

Study created by Cy.Bailey@vermont.gov on 12/1/2022 at 7:32 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2108366848	237-076-10667	ABBOT CAROL Location: 408 SODOM ROAD	SZAMREY NADIA	1.91	7/28/2020	292,000	207,800	71.16			
L624574464	237-076-11702	ALLARD KENNETH Location: 1484 SANDY BIRCH ROAD	EISEL ADAM	2.95	11/10/2020	205,000	212,900	103.85			
L902336512	237-076-10335	ANDERSON KYLE Location: 1059 CARPENTER HILL ROAD	CADIEUX TRUSTEE CARI...	1.72	5/28/2020	240,000	261,900	109.13			
L1891573760	237-076-11625	ANTHONY GAMACHE LLC Location: 176 PLAINS ROAD	PRIME BARBARA	0.50	2/1/2021	40,000	107,700	269.25	E	E	E
L1498681344	237-076-10399	ARCHAMBAULT NATHAN Location: 439 WALLER ROAD	LYFORD CLAYTON	0.67	9/10/2020	382,000	333,100	87.20			
L267952128	237-076-10771	ARDOVA OLGA Location: 2971 POLLY HUBBARD ROAD	JACOBS RYAN	3.10	4/7/2020	245,000	208,500	85.10			
L2030452736	237-076-11743	ARMELL JEREMY Location: 928 POLLY HUBBARD ROAD	FANNIE MAE A/K/A FED...	2.00	3/26/2021	210,000	197,500	94.05			
L1191759872	237-076-11271	ARUZZA KYLE Location: 204 SODOM ROAD	DODD DANIEL	2.06	1/8/2020	255,000	218,100	85.53			
L1585590272	237-076-10818	BADGER DAVID Location: 523 SANDY BIRCH ROAD	HEATH CINDY	1.00	6/12/2019	235,500	198,400	84.25			
L1736888320	237-076-11033	BAILEY DAVID Location: 387 AUSTIN ROAD	MCNULTY KEITH	0.55	5/31/2019	295,000	242,700	82.27			
L28319744	237-076-11756	BANUS QUINTON Location: 2201 PLAINS ROAD	VIENS DOUGLAS	1.00	6/7/2019	245,000	250,100	102.08			
L495648768	237-076-11633	BARCOMB KEVIN Location: 2486 GEORGIA SHORE ROAD	LAVALLEY KEVIN	0.14	9/17/2020	315,000	161,900	51.40			
L1574985728	237-076-10056	BARRETT RYAN Location: 33 SUNSET CIRCLE	ESTATE OF LINDA BAIL...	0.62	11/7/2019	214,500	180,500	84.15			
L1877123072	237-076-10019	BARRETT TODD Location: 4015 GEORGIA SHORE ROAD	4015 GEORGIA SHORE R...	0.25	1/4/2021	400,000	314,900	78.73			
L1087537152	237-076-10060	BECKER RACHEL Location: 116 PEPPER'S WAY	BAKER DONALD	1.00	5/30/2019	365,000	276,600	75.78			
L1131020288	237-076-10152	BENNETT ZACHARY Location: 5861 ETHAN ALLEN HIGHWAY	HAMELIN AMBER ANN	0.50	7/2/2019	180,000	143,600	79.78			
1808065600	237-076-11794	BENWAY, RILEY Location: 56 ROUNDS ROAD	HAKEY, MICHAEL	0.70	5/26/2021	280,000	248,800	88.86			
L203706368	237-076-10442	BESSETTE JR MERTON Location: 508 SODOM ROAD	GENEST SKYLER WILLIA...	1.49	5/21/2020	242,500	192,100	79.22			

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1750486080	237-076-10945	BESSETTE, BRIAN KEIT... Location: 620 SANDY BIRCH ROAD	KLINE, JR., BERNARD ...	0.93	8/19/2021	320,000	214,200	66.94			
1308011584	237-076-11498	BEVILACQUA, GUNNER Location: 24 REYNOLDS ROAD	DIBONA, MATTHEW D	4.00	8/31/2021	345,000	259,800	75.30			
1450306624	237-076-11820	BISHOP, DYLAN H Location: 173 RIDGEVIEW DRIVE	ROBERTS, SAMANTHA E	0.92	9/30/2021	245,000	155,800	63.59			
L1725444096	237-076-10177	BLAIS KELLIE Location: 209 FERRAND ROAD	BARBARA E. STOKES FA...	0.13	5/8/2020	170,000	177,600	104.47			
L1406795776	237-076-12237	BODNER JEFFREY Location: 185 CADIEUX ROAD EXTENSION	ROCHELEAU MICHAEL	1.19	6/1/2020	530,000	442,400	83.47			
1461468224	237-076-10910	BOHAN, PATRICK D Location: 247 MEADOW RIDGE LANE	LAROSE, RICK	1.00	10/13/2021	399,000	228,800	57.34			
L235520000	237-076-10001	BREEN CONNOR Location: 29 NOTTINGHAM DRIVE	ABAIR JANET	1.50	5/18/2020	224,624	208,000	92.60			
152042560	237-076-11271	BRIGHAM, WILLIAM E Location: 204 SODOM ROAD	ARUZZA, KYLE E	2.06	1/4/2022	330,000	218,100	66.09			
L1536327680	237-076-11662	BRUGGEMANN ROBERT Location: 234 CLINE ROAD	MURPHY FLORENCE	2.00	11/20/2019	293,000	279,700	95.46			
L1528430592	237-076-10350	BUFORD JOE Location: 66 BAYVIEW ROAD	CAMPBELL RICHARD	1.50	7/12/2019	315,000	282,400	89.65			
L780550144	237-076-11721	BUSH CHRISTOPHER Location: 5739 GEORGIA SHORE ROAD	SATTERWHITE REBECCA	1.00	3/31/2021	258,000	198,100	76.78			
L855154688	237-076-11874	BUSHEY TODD Location: 240 HERITAGE ROAD	ESTATE OF BRIAN GLEN...	0.75	8/6/2020	235,125	208,000	88.46			
L1691504640	237-076-11446	CALDWELL DENISE Location: 6083 ETHAN ALLEN ROAD	STUTTARD KEVIN	0.90	7/15/2019	227,000	241,500	106.39			
88312896	237-076-10549	CAMP, GLENN B Location: 140 AUSTIN ROAD	DOOHEN, JARED M	0.66	7/29/2021	346,000	239,500	69.22			
L1476804608	237-076-10766	CHAGNON JOHN Location: 136 ETHAN ALLEN HIGHWAY	SARVEN CRAIG	1.00	12/23/2020	305,000	244,000	80.00			
L1835110400	237-076-11344	CHAMBERLAIN BROOKE Location: 352 CEDARWOOD TERRACE	ABBOTT MATTHEW	1.00	8/1/2019	225,000	170,000	75.56			
L1939779584	237-076-10248	CHURCH ELLA Location: 411 ETHAN ALLEN HIGHWAY	BAILEYBROWN SALLIE	0.44	10/18/2019	219,000	192,000	87.67			
L1463525376	237-076-11955	COREY RYAN Location: 301 WOODS HOLLOW DRIVE	DONNELLAN ASHLEY	0.80	1/29/2021	419,000	275,100	65.66			

