

Study created by Christie.Wright@vermont.gov on 10/17/2022 at 8:58 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
950682688	144-045-10450	559 DAVIDSON HILL RO... Location: 559 DAVIDSON HILL ROAD	DEAN, NATHANIEL	1.30	4/30/2021	180,000	155,000	86.11			
L2096775168	144-045-10465	ABBOTT RYAN Location: 1031 CUMMINGS ROAD	DELLORUSSO ALFRED	5.00	10/14/2020	25,000	52,500	210.00	E	E	E
1217690688	144-045-11272	ALLAN, GORDON Location: 40 AMSDEN HILL ROAD	ROBBINS, KELLY	1.00	12/30/2021	185,000	113,200	61.19			
L1906171904	144-045-11441	ARRISON KELLY Location: 30 ANDOVER ROAD	SARNES KATHY	1.87	1/22/2020	144,000	135,500	94.10			
L208183296	144-045-10290	ATWOOD PHILIP Location: 235 MARC'S DRIVE	CHATFIELD JEAN	2.40	10/3/2019	124,080	129,900	104.69			
L741613568	144-045-10032	BAILEY SUSAN Location: 447 MAIN STREET	WADE MATTHEW	0.33	9/10/2020	270,000	156,200	57.85			
L1054490624	144-045-11202	BARGER DEVON Location: 498 MARC'S DRIVE	MORTON KEVIN	2.70	9/17/2019	317,000	318,500	100.47			
L978755584	144-045-11408	BARRETTA RALPH Location: 2286 ROUTE 11 WEST	QUIRK MARGARET	2.00	10/11/2019	140,000	141,600	101.14			
L1199853568	144-045-11791	BATCHELDER DANIEL Location: 2672 FLAMSTEAD ROAD	WALDMANN DAVID	2.00	8/9/2019	217,000	217,600	100.28			
L1006964736	144-045-10873	BELENKAYA RIMMA Location: 780 FARRAR ROAD	MALY TAMARA	2.74	12/17/2020	185,000	152,600	82.49			
384754240	144-045-10194	BERNARD, ROBERT W Location: 435 MARCS DRIVE	STEARNS, TYLER J	1.00	2/11/2022	351,000	244,600	69.69			
1969314880	144-045-10186	BLAY, ALAN D Location: 1010 VT RT 11 WEST	ESTATE OF JOSEPH C. ...	0.90	11/5/2021	175,000	130,900	74.80			
L444334080	144-045-10806	BOKE NICHOLAS Location: 50 MEADOW ROAD	DECELL VERLENE	0.25	10/23/2020	222,000	169,100	76.17			
L407179264	144-045-10478	BOYER HEATH Location: 580 MARCS DRIVE	PLATT MARK	5.30	3/1/2021	430,000	323,400	75.21			
597883968	144-045-10552	BUCKLEY, IAN S Location: 693 LOVERS LANE ROAD	CAUM, DOUGLAS E	5.50	12/15/2021	390,000	292,000	74.87			
691158080	144-045-11386	BUFKIN, DENNIS L Location: 247 CAVENDISH ROAD	SPAULDING, CHRISTINE...	1.25	11/24/2021	247,000	167,300	67.73			
L626434048	144-045-11125	BULGER JR. LEONARD Location: 177 TREBO ROAD	HENDRICK PAUL	3.00	8/28/2019	210,000	209,000	99.52			
L1645481984	144-045-11633	BURNS TRAVIS Location: 87 NORTH STREET	STANTON RUTH	1.00	4/4/2019	230,000	225,800	98.17			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
224758848	144-045-10612	CADY, DIANE Location: 663 DEPOT STREET	KOONZ III, RICHARD ...	1.00	7/30/2021	110,000	96,700	87.91			
L281186304	144-045-10240	CAHILL CHRISTIAN Location: 3811 TREBO ROAD	BYSTREK SR. THOMAS	3.40	8/21/2020	176,000	221,100	125.63			
1278670912	144-045-11024	CALAMATO, MARCUS Location: 534 FARRAR ROAD	BINGHAM, KYLE	1.80	4/13/2021	420,000	205,300	48.88			
2077199424	144-045-10973	CANFIELD, JENNIFER Location: 165 STATE ROUTE 103	KINGSBURY, PATRICIA ...	0.40	8/11/2021	84,000	123,600	147.14	O	O	O
L833859584	144-045-10784	CAROZZA ROSARIA Location: 455 DEPOT STREET	HART STEPHEN	0.42	11/26/2019	147,500	166,600	112.95			
1947634240	144-045-10672	CHAVEZ, LEIDYANA Location: 198 PECK ROAD	GERMAIN, SR, ALAN R	0.57	3/11/2022	157,900	148,800	94.24			
L471752704	144-045-10820	CLARO THOMAS Location: 78 RICHARDSON ROAD	ALDERMAN CAROLYN	5.00	12/11/2020	315,000	282,000	89.52			
1290316864	144-045-11739	COKOLAT, LORA Location: 235 KEVADUS CIRCLE	SPITTLE, RYAN	0.35	9/9/2021	215,000	139,400	64.84			
L326270976	144-045-10344	CONROY NIGEL Location: 289 GRAFTON ROAD	CLASSEN DAVID	1.77	11/25/2020	100,000	97,200	97.20			
L424353792	144-045-10166	CORCORAN PATRICK Location: 447 GRAFTON STREET	BLANCHARD DOROTHY	0.37	4/19/2019	137,000	154,100	112.48			
L1786650624	144-045-11144	CROSBY TIMOTHY Location: 427 DEPOT STREET	MCLEAN THOMAS	0.55	6/1/2019	35,000	44,400	126.86			
L306044928	144-045-10497	CURRIER JASMINE Location: 215 MOUNTAIN VIEW ROAD	MUNUKKA DAVID	0.25	6/1/2020	140,000	120,200	85.86			
908041280	144-045-10676	CYR, TREVOR A Location: 1687 VT RT 11 EAST	SMITH, TRAVIS G	4.00	10/18/2021	269,860	168,400	62.40			
L1310015488	144-045-10637	DAYER ROBERT Location: 71 MOUNTAIN VIEW	BARBARA A. COTE TRUS...	0.17	11/16/2020	139,900	129,300	92.42			
L82972672	144-045-11963	DYKES TONIA Location: 301 REMINGTON ROAD	DUNN JOHN THOMAS	2.48	5/2/2019	279,000	275,000	98.57			
L860323840	144-045-11031	ELA JORDAN Location: 431 ELM STREET	RAINVILLE CHRISTINA	0.50	10/25/2019	142,500	145,300	101.96			
1158044736	144-045-10668	ELISE, HOPKINS R Location: 38 VT ROUTE 11 WEST	THE NIKKI GEANNELIS,...	0.87	9/17/2021	531,000	325,000	61.21			
1571142720	144-045-10221	ERENHOUSE, JOANN Location: 108 NORTH STREET	BROWN, WALLACE M	0.86	12/13/2021	175,000	161,400	92.23			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1814010944	144-045-11528	FALLER, TIMOTHY W Location: 531 MAIN STREET	AITKEN, LINDA J	0.25	10/15/2021	140,000	133,700	95.50			
390814784	144-045-11019	FARR, AMY M Location: 62 CIRCLE DRIVE	FAGANS, KELLIN	0.35	11/12/2021	255,000	150,600	59.06			
L1030914048	144-045-11454	FARRELL SUZANNE Location: 3483 POPPLE DUNGEON ROAD	GACIOCH MICHAEL	0.42	10/2/2020	179,000	134,300	75.03			
1465513024	144-045-10828	FDW ENTERPRISES LLC Location: 3208 GREEN MOUNTAIN TURNPIKE	BUSSINO, MELINDA J	0.33	7/14/2021	60,000	84,200	140.33	O	O	O
140044864	144-045-11536	FELDHUSEN, MICHAEL P Location: 23 DAVIDSON HILL RD	ROMEO, ASHLEY G	0.86	3/18/2022	310,000	146,700	47.32			
1264015936	144-045-10441	FENTON, ERIC J Location: 433 VT ROUTE 103S	DAVISON, JR., CARL H	0.50	3/30/2022	178,250	141,200	79.21			
L1608531968	144-045-10174	FIGUEROY GEORGE Location: 299 ETHAN ALLEN ROAD	BOBAR TRUSTEE GREGOR...	5.00	8/16/2019	164,000	156,100	95.18			
51035200	144-045-11699	FINE, STEPHEN L Location: 64 HIGHLAND COURT	PETERSON, ANGELA	2.90	11/22/2021	275,000	178,100	64.76			
L54693888	144-045-11137	FOLTS MATTHEW Location: 597 CHURCH STREET	LANKONE PATRICIA	1.00	8/19/2020	250,000	242,800	97.12			
L469307392	144-045-10436	FRIZZELL BURTON Location: 63 HIGHLAND COURT	DANIELS JOYCE	0.50	8/28/2020	182,500	168,400	92.27			
L327663616	144-045-12017	GARRIGAN KATHY Location: 93 RACHEL'S WAY	PAGLIUGHI JEAN	3.78	4/26/2019	350,000	345,100	98.60			
143827520	144-045-10882	GHETLER, SHELDON Location: 308 CHURCH STREET	FERGUSON, DANIEL T	0.50	1/28/2022	210,000	145,700	69.38			
L1010343936	144-045-10844	GILBERT ASHLEY Location: 1969 VT RTE 11 WEST	SOMMER DAVID	1.50	6/29/2020	162,000	164,400	101.48			
L543625216	144-045-11056	GILBERT KENNETH Location: 273 DEPOT STREET	LINDSAY WILLIAM	0.25	7/12/2019	129,000	162,900	126.28			
L2068344832	144-045-10941	GILMAN KATHLEEN Location: 272 KEVADUS CIRCLE	FINNAN TYLER	0.25	11/21/2019	128,000	128,400	100.31			
1415941184	144-045-10084	GLASSMAN, ZACHARY Location: 124 GRAFTON ROAD	GARVEY, EUGENE P	0.75	7/23/2021	376,000	238,300	63.38			
L1565413376	144-045-10639	GLIDDEN DAVID Location: 2102 VT RT 10	KENDALL SCOTT	4.10	9/25/2020	129,900	120,400	92.69			
L612319232	144-045-11294	GRIFFIN LAUREN Location: 73 BREEZY LANE	PAJALA GREGORY	0.32	10/16/2020	168,700	165,700	98.22			

