

Study created by Christie.Wright@vermont.gov on 11/29/2022 at 1:36 AM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1066565632	138-043-10876	ALLEN BROOK PARTNERS... Location: 988 PRINDLE ROAD	OWEN DAVID	2.97	7/25/2019	340,000	287,300	84.50			
703961152	138-043-11694	APODACA, JR, MICHAEL... Location: 650 ELFIN LANE	SCHNEIDER, PETER	1.24	4/9/2021	180,000	117,900	65.50			
L1833492480	138-043-11490	BADGER JARED Location: 263 LYNRICK ACRES ROAD	KLEMME BENJAMIN	1.19	8/9/2019	275,000	234,800	85.38			
L1549082624	138-043-11481	BAKER ELLEN Location: 6110 MT. PHILO ROAD	PINTAURO SALLIE	3.12	10/1/2020	1,955,000	947,000	48.44			
L1995014144	138-043-11649	BATES TONYA Location: 6135 MOUNT PHILO ROAD	SHARMA SANJAY	5.08	8/29/2019	1,148,200	817,600	71.21			
L1225695232	138-043-10181	BELLA ANTHONY Location: 3797 ETHAN ALLEN HIGHWAY	URGUHART LAURA	5.15	8/21/2020	589,000	369,500	62.73			
L459841536	138-043-10809	BIRD MATARAZZO ANTHO... Location: 159 WESLEY DRIVE	WELCH JOHN	1.00	11/21/2019	300,000	271,100	90.37			
L394772480	138-043-10076	BLOCH ROBERT Location: 95 INN ROAD	LOCKE KIM	2.98	8/1/2019	600,000	474,800	79.13			
1593953344	138-043-11719	BOCK, CATHERINE Location: 1 COMMON WAY	SUITER, LARILEE B	0.06	9/1/2021	300,000	243,400	81.13			
L611328000	138-043-11035	BOMBERGER ANNALISE Location: 4500 GREENBUSH ROAD	LEVINE ERIC	1.00	12/13/2019	287,000	200,600	69.90			
L1250975744	138-043-11112	CALDERON CAITLIN Location: 298 WHALLEY ROAD	O'BRIEN CHRISTOPHER	4.63	10/5/2020	408,000	370,500	90.81			
L947785728	138-043-10735	CALIGIURI JOSEPH Location: 347 POPPLE DUNGEON ROAD	JORDAN JOHN	3.26	3/27/2020	1,239,000	913,700	73.74			
L1797820416	138-043-10614	CALLOS PRISCILLA Location: 7740 SPEAR STREET	MANGANELLO ZACHARY	3.31	12/4/2020	360,000	330,900	91.92			
L1974099968	138-043-10280	CARD JACOB Location: 717 ORCHARD ROAD	CHACE DREW	5.01	11/30/2020	699,000	499,900	71.52			
L1812889600	138-043-10555	CARLSON THOMAS Location: 51 WESLEY DRIVE	GILMORE BARRY	1.02	7/24/2019	340,000	302,200	88.88			
839397952	138-043-10732	CHAMPLAIN HAZELNUT, ... Location: 400 TOWN LINE ROAD	JONES LIVING TRUST	4.40	2/28/2022	550,000	385,500	70.09			
L1352634368	138-043-10760	CHANT ALAN Location: 1687 CHURCH HILL ROAD	KESSLER THOMAS	0.74	11/22/2019	340,000	264,100	77.68			
L456032256	138-043-10734	CHISHOLM LINDSAY Location: 1550 SPEAR STREET	GECEWICZ JORDAN GERT...	5.00	10/30/2020	562,500	562,600	100.02			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
814263360	138-043-10202	CITARELLA, MATHEW Location: 1042 CHURH HILL ROAD	RICHARD S. BROKAW, J...	0.61	8/11/2021	549,000	340,600	62.04			
1253436480	138-043-11694	COLAPRETE, MILES K Location: 124 ELFIN LANE	APODACA, JR., MICHAEL	1.24	9/30/2021	185,000	117,900	63.73			
2032146496	138-043-11602	COPLAN, JUSTIN Location: 273 LYNRICK ACRES	CLOW, MATTHEW	1.80	4/7/2021	388,000	273,000	70.36			
L573411328	138-043-10762	CREAN DAVID Location: 222 MCNEIL COVE ROAD	CHENEVERT CAROL	2.61	8/17/2020	1,265,000	1,072,000	84.74			
179653696	138-043-11737	DARLAND, AARON Location: 12 COMMON WAY	EISENMAN, PER O	0.04	8/16/2021	370,000	280,700	75.86			
L676077568	138-043-11715	DAVIS AARON Location: 24 COMMON WAY	GAWRON MARTIN	0.06	3/19/2021	359,900	312,500	86.83			
L200712192	138-043-11362	DEVLIN PAUL Location: 29 MOUNT PHILO ROAD	PALCHAK ELIZABETH	5.00	12/8/2020	530,000	424,100	80.02			
L1656274944	138-043-10827	DORSEY MICHAEL Location: 671 FERRY ROAD	DURETT ERIC	0.86	11/13/2020	280,000	221,200	79.00			
L748412928	138-043-11158	DOYLE SILVIA Location: 343 WHITE BIRCH LANE	ROSE JOSHUA	5.30	1/21/2020	750,000	694,100	92.55			
L608903168	138-043-10046	EDWARDS DOUGLAS Location: 7598 SPEAR STREET	COUSINO PAMELA	5.07	5/24/2019	305,000	318,000	104.26			
L1999167488	138-043-11568	ESTEP GREG Location: 565 TEN STONES CIRCLE	WHITE-HANSEN PER	0.61	11/2/2020	640,000	383,200	59.88			
L341807104	138-043-10993	FANTE ELISA Location: 3082 GREENBUSH ROAD	WOLVERTON ADRIAN	2.19	11/19/2019	635,000	543,400	85.57			
998335552	138-043-11714	FAYRE, JUDITH Location: 16 COMMON WAY	CARTELLI, CARINA	0.15	5/26/2021	545,000	397,400	72.92			
L1273880576	138-043-11853	FEENEY CHARLES Location: 249 WEXFORD LANE	POTTER PAUL	2.10	5/13/2019	599,000	542,900	90.63			
L1025937408	138-043-10746	FOX WILLIAM Location: 2296 GREENBUSH ROAD	JESSICA ELAINE TAMPA...	5.64	8/31/2020	918,500	677,800	73.79			
