

Study created by Christie.Wright@vermont.gov on 11/18/2022 at 7:27 PM.

R1 - Residential with less than 6 acres

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|-------------|---------------|--|-------------------------|-------|------------|------------|--------------|--------|---|---|-----|
| L1981251584 | 120-037-10397 | ANDERSON SEAN Location: 4608 VERMONT ROUTE 14 | ROOT TIMOTHY | 4.75 | 9/4/2020 | 185,000 | 214,800 | 116.11 | | | |
| 1728597056 | 120-037-10932 | ANDRUS, JANA J Location: 416 GOSSELIN HILL ROAD | SAYERS, JR., WILLIE ... | 4.40 | 7/9/2021 | 382,000 | 247,600 | 64.82 | | | |
| L1078218752 | 120-037-10354 | BIRON ROBIN Location: 16 DUKE ROAD | GRANGER ALLEN | 1.00 | 8/9/2019 | 176,000 | 151,700 | 86.19 | | | |
| L1441325056 | 120-037-10431 | CALL MATHEW Location: 1322 BALENTINE ROAD | HUDSON BRET | 3.00 | 12/2/2020 | 332,000 | 340,900 | 102.68 | | | |
| L890961920 | 120-037-10026 | CARPENTER LESCHA Location: 15 MOSCOW WOODS ROAD | BATEMAN CHARLES | 0.25 | 10/9/2020 | 118,500 | 114,400 | 96.54 | | | |
| L2133233664 | 120-037-10844 | CLODFELTER EDGAR Location: 780 LIGHTNING RIDGE ROAD | LICSAUER DEBRA | 3.00 | 10/6/2020 | 226,510 | 225,100 | 99.38 | | | |
| L4644864 | 120-037-10316 | CONNELLY BRANDON Location: 4250 VT RTE 14 | FARONE KIMBERLY | 3.00 | 2/14/2020 | 190,000 | 211,600 | 111.37 | | | |
| 712045632 | 120-037-10730 | DRYFOOS, RIK Location: 81 WEST COUNTY ROAD | O'CASEY, ELIZABETH A | 0.15 | 7/2/2021 | 227,000 | 184,800 | 81.41 | | | |
| L330571776 | 120-037-10894 | DYSON HILARY Location: 1736 MOSCOW WOODS ROAD | BROOKER COLLEEN | 4.65 | 4/16/2020 | 237,000 | 219,700 | 92.70 | | | |
| L1519001600 | 120-037-10728 | EDWARDS RYAN Location: 5077 VT RT 14 | SEVITS JOSHUA | 2.00 | 6/10/2019 | 220,000 | 173,300 | 78.77 | | | |
| 1920946752 | 120-037-10641 | ELLIOTT, JACOB B Location: 1219 APPLE HILL ROAD | NOEL, CHRISTOPHER | 5.19 | 12/22/2021 | 189,000 | 173,800 | 91.96 | | | |
| L1872789504 | 120-037-10111 | EMERY ANGELA Location: 1922 VT ROUTE 14 | BRUNS CLARA | 0.35 | 1/15/2021 | 190,000 | 122,800 | 64.63 | | | |
| L1560535040 | 120-037-10434 | FIELDER SHAUN Location: 1567 KENT HILL ROAD | MCCARTHY LISA | 3.50 | 3/5/2021 | 75,000 | 121,200 | 161.60 | O | O | O |
| 2143628352 | 120-037-11023 | FRICKE, STEPHEN Location: 2680 VT ROUTE 14 | ZAHIROVIC, EDVIN | 3.16 | 7/1/2021 | 341,000 | 267,200 | 78.36 | | | |
| 1862593600 | 120-037-10572 | FRIESEN, MARK Location: 451 BARNETT ROAD | SMITH, CANDACE A | 3.10 | 8/26/2021 | 464,000 | 195,600 | 42.16 | | | |
| 1860503104 | 120-037-10317 | GRIMALDI, MARK Location: 1213 WEST COUNTY ROAD | GALLAGHER, JEFFREY W | 1.80 | 2/18/2022 | 285,000 | 188,800 | 66.25 | | | |
| L508583936 | 120-037-10078 | GUILLETTE CRAIG Location: 7874 COUNTY ROAD | BOLES JR. ROBERT | 5.40 | 10/16/2020 | 229,900 | 182,100 | 79.21 | | | |
| L979402752 | 120-037-10915 | GUMAN PETER Location: 37 BATTEN ROAD | HOUGHTON CHRISTOPHER | 0.30 | 1/21/2021 | 160,000 | 119,500 | 74.69 | | | |

