

Study created by Christie.Wright@vermont.gov on 11/17/2022 at 1:57 AM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1997007936	222-072-10443		EGAN, TRACY A	2.00	9/30/2021	423,750	402,100	94.89			
		Location: 401 FARM ROAD									
L531308544	222-072-10871	BEAM MATIN	RISI DEBORAH	2.60	10/16/2020	259,800	231,200	88.99			
		Location: 112 HENRYS WAY									
L152379392	222-072-10972	BEIRNE EOIN	BLANCHETTE JUDE	4.90	5/29/2020	525,000	507,600	96.69			
		Location: 853 PHEN BASIN ROAD									
L25726976	222-072-10030	BERGERON TOM	ARMSTRONG MATTHEW	2.50	5/28/2019	297,000	221,000	74.41			
		Location: 1851 CENTER FAYSTON ROAD									
L1399361536	222-072-10841	BISHOP MICHAEL	VAN SCHAICK KEVIN	2.20	3/26/2021	415,000	383,700	92.46			
		Location: 78 HOFFMAN ROAD									
L374243328	222-072-10972	BLANCHETTE JUDE	GAIL S. STEIN FAMILY...	4.90	7/1/2019	495,000	507,600	102.55			
		Location: 853 PHEN BASIN ROAD									
L1890041856	222-072-10071	BRANCOFORTE MICHAEL	BELKNAP GARY	5.30	12/2/2020	350,000	300,500	85.86			
		Location: 1376 NORTH FAYSTON ROAD									
L1112072192	222-072-10709	BRIAN TREACY	MIGNEAULT RICHARD	2.90	10/24/2019	455,000	375,800	82.59			
		Location: 3685 NORTH FAYSTON ROAD									
L1655263232	222-072-10314	BRITTINGHAM RANDY	LOVEJOY HENRY	1.00	6/15/2020	205,000	132,400	64.59			
		Location: 1962 GERMAN FLATS ROAD									
L2010390528	222-072-10216	CAIN BOBBI THOMPSON	BARBIERO ANTHONY	1.00	6/27/2019	440,000	417,800	94.95			
		Location: 83 LOCKWOOD BROOK ROAD									
L1155047424	222-072-11147	CALLAHAN KERRY	ELKIND JAMES	1.03	7/31/2020	345,000	236,500	68.55			
		Location: 40 HOBART LANE									
L1410498560	222-072-10765	CAMPBELL JR. JOSEPH	NOLAN BRIAN	3.45	8/19/2019	570,000	457,000	80.18			
		Location: 641 BRAGG HILL ROAD									
L897990656	222-072-10019	CATALANO SAM	EASTERN FRONT HOLDIN...	1.35	3/10/2021	400,000	211,100	52.78			
		Location: 112 HORSESHOE ROAD									
L1357123584	222-072-10062	CROWELL CHRISTINE	BEARD PAUL	0.47	3/13/2020	181,000	169,000	93.37			
		Location: 312 GLEN VIEW ROAD									
1432696896	222-072-10101	DANTES, CALEB R	GABORIAU, MICHELE M	0.90	4/9/2021	230,000	140,300	61.00			
		Location: 3804 NORTH FAYSTON ROAD									
L1296621568	222-072-10759	DARIAS JUAN	NOONEY GERARD	1.00	8/30/2019	309,000	230,100	74.47			
		Location: 10 NUMBER NINE HILL									
L1234739200	222-072-10570	DAROV ANATOLY	RAYMOND L. KOWALSKI ...	1.50	8/4/2020	292,000	249,700	85.51			
		Location: 296 HIDDENWOOD ROADQ									
L1536737280	222-072-10738	DOWNSTREAM ENTERPRIS...	LANG MICHAEL	3.30	7/1/2019	485,000	510,500	105.26			
		Location: 755 MILL BROOK ROAD									