1890352192	138-043-11086	FREDERICKS, CHRISTOP... Location: 20 BALDWIN ROAD	HARMONY PROPERTY MAN...	2.10	12/10/2021	355,000	280,700	79.07			
1077036096	138-043-11432	FRERE, RYAN C Location: 2952 GREENBUSH ROAD	VAZQUEZ, LEANDRO	1.75	4/27/2021	1,250,000	776,700	62.14			
1716433472	138-043-11865	GARFIELD, RACHEL Location: 125 ELFIN LANE	WOMER, RUSSELL B	1.26	2/24/2022	996,500	498,800	50.06			
L617291776	138-043-11381	GARRITANO PETER	CARLIN (F/K/A PIERCE...	2.27	7/24/2019	379,000	343,900	90.74			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L44797952	138-043-11669	GELINAS JUSTIN Location: 4452 MOUNT PHILO ROAD	YOUNG BRADLEY	5.05	11/13/2020	525,000	465,200	88.61			
558869568	138-043-11743	GLAWISCHNIG, HANS Location: 320 ELCY LANE	HERLIHY, JOHN-DAVID	0.11	10/7/2021	505,000	343,100	67.94			
1294339136	138-043-11450	GOLDER, LANI Location: 22 COMMON WAY	THORPE, MARY LOU	0.79	7/19/2021	429,000	329,800	76.88			
L387145728	138-043-11746	GUTERRES JESSE Location: 31 HIGBEE ROAD	DURETTE DAVID	4.35	6/3/2019	745,000	554,500	74.43			
874486848	138-043-11717	HAMMER, PETER M Location: 101 MOUNTAIN'S EDGE	SPRAGUE, KRISTOPHER	0.07	10/19/2021	400,000	317,600	79.40			
L551464960	138-043-10850	HAMMOND DOUGLAS Location: 5 COMMON WAY	LECKERLING EDWARD	3.21	8/15/2019	685,500	522,800	76.27			
L1983422464	138-043-10485	HATHAWAY JR JAMES Location: 605 MEADOWSIDE DRIVE	BARTLETT HEATHER	0.47	10/9/2020	343,000	233,300	68.02			
693087296	138-043-10378	HERLIHY, DAMARIS CUR... Location: 2812 MOUNT PHILO ROAD	THURBER, ANDREW P	3.20	10/7/2021	749,000	550,400	73.48			
L455454720	138-043-10171	JENNINGS MATTHEW Location: 2848 GREENBUSH ROAD	KENNEDY JOHN	5.50	4/30/2019	855,000	862,900	100.92			
L1997164544	138-043-10055	KANNER CHRISTOPHER Location: 197 PEASE MOUNTAIN ROAD	MARCELLO MELISSA	4.80	9/24/2020	834,000	670,200	80.36			
20862016	138-043-11522	KAUFFMAN, REBECCA Location: 436 CLAFLIN FARM ROAD	WADE, CHRISTOPHER	4.00	6/18/2021	999,000	814,700	81.55			
1369973312	138-043-10683	KINLOCH CORPORATION Location: 1263 CHURCH HILL ROAD	HUGHES, ALAN B	1.00	1/28/2022	485,000	300,100	61.88			
L407785472	138-043-11679	KOFFMAN JOSEPH Location: 2222 FERRY ROAD	BECK ROWAN	2.94	12/22/2020	1,169,000	1,402,300	119.96			O
2003621952	138-043-10706	KRUSELL, PETER Location: 418 JAMES FARM ROAD	JENKINS & JACKSON LL...	1.07	4/16/2021	300,000	224,200	74.73			
L678137856	138-043-10416	LASEK JOSEPH Location: 105 STATE PARK ROAD	PALMER BRUCE	3.70	6/1/2020	550,000	548,900	99.80			
L2146050048	138-043-11551	MACHESKY MICHELLE Location: 504 CATTAIL ROAD	GOWLAND JOHN	1.03	3/5/2021	469,000	305,900	65.22			
L946573312	138-043-11551	MACHESKY MICHELLE Location: 235 WILDWOOD WEST	GOWLAND JOHN	1.03	3/5/2021	469,000	305,900	65.22			
L946573312	138-043-10605	MACLEAN JANE Location: 629 ORCHARD ROAD	HARCOURT DAVID	5.14	6/26/2020	325,000	349,600	107.57			
1966636096	138-043-10443	MARBLE, JEFFREY Location: 140 MUTTON DRIVE	PATRICIA JOHNSON, EX...	1.12	12/17/2021	425,000	284,000	66.82			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L519479296	138-043-10663	MARTIN LINDIE Location: 100 MUTTON HILL DRIVE	VINCENT MICHAEL	1.36	7/1/2020	369,000	270,300	73.25			
1167297600	138-043-10940	MAYEN, BRETT Location: 2663 GREENBUSH ROAD	DOUSEVICZ, JED	0.61	8/6/2021	895,000	572,100	63.92			
L1828241408	138-043-11387	MCCARTHY WALTER Location: 2255 GREENBUSH ROAD	SAUER JR HENRY	0.28	8/31/2020	370,000	290,200	78.43			
L1312382976	138-043-10190	MILLER BENJAMIN Location: 81 COYOTE LANE	GARDNER THOMAS	3.60	4/6/2020	470,000	408,900	87.00			
L400822272	138-043-11130	MINOT ZACHARY Location: 608 HILLS POINT RD.	MENDELSON PAUL	1.00	6/3/2019	994,500	842,700	84.74			
L617693184	138-043-10921	MINTZER RICHARD Location: 1092 ROSCOE ROAD	MAHONY ERIN	5.00	7/7/2020	534,000	456,100	85.41			
2018923584	138-043-11554	NORTON, CASEY E Location: 5631 MOUNT PHILO ROAD	HURD, CHRISTOPHER N	2.34	6/17/2021	650,000	482,000	74.15			
L297144320	138-043-11639	NORWOOD DWIGHT Location: 257 UPPER MEADOW LANE	CONNELLY GEORGE	2.36	11/12/2019	440,000	427,300	97.11			
1225784384	138-043-10270	OGDEN, SARAH O Location: 730 BINGHAM BROOK ROAD	MARTONE, HOLLY	5.32	1/7/2022	600,000	426,200	71.03			
1638577216	138-043-11945	OSLER, PETER J Location: 14 COMMON WAY	STACEY C. SIGMON TRU...	0.14	6/28/2021	525,000	362,800	69.10			