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L973246464	237-076-12253	CORKRUM KEVIN Location: 1618 MILL RIVER ROAD	PLOOF ROBERT	0.90	8/27/2019	367,000	264,500	72.07			
1162054720	237-076-11472	COUTURE, OLIVIA J Location: 389 CEDARWOOD TERRACE	MEILLEUR, STEVEN M	1.00	8/2/2021	300,000	201,600	67.20			
753964096	237-076-10218	DALPRA, CHRISTOPHER ... Location: 326 WALLER ROAD	BONIN, IRENE A	0.53	6/4/2021	475,000	307,100	64.65			
L1673388032	237-076-10567	DAVIS JEFFREY Location: 308 ETHAN ALLEN HIGHWAY	SANTOR MICHAEL	0.80	12/11/2020	283,000	200,900	70.99			
L975736832	237-076-10003	DAVIS RICHARD Location: 481 ETHAN ALLEN HIGHWAY	JAQUES CHAD	1.61	11/13/2020	224,000	181,700	81.12			
L1667743744	237-076-10027	DELGADO JULIO Location: 2733 BALLARD ROAD	ROBENSTIEN WARREN	2.28	10/23/2020	380,000	333,800	87.84			
L434954240	237-076-12017	DEMERS JOSHUA Location: 190 DECKER ROAD	VO HONG	3.40	5/15/2019	375,000	461,000	122.93	O	O	O
1997139008	237-076-12412	DEVASTO, JEFFREY B Location: 1382 PATTEE HILL ROAD	IRIZARRY, IVAN	3.29	10/1/2021	625,000	399,900	63.98			
L1882759168	237-076-10471	DEVOID MICHELLE Location: 190 VILLAGE DRIVE	POULIN CHRISTOPHER	1.30	7/10/2020	373,000	285,400	76.51			
L459878400	237-076-11698	DISCH SANDRA NICOLE Location: 6566 GEORGIA SHORE ROAD	MCCARTHY JOHN	3.20	6/14/2019	331,500	305,300	92.10			
L1008017408	237-076-10474	DUBUQUE ANDREW Location: 304 OVERLAKE DRIVE	WILLIAMS ZACHARY	1.55	6/12/2020	365,000	289,400	79.29			
L1152466944	237-076-10774	DUSABLON TIMOTHY Location: 1294 SANDY BIRCH ROAD	GROGAN KEVIN	2.00	2/8/2021	272,000	242,800	89.26			
L3989504	237-076-10614	EDE TURNER Location: 107 ARROWHEAD LAKE ROAD	MALONE MELINDA	0.50	3/17/2021	285,000	218,900	76.81			
L1464942592	237-076-10600	ELCAN RANDALL Location: 382 WALLER ROAD	EVANS PATRICK	0.76	9/30/2020	375,000	234,200	62.45			
L1833205760	237-076-10593	EVANS ROBERT Location: 28 MAXFIELD ROAD	EPPLEY RANDY	0.57	9/4/2020	336,000	240,800	71.67			
881052736	237-076-10162	EVERLETH, MICHELLE M Location: 4271 GEORGIA SHORE ROAD	HALL, MICHAEL J	0.26	8/26/2021	500,000	298,000	59.60			
1696349248	237-076-12232	FENTON, DANIEL Location: 107 CADIEUX ROAD EXTENTION	DRIVER, KATIE E	1.27	10/15/2021	485,000	339,300	69.96			
664161344	237-076-10509	FLETCHER III, JOHN G Location: 3824 ETHAN ALLEN HIGHWAY	DEAN, DONALD R	2.00	8/20/2021	359,900	243,500	67.66			

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L2110181376	237-076-10962	FLYNN TYLER Location: 6788 GEORGIA SHORE ROAD	LACROSS PHILLIP	1.00	12/13/2019	269,000	240,000	89.22			
1135040576	237-076-12012	FORBES, COTE J Location: 58 BLAKEWOOD DRIVE	LAVALLA, LEVI J	0.51	4/9/2021	362,000	300,900	83.12			
L1863163904	237-076-10989	FOREST JAMES Location: 708 PATTEE HILL ROAD	RUSSIN KEVIN	3.00	12/2/2019	320,000	250,800	78.38			
638581824	237-076-10828	FORTIN, NICHOLAS C Location: 726 NOTTINGHAM DR	MENARD, JESSICA L	1.50	12/22/2021	315,000	237,300	75.33			
L60841984	237-076-11782	FREDETTE EMILY Location: 150 OLD QUARRY ROAD	WALSH ANDREW	2.85	5/3/2019	341,000	290,600	85.22			
L1370755072	237-076-11815	GALLANT SAMUEL Location: 640 PATTEE HILL ROAD	CORDNER CHAD	1.70	12/28/2020	230,000	194,200	84.43			
L52224000	237-076-10651	GARVEY ASHLEY Location: 88 MUSKETT CIRCLE	GOLDWYN MEGAN	1.00	7/17/2020	240,000	193,900	80.79			
4633152	237-076-12408	GARVEY, JASON C Location: 482 BOVAT ROAD	PATTERSON, TODD	10.44	2/15/2022	476,000	303,200	63.70			
769571904	237-076-11553	GAUDETTE, ERIC SCOTT Location: 682 STONE BRIDGE ROAD	GILDING, CHRISTOPHER...	3.84	12/2/2021	295,000	217,600	73.76			
L679337984	237-076-11944	GENAU CRAIG Location: 124 WOODS HOLLOW DRIVE	GUPTA RASH	1.27	9/10/2020	355,000	268,400	75.61			
L591626240	237-076-11197	GENEST JENNA Location: 1822 REYNOLDS ROAD	LYON KRISTAN	1.14	5/26/2020	337,900	290,400	85.94			
L1432862720	237-076-11553	GILDING CHRISTOPHER Location: 682 STONE BRIDGE ROAD	BORTZ MATTHEW	3.84	8/7/2020	250,000	217,600	87.04			
L1569116160	237-076-11640	GIRELLI ANTHONY Location: 124 AUSTIN ROAD	MESSINEO CHRISTOPHER	0.66	4/1/2019	360,000	280,400	77.89			
L273190912	237-076-10361	GIROUX ANDREW Location: 108 JUDY DRIVE	WELLS BRYAN	3.00	5/7/2020	320,000	331,900	103.72			
L952557568	237-076-10204	GIROUX RICHARD Location: 191 ROUNDS ROAD	HALSEY CHRISTOPHER	0.70	5/15/2020	240,000	212,300	88.46			
L1582551040	237-076-10024	GOCKEL ROBERT Location: 346 SANDY BIRCH ROAD	ANDERSON BERNADETTE	0.92	8/30/2019	190,000	200,600	105.58			
L2028118016	237-076-10763	GORDON JEFFREY Location: 2393 PLAINS ROAD	GREENE JUDITH	1.50	8/14/2020	334,000	268,700	80.45			
129334336	237-076-11872	GRATTELO, ANTHONY M Location: 473 STONE BRIDGE ROAD	LACLAIR, PETER W	1.03	12/17/2021	319,000	174,600	54.73			