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L870920192	222-072-10564	DWECK NOAH Location: 33 LONG TRAIL DRIVE	KOCH TOBIN	1.40	7/17/2019	410,000	436,900	106.56			
1884543040	222-072-10158	DYBALA, JAKUB Location: 311 HIDDENWOOD ROAD	LIVING TRUST OF CURT...	1.30	4/16/2021	634,000	563,700	88.91			
L753340416	222-072-10019	EASTERN FRONT HOLDIN... Location: 112 HORSESHOE ROAD	ANDERSON KAREN	1.35	12/11/2019	219,250	211,100	96.28			
L396791808	222-072-10883	EPSTEIN RENEE Location: 623 TUCKER HILL ROAD	FERRIS (F/N/A HUME) ...	2.00	11/18/2020	207,500	190,100	91.61			
816976448	222-072-10216	FLANNERY, KEVIN G Location: 83 LOCKWOOD BROOK ROAD	CAIN, BOBBI T	1.00	1/14/2022	810,000	417,800	51.58			
L1689264128	222-072-10251	GAILIUNAS SARA Location: 66 SUGAR RUN UNIT #32	YOZELL STEPHEN	0.00	8/16/2019	95,500	71,300	74.66			
L242626560	222-072-10339	GARTLAND KEVIN Location: 198 LOCKWOOD BROOK ROAD	DOROTHEA RUTH FORD R...	1.65	9/27/2019	185,000	220,000	118.92			
1707580480	222-072-10639	GOLD, HOWARD S Location: 1464 TUCKER HILL ROAD	MACYS, RAYMOND	2.30	10/22/2021	385,000	224,700	58.36			
L1914994688	222-072-10563	GRIMASON DAVID Location: 124 MAD RIVER VIEW	JEAN O. KOCH REVOCAB...	4.00	2/26/2021	545,000	494,600	90.75			
L170299392	222-072-10955	HARRELSON JOHN Location: 501 STAGECOACH ROAD	SPECTOR ALLAN	5.70	4/22/2019	950,000	1,100,400	115.83			
L1366237184	222-072-10772	HESS CY Location: 233 SHADY LANE	STEPHENSON CHRISTOPH...	1.90	9/20/2019	400,000	354,300	88.58			
1661446208	222-072-10235	JAMES IV, FREDERICK ... Location: 61 TUCKER HILL ROAD	CHIARI, WILLIAM P	0.86	4/2/2021	345,000	208,700	60.49			
L124682240	222-072-10831	JAQUETTE DOUGLAS Location: 1265 MILL BROOK ROAD	THE ANNE M. STRONG R...	1.00	10/8/2020	296,000	248,500	83.95			
349121600	222-072-10428	JOHNSON, DON Location: 117 MANSFIELD ROAD	HALLAM, ANDREW J	2.00	8/31/2021	610,000	393,600	64.52			
L168001536	222-072-10889	KAP LLC Location: 1038 CENTER FAYSTON ROAD	RUANE JUDITH	2.38	7/26/2019	250,000	249,200	99.68			
L1323040768	222-072-10937	KEENE III RALPH Location: 111 PINE TREE LANE	SMIDT SID	1.60	10/20/2020	720,000	422,000	58.61			
L155799552	222-072-10997	KITCHENS JASON Location: 54 PINE TREE LANE	ROBERTS DAVID	2.80	11/8/2019	520,000	403,300	77.56			
L2111406080	222-072-10993	KOLLOFF ADAM Location: 250 HORSESHOE ROAD	SULLIVAN DANIEL	0.90	3/1/2021	335,000	282,400	84.30			
L1005027328	222-072-10668	LEHNHOFF JAMES	MAYER HAPY	3.28	9/21/2020	400,000	355,300	88.83			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
		Location: 413 RANDELL RD									
330333248	222-072-10417	LITMANS, BRIAN	MCMANUS, MATTHEW	3.30	11/15/2021	625,000	304,700	48.75			
		Location: 1541 TUCKER HILL ROAD									
759898688	222-072-10667	LOPEZ-TREVINO, CAROL...	MAUGER, ELSA L	2.20	1/7/2022	776,000	466,400	60.10			
		Location: 87 HOBART LANE									
1403165248	222-072-10971	MORELLI, MICHAEL R	SEGRE, DAVID F	1.20	3/31/2022	480,000	218,900	45.60			
		Location: 210 MOULTON ROAD									
L2042798080	222-072-10053	MORTON CHARLES	LILLARD MATTHEW	1.10	1/14/2020	392,000	273,700	69.82			
		Location: 934 CENTER FAYSTON ROAD									
L1083068416	222-072-10845	MOULTON III RICHARD	MASIELLO MARK	1.12	5/22/2020	640,000	475,800	74.34			
		Location: 371 SCHUSS PASS									
1599415360	222-072-10942	NAIOTI, JR., NICHOLA...	SMITH II, PHILIP C	1.70	5/13/2021	275,000	284,000	103.27			
		Location: 46 SUGAR LEDGE									
L210391040	222-072-10321	NIBUR WILLIAM	HOURIHAN PETER	1.50	8/14/2020	484,000	526,800	108.84			
		Location: 170 HENRY'S WAY									
L283680768	222-072-10774	NICHOLS HAVEN	OLENICK DAVID	1.95	11/22/2019	670,000	644,600	96.21			
		Location: 69 MAD RIVER VIEW									
L1167216640	222-072-11159	NOBLE BRADFORD	POST ROBERT	0.50	9/17/2019	302,000	271,600	89.93			
		Location: 348 SCHUSS PASS ROAD									
L1878822912	222-072-10867	PARSONS PETER	RHOADES JR. DON	1.60	9/30/2019	380,000	328,500	86.45			
		Location: 186 SHADY TREE LANE									
1954528320	222-072-11019	RAYBURN, III, LARRY ...	TOPPER, RICK	2.00	12/15/2021	520,000	328,000	63.08			
		Location: 391 CARROLL ROAD									
L1150623744	222-072-10737	REDGATE HOWARD	PATRICIA A. MOYNIHAN...	2.00	4/3/2020	718,000	805,900	112.24			
		Location: 54 STAGECOACH ROAD									
L1961345024	222-072-11209	RIES JUSTIN	SCHERER STEVEN	3.80	9/25/2020	641,000	485,300	75.71			
		Location: 395 GERMAN FLATS ROAD									
L1207181312	222-072-10173	ROBINSON ROBIN	FLORES BARBARA	0.25	4/13/2020	228,622	224,700	98.28			
		Location: 2770 MILL BROOK ROAD									
L724275200	222-072-10964	RYAN JR. RICHARD	STAHL RUTH	0.75	5/15/2019	337,000	295,900	87.80			
		Location: 300 HARRIS HILL ROAD									
1993497664	222-072-10068	SADIE DOG PROPERTIES...	MANLIN PROPERTY LLC	3.00	10/20/2021	731,000	388,500	53.15			
		Location: 91 MANLIN ROAD									
1434817600	222-072-10308	SLATE VIEW, LLC	ERTUG, MURAT	5.60	6/1/2021	1,200,000	793,800	66.15			
		Location: 811 OLD CARRIAGE ROAD									
L443682816	222-072-10895	TURLEY PETER	TRANSUE JEREMY	2.80	10/18/2019	276,500	274,000	99.10			
		Location: 247 SMITH ROAD									