R1 - Residential with less than 6 acres

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|-------------|---------------|--|----------------------|-------|------------|------------|--------------|--------|---|---|-----|
| L1208492032 | 120-037-10100 | HARLOW RICHARD Location: 9464 COUNTY ROAD | CURTIS BEVERLY | 1.00 | 3/26/2021 | 115,000 | 161,500 | 140.43 | | | O |
| L309772288 | 120-037-10387 | HASKELL NATHAN Location: 93 MARSHFIELD TOWN ROAD | HENNESSY CAVAN | 2.00 | 7/15/2020 | 240,000 | 202,300 | 84.29 | | | |
| L1584971776 | 120-037-10551 | HOROWITZ MARK Location: 317 UPPER CURTIS POND ROAD | MACLELLAN GORDON | 0.37 | 9/24/2020 | 290,000 | 241,500 | 83.28 | | | |
| L1219706880 | 120-037-10510 | KEISTER MATTHEW Location: 88 NORTH CALAIS ROAD | LENO TAMMY | 0.60 | 7/31/2020 | 205,000 | 139,800 | 68.20 | | | |
| 1924410432 | 120-037-10216 | LAU, SAM C Location: 750 VERMONT ROUTE 14 | MCKEE, KIMBERLEY | 4.00 | 7/7/2021 | 295,000 | 210,900 | 71.49 | | | |
| 2146065472 | 120-037-10923 | MACKAY, ADAM S Location: 47 MOSCOW WOODS ROAD | WILSON, LISA | 0.50 | 10/6/2021 | 202,000 | 148,800 | 73.66 | | | |
| L622804992 | 120-037-10342 | MACLEOD JESSICA Location: 2197 MAX GRAY ROAD | MCGRORY SUSAN | 1.80 | 12/6/2019 | 410,000 | 302,600 | 73.80 | | | |
| 1118522432 | 120-037-10848 | MACLEOD, ANNE Location: 2192 MAX GRAY ROAD | TETREAUULT, DANIEL P | 0.33 | 6/15/2021 | 275,000 | 181,200 | 65.89 | | | |
| L1946365952 | 120-037-10569 | MARKISON THORIN Location: 7428 COUNTY ROAD | SCHOLES MELODY | 2.00 | 10/11/2019 | 60,000 | 116,500 | 194.17 | E | E | E |
| L928112640 | 120-037-10731 | MCGAHERAN AMYE Location: 984 ROBINSON CEMETERY ROAD | PROULX KARLYN | 3.00 | 7/13/2020 | 260,000 | 219,100 | 84.27 | | | |
| L1848627200 | 120-037-10279 | MELHUS HANS Location: 7421 COUNTY ROAD | AUBREY AARON | 1.75 | 7/17/2020 | 190,000 | 156,600 | 82.42 | | | |
| 1304927296 | 120-037-10725 | O'SHAUGHNESSY, JOHN ... Location: 8 LIGHTENING RIDGE ROAD | KINGSLEY, MARIE C | 1.00 | 9/17/2021 | 250,000 | 182,600 | 73.04 | | | |
| 178281536 | 120-037-10022 | PERRY, LEO A Location: 6961 COUNTY ROAD | BALDWIN, KIMBERLY A | 3.00 | 10/7/2021 | 324,000 | 223,100 | 68.86 | | | |
| L1176682496 | 120-037-10088 | RISSE JOHN Location: 77 MOSCOW WOODS ROAD | MCCULLOUGH BETH | 2.40 | 8/3/2020 | 155,000 | 173,200 | 111.74 | | | |
| 324021312 | 120-037-10846 | RYAN, EDWARD Location: 1625 LIGHTENING RIDGE ROAD | MACKENZIE, JO A | 3.50 | 7/22/2021 | 385,000 | 277,900 | 72.18 | | | |
| L1358041088 | 120-037-10071 | SEBOLD JENNIFER Location: 1209 APPLE HILL ROAD | CIOFFI KARIN | 1.70 | 10/30/2019 | 235,000 | 186,700 | 79.45 | | | |
| 1956149312 | 120-037-10599 | SMITH, EMMA Location: 31 BACK STREET | POWELL, ALAN S | 1.00 | 4/15/2021 | 239,000 | 209,400 | 87.62 | | | |
| 1936426560 | 120-037-10491 | STAFFORD, JOHN J Location: 6343 VT RTE 14 | MARTZKE, SABRINA K | 3.00 | 3/4/2022 | 365,000 | 293,800 | 80.49 | | | |
| 1196387392 | 120-037-10180 | STERN, BRIAN | BOHN, ROBERT | 5.89 | 8/11/2021 | 428,000 | 261,300 | 61.05 | | | |

