

Study created by Christie.Wright@vermont.gov on 11/17/2022 at 9:01 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1034505280	228-073-11159	ANSLEY, SCOTT Location: 2518 BUTTON BAY ROAD	SCHROCK, JEREMY	2.26	8/30/2021	435,300	313,200	71.95			
L336347136	228-073-10716	BAKER JOSEPH Location: 661 MIDDLEBROOK ROAD	KANDZIOR JR HENRY	1.00	3/30/2020	209,000	175,500	83.97			
L365854720	228-073-10432	BALDWIN JONATHAN Location: 1549 FULLER MOUNTAIN ROAD	SWENOR RONALD	1.00	12/23/2019	277,300	206,600	74.50			
L496041984	228-073-10206	BASOL CRAIG Location: 456 SAND ROAD	ESTATE OF PATRICIA R...	2.00	3/5/2021	155,000	134,200	86.58			
L1544396800	228-073-10500	BLANSHARD LAWRENCE Location: 1399 SAND ROAD	GREENO RUSTY	2.10	4/17/2019	271,500	220,100	81.07			
L1351503872	228-073-10234	BOLLES DANIEL Location: 15 CHURCH STREET	LOGER TAMARON	1.80	10/9/2020	303,000	307,600	101.52			
1346534464	228-073-10296	BUSH, HEATHER A Location: 715 OLD HOLLOW ROAD	CONNER, CLARE M	0.50	12/22/2021	269,500	234,900	87.16			
L1692667904	228-073-10664	CHAGNON KIRSTEN Location: 4234 US ROUTE 7	COUTURE MICHELE	3.50	1/29/2021	335,000	310,900	92.81			
L241852416	228-073-10978	CHIARAVALLI ARTHUR Location: 474 ECHO ROAD	NYE EDYTHE	5.40	8/14/2020	428,000	355,600	83.08			
L148185088	228-073-10213	COCKERLINE DANIEL Location: 515 DAKIN ROAD	BULL JOHN	2.50	6/10/2020	260,000	298,100	114.65			
L179015680	228-073-11022	F RENDOL BARLOW ESQ ... Location: 316 SLEEPY HOLLOW LANE	ESTATE OF MICHAEL H...	1.40	7/22/2020	285,000	223,100	78.28			
L1387167744	228-073-11299	FAULKNER DEVON Location: 632 MIDDLEBROOK ROAD	STRUHAMMER BRIAN	2.90	6/26/2020	347,000	390,600	112.56			
L772759552	228-073-10517	FISHER SR. JERRY Location: 617 LITTLE CHICAGO ROAD	GEBO JAMIE	1.10	10/30/2020	247,400	225,800	91.27			
L1240260608	228-073-10748	GARVEY JASON Location: 283 ROUND BARN ROAD	BRUSS TARA	3.00	7/12/2019	331,000	313,900	94.83			
L37294080	228-073-10315	GERMAINE ROBERT Location: 28 JEWELL LANE	COYLE MICHAEL	1.00	5/15/2019	160,000	253,900	158.69	O	O	O
659555392	228-073-11272	GOLDSMITH, STEPHANIE... Location: 2490 GREENBUSH ROAD	CARROLL, LINDA J	1.74	4/20/2021	321,900	181,900	56.51			
1763009600	228-073-10919	GOODING, SARAH Location: 576 SAND ROAD	MITCHELL, KATHERINE ...	2.00	6/1/2021	344,000	337,000	97.97			
1349004352	228-073-10061	GUCKER, JACOB W Location: 3433 US ROUTE 7	TREMBLAY, STEPHEN	0.50	9/1/2021	285,000	175,900	61.72			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L952659968	228-073-10987	HOFFMAN DOUGLAS Location: 327 CLARK WOODS ROAD	OOSTERMAN DOUGLAS	5.50	11/7/2019	250,000	218,900	87.56			
L153124864	228-073-11086	HOGAN ANDREW Location: 497 OLD HOLLOW ROAD	GREENHAUS DAVID	1.00	10/5/2020	319,000	301,400	94.48			
L1633226752	228-073-10537	HORBAR JEFFREY Location: 517 OLD HOLLOW ROAD	MITCHELL CAROLYN	0.50	5/6/2019	205,000	195,500	95.37			
L1075355648	228-073-10205	HURLBURT JUSTIN Location: 1472 BASIN HARBOR ROAD	BROWN CRAIG	0.50	2/5/2020	206,500	233,100	112.88			
L609558528	228-073-10580	KENNETT JACK Location: 347 ROUND BARN ROAD	NELSON NANCY	2.20	5/27/2020	377,000	324,800	86.15			
