STREET	SHARON L. COREY 2013...	0.75	8/31/2020	290,000	201,200	69.38			
L1784250368	093-029-11367	VERONNEAU JENNIFER Location: 266 MONKTON ROAD	LYONS IV WILLIAM	5.00	4/17/2020	225,000	179,900	79.96			
L1388822528	093-029-10684	WALKER ELIZA Location: 390 BRISTOL POND ROAD	BEARD STEPHEN	1.47	10/21/2019	93,000	52,000	55.91			
L1613668352	093-029-10379	WALKER ELIZA Location: 34 SPRING STREET	HART CAROLYN	0.28	2/1/2021	360,000	279,000	77.50			
299088960	093-029-10480	WARD, SCOTT ALLEN Location: 85 NORTH 116 ROAD	MORGAN, III, GEORGE ...	1.00	8/30/2021	314,000	268,300	85.45			
199746624	093-029-11681	WHITMAN, JACQUELINE Location: 41 LIBERTY STREET	CHESLEY, AMY M	0.31	5/7/2021	254,000	210,300	82.80			
L1008623616	093-029-11688	WINN GREGORY Location: 178 FRED JOHNSON DRIVE	WOODS DALE	1.30	9/24/2020	255,000	183,800	72.08			
L1685655552	093-029-11452	WISELL MATTHEW Location: 63 MUNSILL AVENUE	LABOUNTY ERLE	0.23	6/21/2019	200,000	199,800	99.90			
1586101312	093-029-11541	ZENO, PAUL A Location: 55 EAST STREET	ROWINSKI, KARL E	0.50	9/24/2021	327,000	189,400	57.92			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1020289024	093-029-10919	ZIEGLER BETH Location: 62 WEST STREET	RAMONA P. HALLOCK 20...	0.77	11/10/2020	284,500	254,500	89.46			

Totals for R1 - Residential with less than 6 acres				155.25		29,804,150	23,534,000				
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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	
109 Total Transactions	72.12	Low InterQuartile Value	76.82	Low 90% Value of Aggregate
273,433 Average Sales Price	89.95	High InterQuartile Value	81.10	High 90% Value of Aggregate
215,908 Average Listed Price	17.83	InterQuartile Range	78.96	Aggregate Ratio
81.76 Average Ratio			2.71%	Sampling Error
79.97 Median Ratio	45.39	Value of Outlier Low Limit	0	Number of Low Outliers
50.94 Low Ratio	116.69	Value of Outlier High Limit	5	Number of High Outliers
138.89 High Ratio	18.65	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	143.43	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.69 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1774362624	093-029-11905	ACKER JR. CHRISTOPHE... Location: HEWITT ROAD	LATHROP JAMES	22.00	1/10/2020	100,000	104,000	104.00			
L2143584256	093-029-10699	BEGINS NATHAN Location: 1923 MONKTON ROAD	HANCE THELMA	12.00	8/28/2020	259,900	250,200	96.27			
L1766440960	093-029-11830	BEHOUNEK JOSHUA JAME... Location: 63 HILLTOP VIEW DRIVE	SMITH PETER	8.59	8/27/2020	459,000	394,300	85.90			
L340185088	093-029-11737	BOOSKA ORA Location: 26 UPPER MEEHAN ROAD	CLARK ALTON	20.00	11/27/2019	678,000	596,000	87.91			
1737004096	093-029-11775	DUKEHEART, BRIAN J Location: 160 NORTH MEADOW DRIVE	THOMAS BRISTOL, LLC	19.70	6/4/2021	405,000	297,800	73.53			
L1395494912	093-029-10904	GOODRICH BRIAN Location: 3860 NORTH 116 ROAD	CALLICOAT LARRY	6.90	6/8/2020	170,000	171,200	100.71			
L1846001664	093-029-10576	HALPIN THOMAS Location: 435 LOWER NOTCH ROAD	MATSON JOHNATHAN	11.26	7/19/2019	260,000	238,700	91.81			
L282075136	093-029-10859	JONES RYAN Location: 2583 MONKTON ROAD	KIRKPATRICK KERRY	10.30	5/13/2019	245,000	237,500	96.94			
L358027264	093-029-11117	KRIKORIAN III GEORGE Location: 120 PONDVIEW DRIVE	NET THNAM KANHA	10.50	12/28/2020	275,000	223,500	81.27			
L2140393472	093-029-10477	MARCELLE HEATHER Location: 1057 UPPER NOTCH ROAD	DEGRAW BURTON	12.40	4/15/2019	280,000	374,800	133.86	O	O	O
L1965641728	093-029-10340	MAYHEW OWEN Location: 95 STETSON ROAD	CASTLE CINDY	10.70	7/17/2020	295,000	268,900	91.15			
1065516096	093-029-10869	MCCAULEY, KYLE F Location: 593 UPPER MEEHAN ROAD	KOWALSKI, RONALD C	102.70	9/30/2021	770,000	493,700	64.12			
L267440128	093-029-10781	RAYMOND TYLER Location: 118 STONEWALL DRIVE	IGLER MATTHEW	10.00	11/8/2019	350,000	309,400	88.40			
1152816192	093-029-10712	TILLERMAN VT LLC Location: 1868 NORTH ROUTE 116	MACK, DOUGLAS J	12.60	6/10/2021	675,000	795,300	117.82			
L253952	093-029-11017	WHITE MATTHEW Location: 605 COVE ROAD	PECK DORIS	12.10	1/22/2021	210,000	157,700	75.10			
Totals for R2 - Residential with 6 or more acres				281.75		5,431,900	4,913,000				