R1 - Residential with less than 6 acres

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|---|---------------|--|-------------------------|--------------|------------|-------------------|------------------|--------|---|---|-----|
| 2021014592 | 120-037-10479 | Location: 529 COLLAR HILL ROAD, THERRIEN, CHRISTA M | KRUSE, JOHN A | 0.20 | 6/8/2021 | 159,000 | 185,300 | 116.54 | | | |
| 313797696 | 120-037-10441 | Location: 4488 VT ROUTE 14 TRUESELL, RONALD F | JEFFREY, JASON | 3.30 | 7/16/2021 | 290,000 | 201,500 | 69.48 | | | |
| L536190976 | 120-037-10209 | Location: 4117 VT ROUTE 14 VANDER PYL BOBIC | BACKMAN PETER | 2.00 | 9/30/2019 | 150,000 | 128,800 | 85.87 | | | |
| 1692245056 | 120-037-10527 | Location: 842 OLD WEST CHURCH ROAD WELBY, CAITLIN | LAURIE N. LIPP REVOC... | 1.00 | 10/22/2021 | 330,000 | 192,600 | 58.36 | | | |
| Location: 140 ROBINSON CEMETERY ROAD | | | | | | | | | | | |
| Totals for R1 - Residential with less than 6 acres | | | | 94.34 | | 10,079,910 | 8,051,900 | | | | |