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L1195937792	144-045-10362	HAMMOND GERALD Location: 289 SUGARBUSH ROAD	MENZIES VIRGINIA	2.00	9/30/2020	115,000	136,600	118.78			
L1298079744	144-045-11350	HAPPENNY COURTNEY Location: 62 DAVIDSON HILL ROAD	HASTINGS SALLY	1.00	12/10/2020	165,000	137,100	83.09			
1840424000	144-045-11624	HARTFORD, JOHN A Location: 662 MAIN STREET	BLOCK, DARROL	1.00	5/21/2021	280,000	254,100	90.75			
L755204096	144-045-11988	HILL MARISSA Location: 662 REMINGTON ROAD	WYSOCKI WAYNE	1.79	8/11/2020	283,500	290,800	102.57			
L1354305536	144-045-11517	HOMAN ROY Location: 222 PECK ROAD	H. M. SAVAGE & SONS ...	1.00	7/1/2019	100,000	112,800	112.80			
2136474688	144-045-10183	JACKSON, MARGARET Location: 125 WHITMORE BROOK	PEDICINO, ADAM	2.00	4/30/2021	219,000	138,600	63.29			
1325489216	144-045-10630	JKM LIVING TRUST U/A... Location: 176 MEADOW ROAD	JOHNSON, CHARLES W	0.27	10/28/2021	295,000	182,400	61.83			
L935890944	144-045-10348	JOHNSON TERESA Location: 164 COACH ROAD	GOODRICH SCOTT	0.50	10/21/2020	167,000	180,900	108.32			
L562266112	144-045-10958	JORDAN JENNA Location: 21 BARGFREDE ROAD	GEORGE HIZNY AND J. ...	0.25	7/28/2020	199,500	174,100	87.27			
L752078848	144-045-10236	KENNEDY MICHAEL Location: 230 PLEASANT STREET	PARKER HANNAH	2.00	1/7/2020	175,000	183,300	104.74			
L1930039296	144-045-11714	KENNETH J. BONIFACE ... Location: 489 MAIN STREET	SUSAN-MARIE BEAUCHEM...	0.20	11/6/2020	237,900	182,400	76.67			
L738758656	144-045-10505	KIERNAN CAROLE Location: 137 MAIN STREET	DEPINA LAURIE	0.22	11/18/2019	370,000	368,800	99.68			
1480752192	144-045-10438	LARIVIERE, MICHAEL D Location: 1626 VT RT 10	LUMAN JR., GARY B	0.25	12/22/2021	159,000	122,100	76.79			
1505373248	144-045-10949	LASKEY, PAUL Location: 27 CROSS ROAD	SMITH, AULA E	0.25	9/7/2021	200,000	128,900	64.45			
L44064768	144-045-11481	LOCKWOOD ANDREW Location: 40 FENTON ROAD	ROUNDS DENNIS	1.50	5/24/2019	50,000	54,000	108.00			
L862687232	144-045-11901	LUBIN JEREMY Location: 607 MARCS DRIVE	ZEPHIR JR. ANDREW	5.00	10/22/2020	359,000	260,600	72.59			
L1881427968	144-045-10103	LUKS JORDAN Location: 1611 POTASH BROOK ROAD	PULTORAK CRAIG	2.86	7/9/2020	173,000	180,600	104.39			
447069248	144-045-11744	LYNCH, STEPHEN Location: 1107 FLAMSTEAD ROAD	TURCO, WALTER JR R	1.00	12/14/2021	224,000	157,200	70.18			