L145653760	228-073-10884	KYTOAD LLC Location: 2512 SAND ROAD	MCGREGOR JAMES	1.00	8/13/2020	85,000	145,900	171.65	O	E	E
L1197445120	228-073-10836	LEVINE ERIC Location: 3238 VERMONT ROUTE 7	LEES KEVIN	5.90	12/13/2019	250,000	263,800	105.52			
L860962816	228-073-10924	MOYER ALICIA Location: 520 LITTLE CHICAGO ROAD	FLINT SAMANTHA	0.50	6/19/2020	225,000	121,600	54.04			
L436936704	228-073-10634	OWEN JOSEPH Location: 3395 ROUTE 7	MENDEZ BRANDON	2.19	10/2/2019	234,000	253,800	108.46			
1459272768	228-073-11150	POZIREKIDES, PETER T Location: 569 CLARK WOODS ROAD	RUSSELL, PAIGE C	3.70	12/3/2021	259,000	158,700	61.27			
L1928232960	228-073-10437	RALPH GEORGE Location: 188 FERRY ROAD	ERIKSEN JR. THOMAS	1.20	9/8/2020	278,500	260,000	93.36			
L1738452992	228-073-11331	RAWLS ALAN Location: 296 MOUNT PHILO ROAD	KADAR KENNETH	4.29	6/28/2019	365,000	389,200	106.63			
L707321856	228-073-10225	ROBIN WILLIAM Location: 188 SLEEPY HOLLOW LANE	BUTLER CORINNA	1.13	6/24/2020	135,000	191,200	141.63	O	O	O
L1632968704	228-073-10140	SADEWICZ LORICE Location: 324 FIELD ROAD	WIEMAN JONATHAN	5.00	8/31/2020	368,000	323,600	87.93			
L1097940992	228-073-11304	SALATE ANNA Location: 66 DOVE LANE	VAN WYCK JOEL	5.10	3/5/2021	295,000	221,200	74.98			
L1502732288	228-073-11607	SEARS CHARLES Location: 246 ATKINS FARM ROAD	KIMBALL THOMAS	2.30	11/4/2020	420,000	349,700	83.26			
L184066048	228-073-10882	SHEEHAN RYAN Location: 1335 SAND ROAD	GRIFFITH LESLIE	2.00	6/5/2020	285,000	237,800	83.44			
L15437824	228-073-10239	SMITH DEBBI Location: 1297 SAND ROAD	CARPENTER PATRICIA	1.50	8/26/2020	250,000	211,900	84.76			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1159729152	228-073-11004	STEFF TYLER Location: 820 DAKIN ROAD	PALMER WAYNE	1.00	1/4/2021	319,900	281,700	88.06			
L467152896	228-073-11229	TALLEY KRISTEN Location: 6808 ROUTE 7	TOTTEN MICHAEL	0.50	7/13/2020	234,750	159,800	68.07			
L1440620544	228-073-10304	THURBER SHAWN Location: 593 MIDDLEBROOK ROAD	SLOTHOWER DJ	0.50	5/3/2019	300,000	230,600	76.87			
L2136858624	228-073-10841	TOKARCZYK AMY Location: 3811 U.S. ROUTE 7	MAILLOUX AMY	3.10	12/30/2019	275,500	248,900	90.34			
356908096	228-073-10084	TORKELSON, ERIK Location: 388 SLEEPY HOLLOW LANE., FERRISBURGH, VT	LIAM MCKELVEY ESTATE	0.50	12/30/2021	309,000	158,200	51.20			
1363039296	228-073-10824	TROMBLY, BRIAN Location: 3555 SAND ROAD	LUCIER, FRANK	1.30	6/15/2021	316,000	255,800	80.95			
122027072	228-073-10836	WALKER, COREY Location: 3238 US ROUTE 7	LEVINE, ERIC	5.90	12/30/2021	468,000	265,800	56.79			
L1194168320	228-073-10879	WHITE-COE MICHEAL Location: 207 MONKTON ROAD	MCENTEE ERIC	3.54	5/26/2020	224,000	164,400	73.39			
1046569536	228-073-10454	WIRLS, ELIZABETH A Location: 2948 BUTTON BAY ROAD	DABBS, ERIK O	3.00	1/28/2022	411,000	293,400	71.39			
L1978277888	228-073-10104	ZIMMERMAN TY Location: 623 BASIN HARBOR ROAD	BEARCAT PROPERTIES L...	1.00	1/12/2021	275,000	257,500	93.64			
Totals for R1 - Residential with less than 6 acres				101.55		13,205,050	11,377,000				

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
