

Study created by Christie.Wright@vermont.gov on 10/25/2022 at 6:16 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1312038912	243-077-10718	APPLETON ELIJAH Location: 134 DEXTER MOUNTAIN ROAD	STONE SCOTT	0.98	10/16/2020	92,500	90,600	97.95			
L1421692928	243-077-10019	BILLINGS AARON Location: 3103 GLOVER STREET	HILL KEVIN	0.56	1/19/2021	59,000	66,400	112.54			
L672055296	243-077-10934	BLANCHARD JUSTIN Location: 165 BICKFORD LANE	MERLE W. YOUNG JR. R...	4.20	3/25/2021	234,000	257,600	110.09			
L944271360	243-077-10650	BROOKS KATHRYN Location: 1667 SHADOW LAKE ROAD	MERCURO-TOOKER KRIST...	0.77	4/8/2019	365,000	373,800	102.41			
L340459520	243-077-10100	CRAIN-CHARLIER REVOC... Location: 1707 SHADOW LAKE ROAD	BRYANT GREGORY	1.10	12/7/2020	345,000	337,900	97.94			
L1326350336	243-077-10771	CUDDAHY COLLEEN Location: 2208 MUD ISLAND ROAD	URIE LORRAINE	0.80	7/5/2019	160,000	204,800	128.00			
L2023268352	243-077-10841	CUMBA ALAN Location: 1902 DANIELS POND ROAD	YOUNG JAMES	1.94	3/18/2020	214,000	209,000	97.66			
282037312	243-077-10432	DEAN, ZACHARY L Location: 3235 GLOVER STREET	LADD, MATTHEW J	2.00	7/16/2021	278,000	227,200	81.73			
L1463980032	243-077-10764	FERRARA FILOMENA FEL... Location: 2528 ROARING BROOK ROAD	URIE FAMILY REVOCABL...	5.00	5/19/2020	127,000	136,200	107.24			
L1150128128	243-077-10151	FLAGG ANITA Location: 675 COUNTY ROAD	TANGUAY HOMES INC.	1.30	5/28/2019	157,000	168,700	107.45			
L1767186432	243-077-10244	GROLEAU REUEL Location: 351 STONE SHORE ROAD	EATON ELISE	0.69	7/31/2020	265,000	269,500	101.70			
1396538432	243-077-10914	KAHN JR, GILBERT Location: 638 HINMAN ROAD	PAOLUCCI, JAMES	2.60	12/10/2021	335,500	298,500	88.97			
L559972352	243-077-10059	KOWALCZYK JR RICHARD Location: 65 TRUCOTT PLACE	SHORT MARY	4.96	1/29/2021	145,000	147,400	101.66			
L825802752	243-077-10392	LANHAM MATTHEW Location: 21 STILL HILL	CLARK SHANE	0.80	10/28/2020	60,000	64,200	107.00			
233360448	243-077-10120	LANOUE, RONALD Location: 322 STILL HILL	CARRIER, PETER	0.98	7/16/2021	190,000	169,900	89.42			
384303680	243-077-10147	LINDSTROM LIVING TRU... Location: 540 STONE SHORE ROAD	CHOQUETTE, DENNIS	0.48	11/19/2021	235,000	231,100	98.34			
1030384704	243-077-10915	MARCINKO, JOSEPH W Location: 20 APPLE LANE	BROWN, MARK	0.41	9/8/2021	259,000	220,300	85.06			
2112513088	243-077-10230	MUTRUX, SARAH A Location: 23 COLD SPRING LANE	WILLEY, MARTHA D	0.11	5/18/2021	144,000	123,400	85.69			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
826113088	243-077-10702	NOEL, OLIVIA Location: 2956 GLOVER STREET	STEWART, PAGE H	0.16	11/22/2021	170,000	120,700	71.00			
2078184512	243-077-10617	PRETA, JOSE C Location: 1444 DRY POND ROAD	KINNEY, BONNIE	1.90	5/27/2021	26,000	25,600	98.46			
L1567891456	243-077-10561	SIRJANE JEFFREY Location: 294 PARKER ROAD	ANDRUS ROBERT	0.76	7/31/2020	330,000	300,200	90.97			
L1215971328	243-077-10549	TEMPLE DEVEN Location: 656 MUD ISLAND ROAD	O'NEILL MILLIE	0.91	11/12/2020	85,000	113,500	133.53	O	O	O
L1278869504	243-077-10809	THE GLORIA BUCK 1998... Location: 25 LELAND LANE	THE MARJORIE RUTH C....	0.72	8/21/2020	440,000	441,300	100.30			
L158416896	243-077-10683	THE MICHAEL WHEELER ... Location: 79 DANFORTH ROAD	SMITH CLARENCE	0.83	2/19/2021	225,000	224,900	99.96			
L1774485504	243-077-10433	TOUZIN JAY Location: 3050 GLOVER STREET	PELCHUCK TRUSTEE G. ...	0.38	11/30/2020	130,000	135,500	104.23			
Totals for R1 - Residential with less than 6 acres				35.34		5,071,000	4,958,200				