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2039369728	222-072-10013	WEAVER JUSTIN LEE Location: 955 AIRPORT ROAD	ESTATE OF DONALD G. ...	5.00	9/17/2020	420,000	391,700	93.26			
L1238392832	222-072-10937	WILICH TRUSTEE MARIS... Location: 111 PINE TREE LANE	KEENE III RALPH	1.60	12/30/2020	740,000	422,000	57.03			
L1892945920	222-072-11187	WILSON NANCY Location: 534 FARM ROAD	PASTERIS GERTRUDE	1.50	7/10/2020	762,500	902,700	118.39			
L435273728	222-072-11276	WYPLER DANIEL Location: 4354 MILL BROOK ROAD	GERLI JR. JOHN	1.42	1/13/2021	302,000	290,600	96.23			

Totals for R1 - Residential with less than 6 acres **125.61** **26,895,422** **21,929,900**

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
59 Total Transactions	66.15	Low InterQuartile Value	76.61 Low 90% Value of Aggregate
455,855 Average Sales Price	96.23	High InterQuartile Value	86.46 High 90% Value of Aggregate
371,693 Average Listed Price	30.08	InterQuartile Range	81.54 Aggregate Ratio
83.10 Average Ratio			6.03% Sampling Error
86.45 Median Ratio	21.04	Value of Outlier Low Limit	0 Number of Low Outliers
45.60 Low Ratio	141.34	Value of Outlier High Limit	0 Number of High Outliers
118.92 High Ratio	- 24.08	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	186.45	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.66 COD			
3	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
5%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L754520064	222-072-10348	ARCHER PAUL Location: 375 STAGECOACH RD.	GEIGER MARILYN	10.10	11/10/2020	649,000	583,700	89.94			
L1722134528	222-072-11242	BEWLAY JOSHUA Location: 73 HARRIS HILL ROAD	CAVALLO PHILLIP	8.40	10/4/2019	695,000	612,500	88.13			
L1972281344	222-072-10636	BINGHAM III HARTLEY Location: 973 CENTER FAYSTON ROAD	MACLEAN KATHLEEN	14.50	8/27/2020	420,000	432,700	103.02			
1365609536	222-072-10111	CRAIG, CARMEN Location: 1612 CENTER FAYSTON ROAD	BORBOROGLU, YOGI	11.20	8/2/2021	580,000	378,900	65.33			
L302940160	222-072-10575	DAVIDSON LANGFORD Location: 424 RANDELL ROAD	THE KUEGEL LIVING TR...	39.00	11/22/2019	445,000	473,200	106.34			
L1541357568	222-072-10490	DIKENGIL MISA Location: 3696 NORTH FAYSTON ROAD	HOUNSELL BRUCE	16.30	10/5/2020	463,000	425,900	91.99			
L1825783808	222-072-11108	EARL DAVID Location: 132 HIGH COUNTRY ROAD	WESTHELLE JAMES	13.90	7/15/2019	711,000	525,300	73.88			
L1071808512	222-072-10881	JOHNSON WIES FAMILY ... Location: 1387 CENTER FAYSTON ROAD	S.A. ROSSBOROUGH & M...	29.20	7/26/2019	652,300	586,800	89.96			
426505280	222-072-10028	LINDOW, FRANCESCA Location: 2572 NO FAYSTON RD	MCCAFFREY, JAMES E	10.30	8/2/2021	506,000	295,500	58.40			
1109847104	222-072-10404	LITTLEFIELD, JUSTIN ... Location: 682/684 OLD CARRIAGE ROAD	GRAVES, TRUSTEE, AUG...	38.09	9/29/2021	1,700,000	966,600	56.86			
L15142912	222-072-10171	MALCOM FLETCHER Location: 134 WILD TURKEY LANE	CARLEU GREGORY	6.80	7/31/2019	685,000	615,100	89.80			
1008028736	222-072-10798	NERSESSIAN, DAVIS Location: 831 PHEN BASIN ROAD	PERATIKOS, JUDITH M	6.30	8/6/2021	875,000	579,700	66.25			
2145770560	222-072-10401	OLDHAM, CHRISTOPHER ... Location: 0 SHARPSHOOTER ROAD	ESTATE OF ETHEL G. G...	15.20	10/21/2021	174,400	128,300	73.57			
1743117376	222-072-11065	PASLEY, PATRICIA L Location: 1663 BRAGG HILL ROAD	PEARSON, GEORGIA A	29.00	10/21/2021	1,700,000	1,365,800	80.34			
L940900352	222-072-11206	RAPALJE ROBERT Location: 1062 SHARPSHOOTER ROAD	FULLER DANIEL	10.31	3/2/2020	650,000	620,800	95.51			
L1160232960	222-072-11197	SIMPSON THATCHER Location: 369 STRONG ROAD	SMYTH WARD	11.30	2/26/2021	900,000	891,000	99.00			
L1295663104	222-072-11180	THE MARK AND JANICE ... Location: 70 CENTER FIRE ROAD	WOOD JAMES	12.17	3/30/2020	632,000	596,900	94.45			
L1571487744	222-072-10033	TODD CHRISTOPHER Location: 704 STAGECOACH ROAD	SALTASHE NORTH INC.	7.00	9/1/2020	900,000	782,800	86.98			
Totals for R2 - Residential with 6 or more acres				289.07		13,337,700	10,861,500				

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
18 Total Transactions	71.74	Low InterQuartile Value	74.41 Low 90% Value of Aggregate
740,983 Average Sales Price	94.71	High InterQuartile Value	88.46 High 90% Value of Aggregate
603,417 Average Listed Price	22.97	InterQuartile Range	81.43 Aggregate Ratio
83.87 Average Ratio			8.63% Sampling Error
88.96 Median Ratio	37.28	Value of Outlier Low Limit	0 Number of Low Outliers
56.86 Low Ratio	129.17	Value of Outlier High Limit	0 Number of High Outliers
106.34 High Ratio	2.82	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	163.63	Value of Extreme High Limit	0 Number of High Extremes/Influentials
13.13 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
6% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L110182400	222-072-10634	GALLO DIANE Location: 1866 AIRPORT ROAD	NUCCI RESTATED REVOC...	0.90	10/7/2020	195,000	142,200	72.92			
1832784960	222-072-11084	JANELLI, ROBERT Location: 1444 AIRPORT ROAD	GLUCKMAN, ELLEN B	3.30	5/24/2021	264,000	160,900	60.95			
486177856	222-072-10653	SAUNDERS, SAMANTHA Location: 281 DUNBAR HILL ROAD	MAXFIELD, KRISTEN	1.00	12/22/2021	175,000	128,200	73.26			
Totals for MHL - Mobile home landed				5.20		634,000	431,300				