46 Total Transactions	74.86 Low InterQuartile Value		81.29 Low 90% Value of Aggregate
291,557 Average Sales Price	96.02 High InterQuartile Value		89.91 High 90% Value of Aggregate
249,580 Average Listed Price	21.15 InterQuartile Range		85.60 Aggregate Ratio
87.59 Average Ratio			5.04% Sampling Error
86.58 Median Ratio	43.13 Value of Outlier Low Limit	0 Number of Low Outliers	
51.20 Low Ratio	127.74 Value of Outlier High Limit	3 Number of High Outliers	
158.69 High Ratio	11.41 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	159.47 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
16.93 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
2% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L231628800	228-073-10424	2078 JERSEY STREET L... Location: 2078 JERSEY STREET	DOUVILLE LINDA	10.75	9/26/2019	241,000	234,800	97.43			
L1743917056	228-073-10144	BILHARZ MICHAEL Location: 175 WINDY LAND	BISSONETTE STEVEN	13.42	11/4/2019	320,000	305,400	95.44			
L468848640	228-073-11100	BROWN RICHARD Location: 1108 SATTERLY ROAD	RECUPERO ROBERT	16.00	11/20/2019	339,000	263,100	77.61			
L1717112832	228-073-11181	BURGESS BRENNA Location: 2136 MIDDLEBROOK ROAD	SEAVER JEFFREY	10.10	10/7/2019	343,500	311,500	90.68			
L2040979456	228-073-11478	CATHERINE M. MAYER R... Location: 185 DIRT DRIVE	RIGGS NORMAN	7.88	3/5/2021	555,000	497,500	89.64			
L549191680	228-073-11500	CHEVALIER TIMOTHY Location: 190 BUCKWEAT STREET	PRESTON CHRISTOPHER	10.20	11/18/2020	491,500	399,100	81.20			
L752001024	228-073-10502	COHEN FOREST Location: 1476 SAND ROAD	GAGE RICHARD	9.07	3/26/2021	435,500	286,700	65.83			
L459939840	228-073-10415	DURDA SHANNON Location: 2709 FULLER MOUNTAIN ROAD	DOENGES ROGER	10.00	12/15/2020	400,000	305,000	76.25			
L852643840	228-073-10114	FISHER BRITTANEY Location: 571 HAWKINS ROAD	JAMES MICHAEL	10.09	9/10/2019	239,000	226,100	94.60			
L1422499840	228-073-10162	FOERSTER MATTHEW Location: 179 PINEY WOODS ROAD	PFEIFER ADAM	10.12	7/15/2020	442,000	423,000	95.70			
L2026487808	228-073-10144	GORTON MATTHEW Location: 175 WINDY LANE	BILHARZ MICHAEL	13.42	1/26/2021	330,000	306,000	92.73			
996988992	228-073-10326	GOULETTE, JEFFREY W Location: 440 OLD HOLLOW ROAD	ESTATE OF MARJORIE C...	8.20	4/15/2021	325,000	280,600	86.34			
L1135460352	228-073-11032	GREENE CODY Location: 552 CLARK WOODS ROAD	PERKINS CLAYTON	10.20	12/16/2019	400,000	350,000	87.50			
L293478400	228-073-10830	HALL GILLVRAY Location: 116 BURROUGHS FARM ROAD	LYNCH MICHAEL	10.02	7/1/2019	347,200	294,100	84.71			
1083661376	228-073-11656	JACOBS, DEVON M Location: 249 DOVE LANE	BUSHEY, BRADLEY W	6.60	10/26/2021	280,000	175,900	62.82			
1576649280	228-073-11505	JONES, DEVIN Location: 55 BEDFORD ROAD	LESLIE A. KAIGLE REV...	10.10	1/5/2022	610,000	404,900	66.38			
1300761664	228-073-11483	NIMBLETT, NICHOLE Location: 863 MONKTON ROAD	PROULX, KURT E	10.10	7/12/2021	335,000	299,600	89.43			
L1254031360	228-073-11097	PAUL TAYLOR Location: 45 RAYMOND ROAD	WILLIAM V RASZKA REV...	10.85	8/23/2019	320,000	363,800	113.69			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L557006848	228-073-11630	POND LANE LLC Location: 262 POND LANE	SARGENT THOMAS	7.19	9/17/2020	550,000	706,300	128.42			O