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	
25 Total Transactions	90.20	Low InterQuartile Value	94.24	Low 90% Value of Aggregate
202,840 Average Sales Price	107.12	High InterQuartile Value	101.31	High 90% Value of Aggregate
198,328 Average Listed Price	16.93	InterQuartile Range	97.78	Aggregate Ratio
99.97 Average Ratio			3.61%	Sampling Error
99.96 Median Ratio	64.81	Value of Outlier Low Limit	0	Number of Low Outliers
71.00 Low Ratio	132.51	Value of Outlier High Limit	1	Number of High Outliers
133.53 High Ratio	39.42	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	157.90	Value of Extreme High Limit	0	Number of High Extremes/Influentials
9.32 COD				
6	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
24%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1553727488	243-077-10172	ADAMS RAYMOND Location: 110 STONE SHORE ROAD	HUGHES REVOCABLE LIV...	10.08	10/16/2019	265,000	276,600	104.38			
L1376526336	243-077-10250	ASHER JONATHAN Location: 2228 DRY POND ROAD	ECKHARDT FAMILY TRUS...	15.20	11/18/2020	121,000	124,200	102.64			
L1176055808	243-077-10161	BOCK DRAVIDA DAS Location: 340 ALDRICH LANE	COLEMAN ROBERT	207.00	6/18/2020	410,000	417,100	101.73			
1775712832	243-077-10737	BOS-CO LLC Location: 316 DRY POND ROAD	BAILEY, CHRISTOPHER ...	7.90	3/23/2022	240,000	236,800	98.67			
719359040	243-077-10462	CRUIKSHANK, RICK J Location: 728 DEXTER MOUNTAIN ROAD	LOCKE, DANIEL P	10.27	7/29/2021	260,000	221,600	85.23			
1983740992	243-077-10975	DAMSELL, SARAH Location: 2445 PARKER ROAD	GIBSON, PEGGY DAY	7.10	12/13/2021	200,000	201,900	100.95			
L353009664	243-077-10562	JAMES AUSTIN Location: 412 CLARK ROAD	SMITH KEVIN	8.40	12/30/2020	209,000	221,400	105.93			
1055841344	243-077-10800	KINDIG, ANDREW C Location: 23 ROWELL ROAD	THE WEAVER FAMILY TR...	96.00	9/22/2021	399,000	370,300	92.81			
L1662214144	243-077-10443	LABBE KEVIN Location: 1196 HEIGHTS ROAD	BARR-GILLOTTI INA	10.10	6/28/2019	169,000	173,700	102.78			
1340656704	243-077-10165	LEIKERT, STEPHAN Location: 3564 GLOVER STREET	CONLEY, DOUGLAS D	16.00	7/12/2021	250,000	237,100	94.84			
349699136	243-077-10706	MOYLAN, KELLI J Location: 547 STILL HILL ROAD	STEWART, JAMES T	7.00	12/21/2021	270,000	162,700	60.26	O	O	E
1581767232	243-077-10811	ROBLEE, BROOKE AMAND... Location: 271 RODGERS ROAD	STEPHEN P. WHITE AND...	68.00	3/25/2022	190,000	192,300	101.21			
L874143744	243-077-10080	VOELKEL CALEB Location: 1510 COUNTY ROAD	BRAUN WILLIAM	29.40	2/5/2021	365,000	345,600	94.68			
Totals for R2 - Residential with 6 or more acres				492.45		3,348,000	3,181,300				