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 |
|--|---|--|
| 41 Total Transactions | 70.49 Low InterQuartile Value | 74.54 Low 90% Value of Aggregate |
| 250,498 Average Sales Price | 94.62 High InterQuartile Value | 83.86 High 90% Value of Aggregate |
| 198,385 Average Listed Price | 24.13 InterQuartile Range | 79.20 Aggregate Ratio |
| 84.53 Average Ratio | | 5.88% Sampling Error |
| 79.97 Median Ratio | 34.29 Value of Outlier Low Limit | 0 Number of Low Outliers |
| 42.16 Low Ratio | 130.82 Value of Outlier High Limit | 3 Number of High Outliers |
| 161.60 High Ratio | - 1.91 Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials |
| 1.07 PRD (Regression Index) | 167.02 Value of Extreme High Limit | 1 Number of High Extremes/Influentials |
| 19.15 COD | | |
| 1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | |
| 2% 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 |
|-------------|---------------|--|-------------------------|--------|------------|------------|--------------|--------|---|---|-----|
| 2008702016 | 120-037-10598 | AHO, JACOB Location: 1030 WEST COUNTY ROAD | MILLER, KENNETH A | 63.00 | 10/18/2021 | 393,814 | 279,500 | 70.97 | | | |
| 1556148800 | 120-037-10689 | BARNES, TERRI Location: 216 EAST HILL ROAD | COCHRAN, SHERMAN | 96.89 | 10/19/2021 | 634,000 | 473,000 | 74.61 | | | |
| L976797696 | 120-037-10984 | BOOTH KYLE Location: 86 BLACKBERRY RIDGE ROAD | PIRTLE KYLE | 6.50 | 9/11/2020 | 427,500 | 261,800 | 61.24 | | | |
| L809373696 | 120-037-10631 | CASCIERO THOMAS Location: 1744 BLISS ROAD | MYER GEORGIA | 10.10 | 8/16/2019 | 270,000 | 287,300 | 106.41 | | | |
| L1140006912 | 120-037-10766 | CHRISTOPHER MARSHALL Location: 4475 VT RT 14 | LARKIN DAPHNE | 6.00 | 11/4/2019 | 220,000 | 192,200 | 87.36 | | | |
| L899592192 | 120-037-10609 | CIABURRO CHRISTOPHER Location: 732 OLD WEST CHURCH ROAD | MORSE DAVID | 183.50 | 10/11/2019 | 550,000 | 480,300 | 87.33 | | | |
| L485916672 | 120-037-10338 | CLARK TYLER Location: 602 CHAPLIN ROAD | CARBO NEIL | 20.00 | 6/28/2019 | 285,000 | 211,800 | 74.32 | | | |
| L1957699584 | 120-037-10593 | COBURN THOMAS Location: 335 GEORGE ROAD | MIDDELTON DAMIEN | 12.00 | 9/11/2019 | 250,000 | 202,700 | 81.08 | | | |
| L1626824704 | 120-037-10981 | CRONIN THOMAS Location: 93 BLACKBERRY RIDGE ROAD | BLACKBERRY RIDGE ROA... | 6.10 | 6/26/2020 | 425,000 | 272,200 | 64.05 | | | |
| 1149194816 | 120-037-10736 | DESAULNIERS, GISELE Location: 688 LIGHTENING RIDGE ROAD | STEIN, NIKOLAS | 10.00 | 11/30/2021 | 315,000 | 237,000 | 75.24 | | | |
| L699965440 | 120-037-10837 | ESPOSITO CHRISTOPHER Location: 2306 BLISS ROAD | HAYNES EDWARD | 33.00 | 9/30/2020 | 316,000 | 323,400 | 102.34 | | | |
| L947650560 | 120-037-10684 | FARRELL WILLA Location: 1007 WHEELER ROAD | PICONE JR. JAMES | 15.00 | 10/30/2020 | 280,000 | 290,900 | 103.89 | | | |
| L457121792 | 120-037-10735 | GUAJARDO LUCRETIA Location: 178 DOUG LILLEY DRIVE | ROGERS MARY | 40.00 | 1/21/2021 | 300,000 | 310,900 | 103.63 | | | |
| 1053269056 | 120-037-10928 | HOUSTON, JAMES Location: 1903 DUGAR BROOK ROAD | WITHAM, DAVID J | 18.00 | 9/24/2021 | 342,000 | 301,500 | 88.16 | | | |
| 518431808 | 120-037-10430 | JOHNSON, LUCY Location: 5789 VT RT 14 | HUDSON, MURIEL | 37.00 | 5/13/2021 | 259,500 | 257,200 | 99.11 | | | |
| 32678976 | 120-037-10935 | MARSHALL, MELISSA B Location: 2714 BALENTINE ROAD | REBECCA A. DAVIN, TR... | 48.23 | 5/21/2021 | 625,000 | 586,700 | 93.87 | | | |
| L1645936640 | 120-037-10964 | MCCARTHY LISA Location: 1001 ADAMANT ROAD | COOK PHOEBE | 28.00 | 6/1/2020 | 240,000 | 233,900 | 97.46 | | | |
| L902406144 | 120-037-10752 | MOORE ASHLEY Location: 1699 DUGAR BROOK ROAD | ROWELL JASON | 7.40 | 11/19/2020 | 230,000 | 163,400 | 71.04 | | | |
| 44446784 | 120-037-10823 | ORR, KIMBERLY | STERLING, JR, FRANK ... | 14.00 | 6/18/2021 | 150,000 | 157,200 | 104.80 | | | |