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	
3 Total Transactions	60.95	Low InterQuartile Value	56.39	Low 90% Value of Aggregate
211,333 Average Sales Price	73.26	High InterQuartile Value	79.67	High 90% Value of Aggregate
143,767 Average Listed Price	12.31	InterQuartile Range	68.03	Aggregate Ratio
69.04 Average Ratio			17.11%	Sampling Error
72.92 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
60.95 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
73.26 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
5.63 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
1989452352	222-072-10596	LIDLAW, WILLIAM G Location: 316 DUNBAR HILL ROAD	RICHARD E. LESAGE RE...	0.50	1/27/2022	55,000	40,300	73.27			
L284299264	222-072-10631	VASSEUR DONALD Location: 4106 CENTER FAYSTON ROAD	J. RAYMOND LUNEAU AN...	0.20	5/7/2019	25,000	34,400	137.60		O	
Totals for S1 - Vacation home with less than 6 acres				0.70		80,000	74,700				

S1 - Vacation home with less than 6 acres

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
2 Total Transactions	73.27	Low InterQuartile Value	(75.22) Low 90% Value of Aggregate
40,000 Average Sales Price	137.60	High InterQuartile Value	261.97 High 90% Value of Aggregate
37,350 Average Listed Price	64.33	InterQuartile Range	93.38 Aggregate Ratio
105.44 Average Ratio			180.54% Sampling Error
105.44 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
73.27 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
137.60 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.13 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
30.51 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
L1100128256	222-072-10361	DOUBLE J LLC Location: 2636 MILLBROOK ROAD	2636 MILLBROOK RD. L...	1.00	2/24/2021	447,500	400,100	89.41			
203215424	222-072-10480	MILL BROOK LLC Location: 695-705 MILL BROOK ROAD	HALL, DOUGLAS L	2.70	2/11/2022	425,000	491,900	115.74			
Totals for C - Commercial				3.70		872,500	892,000				

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	89.41	Low InterQuartile Value	23.21	Low 90% Value of Aggregate
436,250 Average Sales Price	115.74	High InterQuartile Value	181.26	High 90% Value of Aggregate
446,000 Average Listed Price	26.33	InterQuartile Range	102.23	Aggregate Ratio
102.57 Average Ratio			77.31%	Sampling Error
102.57 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
89.41 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
115.74 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
12.84 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
L399020032	222-072-10338	KUHLMANN PETER Location: 3682 CENTER FAYSTON ROAD	O'TOOLE MICHAEL	45.00	11/16/2020	236,000	174,600	73.98			
962934848	222-072-10659	O'CONNOR, EDWARD R Location: 30 ACRES OFF MARBLE HILL ROAD	MARINO, MICHAEL P	29.10	4/7/2021	290,000	200,500	69.14			
L1751302144	222-072-10836	TOBROCKE JEFFREY Location: RANKIN ROAD	PUKATCH PHYLLIS	30.00	10/30/2020	95,000	155,600	163.79	O		
1738302016	222-072-10807	VON REYN, CHARLES A Location: 000 CENTER FAYSTON ROAD	ROBERTS, DANA L	376.00	1/28/2022	350,000	556,700	159.06	O		
Totals for W - Woodland				480.10		971,000	1,087,400				