L53317632	138-043-11640	PAGNUCCO RHONDA Location: 279 UPPER MEADOW LANE	MCGILLIVRAY MARIAM	2.43	8/31/2020	622,500	437,100	70.22			
1020762176	138-043-11453	PENNYROYAL, LLC Location: 170 HOLMES ROAD	THURBER, WILLIAM SCH...	2.00	4/5/2021	583,500	306,300	52.49			
1003670592	138-043-10806	PILLARD, CORNELIA Location: 4532 GREENBUSH ROAD	ESTATE OF LEO LABERG...	2.00	8/19/2021	258,500	169,400	65.53			
L870350848	138-043-11036	PRESTON ADRIEN Location: 2545 GREENBUSH ROAD	ANDREWS SCOTT	1.29	2/26/2021	630,000	433,400	68.79			
L166199296	138-043-10554	PROVOST JORDAN Location: 585 FERRY ROAD	NAEF IVY	3.00	9/17/2020	402,000	371,500	92.41			
L1935216640	138-043-11042	REGAN WILLIAM Location: WEXFORD LOT 7	MURPHY LIAM	5.10	6/17/2019	699,900	677,600	96.81			
L1219026944	138-043-11281	RICE JOHN Location: 2346 GREENBUSH ROAD	SABIN NANCY	2.54	7/6/2020	638,500	722,200	113.11			
L40275968	138-043-11376	RIZVI SAIYID Location: 150 EAST THOMPSONS POINT ROAD	CHACE DEREK	5.55	7/24/2020	455,000	364,200	80.04			
L787431424	138-043-10423	ROBINSON JOEL	COLVIN STEPHEN	0.65	8/2/2019	359,000	372,600	103.79			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1811816448	138-043-10761	ROSENBERG JOSEPH Location: 1955 HINESBURG ROAD	KEYSER W MCHENRY	5.10	2/28/2020	842,500	743,400	88.24			
L349937664	138-043-11460	ROTHENBUCHER DAVID Location: 1700 GREENBUSH ROAD	TOENSING BRADY	0.95	2/6/2020	755,000	672,100	89.02			
L896106496	138-043-11846	ROY-HEWITSON CHANTAL Location: 2613 GREENBUSH ROAD	BROWN ROBERT	5.06	4/25/2019	989,000	846,400	85.58			
L401178624	138-043-11169	SANDAGE LARRY Location: 366 BLACK WILLOW LANE	JOHN M. WRIGHT TRUST...	2.50	9/16/2019	575,000	601,200	104.56			
1490357312	138-043-10968	SCHWARTZMAN, IGOR N Location: 255 MT PHILO ROAD	TOOMBS, CYNTHIA A	5.01	7/15/2021	415,000	296,000	71.33			
L1027555328	138-043-11945	SIGMON TRUSTEE OF TH... Location: 7108 SPEAR STREET	ADVENTURE 15 LLC	0.14	6/9/2020	389,579	335,600	86.14			
L1814331392	138-043-11218	SIGMON TRUSTEE OF TH... Location: 14 COMMON WAY	ADVENTURE 15 LLC	0.14	6/9/2020	389,579	335,600	86.14			
L1814331392	138-043-11218	SLABAUGH DREW Location: 54 MUTTON HILL ROAD	ROBBASON BRAXTON	1.00	3/5/2021	294,948	229,700	77.88			
L1324785664	138-043-10816	SLATER SAMUEL Location: 331 WILDWOOD WEST	LAMBERT FRANKLIN	1.36	12/4/2020	449,900	338,600	75.26			
L1756266496	138-043-10083	SOCINSKI ADAM Location: 26 PRINDLE ROAD	ANDREA LLC	0.82	8/18/2020	395,000	281,000	71.14			
L670474240	138-043-11717	SPRAGUE KRISTOPHER Location: 5 COMMON WAY	SIGMON TRUST TRUSTEE...	0.07	6/22/2020	320,000	317,600	99.25			
L884563968	138-043-11576	STAVER STEVEN Location: 233 THORPE COVE ROAD	ZULKOSKI ROBERT	3.49	6/29/2020	1,630,000	1,354,000	83.07			
L1675595776	138-043-10888	STOUT JEFFREY Location: 335 UPPER MEADOW LANE	LOWREY RICHARD	2.43	2/14/2020	830,000	717,500	86.45			
L1405157376	138-043-10746	TAMPAS JESSICA Location: 2296 GREENBUSH ROAD	HENRIETTA F. OBER RE...	5.64	6/14/2019	760,000	677,800	89.18			
497237056	138-043-10760	THE JAMES AND KATHER... Location: 1687 CHURCH HILL ROAD	CHANT, ALAN	0.74	11/23/2021	545,000	264,100	48.46			
670213184	138-043-11113	TITUS, DAVID A Location: 2850 HINESBURG ROAD	LAVIGNE, DAVID A	1.00	5/24/2021	360,000	242,200	67.28			
L436715520	138-043-10845	TOBIN CARA Location: 322 UPPER OLD TRAIL ROAD	LEAVITT JOSEPHINE	5.00	7/19/2019	420,000	546,100	130.02		O	O
L864505856	138-043-10528	TODD DOUGLAS Location: 2678 DORSET STREET	GARDNER ALISON	1.10	8/3/2020	581,000	357,400	61.51			
10579008	138-043-11149	TOMKINS-TINCH, CHRIS... Location: 27 FIRE POND ROAD	CAZAYOUX, MICHAEL	3.79	9/16/2021	775,000	536,000	69.16			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1185554432	138-043-10978	TOOF MICHAEL Location: 3162 GREENBUSH ROAD	SACKLOW NATHAN	0.52	7/1/2020	299,900	219,300	73.12			
L1892261888	138-043-10339	TOUNTAS LESLIE Location: 695 FERRY ROAD	BOOHER CHRISTINA	1.00	9/1/2020	274,800	192,000	69.87			
L1935245312	138-043-10161	URBAN JUSTIN Location: 230 GUINEA ROAD	BLOOD NEAL	2.02	11/23/2020	346,000	286,100	82.69			
L173301760	138-043-10344	VINCENT MICHAEL Location: 425 MUTTON HILL DRIVE	COTE FAMILY LIVING T...	5.03	8/30/2019	485,000	467,300	96.35			
L1718059008	138-043-10938	WALSH CHRISTOPHER Location: 2374 SPEAR STREET	FRASER JAMES	1.00	7/15/2020	371,000	220,600	59.46			