L938590208	228-073-10921	ROACH JARAD Location: 135 WINDY LANE	ESTATE OF FRANCIS X...	15.27	6/30/2020	380,000	410,600	108.05			
L1119072256	228-073-10988	ROWE CODY Location: 1074 SATTERLY ROAD	OOSTERMAN HOWARD	10.20	7/26/2019	278,000	244,500	87.95			
L1866633216	228-073-11643	RUDNICKI JOHN-MATTHE... Location: 1836 SHELLHOUSE MOUNTAIN ROAD	BERCAW NANCY	8.55	9/15/2020	479,000	377,700	78.85			
L1520943104	228-073-10149	SHERRER THOMAS Location: 38 STONE MEADOW LANE	LICURSI ALEXIS	10.30	6/15/2020	500,000	439,700	87.94			
L1332535296	228-073-10064	SKONBERG TARA Location: 1772 MONKTON ROAD	BALDWIN BRUCE	10.00	11/12/2019	317,500	419,300	132.06		O	O
L1348648960	228-073-10787	ST. GERMAIN ADAM Location: 212 GILSON LANE	SCHRECK GEORGE	10.20	4/14/2020	387,000	291,200	75.25			
L836198400	228-073-10895	ST. JEAN TYLER Location: 435 HAWKINS ROAD	MEACHAM DIANE	10.13	4/30/2019	219,000	225,700	103.06			
1586091072	228-073-10543	TOBIAS, ANDREA Location: 521 HAWKINS ROAD	GINGRAS, TAYLOR	10.09	6/25/2021	375,000	276,100	73.63			
L954867712	228-073-11373	WILLETTE III GEORGE Location: 3890 VERMONT ROUTE 7	ALBERT AND ADA VAN D...	10.10	1/8/2021	375,000	379,300	101.15			
1918250048	228-073-11453	ZEITER, JOHN Location: 223 MOUNT PHILO ROAD	WRIGHT, NORA S	11.00	9/13/2021	355,000	268,800	75.72			
Totals for R2 - Residential with 6 or more acres				300.15		10,969,200	9,766,300				

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
29 Total Transactions	76.93 Low InterQuartile Value		83.48 Low 90% Value of Aggregate
378,248 Average Sales Price	96.56 High InterQuartile Value		94.58 High 90% Value of Aggregate
336,769 Average Listed Price	19.63 InterQuartile Range		89.03 Aggregate Ratio
89.66 Average Ratio			6.23% Sampling Error
87.95 Median Ratio	47.48 Value of Outlier Low Limit	0 Number of Low Outliers	
62.82 Low Ratio	126.02 Value of Outlier High Limit	2 Number of High Outliers	
132.06 High Ratio	18.03 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.01 PRD (Regression Index)	155.47 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
13.80 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			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L683065344	228-073-10806	MILLER TIMOTHY Location: 374 BASIN HARBOR ROAD	LENK BEVERLY ANN	1.00	3/17/2020	70,000	88,300	126.14			
613483584	228-073-11266	SIMPSON, HARVEY D Location: 2530 MONKTON ROAD	COMBS, SHAWN E	1.40	4/29/2021	120,000	85,300	71.08			
Totals for MHL - Mobile home landed				2.40		190,000	173,600				

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

2 Total Transactions	71.08 Low InterQuartile Value	(67.33) Low 90% Value of Aggregate
95,000 Average Sales Price	126.14 High InterQuartile Value	250.07 High 90% Value of Aggregate
86,800 Average Listed Price	55.06 InterQuartile Range	91.37 Aggregate Ratio
98.61 Average Ratio		173.69% Sampling Error
98.61 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
71.08 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