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	
4 Total Transactions	70.35	Low InterQuartile Value	51.56	Low 90% Value of Aggregate
242,750 Average Sales Price	162.61	High InterQuartile Value	172.41	High 90% Value of Aggregate
271,850 Average Listed Price	92.26	InterQuartile Range	111.99	Aggregate Ratio
116.49 Average Ratio			53.95%	Sampling Error
116.52 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
69.14 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
163.79 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
38.56 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
L581861376	222-072-10055	COLICCHIO LAURA Location: KEW-VASSEUR ROAD, 9.1 ACRES, LOT #1	LIDLAW WILLIAM	9.10	12/16/2020	117,500	65,800	56.00			
1279500864	222-072-10165	DEVANEY, NIAL J Location: ONE ACRE LOT OFF PHEN BASIN ROAD	CAMPBELL, WILLIAM	1.00	1/28/2022	111,000	94,500	85.14			
L703447040	222-072-11194	GIBSON MARK Location: KEW-VASSEUR ROAD, 8.6 ACRES LOT #2	VEVES STEVEN	8.60	12/28/2020	125,000	64,500	51.60			
L547803136	222-072-10523	GRAVOIS III JOHN Location: 000 OLD QUARRY ROAD	JOHNSON ROGER	36.80	11/30/2020	300,000	265,300	88.43			
1162492992	222-072-10925	GUZZI, GEORGE Location: WILD TURKEY LANE	SIDELI, ROBERT V	2.00	11/30/2021	215,000	96,000	44.65			
L1921622016	222-072-10960	HARRELSON JOHN Location: FARM ROAD, LOT 7	ALLAN SPECTOR PROFIT...	2.00	4/22/2019	135,000	108,800	80.59			
L2122956800	222-072-11215	HARRIS GUY Location: HIGH ROAD, LOT#1	HAYES CHRISTOPHER	3.46	12/10/2020	180,000	142,600	79.22			
L267116544	222-072-10658	KIRSON JON Location: 19+/- ACRE PARCEL OFF HENRY'S WAY	MARINO MICHAEL	19.00	7/2/2019	240,000	158,400	66.00			
105245248	222-072-11240	KRAMARCZYK, JOHN F Location: LOT #5, TERRAFAY ROAD	HOLMES, KIMBERLY A	13.11	3/30/2022	260,000	139,000	53.46			
L1431097344	222-072-11113	MITCHELL ROBERT Location: 00 FARM ROAD	WESTON SHARON	1.10	1/3/2020	95,000	106,500	112.11			
1438192704	222-072-11141	MYRTO, JAY A Location: GERMAN FLATS ROAD	EWING, JEFFREY E	1.00	6/4/2021	110,000	81,900	74.45			
L1705164800	222-072-10312	PERISHO MICHAEL Location: 0 VILLAGE ROAD	PARISI MATTHEW	10.10	7/2/2020	99,000	116,700	117.88			
1717261376	222-072-10522	SCHAFFER, MICHAEL T Location: SLIDE BROOK	LOCKWOOD BROOK HOLDI...	16.70	6/4/2021	370,000	205,600	55.57			
1562774592	222-072-10186	SERVICE, JAMES B Location: AIRPORT ROAD	TYMD VENTURES LLC	7.40	7/15/2021	70,000	69,600	99.43			
262202432	222-072-10285	THRAILKILL, JOHN D Location: OFF MAPLE RIDGE ROAD	MITCHELL, KAREN	8.37	5/3/2021	129,000	104,800	81.24			
L1354989568	222-072-11288	WEBER PARKER Location: LOT #3, CHASE FALLS ROAD	LOCAL NOTIONS LLC	5.20	7/22/2020	105,000	117,500	111.90			
L136347648	222-072-11251	WILLIAMS LISA Location: DUNBAR HILL ROAD	THE AGNES DUNBAR FAM...	29.70	5/8/2020	75,000	96,600	128.80			
Totals for M - Miscellaneous				174.64		2,736,500	2,034,100				