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L1661521920	144-045-10840	MALABY ANDREW Location: 244 PUTNAM HILL ROAD	HOLME JR. JOHN	1.60	7/31/2019	236,000	237,300	100.55			
1091066944	144-045-10407	MARLOW, GARY P Location: 168 VT RT 11 WEST	POUNDSTONE, PATRICIA	0.31	11/4/2021	273,000	148,800	54.51			
1081428544	144-045-11234	MARQUIS, JOSEF A Location: 1101 CAVENDISH ROAD	RYAN, KIM A	2.00	3/4/2022	167,000	128,000	76.65			
L106057728	144-045-10073	MATRACIA CATHLYN Location: 1248 GRAFTON ROAD	LAVOIE STEPHEN	0.36	9/6/2019	132,000	132,600	100.45			
1795251264	144-045-10176	MCAVEENEY, JOHN Location: 372 MAIN STREET	BOCK, THOMAS	1.19	11/4/2021	419,000	285,100	68.04			
L1251672064	144-045-11954	MCCLYMAN ANDREW Location: 544 REMINGTON ROAD	PETERSON SCOTT	1.50	12/28/2020	329,000	279,200	84.86			
L177995776	144-045-11190	MCFARLIN MATTHEW Location: 1447 FLAMSTEAD RD	MOORE CORINNE	2.40	8/5/2019	146,000	149,100	102.12			
L1422393344	144-045-11844	MCLAUGHLIN SARAH Location: 265 CHURCH STREET	DURATO ROBERT	0.25	10/17/2019	205,000	197,700	96.44			
L284434432	144-045-10702	MCNEALUS LISA Location: 334 RIVER STREET	ZUPPINGER KAREN	0.88	5/29/2020	209,000	222,000	106.22			
1929468992	144-045-10054	MONFETTE, GREGORY Location: 275 OLD STAGE ROAD	ST. PETER, JOHN A	3.00	10/29/2021	332,000	210,300	63.34			
L944381952	144-045-10536	MONTGOMERY IAN Location: 189 NORTH STREET	EDGAR-ALBERT CAROLIN...	1.00	12/30/2019	215,000	187,500	87.21			
1610845248	144-045-10230	MORTON, EMILY Location: 268 MAPLE RIDGE ROAD	MCALLISTER, AMANDA	4.00	7/23/2021	299,900	197,300	65.79			
L2125365248	144-045-10802	MURPHY KATHERYN Location: 296 NORTH STREET	PAGE MICHELLE	0.25	8/10/2020	218,000	214,100	98.21			
1010764864	144-045-11687	NELSON, MATTHEW Location: 63 MARSHALL ROAD	DESLAURIERS, KATHERI...	0.50	7/29/2021	230,000	150,700	65.52			
75017280	144-045-11356	NIKKI GEANNELIS TRUS... Location: 164 MEADOW ROAD	DUDEK, THOMAS A	0.51	9/17/2021	239,000	224,500	93.93			
951212096	144-045-10928	ODICE, TRAVIS J Location: 855 MARCS DRIVE	BARROWS, KEITH	2.10	4/12/2021	260,000	239,300	92.04			
1283546176	144-045-11526	O'DONNELL, SEAN M Location: 133 MARSHALL ROAD	WOOD, MICHAEL J	0.25	10/26/2021	250,000	139,600	55.84			
L537935872	144-045-11628	ORMROD-LEVEN JADE Location: 406 FIRST AVENUE	DIMARCO ANTHONY	0.37	12/9/2019	208,000	211,400	101.63			

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L681017344	144-045-10939	O'TOOLE PATRICK Location: 498 DODGE ROAD	498 DODGE ROAD LLC	4.00	7/31/2020	444,000	411,400	92.66			
L995770368	144-045-10566	PARKHURST MARY Location: 1198 VT. RT. 11 EAST	THOMAS DONNA	0.45	11/19/2019	124,500	123,700	99.36			
L906772480	144-045-10623	PARKS IAN Location: 45 CIRCLE DRIVE	EDWARDS CHRISTINE	0.35	11/5/2020	122,200	133,600	109.33			
L1099239424	144-045-11708	PEN LAUNDRY LLC Location: 1084 GRAFTON ROAD	MARKWELL JR. KENNETH	0.25	3/22/2021	110,000	109,400	99.45			
75250752	144-045-10100	PERKINS, SARAH Location: 3831 VERMONT ROUTE 11 WEST	ATWOOD, PHILLIP E	1.50	10/22/2021	139,000	113,500	81.65			
L1154506752	144-045-11758	PETERSON SCOTT Location: 198 COACH ROAD	LEFEVRE KRISTINE	0.25	1/7/2021	245,000	227,800	92.98			
L1232240640	144-045-10780	PLATO RUSSELL Location: 534 MAIN STREET	ROGERS MICHAEL	0.25	11/6/2020	340,000	277,700	81.68			
762235968	144-045-11038	POTTER, FREDERICK R Location: 374 NORTH STREET	BIDWELL, FRANKLIN D	0.50	8/23/2021	290,000	213,300	73.55			
564369472	144-045-10701	PRESTON, LAWRENCE W Location: 3074 VT RT 10	HOLL, SANDRA	2.00	4/1/2021	190,000	185,800	97.79			
L1210486784	144-045-10921	PRUE RICHARD Location: 870 CUMMINGS ROAD	JONES ROSS	2.60	10/22/2019	180,000	181,400	100.78			
L664739840	144-045-10266	QUINN NICHOLAS Location: 538 CLEMONS ROAD	SMITH PAUL	2.10	11/13/2020	299,900	257,400	85.83			
L1580965888	144-045-10606	RDVT PROPERTIES LLC Location: 14 LEDGEWOOD ROAD	FRANCOEUR SABRA	3.70	8/31/2020	125,000	199,600	159.68	O	O	O
L454541312	144-045-10143	RDVT PROPERTIES LLC Location: 93 LEDGEWOOD ROAD	FRANCOEUR SABRA MART...	4.30	9/1/2020	290,000	290,500	100.17			
L1354637312	144-045-11530	REID KATHY Location: 1242 VT. ROUTE 11 EAST	SCHOFIELD JR. PAUL	1.25	4/30/2019	185,000	185,200	100.11			
L436350976	144-045-10127	RICHARDS DEREK Location: 322 MARCS DRIVE	JANE M. DAVIS REVOCA...	5.20	11/15/2019	375,000	371,600	99.09			
296758336	144-045-11490	RILEY, BRIAN Location: 514 FIRST AVENUE	WEINGARTEN, SARAH	5.10	8/19/2021	400,000	330,100	82.53			
L1732857856	144-045-11272	ROBBINS KELLY Location: 40 AMSDEN HILL RD	KENDALL SCOTT	1.00	11/15/2019	105,000	115,100	109.62			
L599179264	144-045-11701	ROBERT B. BUCKLEY TR... Location: 1937 GREEN MOUNTAIN TURNPIKE	COLBERT JANET	0.08	8/31/2020	315,000	210,600	66.86			