R2 - Residential with 6 or more acres

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|-------------|---------------|---|--------------------|-------|------------|------------|--------------|--------|---|---|-----|
| 2106872896 | 120-037-10160 | PAYNE, MATTHEW J | CHASE, PHYLLIS D | 20.00 | 6/14/2021 | 400,000 | 255,500 | 63.88 | | | |
| | | Location: 436 JACK HILL ROAD | | | | | | | | | |
| L2040201216 | 120-037-10858 | PHILIP M. SCHWARTZ D... | TONKS PHILIP | 14.10 | 12/16/2020 | 649,500 | 391,100 | 60.22 | | | |
| | | Location: 8666 COUNTY ROAD | | | | | | | | | |
| L1244119040 | 120-037-10010 | POTTER SAMUEL | ANCEL JANET | 62.20 | 9/4/2020 | 649,000 | 519,700 | 80.08 | | | |
| | | Location: 2039 MAX GRAY ROAD | | | | | | | | | |
| L64421888 | 120-037-10429 | SHERMAN AMBER | DOUIN DENISE | 24.00 | 8/1/2019 | 242,000 | 235,400 | 97.27 | | | |
| | | Location: 270 OLD WEST CHURCH ROAD | | | | | | | | | |
| L932675584 | 120-037-10458 | STEINBERG MARC | EHRENFELD SAMUEL | 14.05 | 11/12/2020 | 426,450 | 278,800 | 65.38 | | | |
| | | Location: 845 GEORGE ROAD | | | | | | | | | |
| 615787584 | 120-037-10322 | SUDHALTER, TRACY | BERUBE, CAMERON C | 10.40 | 7/22/2021 | 450,000 | 308,200 | 68.49 | | | |
| | | Location: 1270 PECK HILL ROAD | | | | | | | | | |
| L1146658816 | 120-037-10165 | SULLIVAN THOMAS | CHESAUX LINDA | 30.00 | 9/30/2020 | 365,000 | 303,100 | 83.04 | | | |
| | | Location: 643 APPLE HILL ROAD | | | | | | | | | |
| 448852544 | 120-037-10463 | THIEL, JULIA | KARNEDY, MICHAEL J | 11.00 | 1/7/2022 | 645,000 | 316,300 | 49.04 | | | |
| | | Location: 1164 KENT HILL ROAD | | | | | | | | | |
| L2022215680 | 120-037-10310 | TREDEAU EMILY | HENDERSON JULIE | 46.30 | 9/13/2019 | 376,000 | 420,900 | 111.94 | | | |
| | | Location: 704 LUCE ROAD | | | | | | | | | |
| | | Location: 1831 LIGHTENING RIDGE ROAD | | | | | | | | | |

| | | | | | | | | | | | |
|---|--|--|--|---------------|-------------------|------------------|--|--|--|--|--|
| Totals for R2 - Residential with 6 or more acres | | | | 886.77 | 10,715,764 | 8,551,900 | | | | | |
|---|--|--|--|---------------|-------------------|------------------|--|--|--|--|--|