126.14 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials
27.92 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
1646257216	228-073-10259	BOMAN, MIKEALA A Location: 2777 ROUTE 7	RIVERBEND HOLDINGS2,...	4.20	5/14/2021	392,000	374,800	95.61			
1278362688	228-073-11145	DONOVAN, RACHAEL Location: 718A OLD HOLLOW ROAD	RUDDY, KENNETH D	0.50	4/22/2021	400,000	315,700	78.93			
518970432	228-073-11601	HINSDALE, COREY M Location: 937 MIDDLEBROOK ROAD	RIVAIT, STEPHEN J	11.61	10/15/2021	325,000	300,600	92.49			
L1650319360	228-073-11138	LMJ LLC Location: 3114 ROUTE 7	CHAMBERLAIN LLC	1.60	12/23/2019	260,000	372,300	143.19	O		
173345856	228-073-10238	LOVE SHACK LLC Location: 6915 US ROUTE 7	VERMONT COOKIE LOVE,...	0.50	7/15/2021	275,000	242,900	88.33			
L1581703168	228-073-11460	SPELLANE & CURLEY PR... Location: 7175 US ROUTE 7	YANDOW'S SELF STORAG...	4.94	1/3/2020	537,000	279,700	52.09			
Totals for C - Commercial				23.35		2,189,000	1,886,000				

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	
6 Total Transactions	72.22	Low InterQuartile Value	63.05	Low 90% Value of Aggregate
364,833 Average Sales Price	107.51	High InterQuartile Value	109.27	High 90% Value of Aggregate
314,333 Average Listed Price	35.29	InterQuartile Range	86.16	Aggregate Ratio
91.77 Average Ratio			26.82%	Sampling Error
90.41 Median Ratio	19.28	Value of Outlier Low Limit	0	Number of Low Outliers
52.09 Low Ratio	160.45	Value of Outlier High Limit	0	Number of High Outliers
143.19 High Ratio	- 33.66	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	213.38	Value of Extreme High Limit	0	Number of High Extremes/Influentials
20.64 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
588454464	228-073-11437	CAMERON, JEFFREY L Location: BUTTON BAY ROAD	DAM, BERNARD	92.90	3/2/2022	608,000	282,600	46.48			
L1074700288	228-073-10416	DEMICK TAYLOR Location: N OLD LEDGE LANE	DOHERTY JEAN	10.60	12/10/2020	103,000	84,800	82.33			
861084736	228-073-11745	FISCHER III, FREDERI... Location: WEST SIDE OF HAND ROAD	CLAFLIN III, SIDNEY ...	0.70	9/30/2021	51,000	55,400	108.63			
L1707532288	228-073-11648	GALLAGHER ELIZABETH Location: SPENCER FARM ROAD, LOT E	COGGER JEFFREY	2.49	2/25/2021	94,000	108,400	115.32			
364340288	228-073-11247	MACRI, GLEN J Location: LOT C SPENCER FARM ROAD	WORMER, ANDREW E	4.34	5/19/2021	175,000	144,200	82.40			
L1456005120	228-073-11605	OLIVEIRA DAVID MANUE... Location: 186 EVERGREEN LANE	PEARL JOSEPH	6.50	2/21/2020	100,000	112,900	112.90			
L1580990464	228-073-11632	POND LANE LLC Location: 52 POND LANE	CROSBY STEVEN	7.03	9/22/2020	118,000	92,900	78.73			
L1018609664	228-073-11746	RENOUF PAUL Location: LOT 4 OFF MIDDLEBROOK ROAD	PERRON BERNARD	26.40	3/13/2020	185,000	195,600	105.73			
L958402560	228-073-11070	SHAMIS ANDREW Location: 588 ARNOLD BAY ROAD	THE PETER POLLAK REV...	25.00	1/22/2021	640,000	839,100	131.11			
1428020288	228-073-11762	WAH, SAW EH Location: 0 JERSEY STREET	REVOCABLE TRUST AGRE...	23.00	11/15/2021	160,000	123,000	76.88			
L381861888	228-073-11247	WORMER ANDREW Location: LOT C SPENCER FARM ROAD	SPENCER THOMAS	4.34	2/18/2020	125,000	141,200	112.96			