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L1995382784	144-045-11230	RODRIGUEZ LOUIS Location: 3466 ROUTE 103 NORTH	NELLIGAN STEPHEN	0.76	10/23/2020	195,000	202,800	104.00			
L1335001088	144-045-11243	ROPER JAMES Location: 371 RIVER STREET	SPINRAD JR. WALTER	0.32	11/8/2019	170,000	172,600	101.53			
L534839296	144-045-11851	ROSER LAURIE Location: 2155 VT RT 11 EAST	FERNANDEZ LISSA	3.00	11/13/2020	222,000	210,500	94.82			
1226880064	144-045-10637	ROYCE-BOYNTON, STACY... Location: 71 MOUNTAIN VIEW STREET	DAYER, ROBERT J	0.17	7/2/2021	185,000	129,300	69.89			
L1029386240	144-045-10066	RYAN KIM Location: 3851 TREBO ROAD	BURBANK NICHOLAS	2.15	1/3/2020	195,000	195,800	100.41			
L1064013824	144-045-11234	RYAN KIM Location: 1101 CAVENDISH ROAD	HOLDEN SHIRLEY	2.00	11/2/2020	149,000	128,000	85.91			
L130195456	144-045-10196	SARTINI ROBERT Location: 728 MAIN ST	HUMPHREY RICHARD	0.50	8/24/2020	334,250	317,700	95.05			
L859348992	144-045-11812	SCHROEDER JOSHUA Location: 270 NORTH STREET	WAY LYNN	0.50	4/29/2020	185,000	205,000	110.81			
L467075072	144-045-11208	SIGGINS CATHERINE Location: 202 KEVADUS CIRCLE	MARIAN J. MOSHER 201...	0.25	10/31/2019	150,000	149,000	99.33			
1257855552	144-045-11708	SLACK, AMANDA Location: 1084 GRAFTON ROAD	PEN LAUNDRY, LLC	0.25	3/25/2022	275,000	109,400	39.78			
531221568	144-045-11890	SMITH, GABRIEL E Location: 851 CAVENDISH ROAD	MCCARTHY, AARON M	2.00	8/26/2021	100,400	100,400	100.00			
2026843200	144-045-10354	SNIDER, JEFFREY M Location: 225 PLEASANT STREET	NASH, AMANDA	1.30	9/8/2021	375,000	326,900	87.17			
57592896	144-045-11479	SORRENTINO, ARTHUR Location: 558 MAIN ST	SUSAN W. LEES 2018 R...	0.19	8/24/2021	322,000	236,300	73.39			
L286433280	144-045-10895	SOULIA JOHN Location: 486 VERMONT ROUTE 103	GLEASON MICHAEL	0.25	12/31/2020	145,000	116,900	80.62			
L768167936	144-045-10069	STANTON RUTH Location: 857 CHURCH ST	ANDERSON CHARLES	0.11	4/4/2019	145,000	139,300	96.07			
1788689472	144-045-11535	STEELE, ALEXANDRIA M Location: 71 CANAL ST	MCCALLISTER, BARBARA...	0.25	11/1/2021	180,000	148,300	82.39			
L233693184	144-045-10540	STEPELEVICH BRIAN Location: 183 PLEASANT STREET	SCHULTZ JOSEPH	0.54	11/8/2019	220,000	223,700	101.68			
L1670533120	144-045-11011	STEWART NATHAN Location: 462 ELM STREET	WOOD MICHAEL	1.50	10/29/2019	269,000	266,100	98.92			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1180491776	144-045-10550	TATRO ROY Location: 73 MAPLE STREET	EPLER JR. JOSEPH	0.50	8/21/2020	267,000	220,400	82.55			
L363864064	144-045-11710	TEIXEIRA LINA Location: 1470 FLAMSTEAD ROAD	CONTE GEORGE	2.66	11/26/2019	165,000	161,100	97.64			
L1009901568	144-045-10762	TOLSTOI WESLEY Location: 95 GRAFTON ROAD	ERSKINE KOREN	0.25	3/26/2021	225,000	206,300	91.69			
395123776	144-045-11009	TURNER, JOSEPH Location: 501 MAIN STREET	KELL, TANYA	1.38	11/1/2021	380,000	231,000	60.79			
L651317248	144-045-11810	VALLEE DAVID Location: 641 DEPOT ST	FRENCHMAN ELIZABETH	0.20	4/26/2019	134,000	135,300	100.97			
L1022263296	144-045-10066	VELIT JOHN Location: 3851 TREBO ROAD	RYAN KIM	2.15	11/2/2020	232,000	195,800	84.40			
2138717248	144-045-10117	WALKER, DEBORAH J Location: 238 STATE ROUTE 103 S	BATTICE, PRISCILLA F	0.59	10/20/2021	180,312	162,300	90.01			
L1876893696	144-045-10396	WATERS NATHANIEL Location: 348 HIGH STREET	SCHWARTZ TRAVIS	1.30	1/26/2021	280,000	142,000	50.71			
L878223360	144-045-12005	WHYMAN KATRINA Location: 638 REMINGTON ROAD	BURNETT ROBERT	1.82	6/26/2020	250,000	234,500	93.80			
L1016193024	144-045-10864	WILLIAMS RIVER HOLDI... Location: 279 PLEASANT STREET	DAVID HUME TRUST	2.06	12/31/2019	250,000	297,000	118.80			
545012800	144-045-11869	WILLMS, MARNI M Location: 268 SOUTH MAI STREET	WHITNEY, DONNA	0.34	10/29/2021	160,000	119,600	74.75			
L1449082880	144-045-10021	WING ANDREA LYNN Location: 450 RIVER STREET	ALBERGHINI TOD	0.75	7/29/2020	242,000	207,800	85.87			
L1273192448	144-045-11526	WOOD MICHAEL Location: 133 MARSHALL RD	STEWART NATHAN	0.25	10/24/2019	134,000	139,600	104.18			
316146752	144-045-10467	YOUNG, ERIKA Location: 50 HOWARD ROAD	KIDNEY, JOSEPH RYAN	5.00	4/22/2021	300,000	279,200	93.07			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>203.59</b>		<b>30,699,452</b>	<b>26,192,900</b>				