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
15 Total Transactions	81.27	Low InterQuartile Value	80.30 Low 90% Value of Aggregate
362,127 Average Sales Price	100.71	High InterQuartile Value	100.59 High 90% Value of Aggregate
327,533 Average Listed Price	19.43	InterQuartile Range	90.45 Aggregate Ratio
92.59 Average Ratio			11.21% Sampling Error
91.15 Median Ratio	52.12	Value of Outlier Low Limit	0 Number of Low Outliers
64.12 Low Ratio	129.86	Value of Outlier High Limit	1 Number of High Outliers
133.86 High Ratio	22.97	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	159.01	Value of Extreme High Limit	0 Number of High Extremes/Influentials
13.54 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
7% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

MHU - Mobile home un-landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2105057280	093-029-10635	HEKKALA LINDA Location: 237 MORGAN HORSE LANE	ADDISON COUNTY COMMU...	0.00	6/26/2020	40,000	24,400	61.00			
307854400	093-029-10435	LAWRENCE, BRIGITTA D Location: 35 PINE STREET	KIRBY, JANET	0.00	10/22/2021	45,000	31,300	69.56			
Totals for MHU - Mobile home un-landed				0.00		85,000	55,700				

MHU - Mobile home un-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	61.00	Low InterQuartile Value	38.95	Low 90% Value of Aggregate
42,500 Average Sales Price	69.56	High InterQuartile Value	92.11	High 90% Value of Aggregate
27,850 Average Listed Price	8.56	InterQuartile Range	65.53	Aggregate Ratio
65.28 Average Ratio			40.56%	Sampling Error
65.28 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
61.00 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
69.56 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
6.55 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
1139352128	093-029-11369	LABERGE, DONALD Location: 39 BLAISES PARK ROAD	WHEELOCK, WILLOW E	0.29	12/22/2021	105,000	51,600	49.14			
1281122880	093-029-11232	PECOR, CAITLYNN M Location: 328 UPPER MEEHAN ROAD	PECOR, EARL, JR. P	9.56	12/21/2021	242,500	148,100	61.07			
263191616	093-029-10572	REYNOLDS II, RAYMOND Location: 190 RIVER ROAD	NYE, BRYAN E	10.60	10/22/2021	295,000	187,100	63.42			
L1579720704	093-029-11369	WHEELOCK WILLOW Location: 39 ROCKYDALE ROAD	BLAISE'S RIVERSIDE R...	0.29	10/29/2019	68,000	51,600	75.88			
Totals for MHL - Mobile home landed				20.74		710,500	438,400				