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
13 Total Transactions	93.75 Low InterQuartile Value		94.98 Low 90% Value of Aggregate
256,500 Average Sales Price	102.71 High InterQuartile Value		101.16 High 90% Value of Aggregate
251,550 Average Listed Price	8.97 InterQuartile Range		98.07 Aggregate Ratio
98.82 Average Ratio			3.15% Sampling Error
101.08 Median Ratio	80.95 Value of Outlier Low Limit	1 Number of Low Outliers	
85.23 Low Ratio	120.95 Value of Outlier High Limit	0 Number of High Outliers	
105.93 High Ratio	60.95 Value of Extreme Low Limit	1 Number of Low Extremes/Influentials	
1.01 PRD (Regression Index)	140.95 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
4.25 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
31% 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
L1200955392	243-077-10895	CARPENTIER ANDREA Location: 40 DEXTER MOUNTAIN ROAD	SWEENEY JR. RAYMOND	0.44	10/30/2020	155,000	150,600	97.16			
L1422319616	243-077-10955	CIARLELLI MICHELE Location: 4 DANIELS POND ROAD	WAGNER LOUIS	4.69	10/19/2020	39,300	46,900	119.34			
L1200259072	243-077-10955	MCCARTHY MARY SUE Location: 4 DANIELS POND ROAD	WAGNER MICHELE	4.69	3/17/2021	49,500	46,900	94.75			
1005112384	243-077-10116	RODGERS, DEREK Location: 402 DANIELS POND ROAD	BARRETT, THEODORE W	3.20	7/26/2021	65,000	72,500	111.54			
L2033197056	243-077-10334	SAMSARA RAFAEL Location: 61 ANDERSONVILLE ROAD	HALL MARIE	10.07	9/13/2019	50,000	57,200	114.40			
L1115561984	243-077-10677	TAYLOR BRIAN Location: 850 HINMAN ROAD	GORMAN LISA	0.08	7/11/2019	43,000	44,600	103.72			
Totals for MHL - Mobile home landed				23.17		401,800	418,700				

MHL - Mobile home landed

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
6 Total Transactions	96.56 Low InterQuartile Value	96.66 Low 90% Value of Aggregate
66,967 Average Sales Price	115.63 High InterQuartile Value	111.75 High 90% Value of Aggregate
69,783 Average Listed Price	19.08 InterQuartile Range	104.21 Aggregate Ratio
106.82 Average Ratio		7.24% Sampling Error
107.63 Median Ratio	67.94 Value of Outlier Low Limit	0 Number of Low Outliers
94.75 Low Ratio	144.25 Value of Outlier High Limit	0 Number of High Outliers
119.34 High Ratio	39.33 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	172.86 Value of Extreme High Limit	0 Number of High Extremes/Influentials
7.69 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
837737536	243-077-10547	ADLER PROPERTIES, LL... Location: 94 MAYNARD DRIVE	O'LEARY, VIVIEN	11.10	9/29/2021	325,000	236,800	72.86			
L1177260032	243-077-10142	DAMATO JEFFREY Location: 213 STONES SHORE ROAD	CHARTRAND PHILIP	0.34	9/16/2019	178,000	189,000	106.18			
L549326848	243-077-10499	DEMARS ANNE Location: 627 STONE SHORE ROAD	MECHLER DAVID	0.21	11/25/2019	173,500	188,800	108.82			
L732962816	243-077-10543	DICKEY BRIAN Location: 116 COLD SPRING LANE	NICOLOSI VINCENT	0.62	9/6/2019	140,000	143,900	102.79			
1473266240	243-077-10671	FLAHERTY, JAMES Location: 1109 ANDERSONVILLE ROAD	RICHARDSON, MARK	3.00	12/30/2021	165,000	117,600	71.27			
L657399808	243-077-10182	KESLOF SUSAN Location: 78 DANIELS POND ROAD	SERRE ASHLEY	0.17	6/28/2019	52,000	66,000	126.92			
L1410957312	243-077-10214	KRAUSE LINDA Location: 34 ACCESS ROAD	KLEIN WILLIAM	0.23	8/2/2019	90,000	76,600	85.11			
L1255989248	243-077-10749	MAHER BERNIE Location: 557 STONE SHORE ROAD	TODD TERWIN	0.32	1/5/2021	264,000	220,400	83.48			
L665460736	243-077-10671	RICHARDSON MARK Location: 1109 ANDERSONVILLE ROAD	SIEMONS JOSEPH	3.00	10/30/2020	142,333	117,600	82.62			
L564596736	243-077-10413	SHARKEY SR. ROBERT Location: 2042 SHADOW LAKE ROAD	DROWN BETH ANN	0.07	11/8/2019	188,000	186,500	99.20			
Totals for S1 - Vacation home with less than 6 acres				19.06		1,717,833	1,543,200				