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L1014837248	237-076-11989	HALVERSON NICOLAS Location: 768 BALLARD ROAD	VELLUCCI AMANDA	1.69	8/28/2019	349,000	310,100	88.85			
L332857344	237-076-11095	HARVEY KEITH Location: 2415 BALLARD ROAD	MACKENZIE ALLISON	1.00	10/1/2019	279,000	218,900	78.46			
L607911936	237-076-11162	HATIN CHAD Location: 6173 ETHAN ALLEN HIGHWAY	MCCRACKEN JR JOHN	5.21	9/23/2020	425,000	377,800	88.89			
608576064	237-076-11300	HAYES, PAUL W Location: 2655 GEORGIA SHORE ROAD	NIQUETTE, BARBARA	0.22	1/18/2022	339,900	193,600	56.96			
441865280	237-076-12381	HILL, MICHAEL Location: 2143 OAKLAND STATION ROAD	ELLER, MONTY W	4.72	6/11/2021	505,000	260,500	51.58			
L641896448	237-076-12007	HOLBROOK CANDICE Location: 192 DECKER ROAD	CRAWFORD MATTHEW	3.51	9/4/2020	439,000	359,500	81.89			
1161665600	237-076-11445	HORVATH, HOLLY E Location: 6 SAND HILL ROAD	ROSADO, MARC A	1.25	10/28/2021	440,000	282,300	64.16			
1133546560	237-076-11391	HOWARD, BENJAMIN J Location: 512 WALLER ROAD	PILLSBURY, BRIAN C	0.68	8/12/2021	475,000	271,300	57.12			
2047753280	237-076-11506	HUE, DELMIQUCO Location: 331 REYNOLDS ROAD	ROONEY, TERRY L	1.00	11/30/2021	360,000	222,100	61.69			
741284928	237-076-11801	JOHN MCCRACKEN SR RE... Location: 4296 ETHAN ALLEN HWY	WEBSTER, ALLISON	3.93	10/8/2021	302,000	210,000	69.54			
932871232	237-076-11101	KAUFFMAN, KEVIN J Location: 4261 GEORGIA SHORE ROAD	JEWETT, PATRICIA L	0.18	12/10/2021	699,000	357,200	51.10			
65987136	237-076-10677	KRUPP, KAILI J Location: 1211 SAND HILL ROAD	GAREY, ALAN R	1.38	2/3/2022	250,000	182,000	72.80			
1203113024	237-076-11635	LABOMBARD, JOEL Location: 345 MILL RIVER ROAD	STECH, JOEL L	1.00	7/23/2021	328,500	197,600	60.15			
1091816512	237-076-10937	LACASSE, RYAN J Location: 254 RED BARN HILL ROAD	REVOCABLE TRUST AGRE...	1.00	9/3/2021	326,000	218,900	67.15			
L2039545856	237-076-11389	LACLAIR MICHAEL Location: 142 PLAINS ROAD	KRANZ JOSEF	3.34	2/26/2021	250,000	241,700	96.68			
L89694208	237-076-11376	LACLAIR MORGAN Location: 7190 ETHAN ALLEN HIGHWAY	RIVERS HOLLY	0.81	12/15/2020	328,800	203,200	61.80			
1226081344	237-076-11845	LANDRY, AMY M Location: 203 BRADLEY HILL RD	DAIGNEAULT, MICHAEL ...	2.11	4/30/2021	320,000	254,800	79.63			
L696029184	237-076-12012	LAVALLA LEVI Location: 58 BLAKEWOOD DRIVE	NIELSEN CHAD	0.51	5/20/2019	337,000	300,900	89.29			

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L85155840	237-076-12314	LAVALLEE NOAH Location: 126 ROCK MAPLE DRIVE	PANKO CHRISTOPHER	2.50	12/5/2019	477,500	332,000	69.53			
L252235776	237-076-11343	LEARNED BENJAMIN Location: 228 RED BARN HILL ROAD	PARKER DEREK	1.01	12/27/2019	263,000	221,800	84.33			
L500436992	237-076-11941	LEGER DANIEL Location: 271 WOODS HOLLOW ROAD	GILDING CHRISTOPHER	1.19	6/30/2020	338,000	295,900	87.54			
L171139072	237-076-10343	LEO BRUCE Location: 926 CLINE ROAD	YOUCHAH GINA	3.34	12/11/2020	392,000	323,400	82.50			
L879267840	237-076-10629	LEONARD DANIEL Location: 169 BRADLEY HILL RD	NADEAU SARA	2.12	2/19/2021	295,000	194,000	65.76			
L1467781120	237-076-10994	LIPPA ADAM Location: 52 AUSTIN ROAD	LARAMEE MICHAEL	0.53	10/4/2019	303,000	247,900	81.82			
L944197632	237-076-10647	LITCHFIELD BRIAN Location: 154 VILLAGE DRIVE	BELDEN BECKI	1.06	12/16/2020	350,000	254,800	72.80			
1362447424	237-076-10530	LOMBARD, JOEL R Location: 6444 ETHAN ALLEN HIGHWAY	THIBAUT, AURELIEN	1.25	8/16/2021	260,000	180,700	69.50			
1145914432	237-076-10256	MACKIN, COLLEEN Location: 202 SUNSET CIRCLE	JUCKETT, COREY E	0.64	4/23/2021	277,200	199,100	71.83			
834622016	237-076-12524	MAEHL, VERA Location: 5335 - B (UNIT 2) GEORGIA SHORE ROAD	PEARSON, KIRK	2.00	2/11/2022	315,000	300,500	95.40			
L576323584	237-076-10037	MAGUIRE ALLEN Location: 2727 GEORGIA SHORE ROAD	AUGOSTINO LIVING TRU...	0.30	8/31/2020	389,000	290,100	74.58			
L1454788608	237-076-11509	MAHL JAMES Location: 493 BALLARD ROAD	BUSHEE SHERRI	0.94	1/8/2020	315,000	325,500	103.33			
L1880317952	237-076-10760	MANEEN ERICA Location: 200 RIDGEVIEW DRIVE	WELLS SILAS	0.93	11/22/2019	264,000	182,800	69.24			
1699298368	237-076-10311	MARTELLE, NICOLE A Location: 261 RED BARN HILL ROAD	BURNELL, JEAN W	1.00	11/17/2021	309,000	220,800	71.46			
1666198592	237-076-10182	MARTIN, GAGE Location: 1197 ETHAN ALLEN HIGHWAY	BLAKE, GARY G	1.00	8/11/2021	310,000	298,400	96.26			
1934634048	237-076-11566	MCCANSE, ANDREW E Location: 642 SILVER LAKE ROAD	ROCHON, DAVID	5.05	8/11/2021	355,000	208,400	58.70			
1905566272	237-076-11936	MCDONALD, JEREMY Location: 33 BOVAT ROAD	GOODMAN, SUSAN B	4.60	1/21/2022	489,500	360,300	73.61			
2077729344	237-076-10286	MCLANE, CALEB Location: 75 BALLARD ROAD	BROWN, DONALD W	1.00	1/31/2022	175,000	178,500	102.00			