L170360832	138-043-10776	WASILEWSKI STAN Location: 450 CATTAIL ROAD	KLEINMAN JILL	3.70	5/31/2019	617,500	466,900	75.61			
L57380864	138-043-10939	WEGMAN JESSE Location: 2687 GREENBUSH ROAD	MASON TRUSTEE ANNE	4.94	6/15/2020	890,000	1,025,500	115.22			
L2052235264	138-043-11793	WHEEL JENNIFER Location: 50 MOSS ROCK ROAD	DANIEL M. BOARDMAN R...	5.02	3/11/2021	750,000	508,500	67.80			
L1893171200	138-043-10259	WILSON SCOTT Location: 1016 CHURCH HILL ROAD	CARPENTER ELEANOR	1.00	3/31/2021	385,000	248,600	64.57			
653629504	138-043-11066	YACKEL, DEREK Location: 2101 HINESBURG ROAD	NOLA, THOMAS	0.76	4/7/2021	450,000	326,600	72.58			
Totals for R1 - Residential with less than 6 acres				256.13		59,257,627	46,882,800				

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
102 Total Transactions	69.69 Low InterQuartile Value		76.09 Low 90% Value of Aggregate
580,957 Average Sales Price	88.68 High InterQuartile Value		82.15 High 90% Value of Aggregate
459,635 Average Listed Price	18.99 InterQuartile Range		79.12 Aggregate Ratio
79.60 Average Ratio			3.83% Sampling Error
77.78 Median Ratio	41.21 Value of Outlier Low Limit	0 Number of Low Outliers	
48.44 Low Ratio	117.16 Value of Outlier High Limit	2 Number of High Outliers	
130.02 High Ratio	12.74 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.01 PRD (Regression Index)	145.63 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.04 COD			
4 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
L1331634176	138-043-11159	2019 MITCHELL B. SHI... Location: 4035 MOUNT PHILO ROAD	DONNA W. PITTMAN TRU...	19.90	4/3/2020	510,000	640,200	125.53			
L573841408	138-043-10509	AHRENS SR. RICHARD Location: 178 POPPLE DUNGEON ROAD	MAX A MILLER TRUST	8.00	10/5/2020	1,100,000	875,000	79.55			
L2036842496	138-043-11610	ALLARD DANIEL Location: 566 GUINEA ROAD	ZAHN SUSAN	19.48	5/18/2020	667,500	618,100	92.60			
L982097920	138-043-11307	ARMSTRONG THOMAS Location: 236 LUCY'S LANE	LIPTON LAURA	11.08	7/9/2019	549,500	506,900	92.25			
1666188352	138-043-11858	BALABAN FAMILY TRUST Location: 515 GUINEA ROAD	ANDREW TAMMARO TRUST	10.75	4/19/2021	670,000	506,800	75.64			
L560848896	138-043-10436	BISANZO MARK Location: 292 CLARK ROAD	EKMAN CHRISTOPHER	10.10	6/25/2019	572,000	595,200	104.06			
L1334677504	138-043-10606	BONOMA MATTHEW Location: 96 DEER POINT ROAD	HELGESEN DONALD	11.70	4/12/2019	836,730	965,400	115.38			
L608124928	138-043-11857	BOURGAULT MATTHEW Location: 513 GUINEA ROAD	HERGENROTHER SR. THO...	10.96	11/20/2020	817,000	703,200	86.07			
L1289850880	138-043-11073	BOWDISH RACHAEL Location: 35 ISLAND FARM ROAD	MYRICK BETHANY	10.80	10/22/2019	525,500	490,300	93.30			
L660783104	138-043-11708	BROVAR DEVELOPMENT C... Location: 1501 FERRY ROAD	BROOKS BERKELEY	6.43	1/15/2021	449,000	281,200	62.63			
1424111680	138-043-10749	BROVAR DEVELOPMENT C... Location: 1142 PRINDLE ROAD	ASTRA-PRINDLE, LLC	40.00	4/19/2021	570,000	437,800	76.81			
1975569472	138-043-10476	CALDWELL, ROBERT M Location: 3965 LAKE ROAD	SOUTHEAST ROPRERTY A...	16.20	8/31/2021	1,100,000	872,500	79.32			
L392503296	138-043-10506	CAMMACK JOHN Location: 5261 LAKE ROAD	DAVID A. SCHEUER REV...	20.28	10/22/2020	1,251,000	1,027,900	82.17			
707091520	138-043-10200	CHIOTT, MEHITABEL B Location: 136 WINGS POINT ROAD	SARA MACKAY BRIDGMAN...	10.06	10/29/2021	596,000	527,700	88.54			
L2075025408	138-043-10691	CONE DAVID Location: 3529 HINESBURG ROAD	HUTCHINS CAROL	14.64	10/25/2019	172,500	255,200	147.94	O	O	O
1415181376	138-043-11508	COOLIDGE, BRADFORD Location: 201 DORSET STREET	CALDWELL, ROBERT M	31.90	7/13/2021	3,005,000	1,419,600	47.24			
L1063763968	138-043-10044	DARLING SAMUEL Location: 159 WHITE BIRCH LANE	UNSWORTH JAMES	6.40	6/30/2020	282,000	251,400	89.15			
L1759035392	138-043-10948	DAVIDSON ADAM Location: 665 PRINDLE ROAD - LOT 5	MCBRIDE HUGH	30.47	10/15/2020	910,000	801,200	88.04			
L737284096	138-043-11059	DELLACAVA MICHAEL	O'BRIEN ELLEN	13.72	11/1/2019	625,000	731,200	116.99			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1826764864	138-043-11658	DOROTHY GROVER-READ ... Location: 96 SOARING HAWK LANE	SOGOLOFF, HAYES I	113.00	4/14/2021	2,375,000	2,078,200	87.50			
L1237057536	138-043-10377	EHRENBARD DANIEL ROS... Location: 175 MCGUIRE PENT ROAD	DAWSON MATTHEW	39.45	8/31/2020	1,531,884	1,209,700	78.97			