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

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
140 Total Transactions	75.07	Low InterQuartile Value	82.68 Low 90% Value of Aggregate
220,680 Average Sales Price	100.47	High InterQuartile Value	87.76 High 90% Value of Aggregate
188,060 Average Listed Price	25.40	InterQuartile Range	85.22 Aggregate Ratio
89.40 Average Ratio			2.98% Sampling Error
92.69 Median Ratio	36.98	Value of Outlier Low Limit	0 Number of Low Outliers
39.78 Low Ratio	138.56	Value of Outlier High Limit	4 Number of High Outliers
159.68 High Ratio	- 1.11	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	176.65	Value of Extreme High Limit	1 Number of High Extremes/Influentials
16.14 COD			
29 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
21% 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
L893947904	144-045-11254	ABRAMS JACOB Location: 1502 POPPLE DUNGEON ROAD	NOVAK MARA	26.40	9/17/2020	625,000	505,500	80.88			
L1011408896	144-045-10159	BLACKBURN R. ZACCIAH Location: 982 OLD STAGE ROAD	FRAPPIER JOSHUA	9.82	10/29/2019	425,000	401,800	94.54			
45373504	144-045-10007	BLISS BERRY FARM LLC Location: 60 COBURN ROAD	GREENWELL, FREDERICK...	102.10	4/15/2021	350,000	279,100	79.74			
L275070976	144-045-11873	CALIHAN JAMES Location: 1637 TREBO ROAD	TOLSTOI HILARIE	20.40	2/21/2020	240,000	275,900	114.96			
L1123332096	144-045-11269	CARRESCIA DAVID Location: 2595 FLAMSTEAD ROAD	DRIVER DAVID	28.60	11/26/2019	560,000	551,800	98.54			
L2002640896	144-045-11674	CLAPP KRISTEN Location: 147 MINERAL SPRINGS ROAD	COUTURE ROBERT	41.24	2/14/2020	385,000	392,000	101.82			
L95313920	144-045-10998	COVIELLA IGNACIO Location: 1162 LOVERS LANE ROAD	NANCY M. DAVIS FAMIL...	14.34	8/30/2019	425,000	408,800	96.19			
L1049513984	144-045-11149	DACUNTO HEATHER Location: 135 STONEHEDGE LANE	MCPADDEN DENNIS	10.00	9/16/2020	449,000	359,700	80.11			
L1297682432	144-045-11187	DESOUSA CHAD Location: 690 TREBO ROAD	MONAHAN JOSEPH	19.00	4/19/2019	315,000	314,700	99.90			
L1988329472	144-045-11641	DOODY MICHAEL Location: 2375 LOVERS LANE	THE JUDITH S. RYAN I...	8.00	7/15/2020	255,000	232,800	91.29			
L1414283264	144-045-10869	DOUGHERTY ERIN Location: 1293 FLAMSTEAD ROAD	BINGHAM FRANCIS	30.50	9/30/2020	180,000	190,100	105.61			
L1478938624	144-045-11821	DOUGLAS W. GANT TRUS... Location: 1328 CHANDLER RD	ESTATE OF JOAN WEISS	193.02	4/12/2019	459,000	467,200	101.79			
284297792	144-045-11407	DPM NEWBURY TRUST OF... Location: 816 POPPLE DUNGEON ROAD	UGO QUAZZO ESTATE	118.63	3/1/2022	825,000	561,100	68.01			
L340369408	144-045-10474	FERRARO TIMOTHY Location: 708 FLAMSTEAD ROAD	ESTATE OF DANNA DE R...	75.00	11/7/2019	400,000	408,800	102.20			
L1061330944	144-045-10271	FIREFLY VENTURES VT ... Location: 3306 GREEN MOUNTAIN TURNPIKE	SHERLAW GARY	6.75	1/17/2020	255,000	265,500	104.12			
L1823715328	144-045-11218	GAGNON SEAN Location: 138 FARRAR ROAD	COSENTINO CATHY	55.50	12/2/2019	175,500	209,100	119.15			
L734183424	144-045-11210	GARNER STEPHEN Location: 228 VERMONT ROUTE 11 WEST	SNOW PHILIP FRANCIS	95.00	10/9/2020	755,000	718,800	95.21			
1269910080	144-045-10087	GIMBLETTE, JOHN A Location: 612 RESERVOIR ROAD	GOODELL, HARRY S	7.00	2/18/2022	250,000	168,800	67.52			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1550319616	144-045-12006	GODFREY JOHN Location: 1438 LOVERS LANE	KROLICK NEIL	11.01	9/10/2020	390,000	348,100	89.26			
L2031693824	144-045-11738	GREGORY EDWARD Location: 252 DAVIDSON HILL ROAD	SUMMERMATTER RICHARD	11.19	4/9/2020	415,000	389,700	93.90			
L1740668928	144-045-10874	HERRINGTON LEE ROY Location: 709 QUARRY ROAD	STEFANEY LYNNE	26.35	8/6/2020	675,000	543,600	80.53			
2009979968	144-045-11187	HODGE, THOMAS J Location: 690 TREBO ROAD	DESOUSA, CHAD	19.00	11/19/2021	475,000	314,700	66.25			
L877170688	144-045-11886	KENNEDY MICHAEL Location: 101 STONEHEDGE LANE	NORMAN K. WRIGHT EST...	10.00	10/23/2020	456,500	462,000	101.20			
L2117509120	144-045-11790	KRUST JESSICA Location: 246 PUTNAM HILL RD	WISEMAN ANTONIA	10.00	3/9/2020	340,000	354,900	104.38			
L1652080640	144-045-11321	KUNZWEILER ROBERT Location: 1346 GOLDTHWAITE ROAD	RICHARD PATERNO REVO...	27.84	7/13/2020	750,000	661,100	88.15			
L133582848	144-045-10410	LANAHAN-LOZUAWAY REV... Location: 1847 TREBO RD	CUNNINGHAM LINDA	40.02	12/7/2020	425,000	400,200	94.16			
828879424	144-045-10237	LOMBARDI, COREY Location: 767 CUMMINGS ROAD,	BUTTERFIELD, LESTER ...	6.00	3/2/2022	250,000	185,900	74.36			
L1033420800	144-045-10813	MASTER WARREN Location: 4419 TREBO ROAD	HERSCHEL LAYNE	21.00	8/9/2019	279,500	278,100	99.50			
L1888075776	144-045-11597	MOORE SR. CHRISTOPHE... Location: 409 CUMMINGS RD	SMITH JOYCE	10.18	11/20/2020	300,000	314,700	104.90			
305592384	144-045-10577	MORGAN, MICHAEL Location: 475 FLAMSTEAD ROAD	FARRAR, RONALD P	62.00	4/15/2021	290,000	219,700	75.76			
L1211760640	144-045-11323	MUNUKKA DAVID Location: 3295 LOVERS LANE	PATTERSON ERSHEL	14.00	8/3/2020	209,000	212,400	101.63			
L1592262656	144-045-11576	NORMAN JR. PAUL Location: 496 BLOOD ROAD	PATTI JOSEPH	10.20	9/28/2020	279,000	260,800	93.48			
L1214193664	144-045-10520	OLESKY TIMOTHY Location: 535 CUMMINGS ROAD	DURGIN PETER	11.77	9/1/2020	389,000	346,700	89.13			
578567232	144-045-10238	PAGE, BARBARA Location: 3057 VT RT 11 EAST	BUXTON, MICHAEL R	10.08	10/28/2021	325,000	225,400	69.35			
L718716928	144-045-11327	PALMIERI TRAVIS Location: 34 RESERVOIR ROAD	HUMBERT GERHARD	16.10	10/11/2019	223,250	209,100	93.66			
1758559296	144-045-11138	PECK, JR., MICHAEL J Location: 354 MINER ROAD	MCENANEY, BRUCE W	53.16	12/23/2021	970,000	675,600	69.65			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L67518464	144-045-10885	PFEFFERLE KAREN Location: 3379 FLAMSTEAD RD	BLOCK DAVID	20.50	1/14/2021	298,000	235,100	78.89			
L1792860160	144-045-10694	QUENNEVILLE CORY Location: 31 PALMER ROAD	ANMIK LLC	22.80	1/15/2021	480,000	419,200	87.33			
L1519820800	144-045-11326	RAFF EDWARD Location: 3698 FLAMSTEAD ROAD	TIERNAN PAUL	6.00	4/17/2019	251,000	251,200	100.08			
L1896054784	144-045-11846	RAYMOND T. CARROLL L... Location: 76 WOLF RD.	GILBERT J. TOWNSEND	20.35	8/28/2020	725,000	509,600	70.29			
L57823232	144-045-11541	REO JAMES Location: 710 HIGH STREET	ROSIE SEGAL TRUST	17.09	12/18/2020	551,000	471,200	85.52			
L999964672	144-045-10008	ROBERTSON TIMOTHY Location: 32 COLBURN ROAD	O'CONNELL JR. RAYMON...	13.60	9/27/2019	325,000	328,300	101.02			
L1916829696	144-045-11286	ROMERO ALFONSO Location: 231 CHRISTMAS TREE FARM RD	OSTERGAARD GUNNAR	245.00	12/4/2020	735,000	796,800	108.41			
L2014515200	144-045-10950	RONDEAU MARIA Location: 218 GUNDERSON ROAD	SHANNON L. BUGGY TRU...	32.36	3/16/2021	800,000	453,100	56.64			
7908416	144-045-11127	SCHILLER, JONATHAN R Location: 668 GRAFTON ROAD	PATTERSON, PAMELA M	16.50	9/17/2021	350,000	263,800	75.37			
1763458112	144-045-10203	SCHULZ, BRODIE C Location: 445 TREBO ROAD	BRAVIN, PHILIP W	10.20	10/15/2021	794,000	480,700	60.54			
L1817305088	144-045-10556	SITMAL LLC Location: 547 WILLIAMS ROAD	GRUCE JAMES	10.86	2/21/2020	210,000	213,400	101.62			
L579452928	144-045-11043	STEVENS MICHAEL Location: 1004 ETHAN ALLEN RD	CARPENTER SAMUEL	35.86	9/21/2020	232,500	165,400	71.14			
752354368	144-045-10171	TAYLOR, NEVIN S Location: 74 HIGH STREET	SMITH, AMY S	7.00	4/30/2021	320,000	232,300	72.59			
L124334080	144-045-11873	TOLSTOI HILARIE Location: 1637 TREBO ROAD	WISCH JUDI	20.40	10/12/2019	274,000	275,900	100.69			
L1428332544	144-045-11524	TOTTEN JR PETER Location: 272 CLEMONS ROAD	MULLIGAN JOHN	23.20	10/7/2020	189,000	185,300	98.04			
L1608486912	144-045-12002	TRAYLOR ARTHUR Location: 286 EDDY ROAD	SEMONES LARRY	20.40	2/13/2020	330,000	332,100	100.64			
L1825595392	144-045-11632	WALDRON DENIS Location: 440 DAVIDSON HILL ROAD	MCCLYMAN ANDREW	12.00	12/28/2020	271,000	227,500	83.95			
L720080896	144-045-11383	ZOGRAFAKIS ANDJELA Location: 1782 QUARRY ROAD	KAPP CD	242.00	11/24/2020	1,050,000	887,400	84.51			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>2,007.32</b>		<b>22,955,250</b>	<b>19,842,500</b>				