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99541568	237-076-11696	MILES, ALICIA Location: 847 NOTTINGHAM DRIVE	BOOMER, JOSEPH	0.74	2/7/2022	360,000	282,500	78.47			
868176448	237-076-12234	MILLS, ANDREW G Location: 63 MAPLEWOOD DRIVE	CARDOZA, THOMAS J	1.27	2/4/2022	510,000	363,100	71.20			
L911646720	237-076-10859	MILNE MEISER GRACE H... Location: 1214 CLINE ROAD	HOULE GARY	1.00	9/23/2019	286,000	245,400	85.80			
1425755200	237-076-10001	MOLLEUR, TYLER A Location: 29 NOTTINGHAM DRIVE	BREEN, CONNOR	1.50	8/27/2021	289,000	208,000	71.97			
L1883873280	237-076-10741	MONAGHAN MATTHEW Location: 697 STONE BRIDGE ROAD	REYNOLDS TRUSTEE NAN...	1.50	8/1/2019	243,500	183,800	75.48			
L1611341824	237-076-11466	MORRILL KELLY Location: 140 SUNSET CIRCLE	CIARLA MELINDA	0.64	10/16/2019	223,000	203,100	91.08			
168705088	237-076-11451	MORRIS, ALEXANDER Location: 1009 GEORGIA MOUNTIAN ROAD	NEWTON, PAUL	5.00	11/30/2021	315,000	170,900	54.25			
L1085890560	237-076-10102	MOSSEY MARY Location: 6508 GEORGIA SHORE ROAD	IRISH TERESA	3.40	4/15/2020	335,000	253,900	75.79			
L1771208704	237-076-11451	NEWTON PAUL Location: 1009 GEORGIA MOUNTAIN ROAD	RAYMOND KATHRYN	5.00	11/22/2019	181,500	170,900	94.16			
L1026707456	237-076-10379	O'BRIEN DILLON Location: 197 SODOM ROAD	POPOVITCH JR MICHAEL	3.00	3/6/2020	237,000	220,600	93.08			
L1738489856	237-076-11739	O'BRIEN IAN Location: 883 STONEBRIDGE	VANACORE ANDREW	2.94	9/17/2020	370,000	305,700	82.62			
L2269184	237-076-11006	PARKER BRAD Location: 262 NOTTINGHAM DRIVE	LAVALLA JAMIE	1.86	6/25/2020	286,000	249,500	87.24			
L540672000	237-076-10257	PARKER DEREK Location: 491 NOTTINGHAM DRIVE	BRACE DALE	1.53	9/10/2020	303,000	265,000	87.46			
L2080952320	237-076-10208	PATTERSON RUSSELL Location: 303 ROUNDS ROAD	THERRIEN DONALD	0.75	5/9/2019	232,900	238,200	102.28			
L1921941504	237-076-10746	PIERCE KRISTOPHER Location: 282 CEDARWOOD TERRACE	GORDON NORMAN	1.00	7/9/2019	230,000	179,600	78.09			
1576447040	237-076-10054	POIRIER, TRAVIS Location: 525 ETHAN ALLEN HIGHWAY	ESTATE OF NANCY BADG...	1.00	8/24/2021	280,000	180,600	64.50			
L813768704	237-076-10026	POPOVITCH MICHAEL Location: 124 HOTCHKISS PLACE	ROY BRYAN	1.79	3/6/2020	281,000	238,700	84.95			
528503872	237-076-11848	PRIEST, CURTIS C Location: 20 SAND HILL EXT	WILBUR, RYAN J	1.50	6/18/2021	345,000	229,600	66.55			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1335310400	237-076-10416	QUINLAN, DEVIN L Location: 69 CEDARWOOD TERRACE	ESTATE OF STEPHEN A....	1.00	4/30/2021	180,000	162,800	90.44			
L1749962752	237-076-10825	QUINTIN COLE Location: 93 HERITAGE DRIVE	DENNIS JAMES	1.00	6/3/2020	226,600	219,600	96.91			
L362094592	237-076-10524	REDMOND MIRANDA Location: 218 BLAKE ROAD	LEEUEW CHARLES	4.62	6/11/2020	328,000	221,500	67.53			
L373800960	237-076-10144	RILEY JOSHUA Location: 5683 GEORGIA SHORE ROAD	BERNO DAVID	2.80	9/27/2019	332,500	325,300	97.83			
L1221271552	237-076-11445	ROSADO MARC Location: 6 SANDHILL ROAD	ANDERSON KRISTIN	1.25	12/6/2019	310,270	282,300	90.99			
L1653186560	237-076-10181	ROUNDS SAMUEL Location: 99 ROUNDS ROAD	BROWNELL KELLY	0.80	5/17/2019	291,000	284,800	97.87			
L272924672	237-076-11816	ROY BRYAN Location: 5775 GEORGIA SHORE ROAD	WELLS SILAS GEORGE	3.08	3/6/2020	309,900	257,200	82.99			
L1877114880	237-076-10876	RYAN KYLE Location: 75 MAXFIELD ROAD	SIMMONS RICHARD	0.61	8/26/2019	345,000	275,400	79.83			
L1402519552	237-076-12256	SACKLOW NATHAN Location: 1508 MILL RIVER ROAD	CRIBBY STEVEN	0.93	12/30/2019	380,000	329,800	86.79			
1190523968	237-076-11726	SAUNDERS, TIM Location: 218 MUSKET CIRCLE	OWEN, KYLE	1.00	7/20/2021	260,000	211,700	81.42			
1504139328	237-076-12043	SCHMIDT, CARLY Location: 12 BLAKEWOOD DRIVE	FORBES, COTE J	0.53	4/9/2021	335,000	232,300	69.34			
L406470656	237-076-11935	SHAFFER DEVON Location: 6315 GEORGIA SHORE ROAD	HAMBLETT MARCUS	3.00	8/31/2020	399,900	338,500	84.65			
L304668672	237-076-10240	SHEPARD TODD Location: 193 AUSTIN ROAD	BOUFFARD ERIC	0.59	9/30/2020	240,000	220,700	91.96			
L1505615872	237-076-12254	SHUFORD FELIX Location: 1580 MILL RIVER ROAD	IRISH JUSTIN	0.93	9/18/2020	370,000	256,800	69.41			
L1145765888	237-076-12341	SILVERSTON AMY Location: 4552 GEORGIA SHORE RD	JACOBS KIMBERLY	1.63	4/22/2020	310,000	248,200	80.06			
1134754880	237-076-11490	SPRANO, BRANDON R Location: 5581 ETHAN ALLEN HIGHWAY	ROACH, PATRICK	2.00	12/10/2021	295,000	248,900	84.37			
L2046963712	237-076-12437	SULLIVAN BRIAN Location: 220 MOUNTAIN VIEW DRIVE	FOXJR. JAMES	0.71	6/24/2019	379,000	341,900	90.21			
156719680	237-076-12564	THEBARGE SR, WAYNE A Location: 24 SANDY LANE	SANDY BIRCH ROAD, LL...	0.83	3/18/2022	427,000	347,400	81.36			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
189873216	237-076-10685	TOFANI, TONY E Location: 354 OLD STAGE ROAD	HAWKINS, CHAD M	1.50	10/22/2021	326,000	197,500	60.58			
1015270464	237-076-11362	TYSON, ROBERT Location: 6478 GEORGIA SHORE ROAD	HARDY, RUSSELL	2.00	8/30/2021	500,000	330,900	66.18			
L1982865408	237-076-10669	VANCE CHAD Location: 6 SUNSET CIRCLE	GALLUP JANET	0.72	7/25/2019	192,000	205,500	107.03			
L495865856	237-076-11188	VETTERS JARED Location: 354 NOTTINGHAM DRIVE	STOMMEL CAMERON	0.77	8/7/2020	279,000	228,800	82.01			
181929024	237-076-11244	WAGNER, JUSTIN CHARL... Location: 2168 PLAINS ROAD	MCDONNELL, BERNARD	0.97	4/27/2021	370,000	217,900	58.89			
L11427840	237-076-11961	WAINE ALEXANDER Location: 3066 OAKLAND STATION ROAD	SIBLEY JOSHUA	5.11	10/21/2019	295,000	257,600	87.32			
1974692928	237-076-11387	WALKER, CHRISTOPHER ... Location: 2980 ETHAN ALLEN HIGHWAY	MEADER, ROBERT B	4.00	9/24/2021	355,000	249,800	70.37			
L617832448	237-076-11166	WATTS BENJAMIN Location: 251 SANDY BIRCH ROAD	DOUGLAS TIMOTHY	1.00	7/27/2020	355,000	261,400	73.63			
L1839226880	237-076-10174	WHITE DAVID Location: 393 NOTTINGHAM DRIVE	SOULE BARBARA	0.87	4/26/2019	221,000	195,200	88.33			
1025553472	237-076-11286	WILBUR, RYAN Location: 34 JAQUELYN PKWY	JOLLIE, TRACY	1.15	6/18/2021	435,000	345,400	79.40			
L1160306688	237-076-10853	WILLIAMS ZACHARY Location: 34 VILLAGE DRIVE EXTENSION	HOOD JACQUI	3.22	6/15/2020	500,000	469,000	93.80			
468798528	237-076-10843	WOLLOCKO, ARTHUR Location: 4112 GEORGIA SHORE ROAD	YOUNG, HAYDEN E	0.17	8/20/2021	305,000	159,700	52.36			
853576768	237-076-10960	YANUS, CYBILL Location: 764 SANDY BIRCH RD	RIVARD, RYAN J	1.08	8/9/2021	335,000	208,900	62.36			
586824768	237-076-11103	ZEIDLER, ROBERT Location: 61 SWEENEY FARM ROAD NORTH	STEPHEN E. BOVE AND ...	0.77	10/12/2021	470,000	287,900	61.26			
L1008304128	237-076-11877	ZENO NEIL Location: 584 STONE BRIDGE ROAD	CUNNINGHAM JAMES	1.03	9/25/2019	235,000	179,900	76.55			
L1492430848	237-076-12383	ZIEK GREGORY Location: 2045 OAKLAND STATION ROAD	BELLAVANCE JASON	4.90	5/23/2019	333,000	308,400	92.61			
Totals for R1 - Residential with less than 6 acres				267.05		51,476,019	40,088,900				