L2011287552	138-043-10304	ELBERSON CAITLIN Location: 7133 SPEAR STREET	CLARK JOYCE ANN	8.38	7/26/2019	345,000	368,300	106.75			
L795164672	138-043-10917	EMBERLEY CHRISTOPHER Location: 54 CLARK ROAD	MANCHESTER JAMES	13.00	8/30/2019	655,000	620,100	94.67			
93035584	138-043-11400	EVARTS, GEORGE Location: 3860 GREENBUSH ROAD	KNOX, PETER	8.21	10/12/2021	1,495,000	669,800	44.80			O
L1799880704	138-043-10971	FEIKER KNUT Location: 1055 PRINDLE ROAD	MCMULLEN PATRICIA	12.00	8/12/2019	388,000	551,800	142.22	O	O	O
1076177984	138-043-11138	FENTON, SHAYNE P Location: 1162 CHURCH HILL RD.	BLODGETT, RUSSELL M	31.43	8/12/2021	655,000	725,800	110.81			
470694976	138-043-10104	FRONK, GEORGE CHRIST... Location: 544 ETHAN ALLEN HIGHWAY	MCDUGAL, CHARLES B	8.55	11/30/2021	550,000	298,600	54.29			
L1309032448	138-043-11659	GARDNER JACOB Location: 578 BINGHAM BROOK ROAD	AIKEN DONALD	10.30	1/15/2021	680,000	569,600	83.76			
L187809792	138-043-11676	GARVEY JR DONALD Location: 679 ONE MILE ROAD	MACHANIC P BRIAN	15.15	7/19/2019	780,000	743,900	95.37			
982031424	138-043-10243	HALE, LYNNE Z Location: 4601 MOUNT PHILO ROAD	LAURA E. CAHNERS-FOR...	10.90	10/7/2021	770,000	531,900	69.08			
L987090944	138-043-10209	HELMICK JACOB IAN Location: 122 ISLAND FARM ROAD	THE ELYSABETHE ANN J...	7.42	5/20/2020	400,000	450,600	112.65			
L1292783616	138-043-10456	HOPKINS MARE Location: 3960 SPEAR STREET	FENN PETER	28.14	9/9/2020	799,000	709,300	88.77			
L162201600	138-043-10636	HORN BRADLEY Location: 3421 LAKE ROAD	DEBORAH R. LOVEITT R...	15.05	5/22/2020	535,000	470,300	87.91			
L794107904	138-043-11198	HUNTLEY ROSS Location: 962 BEAN ROAD	PRICER NANCY	10.50	8/12/2020	700,000	659,200	94.17			
L1486356480	138-043-11530	KARCZEWSKI IAN MICHA... Location: 11 QUINLAN FARM LANE	BLOCH NANCY	7.83	5/4/2020	701,000	828,400	118.17			
L501235712	138-043-11667	KILEY COLLEEN Location: 1188 WHALLEY ROAD	DANIERE JYOTI	6.39	8/13/2019	397,000	375,600	94.61			
L47857664	138-043-11019	KOZLOWSKI MATEUSZ Location: 493 FERRY ROAD	MORAN DANIEL	14.62	4/18/2019	675,000	740,100	109.64			
		Location: 276 NATURE'S WAY									

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1686789184	138-043-11401	LALONDE, EDWARD C Location: 172 WHALLEY ROAD	STRUBLE, ROBERT L	10.01	10/29/2021	675,000	530,600	78.61			
L485097472	138-043-10118	LEE DAVID Location: 568 PATTON WOODS ROAD	TROMBLEY MICHAEL	15.30	9/26/2019	592,000	556,800	94.05			
L75358208	138-043-11164	MORRISSEY JAMES Location: 551 DORSET STREET	PLANT RENEE	10.10	8/27/2020	429,000	366,500	85.43			
L1403166720	138-043-11185	NOVAK JEFFREY Location: 6659 SPEAR STREET	CROCKETT BENJAMIN	31.40	6/29/2020	880,000	890,700	101.22			
L877191168	138-043-10352	PENDLEBURY WILLIAM Location: 289 UPPER OLD TOWN TRAIL	DRUMHELLER TRUSTEE B...	10.10	4/30/2019	1,250,000	1,172,700	93.82			
246903872	138-043-11087	POLLAKOFF, ZACHARY Location: 3494 MOUNT PHILO ROAD	KORKAMES, PATRICK R	9.00	7/28/2021	540,000	389,500	72.13			
L1861275648	138-043-11260	RAUCH JEREMY Location: 2015 DORSET STREET	RICHTER ERIC	12.70	6/21/2019	825,000	679,400	82.35			
L1154326528	138-043-11503	ROBERTS MICHAEL Location: 1535 LIME KILN ROAD	BALLARD ARIEL	18.57	3/24/2021	650,000	806,400	124.06			
L1190285312	138-043-11258	SAMUEL JUSTIN Location: 3130 MT. PHILO ROAD	RODAR NEAL	10.15	9/14/2020	700,000	600,800	85.83			
L1818255360	138-043-11440	SEWELL ALEXANDER WIL... Location: 546 SPEAR STREET	THIBAUT THOMAS	7.10	12/13/2019	420,000	451,000	107.38			
L397352960	138-043-10867	SHEARER BENJAMIN DOU... Location: 118 MT PHILO RD	LEWIS DAVID	27.50	12/10/2019	841,300	841,600	100.04			
660312640	138-043-10172	SILVER, JOSEPH I Location: 3220 MT. PHILO ROAD	NORMAN W. BOHN REVOC...	12.00	1/28/2022	535,000	452,900	84.65			
1180908608	138-043-10042	SMILEY, IAN Location: 7873 SPEAR STREET	ARMELL, CLYDE	8.26	11/24/2021	441,000	401,900	91.13			
1967733824	138-043-10185	STELLFOX, TODD Location: 786 LEWIS CREEK ROAD	O'CONNELL, BRIAN L	28.90	11/15/2021	1,025,000	613,600	59.86			
L1767923712	138-043-10878	THE PIPISTRELLE TRUS... Location: 1030 HINESBURG ROAD	BETTY ANN CAMPBELL L...	33.40	6/4/2019	749,000	638,800	85.29			
L688979968	138-043-10571	UNSWORTH JAMES Location: 167 SPEAR STREET	GREENE LIVING TRUST	12.70	5/8/2020	514,000	469,400	91.32			