S1 - Vacation home 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
10 Total Transactions	80.18 Low InterQuartile Value		82.38 Low 90% Value of Aggregate
171,783 Average Sales Price	106.84 High InterQuartile Value		97.29 High 90% Value of Aggregate
154,320 Average Listed Price	26.66 InterQuartile Range		89.83 Aggregate Ratio
93.93 Average Ratio			8.30% Sampling Error
92.16 Median Ratio	40.20 Value of Outlier Low Limit	0 Number of Low Outliers	
71.27 Low Ratio	146.82 Value of Outlier High Limit	0 Number of High Outliers	
126.92 High Ratio	0.21 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	186.81 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
16.12 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			

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1544192000	243-077-10144	MARTIN CARL Location: 222 DANIELS POND ROAD	BROWN MARK	10.12	12/15/2020	126,900	123,000	96.93			
110767168	243-077-10913	SMITH, PHILIP R Location: 376 WHITE ROAD	HEILIG EVERGREEN TRI...	13.90	8/13/2021	112,000	74,100	66.16			
Totals for S2 - Seasonal home with 6 or more acres				24.02		238,900	197,100				

S2 - Seasonal home with 6 or more acres

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
2 Total Transactions	66.16	Low InterQuartile Value	(10.59) Low 90% Value of Aggregate
119,450 Average Sales Price	96.93	High InterQuartile Value	175.60 High 90% Value of Aggregate
98,550 Average Listed Price	30.77	InterQuartile Range	82.50 Aggregate Ratio
81.54 Average Ratio			112.85% Sampling Error
81.54 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
66.16 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
96.93 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
18.86 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1308057600	243-077-10303	CHOQUETTE JASON Location: 3132 GLOVER STREET	DANIELS JUSTIN	0.11	8/14/2020	30,945	30,100	97.27			
L1981812736	243-077-10192	DEXTER MOUTAIN HOLDI... Location: 2984 GLOVER ROAD	CURRIER JAMES	0.28	12/17/2020	225,000	236,700	105.20			
Totals for C - Commercial				0.39		255,945	266,800				

C - Commercial

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
2 Total Transactions	97.27	Low InterQuartile Value	94.52	Low 90% Value of Aggregate
127,973 Average Sales Price	105.20	High InterQuartile Value	113.96	High 90% Value of Aggregate
133,400 Average Listed Price	7.93	InterQuartile Range	104.24	Aggregate Ratio
101.23 Average Ratio			9.32%	Sampling Error
101.23 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
97.27 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
105.20 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.97 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
3.92 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			

CA - Commercial Apartments

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1691323456	243-077-10275	WH BURKE PROPERTIES ... Location: 2972 GLOVER ST.	SPATES FAMILY LLC	0.19	7/30/2021	140,000	122,800	87.71			

Totals for CA - Commercial Apartments				0.19		140,000	122,800				
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CA - Commercial Apartments

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
1 Total Transactions	87.71	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
140,000 Average Sales Price	87.71	High InterQuartile Value	0.00	High 90% Value of Aggregate
122,800 Average Listed Price	0.00	InterQuartile Range	87.71	Aggregate Ratio
87.71 Average Ratio				Sampling Error
87.71 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
87.71 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
87.71 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
0.00 COD				
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02				