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
160 Total Transactions	69.51 Low InterQuartile Value		75.98 Low 90% Value of Aggregate
323,497 Average Sales Price	88.46 High InterQuartile Value		79.48 High 90% Value of Aggregate
251,454 Average Listed Price	18.95 InterQuartile Range		77.73 Aggregate Ratio
79.41 Average Ratio			2.25% Sampling Error
79.78 Median Ratio	41.08 Value of Outlier Low Limit	0 Number of Low Outliers	
51.10 Low Ratio	116.89 Value of Outlier High Limit	2 Number of High Outliers	
122.93 High Ratio	12.65 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	145.32 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
13.64 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
1% 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
L1846288384	237-076-12174	ALARIE JULIA Location: 308 HORSESHOE BARN ROAD	ST. HILAIRE ALFRED	19.90	10/28/2020	340,000	289,000	85.00			
L1719599104	237-076-10319	BERNIER MARK Location: 1093 BALLARD ROAD	LAROCHE SCOTT	10.10	1/15/2020	353,500	300,400	84.98			
L1360666624	237-076-11881	BRESSETTE NATHAN Location: 3073 OAKLAND STATION ROAD	WRIGHT SHAWN	8.06	3/26/2021	445,000	349,700	78.58			
1689529408	237-076-10563	CASPERS, CHRISTOPHER Location: 116 SODOM ROAD	TRASK, JAMES D	10.10	8/18/2021	474,500	320,500	67.54			
L1005748224	237-076-11211	COOLBETH DAN Location: 211 MILLS ROAD	BARBARA B. MILLS REV...	80.76	9/4/2020	1,025,000	977,500	95.37			
1415857216	237-076-12167	COWHIG, JOSEPH Location: 1189 BOVAT ROAD	ESTATE OF LEE BLAIR	13.90	4/15/2021	270,000	218,500	80.93			
L1437499392	237-076-10508	DARK DEVELOPMENT LLC Location: 3323 HIGHBRIDGE ROAD	MARTELL JOHN	23.25	9/2/2020	875,000	581,100	66.41			
2098553920	237-076-11778	DAVIS, JOHN M Location: 5523 ETHAN ALLEN HIGHWAY	BURKE, WILLIAM R	7.40	5/27/2021	381,000	303,500	79.66			
L823734272	237-076-11132	DEWYEA JEREMY Location: 1121 SODOM ROAD	KIRBY JAMES	10.10	8/21/2020	340,000	272,400	80.12			
991706176	237-076-10640	FIELDS, NATHAN F Location: 316 CARPENTER HILL ROAD	FOX, JR., JOHN	10.17	10/15/2021	645,000	444,100	68.85			
1062288448	237-076-10607	FOERSTER, PHILIPP Location: 1133 SODOM RD	FARR, JOHN R	24.00	10/6/2021	415,000	319,500	76.99			
L1833574400	237-076-10993	GONYAW MICHAEL Location: 306 HORSESHOE BARN ROAD	LAPORTE PHILIP	10.15	8/21/2020	410,000	311,300	75.93			
1589081152	237-076-12131	HAGGERTY, KYLE Location: 2044 GEORGIA SHORE ROAD LOT 6A	JOHN H. RHODES REVOC...	1.41	7/15/2021	220,000	175,100	79.59			
1954298944	237-076-11987	HAWKINS, CHAD M Location: 6179 GEORGIA SHORE ROAD	HAWKINS, JOHN	16.24	10/22/2021	425,000	379,300	89.25			
L575557632	237-076-12022	IRISH JUSTIN Location: 133 MANSFIELD DRIVE	LEO MARC	8.76	9/25/2020	420,000	351,000	83.57			
1941087296	237-076-11755	LORA'S FARM GEORGIA ... Location: 144 PATTEE HILL ROAD	VICKERS, DONALD R	66.65	4/19/2021	650,000	488,500	75.15			
L50614272	237-076-10631	LUSSIER MARCY Location: 556 PATTEE HILL RD	HEWAT BENJAMIN	40.00	12/12/2019	510,000	405,600	79.53			
530342464	237-076-10508	NALBACH, ALEXANDER S... Location: 3323 HIGHBRIDGE ROAD	LYNCH, DENNIS M	23.25	1/31/2022	1,150,000	581,100	50.53			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L854740992	237-076-10132	RIVERS MARK Location: 178 CADIEUX ROAD	DURDA SHANNON	10.10	12/15/2020	425,000	317,500	74.71			
2098449472	237-076-10168	ROCHELEAU, PAUL E Location: 3193 OAKLAND STATION ROAD	COTA, KAREN	6.59	9/1/2021	430,900	348,700	80.92			
1243364416	237-076-10280	SOVEY, MARK Location: 35 ROBERT NEWTON ROAD	BROUILLETTE, JAMES A	6.00	10/18/2021	464,000	314,700	67.82			
L1874669568	237-076-11394	UNDERWOOD KEITH Location: 363 CARPENTER HILL ROAD	ZVOLENSKY HEIDI	10.10	4/26/2019	379,900	353,700	93.10			
542800960	237-076-11014	VAUGHAN, BRIAN T Location: 70 JED SHEPARD ROAD	MARTIN, PETER M	23.10	12/10/2021	452,000	214,400	47.43			
1268415552	237-076-11555	WALKER, LIAM T Location: 88 SODOM ROAD	TRASK, JOSEPH H	11.90	12/10/2021	428,000	287,600	67.20			
Totals for R2 - Residential with 6 or more acres				451.99		11,928,800	8,904,700				