1303032896	138-043-10489	WALLMAN-STOKES, AARO... Location: 1234 CHURCH	MARSHALL, MONICA B	6.16	6/30/2021	900,000	711,900	79.10			
L1916669952	138-043-11288	WARSHAW STUART Location: 1589 PRINDLE ROAD	MALLOY JR JOHN	7.10	9/9/2019	239,000	289,800	121.26			
L839069696	138-043-10705	WIPAKI KEVIN	JACKSON THOMAS	40.52	9/5/2019	688,000	712,700	103.59			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
Location: 5483 GREENBUSH ROAD											
L2123038720	138-043-11449	ZEIGFINGER SHALOM	MAGUIRE DAVID	17.00	12/19/2019	435,000	419,400	96.41			
Location: 4205 ETHAN ALLEN HIGHWAY											
Totals for R2 - Residential with 6 or more acres				991.16		42,968,914	37,104,400				

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	
57 Total Transactions	80.86	Low InterQuartile Value	80.56	Low 90% Value of Aggregate
753,841 Average Sales Price	103.82	High InterQuartile Value	92.15	High 90% Value of Aggregate
650,954 Average Listed Price	22.97	InterQuartile Range	86.35	Aggregate Ratio
92.19 Average Ratio			6.72%	Sampling Error
91.13 Median Ratio	46.41	Value of Outlier Low Limit	1	Number of Low Outliers
44.80 Low Ratio	138.27	Value of Outlier High Limit	2	Number of High Outliers
147.94 High Ratio	11.95	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	172.72	Value of Extreme High Limit	0	Number of High Extremes/Influentials
16.11 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			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L32559104	138-043-10890	PARONTO JR JEFFREY I...	GRAS PETER	1.22	5/16/2019	329,000	307,000	93.31			
Location: 540 ONE MILE ROAD											

Totals for MHL - Mobile home landed				1.22		329,000	307,000				
--	--	--	--	-------------	--	----------------	----------------	--	--	--	--

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	
1 Total Transactions	93.31	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
329,000 Average Sales Price	93.31	High InterQuartile Value	0.00	High 90% Value of Aggregate
307,000 Average Listed Price	0.00	InterQuartile Range	93.31	Aggregate Ratio
93.31 Average Ratio				Sampling Error
93.31 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
93.31 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
93.31 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				

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L677990400	138-043-10051	BIRNEY ALLISON Location: 1002 FLAT ROCK ROAD	CUCCHIARI NINA	0.00	9/30/2020	625,000	215,600	34.50		O	
L988921856	138-043-10159	CHIAPPINI EDWARD Location: 131 LANE'S LANE	KERR JOHN	0.00	1/22/2021	389,000	112,800	29.00	O	O	
1801768000	138-043-10359	TRACY L. RUBMAN TRUS... Location: 690 NORTH SHORE ROAD	CYNTHIA S. CURTIS TR...	0.00	8/24/2021	479,000	90,200	18.83	O	O	
Totals for S1 - Vacation home with less than 6 acres				0.00		1,493,000	418,600				

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	18.83	Low InterQuartile Value	13.84	Low 90% Value of Aggregate
497,667 Average Sales Price	34.50	High InterQuartile Value	42.23	High 90% Value of Aggregate
139,533 Average Listed Price	15.67	InterQuartile Range	28.04	Aggregate Ratio
27.44 Average Ratio			50.61%	Sampling Error
29.00 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
18.83 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
34.50 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
18.01 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L127205376	138-043-10865	ELLIOTT KATHLEEN Location: 527 FERRY ROAD	LEWIS CREEK ASSOCIAT...	5.01	11/19/2020	410,000	421,900	102.90			
804156480	138-043-11306	WHIT'S BEGINNING, LL... Location: 290 FERRY ROAD	POSITIVELY ST. PAUL ...	0.06	7/23/2021	345,000	329,200	95.42			
Totals for C - Commercial				5.07		755,000	751,100				

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	95.42	Low InterQuartile Value	77.18	Low 90% Value of Aggregate
377,500 Average Sales Price	102.90	High InterQuartile Value	121.78	High 90% Value of Aggregate
375,550 Average Listed Price	7.48	InterQuartile Range	99.48	Aggregate Ratio
99.16 Average Ratio			22.42%	Sampling Error
99.16 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
95.42 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
102.90 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
3.77 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