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 | |
|------------------------------|---|-----------------------------|-----------------------------|--------------------------------------|
| 28 Total Transactions | 69.11 | Low InterQuartile Value | 74.13 | Low 90% Value of Aggregate |
| 382,706 Average Sales Price | 98.70 | High InterQuartile Value | 85.48 | High 90% Value of Aggregate |
| 305,425 Average Listed Price | 29.59 | InterQuartile Range | 79.81 | Aggregate Ratio |
| 83.08 Average Ratio | | | 7.10% | Sampling Error |
| 82.06 Median Ratio | 24.72 | Value of Outlier Low Limit | 0 | Number of Low Outliers |
| 49.04 Low Ratio | 143.08 | Value of Outlier High Limit | 0 | Number of High Outliers |
| 111.94 High Ratio | - 19.66 | Value of Extreme Low Limit | 0 | Number of Low Extremes/Influentials |
| 1.04 PRD (Regression Index) | 187.47 | Value of Extreme High Limit | 0 | Number of High Extremes/Influentials |
| 17.71 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 |
|--|---------------|--|-------------------------|--------------|------------|----------------|----------------|--------|---|---|-----|
| 800742464 | 120-037-10377 | DAILEY, PETER Location: 1679 DUGAR BROOK ROAD | DUPLESSIS, JEFFREY A | 15.23 | 10/15/2021 | 120,000 | 126,700 | 105.58 | | | |
| L141238272 | 120-037-10976 | HEBERT CORA Location: 1759 DUGAR BROOK ROAD | BAILEY JR. ERIC | 3.10 | 12/1/2020 | 155,000 | 145,500 | 93.87 | | | |
| L1560489984 | 120-037-10719 | MEAGHER COLIN Location: 5325 VT RTE 14 | RICHARDSON RICKEY | 2.00 | 9/20/2019 | 149,000 | 127,500 | 85.57 | | | |
| L1716420608 | 120-037-10496 | PUNSAL ALENA Location: 2454 VT RTE 14 | LAQUERRE ARMAND | 9.00 | 4/2/2019 | 125,000 | 127,900 | 102.32 | | | |
| L1244667904 | 120-037-10748 | RICHARDSON JAMES Location: 52 MARTIN ROAD | BEAUREGARD TAMMIE | 2.78 | 12/18/2019 | 172,000 | 122,200 | 71.05 | | | |
| 1424295488 | 120-037-10205 | WEEKS, TRAVIS Location: 6206 VT RTE 14 | MUCHERINO, JR., DONA... | 1.00 | 3/25/2022 | 70,000 | 47,000 | 67.14 | | | |
| Totals for MHL - Mobile home landed | | | | 33.11 | | 791,000 | 696,800 | | | | |

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 |
|--|---|--|
| 6 Total Transactions | 70.07 Low InterQuartile Value | 77.01 Low 90% Value of Aggregate |
| 131,833 Average Sales Price | 103.14 High InterQuartile Value | 99.17 High 90% Value of Aggregate |
| 116,133 Average Listed Price | 33.07 InterQuartile Range | 88.09 Aggregate Ratio |
| 87.59 Average Ratio | | 12.58% Sampling Error |
| 89.72 Median Ratio | 20.47 Value of Outlier Low Limit | 0 Number of Low Outliers |
| 67.14 Low Ratio | 152.73 Value of Outlier High Limit | 0 Number of High Outliers |
| 105.58 High Ratio | - 29.13 Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials |
| 0.99 PRD (Regression Index) | 202.33 Value of Extreme High Limit | 0 Number of High Extremes/Influentials |
| 14.49 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 |
|---|---------------|---|-------------------------|---------------|------------|----------------|----------------|--------|---|---|-----|
| 1551848000 | 120-037-11004 | IOCCA, RONALD C Location: 354 SADIE FOSS ROAD | MATOS, PAULO F | 20.10 | 11/30/2021 | 311,000 | 119,500 | 38.42 | | | |
| L1902149632 | 120-037-10814 | SOUTHGATE MORGAN Location: 780 MAX GRAY ROAD | ESTATE OF HORACE ALL... | 132.00 | 1/29/2021 | 263,000 | 288,300 | 109.62 | | | |
| L1635303424 | 120-037-10376 | WALKER BROOKS MUNRO Location: 127 DUGAR BROOK ROAD | HAHR JR ED | 10.00 | 10/2/2020 | 85,000 | 104,100 | 122.47 | | | |
| Totals for S2 - Seasonal home with 6 or more acres | | | | 162.10 | | 659,000 | 511,900 | | | | |