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	
4 Total Transactions	52.13	Low InterQuartile Value	55.25	Low 90% Value of Aggregate
177,625 Average Sales Price	72.77	High InterQuartile Value	68.16	High 90% Value of Aggregate
109,600 Average Listed Price	20.64	InterQuartile Range	61.70	Aggregate Ratio
62.38 Average Ratio			10.47%	Sampling Error
62.25 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
49.14 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
75.88 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
11.68 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
2068028480	093-029-11400	BROWN, ERIK A Location: 46 BRISTOL POND RD EAST SHORE	VIBBER, JOHN	2.25	6/23/2021	53,000	48,300	91.13			
116825152	093-029-11181	MCDEVITT, MARY KATE Location: 114 LOWER NOTCH ROAD	MAMMEN, CHARLES H	0.65	8/19/2021	160,000	80,200	50.13			
1587919936	093-029-10602	WINONA, LLC Location: 47 BRISTOL POND ROAD	FORBES, PETER J	1.90	9/14/2021	129,000	74,200	57.52			
Totals for S1 - Vacation home with less than 6 acres				4.80		342,000	202,700				

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	
3 Total Transactions	50.12	Low InterQuartile Value	37.08	Low 90% Value of Aggregate
114,000 Average Sales Price	91.13	High InterQuartile Value	81.46	High 90% Value of Aggregate
67,567 Average Listed Price	41.01	InterQuartile Range	59.27	Aggregate Ratio
66.26 Average Ratio			37.44%	Sampling Error
57.52 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
50.13 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
91.13 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
23.76 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
1088676416	093-029-10959	BLACKBURN, BONITA F Location: 71 MAPLE STREET	AWAKENING SANCTUARY ...	0.53	12/30/2021	323,500	398,800	123.28			
663262272	093-029-11624	BOXERS FOREVER LLC Location: 8 MAIN STREET	VINCE, LOUISE P	0.08	6/1/2021	350,000	272,500	77.86			
535680064	093-029-10735	DJVM VERMONT LLC Location: 167 MONKTON ROAD	MORIAH SOUTH, LLC	2.02	6/21/2021	1,450,000	637,100	43.94			
Totals for C - Commercial				2.63		2,123,500	1,308,400				

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	
3 Total Transactions	43.94	Low InterQuartile Value	7.34	Low 90% Value of Aggregate
707,833 Average Sales Price	123.28	High InterQuartile Value	115.89	High 90% Value of Aggregate
436,133 Average Listed Price	79.34	InterQuartile Range	61.62	Aggregate Ratio
81.69 Average Ratio			88.07%	Sampling Error
77.86 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
43.94 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
123.28 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.33 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
33.97 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
L375341056	093-029-10411	NORTH MIDDLEBURY SAN...	COOK JOAN	27.70	4/16/2020	138,412	64,900	46.89			
Location: 5449 SOUTH 116 ROAD											
Totals for I - Industrial				27.70		138,412	64,900				

I - Industrial
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	46.89	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
138,412 Average Sales Price	46.89	High InterQuartile Value	0.00	High 90% Value of Aggregate
64,900 Average Listed Price	0.00	InterQuartile Range	46.89	Aggregate Ratio
46.89 Average Ratio				Sampling Error
46.89 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
46.89 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
46.89 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
0.00 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1926397952	093-029-11947	BOUTHILLETTE NICHOLA... Location: LOT 2 MEEHAN ROAD	PULS KEVIN	2.01	3/13/2020	40,000	65,000	162.50	E		
L416309248	093-029-10079	COYLE BRENDAN Location: HOGSBACK	BAHRE THOMAS	12.50	11/23/2020	25,000	17,200	68.80			
L1708118016	093-029-10925	WEST GREGORY JOHN Location: LOWER NOTCH ROAD	LATHROP JAMES	15.20	7/10/2020	67,000	67,800	101.19			
Totals for M - Miscellaneous				29.71		132,000	150,000				