L850665472	138-043-10910	BRAYMAN SCOTT Location: 251 TAMARACK ROAD	UNIVERSITY OF VERMON...	36.45	8/10/2020	495,000	284,500	57.47			
L1515728896	138-043-11933	BROWNING MEGAN Location: LOT 2 MORNINGSIDE DRIVE	KAPLAN MELVIN	5.00	1/20/2020	85,000	150,000	176.47	E		
1466167872	138-043-11897	CHON, JUN Location: 462 HIGBEE ROAD	XL BUILDING AND DESI...	5.81	2/18/2022	110,000	138,300	125.73			
L1075511296	138-043-11736	EDER JR. WILLIAM Location: 3888 SPEAR STREET	SMITH ROBERT	4.73	10/30/2020	200,000	165,700	82.85			
L628580352	138-043-11939	GUIZLER WALTER DARIO Location: 4033 GREENBUSH ROAD	ROSINE SCHIESS-KUSHN...	10.10	10/30/2020	110,000	225,200	204.73	E		
L875073536	138-043-11917	HARMEYER DONALD Location: 103 WEXFORD LANE	MURPHY LIAM	2.01	10/15/2020	150,000	171,100	114.07			
1327757376	138-043-11921	HERGENROTHER CONSTRU... Location: 6851 SPEAR STREET	ESTATE OF CHARLES P...	1.44	4/16/2021	104,000	129,200	124.23			
2072347712	138-043-11870	KENNEDY, COLLEEN Location: 4221 GREENBUSH ROAD	ARNOTE, CASEY D	5.70	4/30/2021	225,000	147,200	65.42			
L1423482880	138-043-11895	LANDAU ALAN Location: 192 WHITE BIRCH LANE	JOHN A. BEVAN FAMILY...	6.43	10/23/2020	150,000	143,800	95.87			
L448307200	138-043-11652	LITKE PATRICK Location: LOT 5, PEASE MOUNTAIN ROAD	THE DAVID A. WALLER ...	5.60	12/18/2020	175,000	219,900	125.66			
L954769408	138-043-11908	MAIN DAVID Location: 801 MOUNT PHILO ROAD	HARDY SCOTT	5.00	1/2/2020	140,000	140,600	100.43			
L98304000	138-043-10723	MILLENNIUM TRUST CO ... Location: LOTS 2 & 3, LEWIS CREEK ROAD	THE A. JOHNSON CO. L...	112.53	9/30/2020	320,000	273,500	85.47			
1662741568	138-043-11960	ROBINSON, JR, LAWREN... Location: 299 MEADOWSIDE DRIVE	HINSDALE, III, CLARK...	3.31	9/28/2021	185,000	133,100	71.95			
L282910720	138-043-10108	SCHUBART STEVEN Location: 1708 HINESBURG ROAD	HINSDALE III CLARK	71.90	1/28/2021	140,000	99,100	70.79			
L1328160768	138-043-10250	SPRAGUE KRIS Location: LOT 23, COMMON WAY	CHAMPLAIN VALLEY COH...	0.12	12/14/2020	80,000	175,000	218.75	E		
180870208	138-043-11778	SPRAGUE, KRISTOPHER Location: 250 UPPER MEADOW LANE	LOWREY, JR., RICHARD...	25.07	11/29/2021	350,000	197,600	56.46			
L1583874048	138-043-11906	STONEHOUSE PROPERTIE... Location: 1875 PRINDLE ROAD	RESIDENTS TRUST	10.00	11/16/2020	210,000	225,000	107.14			
L677322752	138-043-11913	WEST CLINT Location: 2085 ETHAN ALLEN HIGHWAY	THE HARRIET STONE PA...	20.00	8/28/2020	125,000	222,800	178.24	E		
1939885120	138-043-11305	WHIT'S BEGINNING, LL... Location: 2085 ETHAN ALLEN HIGHWAY	POSITIVELY ST. PAUL ...	3.00	7/23/2021	30,000	27,800	92.67			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
		Location: 2662 GREENBUSH ROAD									
776322112	138-043-11897	XL BUILDING AND DESI...	MCGINNIS, MICHAEL S	5.81	12/6/2021	100,000	138,300	138.30	O		
		Location: 462 HIGBEE ROAD									
Totals for M - Miscellaneous				340.01		3,484,000	3,407,700				

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	
20 Total Transactions	74.67	Low InterQuartile Value	81.95	Low 90% Value of Aggregate
174,200 Average Sales Price	135.16	High InterQuartile Value	113.67	High 90% Value of Aggregate
170,385 Average Listed Price	60.48	InterQuartile Range	97.81	Aggregate Ratio
114.63 Average Ratio			16.22%	Sampling Error
103.79 Median Ratio	- 16.06	Value of Outlier Low Limit	0	Number of Low Outliers
56.46 Low Ratio	225.88	Value of Outlier High Limit	0	Number of High Outliers
218.75 High Ratio	- 106.78	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	316.61	Value of Extreme High Limit	0	Number of High Extremes/Influentials
35.36 COD				
1	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			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1191734336	138-043-10038	ANDREW D FROMM 2012 ... Location: 202 MCNEIL COVE ROAD	BERGSTEIN, TRUSTEE, ...	2.90	9/30/2021	4,500,000	1,653,200	36.74			
L540266496	138-043-11255	ANDREW G. ZEHNER 201... Location: 209 HILLS POINT ROAD	CHARLOTTE OAKS LLC	1.14	1/17/2020	1,165,000	1,210,300	103.89			
L689823744	138-043-10702	DIXON ANNE Location: 269 THORPE COVE ROAD	KOSTER W. FRANK	3.52	1/31/2020	1,550,000	1,174,100	75.75			
1982671936	138-043-11049	FARRELL, ROBERT Location: 157 HILLS POINT ROAD	KRISTINE M. NAJARIAN...	1.02	9/10/2021	2,875,000	1,142,900	39.75			
L1445519360	138-043-10846	GOODWIN SCOTT Location: 715 CEDAR BEACH ROAD	ESTATE OF SHIRLEY BR...	1.20	8/17/2020	312,500	319,700	102.30			