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
24 Total Transactions	68.08 Low InterQuartile Value	68.98 Low 90% Value of Aggregate
497,033 Average Sales Price	82.91 High InterQuartile Value	80.32 High 90% Value of Aggregate
371,029 Average Listed Price	14.83 InterQuartile Range	74.65 Aggregate Ratio
76.22 Average Ratio		7.60% Sampling Error
79.06 Median Ratio	45.84 Value of Outlier Low Limit	0 Number of Low Outliers
47.43 Low Ratio	105.15 Value of Outlier High Limit	0 Number of High Outliers
95.37 High Ratio	23.59 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	127.40 Value of Extreme High Limit	0 Number of High Extremes/Influentials
10.27 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		

MHU - Mobile home un-landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1556408896	237-076-10782	HAMELIN, AMBER Location: 162 RHODESIDE ACRES	RLM PROPERTIES, LLC	0.00	3/17/2022	31,500	18,800	59.68			
L431529984	237-076-11266	REID AMANDA Location: 58 RHODESIDE ACRES	SMM LLC	0.00	8/26/2020	37,000	37,800	102.16			
Totals for MHU - Mobile home un-landed				0.00		68,500	56,600				

MHU - Mobile home un-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	59.68	Low InterQuartile Value	(41.41) Low 90% Value of Aggregate
34,250 Average Sales Price	102.16	High InterQuartile Value	206.67 High 90% Value of Aggregate
28,300 Average Listed Price	42.48	InterQuartile Range	82.63 Aggregate Ratio
80.92 Average Ratio			150.11% Sampling Error
80.92 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
59.68 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
102.16 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
26.25 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			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L327602176	237-076-10308	HALBERT DEANNE FRAMP... Location: 673 BULLOCK ROAD	CARDINAL BEVERLY	4.67	7/3/2019	205,000	158,300	77.22			
L1127333888	237-076-10349	INGRAM MARTIN Location: 704 POLLY HUBBARD ROAD	BEARD ANNETTE	1.00	11/27/2019	200,000	143,400	71.70			
946011200	237-076-10466	JARVIS, DAN W Location: 450 BRONSON ROAD	RING, STACEY	2.00	12/10/2021	235,000	140,500	59.79			
502441024	237-076-10291	KRAMER, NOEL Location: 187 FONTAINE DRIVE	BENWAY, MICHAEL	1.00	5/14/2021	232,000	128,600	55.43			
L1042845696	237-076-10158	MCGINN II JOHN Location: 225 SWEENEY FARM ROAD	BIDWELL. SR RICHARD	0.50	9/4/2020	105,000	130,800	124.57	O	O	
L1892892672	237-076-11007	POLAND DAVID Location: 540 STONE BRIDGE ROAD	LAVALLEE CAROL	1.03	5/20/2019	100,000	91,400	91.40			
1497599040	237-076-11710	TIM REED CONSTRUCTIO... Location: 1422 SANDY BIRCH ROAD	TURCHIN, THOMAS	2.42	6/9/2021	173,000	120,700	69.77			
Totals for MHL - Mobile home landed				12.62		1,250,000	913,700				

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	
7 Total Transactions	59.79	Low InterQuartile Value	60.73	Low 90% Value of Aggregate
178,571 Average Sales Price	91.40	High InterQuartile Value	85.46	High 90% Value of Aggregate
130,529 Average Listed Price	31.61	InterQuartile Range	73.10	Aggregate Ratio
78.55 Average Ratio			16.91%	Sampling Error
71.70 Median Ratio	12.37	Value of Outlier Low Limit	0	Number of Low Outliers
55.43 Low Ratio	138.82	Value of Outlier High Limit	0	Number of High Outliers
124.57 High Ratio	- 35.05	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	186.24	Value of Extreme High Limit	0	Number of High Extremes/Influentials
21.56 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		