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

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
54 Total Transactions	78.11	Low InterQuartile Value	82.80 Low 90% Value of Aggregate
425,097 Average Sales Price	101.06	High InterQuartile Value	90.08 High 90% Value of Aggregate
367,454 Average Listed Price	22.95	InterQuartile Range	86.44 Aggregate Ratio
89.41 Average Ratio			4.21% Sampling Error
93.57 Median Ratio	43.68	Value of Outlier Low Limit	0 Number of Low Outliers
56.64 Low Ratio	135.49	Value of Outlier High Limit	0 Number of High Outliers
119.15 High Ratio	9.25	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	169.92	Value of Extreme High Limit	0 Number of High Extremes/Influentials
12.82 COD			
13 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
24% 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
500354112	144-045-12062	BLACK FOREST HOLDING... Location: 5210 VT RT 103	WILSON, ANDREW P	1.84	8/18/2021	60,000	66,400	110.67			
L1257725952	144-045-11391	BURNSIDE LLC Location: 159 MURDOCK ROAD	PORRAZZO VINCENT	90.00	8/28/2020	265,000	202,000	76.23			
L632688640	144-045-10058	DRZEWIANSKI PAUL Location: 715 FARRAR ROAD	AREMBURG PAUL	2.50	11/4/2019	170,000	173,400	102.00			
L1334120448	144-045-10140	GROUT KODI Location: 595 TREBO ROAD	BENSON DORENE	5.50	3/19/2021	85,000	96,200	113.18			
1483242560	144-045-12069	LESURE, JOHN D Location: 259 RIVER STREET	PUTNAM, BILLY J	0.81	12/10/2021	60,000	56,200	93.67			
L268210176	144-045-11074	LYNCH BRIAN Location: CUMMINGS ROAD	LOMBARDI JOSEPH	1.00	7/12/2019	20,000	36,000	180.00	E	E	O
436526144	144-045-10691	NELSON, ERIC Location: 1497 VT RT 10	1497 RT 10 LLC	3.90	11/5/2021	95,000	66,700	70.21			
L1051394048	144-045-10071	RIGOLLAUD PHILIPPE Location: 1961 POPPLE DUNGEON RD	RECORD ROBERT	1.68	8/20/2020	26,000	22,500	86.54			
<b>Totals for MHL - Mobile home landed</b>				<b>107.23</b>		<b>781,000</b>	<b>719,400</b>				

**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	
8 Total Transactions	78.80	Low InterQuartile Value	77.88	Low 90% Value of Aggregate
97,625 Average Sales Price	112.55	High InterQuartile Value	106.34	High 90% Value of Aggregate
89,925 Average Listed Price	33.74	InterQuartile Range	92.11	Aggregate Ratio
104.06 Average Ratio			15.45%	Sampling Error
97.83 Median Ratio	28.19	Value of Outlier Low Limit	0	Number of Low Outliers
70.21 Low Ratio	163.17	Value of Outlier High Limit	1	Number of High Outliers
180.00 High Ratio	- 22.43	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.13 PRD (Regression Index)	213.78	Value of Extreme High Limit	0	Number of High Extremes/Influentials
22.90 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
13%	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
L1897381888	144-045-10710	CARPENTER PHILIP Location: 236 GOODRICH ROAD	LUDWIG PHILIP	0.25	7/31/2020	34,000	37,700	110.88			
L1757937664	144-045-11453	HECKER ROBERT Location: 1001 WYMANS FALLS ROAD	CUCCHIARA WILLIAM	2.00	10/4/2019	63,000	62,900	99.84			
L1701548032	144-045-10710	MILLS GEARY Location: 236 GOODRICH ROAD	CARPENTER PHILIP	0.25	12/22/2020	30,000	37,700	125.67			
<b>Totals for S1 - Vacation home with less than 6 acres</b>				<b>2.50</b>		<b>127,000</b>	<b>138,300</b>				

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

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
3 Total Transactions	99.84	Low InterQuartile Value	90.27	Low 90% Value of Aggregate
42,333 Average Sales Price	125.67	High InterQuartile Value	127.52	High 90% Value of Aggregate
46,100 Average Listed Price	25.83	InterQuartile Range	108.90	Aggregate Ratio
112.13 Average Ratio			17.10%	Sampling Error
110.88 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
99.84 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
125.67 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
7.76 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				

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1639590976	144-045-11182	HERNBERG, SCOTT Location: 433 CROW HILL ROAD	MISIURA, TODD	6.15	9/9/2021	65,000	107,800	165.85	O	O	
L1884131328	144-045-10105	NELSON JR. WILLIAM Location: 3648 SMOKESHIRE ROAD	KOESTER BRIAN	8.00	5/6/2019	77,000	71,400	92.73			
<b>Totals for S2 - Seasonal home with 6 or more acres</b>				<b>14.15</b>		<b>142,000</b>	<b>179,200</b>				