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 |
|--|---|-----------------------------|--|
| 3 Total Transactions | 38.42 | Low InterQuartile Value | 4.08 Low 90% Value of Aggregate |
| 219,667 Average Sales Price | 122.47 | High InterQuartile Value | 151.28 High 90% Value of Aggregate |
| 170,633 Average Listed Price | 84.05 | InterQuartile Range | 77.68 Aggregate Ratio |
| 90.17 Average Ratio | | | 94.75% Sampling Error |
| 109.62 Median Ratio | 0.00 | Value of Outlier Low Limit | 0 Number of Low Outliers |
| 38.42 Low Ratio | 0.00 | Value of Outlier High Limit | 0 Number of High Outliers |
| 122.47 High Ratio | 0.00 | Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials |
| 1.16 PRD (Regression Index) | 0.00 | Value of Extreme High Limit | 0 Number of High Extremes/Influentials |
| 25.56 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 |
|-------------------------------------|---------------|--|-------------------------|---------------|-----------|----------------|----------------|--------|---|---|-----|
| L1474961408 | 120-037-10337 | BAUM MARY Location: MAY GRAY ROAD | BAZIS DAVID | 16.35 | 2/26/2021 | 140,000 | 96,100 | 68.64 | | | |
| 760228928 | 120-037-11043 | CARMICHAEL, JASON P Location: BLISS ROAD | NOGUEIRA, A. MARIO | 60.30 | 7/23/2021 | 270,000 | 118,600 | 43.93 | | | |
| L162422784 | 120-037-10500 | FAIRMONT LLC Location: VERMONT ROUTE 14 | RUS THOMAS | 6.40 | 8/9/2019 | 47,000 | 48,500 | 103.19 | | | |
| L94863360 | 120-037-10243 | GEORGE DANIEL Location: NELSON POND ROAD | DUNHAM-PEARS JENNIFE... | 4.25 | 5/26/2020 | 61,500 | 41,900 | 68.13 | | | |
| L1548648448 | 120-037-10737 | JIMANEZ XAVIER Location: 655 CHAPIN ROAD | ROGERS DAVID | 5.50 | 5/15/2019 | 25,000 | 32,700 | 130.80 | | | |
| 1808763968 | 120-037-11053 | MCGOWAN, ALEXANDER G Location: 3687 VT RT 14 | LEONARD, EDWARD L | 55.91 | 7/6/2021 | 150,000 | 130,600 | 87.07 | | | |
| 2112349248 | 120-037-10179 | MESERVEY, ALLISON Location: 487 BARNETT ROAD | BABIC, DAVID T | 4.17 | 5/27/2021 | 145,000 | 82,400 | 56.83 | | | |
| 2047875136 | 120-037-10065 | SMITH, CANDACE A Location: LOT 11, BARNETT ROAD | MAHALO LLC | 3.04 | 4/9/2021 | 50,000 | 40,900 | 81.80 | | | |
| Totals for M - Miscellaneous | | | | 155.92 | | 888,500 | 591,700 | | | | |