1237742656	228-073-10900	ZAGHDOUD, AMINE Location: ROUTE 7/GREENBUSH ROAD	MERRIGAN, CAROLYN M	45.00	6/30/2021	175,000	199,500	114.00			
Totals for M - Miscellaneous				248.30		2,534,000	2,379,600				

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
12 Total Transactions	79.63	Low InterQuartile Value	66.75 Low 90% Value of Aggregate
211,167 Average Sales Price	113.74	High InterQuartile Value	121.07 High 90% Value of Aggregate
198,300 Average Listed Price	34.11	InterQuartile Range	93.91 Aggregate Ratio
97.29 Average Ratio			28.92% Sampling Error
107.18 Median Ratio	28.46	Value of Outlier Low Limit	0 Number of Low Outliers
46.48 Low Ratio	164.91	Value of Outlier High Limit	0 Number of High Outliers
131.11 High Ratio	- 22.70	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	216.07	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.29 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			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1183159360	228-073-10739	388 BAY ROAD LLC Location: 388 BAY ROAD	KIPP, DENISE E	0.01	6/4/2021	527,350	304,800	57.80			
L1283964928	228-073-10909	BOARDMAN TRUSTEE JIL... Location: 276 SUMMER POINT LANE	MILOWSKY MARC	0.75	5/13/2019	560,000	574,200	102.54			
1879829568	228-073-10747	EASTMAN, RICHARD Location: 238 NORTH ROAD	FOSTER MCKIBBEN, CAR...	0.01	9/20/2021	575,000	322,500	56.09			
L176791552	228-073-10747	FOSTER-MCKIBBEN CARO... Location: 238 NORTH ROAD	KOCH MARY BETH	0.00	10/10/2019	423,000	322,500	76.24			
1213111360	228-073-10292	HARRIS, MARIA V Location: 244 NORTH ROAD	COLLOM, ROGER E	0.01	11/15/2021	420,000	313,900	74.74			
857995328	228-073-10901	JENNINGS, CHRISTOPHE... Location: 165 SUMMER POINT LANE	MERRIGAN, JR., JAME...	2.20	4/15/2021	712,000	441,500	62.01			
L715100160	228-073-10863	KOCH MARY BETH Location: 199 SHORE ROAD	MARTINI DAVID	0.00	9/19/2019	685,000	555,700	81.12			
L1043988480	228-073-10590	LAMPMAN JAMES Location: 379 NORTH ROAD	WOOD MICHAEL	0.00	7/10/2020	400,000	324,200	81.05			
L1669996544	228-073-11079	MCDEVITT PATRICK Location: 258 SUMMER POINT LANE	SUSAN BENTON PREZZAN...	1.00	9/20/2019	850,000	795,200	93.55			
L776437760	228-073-11616	SMITH ALDEN Location: 226 ARNOLD BAY ROAD	ROMAN USA REVOCABLE ...	2.68	10/15/2019	77,900	102,900	132.09			O
L1195237376	228-073-10527	SOLOMON RICHARD Location: 964 ARNOLD BAY ROAD (C17)	BUDNITZ PAUL	1.10	9/23/2020	675,000	691,000	102.37			
L97357824	228-073-11230	THE ROBERT J ZULKOSK... Location: 1451 FORT CASSIN ROAD	CAMP TONY LLC	2.30	8/6/2020	775,000	890,800	114.94			
Totals for O - Other				10.06		6,680,250	5,639,200				

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
12 Total Transactions	65.19	Low InterQuartile Value	73.30 Low 90% Value of Aggregate
556,688 Average Sales Price	102.49	High InterQuartile Value	95.53 High 90% Value of Aggregate
469,933 Average Listed Price	37.30	InterQuartile Range	84.42 Aggregate Ratio
86.21 Average Ratio			13.16% Sampling Error
81.09 Median Ratio	9.24	Value of Outlier Low Limit	0 Number of Low Outliers