M - Miscellaneous

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
17 Total Transactions	55.78	Low InterQuartile Value	65.38 Low 90% Value of Aggregate
160,971 Average Sales Price	105.67	High InterQuartile Value	83.29 High 90% Value of Aggregate
119,653 Average Listed Price	49.88	InterQuartile Range	74.33 Aggregate Ratio
81.56 Average Ratio			12.05% Sampling Error
80.59 Median Ratio	- 19.04	Value of Outlier Low Limit	0 Number of Low Outliers
44.65 Low Ratio	180.49	Value of Outlier High Limit	0 Number of High Outliers
128.80 High Ratio	- 93.86	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	255.32	Value of Extreme High Limit	0 Number of High Extremes/Influentials
25.11 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
6% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
256871488	222-072-10977	ABERBACH, PHILLIP Location: 98 SUGAR RUN UNIT #14	SNIDER, EDITH J	0.00	8/3/2021	205,000	127,500	62.20			
L369737728	222-072-10913	ALLEN TIMOTHY Location: 87 SNOWSIDE, UNIT #6, SNOWSIDE CONDOMINIUMS	SCHUMAN DIANE	0.00	8/14/2020	195,000	176,200	90.36			
L2017640448	222-072-10306	BAIRD GEORGE Location: 4645 BATTLEGROUND ROAD, UNIT 44	EMRICH JAMES	0.00	4/30/2019	217,000	183,300	84.47			
L1471717376	222-072-10518	BASSAGE KEVIN Location: 228 TOP OF THE VALLEY #2	VILLAS INVESTMENTS L...	0.00	6/26/2020	175,000	153,200	87.54			
L717750272	222-072-10453	BOUCHER MATTHEW Location: 4618 BATTLEGROUND ROAD, UNIT 17	HESS CY	0.00	5/3/2019	189,000	126,900	67.14			
772799552	222-072-11091	CHARLES A. YOUNG REV... Location: BATTLEGROUND CONDO UNTIL 11	WALKER, CHRISTOPHER	0.00	1/6/2022	285,000	154,500	54.21			
L1954062336	222-072-10481	CORDDRY ANDREW Location: 105 SNOWSIDE RD #20	WOLFIN AUDREY	0.00	10/7/2020	230,000	191,500	83.26			
L117473280	222-072-10767	CRESCITELLI ROBERT Location: 89 SNOWSIDE, UNIT #10	HENRY SHAWN	0.00	8/14/2020	220,000	187,100	85.05			
L1898369024	222-072-11162	DESTINO ELLIOT Location: 4604 BATTLEGROUND, UNIT 5, BATTLEGROUND CONDOMINIUM	CLIFFORD CYNTHIA	0.00	9/10/2020	220,000	163,700	74.41			
L2099531776	222-072-10674	FERGUSON COLIN Location: 228 TOP OF THE VALLEY ROAD UNIT 6	ANDREWS LAURA	0.00	10/14/2020	131,000	151,300	115.50			
L1214775296	222-072-10009	FORTE WILLIAM Location: 228 TOP OF THE VALLEY ROAD #5	TOP OF THE VALLEY UN...	0.00	10/22/2020	195,000	149,700	76.77			
L313417728	222-072-10760	HALDENSTEIN KENNETH Location: 4621 BATTLEGROUND, UNIT #23	NORDAHL ROBERT	0.00	6/26/2019	195,000	187,900	96.36			
1278097472	222-072-10208	HANNA, BENJAMIN O Location: UNIT 60, BATTLEGROUND CONDO	WAHL, JONATHAN D	0.00	4/20/2021	270,000	173,700	64.33			