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2146570240	237-076-11764	BARKER DENISE Location: 129 FERRAND ROAD	ESTATE OF MARY VIRGA	0.20	10/15/2019	92,000	95,900	104.24			
1797305408	237-076-11039	BECKER, RACHEL A Location: 102 PEPPER'S WAY	LEPPER, WILLIAM G	0.25	6/28/2021	390,000	181,300	46.49			
900379712	237-076-11296	GILBERT, JODI E Location: 4053 GEORGIA SHORE ROAD	MARY A. LYNCH, TRUST...	0.27	5/28/2021	215,000	243,200	113.12			
L1369612288	237-076-11865	MOSHER BARRY Location: 2885 GEORGIA SHORE ROAD	DAVE WINROCK LLC	0.08	12/1/2020	234,500	208,600	88.96			
L1316405248	237-076-11355	NG ELIZABETH Location: 24 THE PINES NORTH	THE MONICA M. KIMEL ...	0.50	11/2/2020	515,000	245,300	47.63			
L2001981440	237-076-11591	OSBORNE STEVE Location: 2915 GEORGIA SHORE ROAD	SIEGEL MICHAEL	0.08	6/14/2019	150,500	136,400	90.63			
L1379491840	237-076-10870	PRICER JACK Location: 66 THE PINES NORTH	BRAMLEY ROBERT	0.25	8/28/2020	185,000	173,700	93.89			
1711608896	237-076-12144	REISS, CHRISTINA Location: 2321 GEORGIA SHORE ROAD, UNIT #6	JEFFREY NIELSEN, SUC...	0.00	5/20/2021	200,000	154,500	77.25			
L2029428736	237-076-11396	VOLKER STRAPPER Location: 3639 GEORGIA SHORE ROAD	PLANTE CO-TRUSTEE OF...	0.41	7/23/2020	244,000	241,000	98.77			
L2144559104	237-076-10522	YOUNG ALICE Location: 165 FERRAND ROAD	THE DIANE L. DEMERIT...	0.14	7/7/2020	39,000	116,900	299.74	E	E	E
Totals for S1 - Vacation home with less than 6 acres				2.18		2,265,000	1,796,800				

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
10 Total Transactions	69.85	Low InterQuartile Value	57.14 Low 90% Value of Aggregate
247,333 Average Sales Price	106.46	High InterQuartile Value	93.80 High 90% Value of Aggregate
186,656 Average Listed Price	36.61	InterQuartile Range	75.47 Aggregate Ratio
84.55 Average Ratio			24.29% Sampling Error
90.63 Median Ratio	14.93	Value of Outlier Low Limit	0 Number of Low Outliers
46.49 Low Ratio	161.38	Value of Outlier High Limit	1 Number of High Outliers
113.12 High Ratio	- 39.99	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	216.30	Value of Extreme High Limit	1 Number of High Extremes/Influentials
18.35 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
10% 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
L268058624	237-076-11050	HEARTH AND STONE RES... Location: 576 BALLARD ROAD	LETOURNEAUT576RUSTEE...	27.00	12/30/2020	275,000	299,600	108.95			
L2088837120	237-076-10699	SOUTH GEORGIA PINES ... Location: 787 ETHAN ALLEN HIGHWAY	B&S PROPERTIES LLC	0.67	3/27/2020	245,000	219,200	89.47			
Totals for C - Commercial				27.67		520,000	518,800				

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	89.47	Low InterQuartile Value	39.84	Low 90% Value of Aggregate
260,000 Average Sales Price	108.95	High InterQuartile Value	159.70	High 90% Value of Aggregate
259,400 Average Listed Price	19.48	InterQuartile Range	99.77	Aggregate Ratio
99.21 Average Ratio			60.07%	Sampling Error
99.21 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
89.47 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
108.95 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
9.82 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
980784192	237-076-12511	BOARDMAN, MATTHEW W Location: 593 BULLOCK ROAD	HURTEAU, TIMOTHY J	5.00	6/10/2021	131,000	85,400	65.19			
1519453248	237-076-12304	BOSENBERG, MARCUS Location: LOT 1, 4.592 ACRES, CHARBONNEAU DRIVE	CHARBONNEAU, LOUIS	4.59	4/16/2021	154,500	56,300	36.44	O		
L1139474432	237-076-12469	FLOCK MICHAEL Location: L1 DECKER ROAD	BOURBEAU PROPERTIES ...	5.02	12/22/2020	89,900	85,500	95.11			
L98279424	237-076-12161	FOGG LESLIE Location: LOT #1 BLAKE ROAD	LEEUEW CHARLIE	9.77	9/30/2020	105,000	24,400	23.24	O		
L162238464	237-076-11053	JHGS PROPERTIES LLC Location: GEORGIA SHORE ROAD	CALDWELL JANA	7.67	10/16/2020	325,000	313,500	96.46			
1552571456	237-076-11667	SHAMP, WYETH H Location: CONGER ROAD	TARTE FAMILY TRUST	94.50	10/26/2021	350,000	164,200	46.91			
L739770368	237-076-12530	STROMMEL MICHELLE Location: 1978 GEORGIA MOUNTAIN ROAD	HARRISON RABTOY KATH...	20.10	12/18/2020	397,827	378,500	95.14			
Totals for M - Miscellaneous				146.65		1,553,227	1,107,800				