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L949026816	243-077-10660	AOF LLC Location: STONE SHORE ROAD	SCHULTZ HUGH	10.00	1/28/2021	80,000	80,000	100.00			
39449664	243-077-10278	NUDELL, JOE Location: MUD ISLAND ROAD	DEBORAH J. LUSSIER T...	50.00	6/25/2021	85,000	77,000	90.59			
Totals for W - Woodland				60.00		165,000	157,000				

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	
2 Total Transactions	90.59	Low InterQuartile Value	67.67	Low 90% Value of Aggregate
82,500 Average Sales Price	100.00	High InterQuartile Value	122.63	High 90% Value of Aggregate
78,500 Average Listed Price	9.41	InterQuartile Range	95.15	Aggregate Ratio
95.29 Average Ratio			28.88%	Sampling Error
95.29 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
90.59 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
100.00 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
4.94 COD				
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
50% 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
L420089856	243-077-10990	BEATTIE ERIC Location: 00 DEXTER MOUNTAIN ROAD	LACKIE NATHAN	8.00	8/17/2020	24,000	30,500	127.08			
L1313263616	243-077-10572	BROOKS PHILIP Location: ROUTE 16	CHOQUETTE JASON	3.26	9/27/2019	40,000	33,200	83.00			
1196395584	243-077-10740	CHARRON, DAVID Location: 206 DANIELS POND ROAD	REED, TIMOTHY A	4.92	7/23/2021	57,900	32,300	55.79	O		
L2082643968	243-077-10856	DELL PAMELA Location: MUD ISLAND & SHADOW LAKE ROAD	YOUNG OWEN	130.00	9/4/2020	125,000	126,800	101.44			
L120807424	243-077-10992	DENNIS CHOQUETTE INC... Location: ROARING BROOK ROAD	URIE FAMILY REVOCABL...	28.00	10/16/2020	60,500	70,800	117.02			

Totals for M - Miscellaneous				174.18		307,400	293,600				
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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	
5 Total Transactions	69.39	Low InterQuartile Value	73.71	Low 90% Value of Aggregate
61,480 Average Sales Price	122.05	High InterQuartile Value	117.32	High 90% Value of Aggregate
58,720 Average Listed Price	52.66	InterQuartile Range	95.51	Aggregate Ratio
96.87 Average Ratio			22.84%	Sampling Error
101.44 Median Ratio	- 9.60	Value of Outlier Low Limit	0	Number of Low Outliers
55.79 Low Ratio	201.05	Value of Outlier High Limit	0	Number of High Outliers
127.08 High Ratio	- 88.59	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	280.04	Value of Extreme High Limit	0	Number of High Extremes/Influentials
20.77 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
20%	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
1343802432	243-077-10267	BREEZYSIDE LLC Location: 175 DANIELS POND ROAD	PARKER, HAROLD B	0.18	7/14/2021	230,000	149,400	64.96			
1867586112	243-077-10919	DELANY, DONNA Location: 1843 SHADOW LAKE ROAD	ROCKWELL, JR., WILLI...	0.49	12/10/2021	190,000	133,000	70.00			
2126457408	243-077-10184	DRENNEN, TIMOTHY Location: 391 WEST SHORE ROAD	HOFER, NANCY	0.32	3/7/2022	399,000	267,900	67.14			
L143499264	243-077-10497	GAGNE DAMIAN Location: 996 SHADOW LAKE ROAD	MCKINNON MARY	0.56	10/22/2020	205,000	195,000	95.12			
L746110976	243-077-10463	LEDGENEAR FARM LLC Location: 41 DANFORTH ROAD	THE EVELYN M. LUSSIE...	13.28	12/3/2020	305,000	314,200	103.02			
L278208512	243-077-10386	MORRIS ANDREW Location: 54 ACCESS LANE	HAMILTON-PIERCY GREG...	0.25	8/14/2020	202,000	193,800	95.94			
L1228644352	243-077-10198	PEDICINI JAMEELA Location: DANIELS POND ROAD LOT 1	KOLLEGGER JOHN	10.07	6/12/2020	61,500	68,600	111.54			
878310464	243-077-10733	PERRON, LOGAN Location: 197 MONETTE PLACE	JOHNSON, ROBERT R	0.20	6/30/2021	500,000	451,500	90.30			
L1107984384	243-077-10209	SEIBEL HANNAH Location: 745 WEST SHORE ROAD	ERNEST J. DAVIGNON R...	0.71	12/22/2020	173,500	170,400	98.21			
L1106362368	243-077-10413	STRATTON JESSE Location: 2042 SHADOW LAKE ROAD	SHARKEY SR ROBERT	0.07	12/15/2020	200,000	186,500	93.25			
407362112	243-077-10231	TRIERWELLER, RICHARD... Location: 30 COLD SPRING LANE	AIKEN, ARTHUR T	0.17	3/25/2022	380,000	271,000	71.32			
647525440	243-077-10559	VALLIERE, SHARRON W Location: 313 DANIELS POND ROAD	GUARINO, DIANE D	0.42	7/1/2021	650,000	470,200	72.34			
1610001472	243-077-10651	YOUNG, III, MERLE Location: 371 MONETTE PLACE	RUTLEDGE, WESLEY F	0.25	9/8/2021	115,000	157,300	136.78	O	O	
Totals for O - Other				26.97		3,611,000	3,028,800				