L166354944	222-072-11220	JAMIESON JONATHAN Location: 263 CARROLL HOUSE ROAD	LEWIS JON	0.00	1/7/2021	155,000	113,200	73.03			
801739840	222-072-10365	KAUFMAN, BRIAN Location: 4645 BATTLEGROUND, UNIT 45	GARRISON, CHARLES E	0.00	6/17/2021	250,000	161,800	64.72			
L943153152	222-072-10691	KOTCH JESSICA Location: 325 FIDDLEHEAD, UNIT #7	DONALDSON JAMES	0.00	4/19/2019	75,000	70,400	93.87			
L455647232	222-072-10097	LAMONIA DAWN Location: 98 SUGAR RUN, UNIT 12	STONE MARGRET	0.00	8/15/2019	82,000	66,100	80.61			
L2117341184	222-072-11224	MACKENZIE JO ANNE Location: 263 CARROLL ROAD, UNIT 6	HANDFIELD BRANDON	0.00	11/23/2020	225,000	160,300	71.24			
L412209152	222-072-10903	MAHER STEPHEN	O'BRIEN PATRICIA	0.00	11/18/2020	260,000	178,800	68.77			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
		Location: 4606 BATTLEGROUND #8									
89744448	222-072-10703	MAHER, JAMES M	SHUFRO, JONATHAN	0.00	5/13/2021	225,000	136,800	60.80			
		Location: UNIT 51 BATTLEGROUND CONDOMINIUM									
1370137664	222-072-10328	MARY R. STONE REVOCA...	FIDDLEHEAD CONDOMINI...	0.00	4/30/2021	103,000	73,100	70.97			
		Location: 325 FIDDLEHEAD, UNIT 4									
1527245888	222-072-10236	MURRAY, ROBERT P	BIGELOW, PERRY T	0.00	10/1/2021	274,000	174,200	63.58			
		Location: 93 SNOWSIDE, UNIT #16									
L987672576	222-072-10931	PATTON CHRISTOPHER	SINSHEIMER ROBERT	0.00	4/16/2019	210,000	171,600	81.71			
		Location: 4612 BATTLEGROUND UNIT 13									
592970816	222-072-10243	ROCHE, STEPHEN	DIGIOVANNI, JR, NICH...	0.00	4/29/2021	235,000	153,300	65.23			
		Location: 1258 BATTLEGROUND, BATTLEGROUND UNIT #59									
L558915584	222-072-11255	RYAN MICHAEL	ANDREWS HUGH	0.00	10/9/2020	300,000	255,900	85.30			
		Location: 228 TOP OF THE VALLEY RD UNIT 3 & 4									
L1638785024	222-072-10419	SCHWARTZ MATTHEW	GUSHEE CHERYL	0.00	5/31/2019	118,500	105,400	88.95			
		Location: 98 SUGAR RUN, UNIT #7									
499620928	222-072-10535	SPATER, ERICA C	GUEVARA, JOSEPH	0.00	10/27/2021	180,000	108,300	60.17			
		Location: 98 SUGAR RUN ROAD, UNIT 11									
1861166144	222-072-10089	TENBROOK, DAVID	BRENNER, JAMES	0.00	5/14/2021	215,000	168,500	78.37			
		Location: 4633 BATTLEGROUND, UNIT #35									
L1313046528	222-072-10927	TENG ALEX	TOV #1 LLC	0.00	10/2/2020	150,000	150,600	100.40			
		Location: 228 TOP OF THE VALLEY, UNIT #1									
1708284992	222-072-10650	VALKENBURGH, CHRISTO...	CULLUM, LINDA S	0.00	10/15/2021	165,000	104,400	63.27			
		Location: 98 SUGAR RUN #9									
L2036064256	222-072-11222	WETZEL TROY	KACZENSKI JEFFREY	0.00	2/19/2021	250,000	159,000	63.60			
		Location: 263 CARROLL ROAD, UNIT 3									
Totals for O - Other				0.00		6,199,500	4,638,200				