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	
7 Total Transactions	36.44	Low InterQuartile Value	48.81	Low 90% Value of Aggregate
221,890 Average Sales Price	95.14	High InterQuartile Value	93.83	High 90% Value of Aggregate
158,257 Average Listed Price	58.70	InterQuartile Range	71.32	Aggregate Ratio
65.50 Average Ratio			31.56%	Sampling Error
65.19 Median Ratio	- 51.61	Value of Outlier Low Limit	0	Number of Low Outliers
23.24 Low Ratio	183.19	Value of Outlier High Limit	0	Number of High Outliers
96.46 High Ratio	- 139.67	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.92 PRD (Regression Index)	271.25	Value of Extreme High Limit	0	Number of High Extremes/Influentials
39.47 COD				
	0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
	0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1854997568	237-076-12089	CREEKS, HOLLY Location: 239A LEDGEWOOD LANE	CHAPMAN, ANGELIA	0.00	4/7/2021	304,000	249,900	82.20			
L795344896	237-076-12081	DIXON JASON Location: 222A LEDGEWOOD LANE	BOSWORTH ANDREW	0.00	8/28/2020	305,000	243,300	79.77			
L2072924160	237-076-11975	DUFFNEY MICHAEL Location: 80 JAQUELYN PARKWAY	BAIRD CLARK	0.00	7/23/2020	269,450	226,000	83.87			
1339012160	237-076-12452	DUNKER, DIANN D Location: 70 REDBARN HILL RD	MAREK, DOUGLAS	0.00	6/30/2021	250,500	168,000	67.07			
1085396032	237-076-12208	GAUDING, MICHAEL Location: 115 WILDER DRIVE	HURLEY, COREY J	0.80	6/24/2021	420,000	278,800	66.38			
L1039040512	237-076-12090	GOLDWYN WILLIAM Location: 239B LEDGEWOOD LANE	THE KEVIN AND LISA S...	0.00	5/8/2020	280,000	247,800	88.50			
L1019166720	237-076-12091	HAWK JUSTIN Location: 233A LEDGEWOOD LANE	BUSHEY LEONARD	0.00	8/14/2020	289,000	250,700	86.75			
L121507840	237-076-12208	HURLEY COREY Location: 115 WILDER DRIVE	LOZIER SARA	0.80	9/27/2019	349,000	278,800	79.89			
1276693568	237-076-11200	LAKE ESCAPES, LLC Location: 393 FERRAND ROAD	BONNELL, TERRY	0.00	8/9/2021	258,000	193,400	74.96			
855329856	237-076-12485	MACINTOSH, WILLIAM R Location: 133-D WILDER DRIVE	LAVERY, MICHAEL	0.00	8/30/2021	280,000	218,300	77.96			
L1781092352	237-076-12452	MAREK DOUGLAS Location: 70 RED BARN HILL RD	CHANDLER ALAN	0.00	2/28/2020	175,000	168,000	96.00			
L775979008	237-076-12164	MORSE KIMBERLY Location: 133-C WILDER DRIVE	COLBURN MICHAEL	0.00	8/19/2020	265,000	209,900	79.21			
L412000256	237-076-11974	REXFORD JESSICA Location: 78 JACQUELYN WAY	GRAY JONATHAN	0.00	9/1/2020	284,500	226,000	79.44			
364129344	237-076-12087	RIZDON, SUSAN E Location: 242A LEDGEWOOD LANE	CITRO, BRIAN C	0.00	8/16/2021	330,000	245,100	74.27			
L1570390016	237-076-12456	RUSSELL KRISTIE Location: 31 DEWEY DRIVE	CAX LLC	0.00	8/9/2019	233,500	196,000	83.94			
L1693933568	237-076-12084	SCHOONMAKER CAROL Location: 230B LEDGEWOOD LANE	HEBERT ROBERT	0.00	9/16/2020	329,900	253,900	76.96			
L1378717696	237-076-12166	STOUGH CAROLYN Location: 133 WILDER DRIVE UNIT A	DOCIMO SCOTT	0.00	5/28/2020	215,000	193,800	90.14			
L1778638848	237-076-12487	THE MARY ANN MCDERMO... Location: 133 F WILDER DRIVE	IRISH TERESA	0.00	3/15/2021	265,500	205,800	77.51			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
29584448	237-076-12486	VERNE, GARY R Location: 133-E WILDER DRIVE	BUSHEY, WAYNE A	0.00	9/10/2021	275,000	207,100	75.31			
L949305344	237-076-12082	WAKAMATSU DERRICK Location: 222B LEDGEWOOD LANE	BOARDMAN JOHN	0.00	1/15/2021	299,900	246,400	82.16			
Totals for O - Other				1.60		5,678,250	4,507,000				

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	
20 Total Transactions	75.72	Low InterQuartile Value	77.08	Low 90% Value of Aggregate
283,913 Average Sales Price	83.92	High InterQuartile Value	81.67	High 90% Value of Aggregate
225,350 Average Listed Price	8.20	InterQuartile Range	79.37	Aggregate Ratio
80.11 Average Ratio			2.90%	Sampling Error
79.60 Median Ratio	59.60	Value of Outlier Low Limit	0	Number of Low Outliers
66.38 Low Ratio	99.60	Value of Outlier High Limit	0	Number of High Outliers
96.00 High Ratio	39.60	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	119.60	Value of Extreme High Limit	0	Number of High Extremes/Influentials
6.54 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
224 Total Transactions	69.59 Low InterQuartile Value		75.69 Low 90% Value of Aggregate
328,097 Average Sales Price	88.49 High InterQuartile Value		78.93 High 90% Value of Aggregate
253,646 Average Listed Price	18.90 InterQuartile Range		77.31 Aggregate Ratio
79.45 Average Ratio			2.10% Sampling Error
79.61 Median Ratio	41.25 Value of Outlier Low Limit	0 Number of Low Outliers	
46.49 Low Ratio	116.84 Value of Outlier High Limit	4 Number of High Outliers	
124.57 High Ratio	12.91 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	145.18 Value of Extreme High Limit	2 Number of High Extremes/Influentials	
13.57 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
1% 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	89.47 Low InterQuartile Value		39.40 Low 90% Value of Aggregate
260,000 Average Sales Price	108.95 High InterQuartile Value		160.14 High 90% Value of Aggregate
259,400 Average Listed Price	19.48 InterQuartile Range		99.77 Aggregate Ratio
99.21 Average Ratio			60.51% Sampling Error
99.21 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
89.47 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
108.95 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.99 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
9.82 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
8 Total Transactions	39.06	Low InterQuartile Value	56.00 Low 90% Value of Aggregate
222,266 Average Sales Price	96.13	High InterQuartile Value	100.42 High 90% Value of Aggregate
173,838 Average Listed Price	57.07	InterQuartile Range	78.21 Aggregate Ratio
73.04 Average Ratio			28.40% Sampling Error
80.15 Median Ratio	- 46.55	Value of Outlier Low Limit	0 Number of Low Outliers
23.24 Low Ratio	181.74	Value of Outlier High Limit	0 Number of High Outliers
125.79 High Ratio	- 132.16	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.93 PRD (Regression Index)	267.35	Value of Extreme High Limit	0 Number of High Extremes/Influentials
37.54 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	
234 Total Transactions	69.52	Low InterQuartile Value	75.84	Low 90% Value of Aggregate
323,861 Average Sales Price	88.91	High InterQuartile Value	79.13	High 90% Value of Aggregate
250,944 Average Listed Price	19.39	InterQuartile Range	77.49	Aggregate Ratio
79.39 Average Ratio			2.12%	Sampling Error
79.64 Median Ratio	40.44	Value of Outlier Low Limit	2	Number of Low Outliers
23.24 Low Ratio	117.99	Value of Outlier High Limit	5	Number of High Outliers
125.79 High Ratio	11.36	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	147.07	Value of Extreme High Limit	2	Number of High Extremes/Influentials
14.50 COD				
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
1%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			