56.09 Low Ratio	158.45	Value of Outlier High Limit	0 Number of High Outliers
132.09 High Ratio	- 46.72	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	214.40	Value of Extreme High Limit	0 Number of High Extremes/Influentials
22.48 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
89 Total Transactions	75.48	Low InterQuartile Value	83.25 Low 90% Value of Aggregate
351,813 Average Sales Price	97.70	High InterQuartile Value	89.95 High 90% Value of Aggregate
304,661 Average Listed Price	22.21	InterQuartile Range	86.60 Aggregate Ratio
88.33 Average Ratio			3.87% Sampling Error
87.33 Median Ratio	42.16	Value of Outlier Low Limit	0 Number of Low Outliers
51.20 Low Ratio	131.02	Value of Outlier High Limit	5 Number of High Outliers
158.69 High Ratio	8.84	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	164.34	Value of Extreme High Limit	1 Number of High Extremes/Influentials
16.93 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
2% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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
6 Total Transactions	72.22	Low InterQuartile Value	63.01 Low 90% Value of Aggregate
364,833 Average Sales Price	107.51	High InterQuartile Value	109.30 High 90% Value of Aggregate
314,333 Average Listed Price	35.29	InterQuartile Range	86.16 Aggregate Ratio
91.77 Average Ratio			26.86% Sampling Error
90.41 Median Ratio	19.28	Value of Outlier Low Limit	0 Number of Low Outliers
52.09 Low Ratio	160.45	Value of Outlier High Limit	0 Number of High Outliers
143.19 High Ratio	- 33.66	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	213.38	Value of Extreme High Limit	0 Number of High Extremes/Influentials
20.64 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
12 Total Transactions	79.63 Low InterQuartile Value		66.53 Low 90% Value of Aggregate
211,167 Average Sales Price	113.74 High InterQuartile Value		121.28 High 90% Value of Aggregate
198,300 Average Listed Price	34.11 InterQuartile Range		93.91 Aggregate Ratio
97.29 Average Ratio			29.14% Sampling Error
107.18 Median Ratio	28.46 Value of Outlier Low Limit	0 Number of Low Outliers	
46.48 Low Ratio	164.91 Value of Outlier High Limit	0 Number of High Outliers	
131.11 High Ratio	- 22.70 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	216.07 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
17.29 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
107 Total Transactions	76.25	Low InterQuartile Value	83.71 Low 90% Value of Aggregate
334,276 Average Sales Price	102.37	High InterQuartile Value	90.87 High 90% Value of Aggregate
291,792 Average Listed Price	26.12	InterQuartile Range	87.29 Aggregate Ratio
90.31 Average Ratio			4.10% Sampling Error
87.93 Median Ratio	37.07	Value of Outlier Low Limit	0 Number of Low Outliers
46.48 Low Ratio	141.55	Value of Outlier High Limit	4 Number of High Outliers
171.65 High Ratio	- 2.11	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	180.73	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.68 COD			
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
2%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		