O - Other

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
31 Total Transactions	64.33	Low InterQuartile Value	71.15 Low 90% Value of Aggregate
199,984 Average Sales Price	85.30	High InterQuartile Value	78.48 High 90% Value of Aggregate
149,619 Average Listed Price	20.97	InterQuartile Range	74.82 Aggregate Ratio
76.65 Average Ratio			4.89% Sampling Error
74.41 Median Ratio	32.88	Value of Outlier Low Limit	0 Number of Low Outliers
54.21 Low Ratio	116.75	Value of Outlier High Limit	0 Number of High Outliers
115.50 High Ratio	1.43	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	148.20	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.40 COD			
1 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 - 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
113 Total Transactions	65.74	Low InterQuartile Value	77.16 Low 90% Value of Aggregate
417,227 Average Sales Price	93.62	High InterQuartile Value	83.77 High 90% Value of Aggregate
335,713 Average Listed Price	27.88	InterQuartile Range	80.46 Aggregate Ratio
81.48 Average Ratio			4.11% Sampling Error
83.26 Median Ratio	23.92	Value of Outlier Low Limit	0 Number of Low Outliers
45.60 Low Ratio	135.44	Value of Outlier High Limit	1 Number of High Outliers
137.60 High Ratio	- 17.90	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	177.26	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.51 COD			
5 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
2 Total Transactions	89.41 Low InterQuartile Value		23.21 Low 90% Value of Aggregate
436,250 Average Sales Price	115.74 High InterQuartile Value		181.26 High 90% Value of Aggregate
446,000 Average Listed Price	26.33 InterQuartile Range		102.23 Aggregate Ratio
102.57 Average Ratio			77.31% Sampling Error
102.57 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
89.41 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
115.74 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	
12.84 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
21 Total Transactions	61.00 Low InterQuartile Value		69.64 Low 90% Value of Aggregate
176,548 Average Sales Price	112.01 High InterQuartile Value		98.74 High 90% Value of Aggregate
148,643 Average Listed Price	51.01 InterQuartile Range		84.19 Aggregate Ratio
88.21 Average Ratio			17.28% Sampling Error
80.59 Median Ratio	- 15.51 Value of Outlier Low Limit	0 Number of Low Outliers	
44.65 Low Ratio	188.51 Value of Outlier High Limit	0 Number of High Outliers	
163.79 High Ratio	- 92.02 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	265.02 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
30.94 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
136 Total Transactions	66.04	Low InterQuartile Value	77.86 Low 90% Value of Aggregate
380,343 Average Sales Price	94.78	High InterQuartile Value	84.34 High 90% Value of Aggregate
308,449 Average Listed Price	28.74	InterQuartile Range	81.10 Aggregate Ratio
82.83 Average Ratio			4.00% Sampling Error
82.93 Median Ratio	22.92	Value of Outlier Low Limit	0 Number of Low Outliers
44.65 Low Ratio	137.89	Value of Outlier High Limit	2 Number of High Outliers
163.79 High Ratio	- 20.19	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	181.01	Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.65 COD			
6	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
4%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		