L494444544	138-043-11486	HOLTZ JOHN Location: 220 TURTLE MOON ROAD	TRONO J. PETER	1.30	8/13/2020	763,000	955,700	125.26			
L1792978944	138-043-10279	JOHNSON PAULA Location: 283 FIELDS FARM ROAD	THURBER EMILY	3.96	11/7/2019	460,750	493,200	107.04			
1613775424	138-043-10431	MANN, REUBEN Location: 1163 THOMPSONS POINT ROAD	EASTMAN, RICHARD P	5.20	1/14/2022	1,700,000	1,405,400	82.67			
L30081024	138-043-10183	MONTGOMERY FAMILY RE... Location: 719 CONVERSE BAY RD.	BOTJER ROBERT	3.17	8/10/2020	1,200,000	1,291,400	107.62			
L1265836032	138-043-11174	PFAFF MARK Location: 311 WHALLEY ROAD	SUZANNE R. PARKER TR...	58.50	10/2/2019	3,540,000	3,789,700	107.05			
1833263680	138-043-11007	SHAUGHNESSY, MAURA A... Location: 625 SENTINEL CEDAR LANE	SUNRIZE TRUST	21.11	1/21/2022	6,063,000	2,875,500	47.43			
Totals for O - Other				103.02		24,129,250	16,311,100				

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
11 Total Transactions	47.43	Low InterQuartile Value	48.14 Low 90% Value of Aggregate
2,193,568 Average Sales Price	107.05	High InterQuartile Value	87.06 High 90% Value of Aggregate
1,482,827 Average Listed Price	59.63	InterQuartile Range	67.60 Aggregate Ratio
85.05 Average Ratio			28.79% Sampling Error
102.30 Median Ratio	- 42.01	Value of Outlier Low Limit	0 Number of Low Outliers
36.74 Low Ratio	196.49	Value of Outlier High Limit	0 Number of High Outliers
125.26 High Ratio	- 131.45	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.26 PRD (Regression Index)	285.93	Value of Extreme High Limit	0 Number of High Extremes/Influentials
23.86 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
174 Total Transactions	71.11	Low InterQuartile Value	74.34 Low 90% Value of Aggregate
736,654 Average Sales Price	94.08	High InterQuartile Value	83.29 High 90% Value of Aggregate
580,597 Average Listed Price	22.97	InterQuartile Range	78.82 Aggregate Ratio
83.25 Average Ratio			5.67% Sampling Error
82.88 Median Ratio	36.66	Value of Outlier Low Limit	3 Number of Low Outliers
18.83 Low Ratio	128.54	Value of Outlier High Limit	3 Number of High Outliers
147.94 High Ratio	2.20	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	163.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.50 COD			
6 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
2 Total Transactions	95.42	Low InterQuartile Value	77.18 Low 90% Value of Aggregate
377,500 Average Sales Price	102.90	High InterQuartile Value	121.78 High 90% Value of Aggregate
375,550 Average Listed Price	7.48	InterQuartile Range	99.48 Aggregate Ratio
99.16 Average Ratio			22.42% Sampling Error
99.16 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
95.42 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
102.90 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
3.77 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
20 Total Transactions	74.67	Low InterQuartile Value	81.78 Low 90% Value of Aggregate
174,200 Average Sales Price	135.16	High InterQuartile Value	113.84 High 90% Value of Aggregate
170,385 Average Listed Price	60.48	InterQuartile Range	97.81 Aggregate Ratio
114.63 Average Ratio			16.39% Sampling Error
103.79 Median Ratio	- 16.06	Value of Outlier Low Limit	0 Number of Low Outliers
56.46 Low Ratio	225.88	Value of Outlier High Limit	0 Number of High Outliers
218.75 High Ratio	- 106.78	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	316.61	Value of Extreme High Limit	0 Number of High Extremes/Influentials
35.36 COD			
1	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		

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	
196 Total Transactions	71.24	Low InterQuartile Value	74.71	Low 90% Value of Aggregate
687,587 Average Sales Price	96.71	High InterQuartile Value	83.47	High 90% Value of Aggregate
543,801 Average Listed Price	25.48	InterQuartile Range	79.09	Aggregate Ratio
84.36 Average Ratio			5.54%	Sampling Error
84.58 Median Ratio	33.02	Value of Outlier Low Limit	2	Number of Low Outliers
18.83 Low Ratio	134.93	Value of Outlier High Limit	7	Number of High Outliers
147.94 High Ratio	- 5.19	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	173.15	Value of Extreme High Limit	4	Number of High Extremes/Influentials
18.89 COD				
7	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			