**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
2 Total Transactions	92.73	Low InterQuartile Value	(94.65) Low 90% Value of Aggregate
71,000 Average Sales Price	165.85	High InterQuartile Value	347.04 High 90% Value of Aggregate
89,600 Average Listed Price	73.12	InterQuartile Range	126.20 Aggregate Ratio
129.29 Average Ratio			174.99% Sampling Error
129.29 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
92.73 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
165.85 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
28.28 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
L1159397376	144-045-10388	26 COMMONS LLC Location: 26 THE COMMONS	NANCY F. PHILLIPS RE...	0.17	5/1/2020	230,000	239,000	103.91			
465321024	144-045-10537	479 MAIN STREET LLC Location: 479 MAIN STREET	L&L VT RE LLC	0.50	10/29/2021	335,000	341,300	101.88			
L647880704	144-045-10599	48 MAIN CHESTER LLC Location: 48 MAIN STREET	TD BANK N.A.	1.00	1/22/2020	170,000	174,900	102.88			
L491184128	144-045-10767	527 NORTH STREET LLC Location: 527 NORTH STREET	BOLASKI DAVID	0.50	12/1/2020	239,000	212,500	88.91			
2012691520	144-045-11747	BEABETTER FOOD COMPA... Location: 90 COMMON STREET	FREE RANGE HOLDINGS,...	0.16	12/3/2021	324,500	355,900	109.68			
738430016	144-045-10922	BLUEWATER MAINE HOLD... Location: 472 MAIN STREET	FLETCHER HOUSE LLC	1.00	7/21/2021	420,000	419,000	99.76			
L513376256	144-045-11306	CHESTER VIEW ESTATES... Location: REMINGTON ROAD	PARKER WAY LLC	89.26	12/31/2019	94,750	140,300	148.07	O	O	O
260068416	144-045-10283	DIRTY JACK'S LLC Location: 39 SOUTH MAIN STREET	CHAMPLAIN OIL COMPAN...	0.25	6/18/2021	180,000	120,400	66.89			
L171483136	144-045-10359	FLINT-BUDDE NANCY Location: 58 COMMON STREET	CHESTER REALTY HOLDI...	0.20	12/8/2020	220,000	236,700	107.59			
L279830528	144-045-11900	FRANKLIN'S TOWER LLC Location: 319 SOUTH MAIN STREET	ZACHARY THEODORE	8.76	3/13/2020	430,000	374,700	87.14			
1572299840	144-045-10481	FRANKLYN FARM INN, L... Location: 2206 GREEN MOUNTAIN TURNPIKE	DEXTER, PAUL B	35.00	5/14/2021	624,000	681,000	109.13			
L525508608	144-045-10916	HAGLAND SCOTT Location: 463 MAIN STREET	FLETCHER HOUSE LLC	0.25	3/22/2021	270,000	235,300	87.15			
L972701696	144-045-10870	JOHNSON CATHERINE Location: 665 ROUTE 10	YOSHIDA-HUNTER MICHI...	10.25	11/25/2020	350,000	410,600	117.31			
722920000	144-045-11750	LONGO PROPERTIES LLC Location: 116 MAIN STREET	HENRY OFFICE BUILDIN...	0.34	2/1/2022	307,000	336,900	109.74			
L1225412608	144-045-11690	OKEMO VALLEY HOSPITA... Location: 40 COMMON STREET	RUGG BRET	2.28	7/31/2020	845,000	915,000	108.28			
766868544	144-045-12082	RB & RB, LLC. Location: 3441 VT ROUTE 10	ARRISON, KELLY	12.27	11/24/2021	284,500	213,200	74.94			
L1180110848	144-045-11706	SORENSEN TRACY Location: 244 MAIN STREET	HUGGING BEAR LLC	0.60	2/17/2021	430,000	457,400	106.37			
917648448	144-045-10388	SOTTOVIA, JULIAN Location: 26 COMMON STREET	26 COMMONS, LLC	0.17	6/30/2021	385,000	239,000	62.08			

**C - Commercial**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1465012224	144-045-10459	SPADA KEELY Location: 585 DEPOT STREET	DEGENER JR. FREDERIC...	0.25	10/7/2019	125,000	120,900	96.72			
1049230400	144-045-10077	STONE HEARTH LLC Location: 698 ROUTE 11 WEST	FEA, L.L.C.	5.63	12/15/2021	600,000	376,900	62.82			
L1209352192	144-045-11660	WOLF CREEK PROPERTIE... Location: 145 SOUTH MAIN STREET	STOCKER RICHARD	0.80	11/9/2020	240,000	268,100	111.71			
L1572212736	144-045-11612	WOLF CREEK PROPERTIE... Location: 34 SCHOOL STREET	THE THOMAS C. SPATER...	0.07	9/23/2019	222,000	221,500	99.77			
<b>Totals for C - Commercial</b>				<b>169.71</b>		<b>7,325,750</b>	<b>7,090,500</b>				

**C - Commercial**

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

Category Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals
22 Total Transactions	87.15 Low InterQuartile Value	89.97 Low 90% Value of Aggregate
332,989 Average Sales Price	109.27 High InterQuartile Value	103.61 High 90% Value of Aggregate
322,295 Average Listed Price	22.12 InterQuartile Range	96.79 Aggregate Ratio
98.31 Average Ratio		7.05% Sampling Error
102.38 Median Ratio	53.96 Value of Outlier Low Limit	0 Number of Low Outliers
62.08 Low Ratio	142.46 Value of Outlier High Limit	1 Number of High Outliers
148.07 High Ratio	20.77 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	175.64 Value of Extreme High Limit	0 Number of High Extremes/Influentials
13.61 COD		
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
14% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

**CA - Commercial Apartments**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1840610368	144-045-11888	CUMMINGS PROPERTIES,...	FREE RANGE HOLDINGS,...	0.75	12/17/2021	290,000	302,900	104.45			
		Location: 14 CHURCH STREET									
L1146429440	144-045-10648	GREEN KNOLL LLC	KUMARI INVESTMENT PR...	1.50	10/16/2020	325,000	308,600	94.95			
		Location: 617 DEPOT STREET									
<b>Totals for CA - Commercial Apartments</b>				<b>2.25</b>		<b>615,000</b>	<b>611,500</b>				

**CA - Commercial Apartments**

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
2 Total Transactions	94.95	Low InterQuartile Value	72.71	Low 90% Value of Aggregate
307,500 Average Sales Price	104.45	High InterQuartile Value	126.15	High 90% Value of Aggregate
305,750 Average Listed Price	9.49	InterQuartile Range	99.43	Aggregate Ratio
99.70 Average Ratio			26.87%	Sampling Error
99.70 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
94.95 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
104.45 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
4.76 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			

**W - Woodland**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1894251584	144-045-10060	BAYNIC LLC Location: PARCEL 4 ON ELMSHORN ROAD	ARENS, CODY S	10.03	12/20/2021	75,000	67,600	90.13			
L1279295488	144-045-10104	BREZNICK JOSEPH Location: LOT 5 SHADY GROVE LANE	BARILE CARMEN	5.12	4/7/2020	19,450	41,800	214.91	E		
L2035367936	144-045-12046	DEMAREST LEE Location: 2661 TREBO ROAD	STODDARD PAUL	11.22	10/16/2020	117,500	66,300	56.43			
L1799917568	144-045-11629	DETWILLER MEREDITH Location: 00 CLEMONS ROAD	STALSBURG MARY	2.60	11/30/2020	25,000	29,700	118.80			
L1661882368	144-045-10604	FINNERTY DAVID Location: 120 ELMSHORN ROAD	FOWLER BARRY	10.00	11/13/2020	104,000	60,000	57.69			
14273600	144-045-12039	MASTER, WARREN S Location: TREBO ROAD	GEORGE E. MATTSON & ...	27.19	8/31/2021	95,000	94,400	99.37			
L1502121984	144-045-10049	MORLEY CHRISTOPHER Location: TREBO ROAD	ANDERSON MICHAEL	22.80	12/31/2019	67,500	96,300	142.67	O		
2057541696	144-045-11316	MOTTA, CHRISTOPHER Location: 505 HIDDEN HEIGHTS ROAD	PARE, RONALD L	2.30	4/2/2021	65,000	40,800	62.77			
L1248006144	144-045-11239	NELSON LEEANN Location: LOT 31, SUGARBUSH ROAD	LAHR PATRICK	145.00	1/28/2021	185,000	218,000	117.84			
L66002944	144-045-12060	SOKOL JERZY Location: LOT 1, GREEN MOUNTAIN TURNPIKE	OTTO JONATHAN	11.77	7/16/2020	30,000	71,500	238.33	E	O	
L531763200	144-045-11276	STOESSER ROBERT Location: MATTSON ROAD	FARRAR ANGELA	82.50	11/15/2019	95,000	167,800	176.63	O		
<b>Totals for W - Woodland</b>				<b>330.53</b>		<b>878,450</b>	<b>954,200</b>				