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	
3 Total Transactions	68.80	Low InterQuartile Value	49.40	Low 90% Value of Aggregate
44,000 Average Sales Price	162.50	High InterQuartile Value	177.87	High 90% Value of Aggregate
50,000 Average Listed Price	93.70	InterQuartile Range	113.64	Aggregate Ratio
110.83 Average Ratio			56.52%	Sampling Error
101.19 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
68.80 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
162.50 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
30.86 COD				
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
33% 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
929292864	093-029-11921	KIMBALL, SHAWN Location: 12 NORTH ST., APT 2	BRISTOL COMMONS DEVE...	0.00	1/7/2022	255,000	169,100	66.31			
L1681137664	093-029-11925	WACHTEL DEBORAH Location: 14 NORTH STREET #2	BARSS MARY BROOKE	0.00	7/20/2020	310,000	254,300	82.03			
Totals for O - Other				0.00		565,000	423,400				

O - Other

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
2 Total Transactions	66.31	Low InterQuartile Value	29.18	Low 90% Value of Aggregate
282,500 Average Sales Price	82.03	High InterQuartile Value	120.70	High 90% Value of Aggregate
211,700 Average Listed Price	15.72	InterQuartile Range	74.94	Aggregate Ratio
74.17 Average Ratio			61.06%	Sampling Error
74.17 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
66.31 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
82.03 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
10.60 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			

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
135 Total Transactions	71.20 Low InterQuartile Value		77.72 Low 90% Value of Aggregate
273,619 Average Sales Price	90.82 High InterQuartile Value		82.37 High 90% Value of Aggregate
219,016 Average Listed Price	19.63 InterQuartile Range		80.04 Aggregate Ratio
81.69 Average Ratio			2.91% Sampling Error
80.71 Median Ratio	41.76 Value of Outlier Low Limit	0 Number of Low Outliers	
49.14 Low Ratio	120.26 Value of Outlier High Limit	6 Number of High Outliers	
138.89 High Ratio	12.32 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	149.70 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
16.42 COD			
6 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			

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
4 Total Transactions	44.68	Low InterQuartile Value	22.79 Low 90% Value of Aggregate
565,478 Average Sales Price	111.92	High InterQuartile Value	98.63 High 90% Value of Aggregate
343,325 Average Listed Price	67.25	InterQuartile Range	60.71 Aggregate Ratio
72.99 Average Ratio			62.46% Sampling Error
62.37 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
43.94 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
123.28 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.20 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
44.21 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
3 Total Transactions	68.80	Low InterQuartile Value	49.33 Low 90% Value of Aggregate
44,000 Average Sales Price	162.50	High InterQuartile Value	177.94 High 90% Value of Aggregate
50,000 Average Listed Price	93.70	InterQuartile Range	113.64 Aggregate Ratio
110.83 Average Ratio			56.58% Sampling Error
101.19 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
68.80 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
162.50 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
30.86 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
33% 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
142 Total Transactions	69.51 Low InterQuartile Value		75.90 Low 90% Value of Aggregate
278,670 Average Sales Price	91.10 High InterQuartile Value		82.03 High 90% Value of Aggregate
220,039 Average Listed Price	21.59 InterQuartile Range		78.96 Aggregate Ratio
81.49 Average Ratio			3.89% Sampling Error
79.97 Median Ratio	37.13 Value of Outlier Low Limit	0 Number of Low Outliers	23.01% Weighted Standard Deviation
43.94 Low Ratio	123.49 Value of Outlier High Limit	6 Number of High Outliers	
138.89 High Ratio	4.74 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	155.87 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
17.18 COD			
7 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			