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 | |
|-----------------------------|---|-----------------------------|-----------------------------|--------------------------------------|
| 8 Total Transactions | 59.65 | Low InterQuartile Value | 50.25 | Low 90% Value of Aggregate |
| 111,063 Average Sales Price | 99.16 | High InterQuartile Value | 82.94 | High 90% Value of Aggregate |
| 73,963 Average Listed Price | 39.51 | InterQuartile Range | 66.60 | Aggregate Ratio |
| 80.05 Average Ratio | | | 24.53% | Sampling Error |
| 75.22 Median Ratio | 0.39 | Value of Outlier Low Limit | 0 | Number of Low Outliers |
| 43.93 Low Ratio | 158.42 | Value of Outlier High Limit | 0 | Number of High Outliers |
| 130.80 High Ratio | - 58.87 | Value of Extreme Low Limit | 0 | Number of Low Extremes/Influentials |
| 1.20 PRD (Regression Index) | 217.68 | Value of Extreme High Limit | 0 | Number of High Extremes/Influentials |
| 27.47 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 |
|--|---|--|-----------------------------------|
| 83 Total Transactions | 70.97 Low InterQuartile Value | | 76.44 Low 90% Value of Aggregate |
| 279,711 Average Sales Price | 99.38 High InterQuartile Value | | 83.39 High 90% Value of Aggregate |
| 223,530 Average Listed Price | 28.40 InterQuartile Range | | 79.91 Aggregate Ratio |
| 84.94 Average Ratio | | | 4.35% Sampling Error |
| 81.92 Median Ratio | 28.37 Value of Outlier Low Limit | 0 Number of Low Outliers | |
| 38.42 Low Ratio | 141.98 Value of Outlier High Limit | 2 Number of High Outliers | |
| 161.60 High Ratio | - 14.24 Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials | |
| 1.06 PRD (Regression Index) | 184.59 Value of Extreme High Limit | 1 Number of High Extremes/Influentials | |
| 20.11 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 | | | |

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 |
|--|---|--|----------------------------------|
| 1 Total Transactions | 110.12 Low InterQuartile Value | | 0.00 Low 90% Value of Aggregate |
| 170,000 Average Sales Price | 110.12 High InterQuartile Value | | 0.00 High 90% Value of Aggregate |
| 187,200 Average Listed Price | 0.00 InterQuartile Range | | 110.12 Aggregate Ratio |
| 110.12 Average Ratio | | | Sampling Error |
| 110.12 Median Ratio | 0.00 Value of Outlier Low Limit | 0 Number of Low Outliers | |
| 110.12 Low Ratio | 0.00 Value of Outlier High Limit | 0 Number of High Outliers | |
| 110.12 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 | |
| 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 | | | |

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 |
|--|---|-----------------------------|--|
| 8 Total Transactions | 59.65 | Low InterQuartile Value | 50.15 Low 90% Value of Aggregate |
| 111,063 Average Sales Price | 99.16 | High InterQuartile Value | 83.04 High 90% Value of Aggregate |
| 73,963 Average Listed Price | 39.51 | InterQuartile Range | 66.60 Aggregate Ratio |
| 80.05 Average Ratio | | | 24.68% Sampling Error |
| 75.22 Median Ratio | 0.39 | Value of Outlier Low Limit | 0 Number of Low Outliers |
| 43.93 Low Ratio | 158.42 | Value of Outlier High Limit | 0 Number of High Outliers |
| 130.80 High Ratio | - 58.87 | Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials |
| 1.20 PRD (Regression Index) | 217.68 | Value of Extreme High Limit | 0 Number of High Extremes/Influentials |
| 27.47 COD | | | |
| 0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |
| 0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |

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

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

| Town Statistics | Limits Established by Original Sales Data | | Ratios/Confidence Intervals |
|--|---|--|------------------------------------|
| 92 Total Transactions | 69.01 Low InterQuartile Value | | 76.23 Low 90% Value of Aggregate |
| 263,679 Average Sales Price | 99.84 High InterQuartile Value | | 83.04 High 90% Value of Aggregate |
| 209,982 Average Listed Price | 30.83 InterQuartile Range | | 79.64 Aggregate Ratio |
| 84.78 Average Ratio | | | 4.27% Sampling Error |
| 81.80 Median Ratio | 22.77 Value of Outlier Low Limit | 0 Number of Low Outliers | 20.53% Weighted Standard Deviation |
| 38.42 Low Ratio | 146.09 Value of Outlier High Limit | 2 Number of High Outliers | |
| 161.60 High Ratio | - 23.48 Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials | |
| 1.06 PRD (Regression Index) | 192.33 Value of Extreme High Limit | 1 Number of High Extremes/Influentials | |
| 20.75 COD | | | |
| 3 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 | | | |