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
13 Total Transactions	70.66	Low InterQuartile Value	75.91 Low 90% Value of Aggregate
277,769 Average Sales Price	100.61	High InterQuartile Value	91.84 High 90% Value of Aggregate
232,985 Average Listed Price	29.96	InterQuartile Range	83.88 Aggregate Ratio
89.99 Average Ratio			9.49% Sampling Error
93.25 Median Ratio	25.72	Value of Outlier Low Limit	0 Number of Low Outliers
64.96 Low Ratio	145.55	Value of Outlier High Limit	0 Number of High Outliers
136.78 High Ratio	- 19.21	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	190.49	Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.87 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
8% 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
69 Total Transactions	87.33	Low InterQuartile Value	89.54 Low 90% Value of Aggregate
208,529 Average Sales Price	104.30	High InterQuartile Value	95.70 High 90% Value of Aggregate
193,149 Average Listed Price	16.97	InterQuartile Range	92.62 Aggregate Ratio
96.50 Average Ratio			3.33% Sampling Error
98.34 Median Ratio	61.88	Value of Outlier Low Limit	1 Number of Low Outliers
60.26 Low Ratio	129.76	Value of Outlier High Limit	2 Number of High Outliers
136.78 High Ratio	36.42	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	155.22	Value of Extreme High Limit	0 Number of High Extremes/Influentials
11.70 COD			
12 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
17% 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
3 Total Transactions	87.71	Low InterQuartile Value	81.26 Low 90% Value of Aggregate
131,982 Average Sales Price	105.20	High InterQuartile Value	115.53 High 90% Value of Aggregate
129,867 Average Listed Price	17.49	InterQuartile Range	98.40 Aggregate Ratio
96.73 Average Ratio			17.41% Sampling Error
97.27 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
87.71 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
105.20 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
5.99 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 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
7 Total Transactions	83.00	Low InterQuartile Value	82.69 Low 90% Value of Aggregate
67,486 Average Sales Price	117.02	High InterQuartile Value	108.08 High 90% Value of Aggregate
64,371 Average Listed Price	34.02	InterQuartile Range	95.39 Aggregate Ratio
96.42 Average Ratio			13.30% Sampling Error
100.00 Median Ratio	31.96	Value of Outlier Low Limit	0 Number of Low Outliers
55.79 Low Ratio	168.06	Value of Outlier High Limit	0 Number of High Outliers
127.08 High Ratio	- 19.07	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	219.10	Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.60 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
29% 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
79 Total Transactions	87.71 Low InterQuartile Value		89.84 Low 90% Value of Aggregate
193,125 Average Sales Price	104.38 High InterQuartile Value		95.88 High 90% Value of Aggregate
179,335 Average Listed Price	16.66 InterQuartile Range		92.86 Aggregate Ratio
96.50 Average Ratio			3.25% Sampling Error
98.34 Median Ratio	62.72 Value of Outlier Low Limit	2 Number of Low Outliers	16.89% Weighted Standard Deviation
55.79 Low Ratio	129.37 Value of Outlier High Limit	2 Number of High Outliers	
136.78 High Ratio	37.73 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	154.37 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
11.98 COD			
14 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
18% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			