**W - Woodland**

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
11 Total Transactions	62.77	Low InterQuartile Value	83.77 Low 90% Value of Aggregate
79,859 Average Sales Price	176.63	High InterQuartile Value	133.47 High 90% Value of Aggregate
86,745 Average Listed Price	113.86	InterQuartile Range	108.62 Aggregate Ratio
125.05 Average Ratio			22.88% Sampling Error
117.84 Median Ratio	- 108.02	Value of Outlier Low Limit	0 Number of Low Outliers
56.43 Low Ratio	347.43	Value of Outlier High Limit	0 Number of High Outliers
238.33 High Ratio	- 278.82	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.15 PRD (Regression Index)	518.22	Value of Extreme High Limit	0 Number of High Extremes/Influentials
40.50 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
9% 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
L1534017536	144-045-10872	CRAWFORD TRAVIS Location: 0 GRAHAM ROAD	CROMPTON JOHN	1.85	5/10/2019	16,000	21,500	134.38			
1916734528	144-045-10380	DESLAURIERS, DANIEL Location: 0 DODGE ROAD	COOK, KENNETH C	11.50	7/29/2021	69,000	55,100	79.86			
L1367375872	144-045-10392	EMERALD ACRES INVEST... Location: VT ROUTE 103 NORTH	COVELLO JAMIE	1.00	9/30/2020	49,000	44,300	90.41			
L1363640320	144-045-10727	FUGUET JACK Location: 3215 TREBO ROAD	BALDWIN JEFFREY	5.01	9/12/2019	42,000	47,500	113.10			
L889831424	144-045-10908	HOOKE GARY Location: 87 DAVIDSON HILL ROAD	JOHNSON GARY	1.00	5/20/2020	16,000	21,000	131.25			
L1162993664	144-045-11999	JORDAN ANGELA Location: BROOKSIDE DRIVE	ATWOOD PHILIP	5.30	12/21/2020	39,900	30,200	75.69			
L749113344	144-045-10943	MUHA BRENDAN Location: MARSHALL ROAD	KEITH JOHANNA	9.50	11/23/2020	89,500	58,800	65.70			
554502720	144-045-11974	NADER, GREGG Location: GRAFTON ROAD	TEPSURKAEV, ALI	1.68	3/1/2022	57,000	40,700	71.40			
951141440	144-045-11046	PHELPS, DEBRA Location: LOT 1A FLETCHER HILL	ATWOOD, PHILIP E	1.91	5/13/2021	30,000	17,000	56.67			
L1025708032	144-045-10102	SHROPSHIRE CALEB Location: 405 FARRAR ROAD	SCHULTZ TRUSTEE SUSA...	14.78	12/10/2019	78,993	94,900	120.14			
L1077968896	144-045-12071	WADE MATTHEW Location: LOT 1B, PUTNAM HILL ROAD	PUTNAM RICHARD	3.21	10/21/2020	40,000	43,000	107.50			
<b>Totals for M - Miscellaneous</b>				<b>56.74</b>		<b>527,393</b>	<b>474,000</b>				

**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
11 Total Transactions	71.40	Low InterQuartile Value	76.31 Low 90% Value of Aggregate
47,945 Average Sales Price	120.14	High InterQuartile Value	103.44 High 90% Value of Aggregate
43,091 Average Listed Price	48.73	InterQuartile Range	89.88 Aggregate Ratio
95.10 Average Ratio			15.09% Sampling Error
90.41 Median Ratio	- 1.70	Value of Outlier Low Limit	0 Number of Low Outliers
56.67 Low Ratio	193.24	Value of Outlier High Limit	0 Number of High Outliers
134.38 High Ratio	- 74.80	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	266.34	Value of Extreme High Limit	0 Number of High Extremes/Influentials
25.85 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
207 Total Transactions	76.23	Low InterQuartile Value	83.88 Low 90% Value of Aggregate
266,633 Average Sales Price	101.02	High InterQuartile Value	88.03 High 90% Value of Aggregate
229,189 Average Listed Price	24.79	InterQuartile Range	85.96 Aggregate Ratio
90.25 Average Ratio			2.41% Sampling Error
93.48 Median Ratio	39.04	Value of Outlier Low Limit	0 Number of Low Outliers
39.78 Low Ratio	138.20	Value of Outlier High Limit	6 Number of High Outliers
165.85 High Ratio	1.86	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	175.38	Value of Extreme High Limit	2 Number of High Extremes/Influentials
15.40 COD			
44	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
21%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

**Class - Commercial/Industrial (C, CA, I)**

*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
24 Total Transactions	87.59 Low InterQuartile Value		90.69 Low 90% Value of Aggregate
330,865 Average Sales Price	108.92 High InterQuartile Value		103.30 High 90% Value of Aggregate
320,917 Average Listed Price	21.33 InterQuartile Range		96.99 Aggregate Ratio
98.42 Average Ratio			6.51% Sampling Error
102.38 Median Ratio	55.59 Value of Outlier Low Limit	0 Number of Low Outliers	
62.08 Low Ratio	140.92 Value of Outlier High Limit	1 Number of High Outliers	
148.07 High Ratio	23.59 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.01 PRD (Regression Index)	172.92 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
12.87 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
13% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			



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

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
22 Total Transactions	69.98 Low InterQuartile Value		86.20 Low 90% Value of Aggregate
63,902 Average Sales Price	132.03 High InterQuartile Value		116.98 High 90% Value of Aggregate
64,918 Average Listed Price	62.05 InterQuartile Range		101.59 Aggregate Ratio
110.07 Average Ratio			15.15% Sampling Error
103.43 Median Ratio	- 23.10 Value of Outlier Low Limit	0 Number of Low Outliers	
56.43 Low Ratio	225.11 Value of Outlier High Limit	1 Number of High Outliers	
238.33 High Ratio	- 116.18 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.08 PRD (Regression Index)	318.19 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
35.57 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
253 Total Transactions	76.44	Low InterQuartile Value	85.53 Low 90% Value of Aggregate
256,855 Average Sales Price	101.98	High InterQuartile Value	89.60 High 90% Value of Aggregate
224,902 Average Listed Price	25.55	InterQuartile Range	87.56 Aggregate Ratio
91.70 Average Ratio			2.33% Sampling Error
93.93 Median Ratio	38.12	Value of Outlier Low Limit	0 Number of Low Outliers
39.78 Low Ratio	140.30	Value of Outlier High Limit	11 Number of High Outliers
176.63 High Ratio	- 0.20	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	178.62	Value of Extreme High Limit	4 Number of High Extremes/Influentials
16.55 COD			
48 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
19% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			