

Study created by Christie.Wright@vermont.gov on 11/29/2022 at 2:06 AM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1447763968	294-093-11446	ATHERLY ADAM Location: 462 PINE SHORE DRIVE	ROSS JAMES	1.50	8/2/2019	692,500	646,300	93.33			
L1121771520	294-093-11575	AWRICH NATHAN Location: 227 BILLINGS FARM ROAD	HEYMAN MARK	3.86	9/11/2020	433,000	311,700	71.99			
1697991744	294-093-11745	BARBOUR, TERRENCE Location: 506 SWAMP ROAD	ESTATE OF BARBARA J....	0.50	8/13/2021	160,000	85,000	53.13			
549344320	294-093-11872	BARROWS JR., BARRY J... Location: 26 MULBERRY LANE	MURPHY, SARAH	0.34	6/25/2021	500,000	319,900	63.98			
815499840	294-093-11694	BARTH, SHAWN P Location: 25 KELLEYS FIELD ROAD UNIT 2	HASKIN, KASEY L	0.16	3/9/2022	171,000	110,000	64.33			
1394019392	294-093-11504	BENCH, STEPHEN Location: 426 PLACE ROAD WEST	LALUMIERE, SCOTT A	5.02	8/4/2021	529,000	429,700	81.23			
563145792	294-093-10771	BESSETTE, WILLIAM R Location: 556 SUNSET LANE WEST	HOLLINGDALE, LINDA	1.86	9/10/2021	450,000	310,400	68.98			
L957571072	294-093-11530	BOLDUC ANDREW Location: 85 LYMAN MEADOWS	ESTEY MATTHEW	0.15	5/2/2019	175,000	162,000	92.57			
798248000	294-093-11797	BROD FAMILY TRUST Location: 133 LYMAN MEADOWS I3	ZIMICKI-BOWDITCH, NI...	0.15	7/14/2021	203,000	162,000	79.80			
1071551552	294-093-11798	BROWN, DANIEL C Location: 1524 CHARLOTTE ROAD	GANG, TRAVIS M	1.49	6/3/2021	435,000	282,300	64.90			
L515293184	294-093-10706	CARRASQUILLO JOSHUA Location: 1943 POND ROAD	HARTWICK ROBERT	2.80	5/27/2020	425,000	377,200	88.75			
L1988902912	294-093-10788	CROSSMAN MORGAN Location: 316 HAYDEN HILL ROAD EAST	FEELEY IV WILLIAM	3.12	7/13/2020	380,000	332,700	87.55			
L1097302016	294-093-10740	DACRES KYLE ALAN Location: 41 MAJESTIC LANE	HENRY JOHN	3.00	4/27/2020	220,000	180,500	82.05			
L1638322176	294-093-10370	DAUGHERTY JEFFREY Location: 2247 RICHMOND ROAD	CUTRIGHT WILLIAM	3.02	1/12/2021	358,000	284,100	79.36			
2065288256	294-093-10667	DECKER, JENNIFER Location: 144 LYMAN MEADOW ROAD, UNIT D-5	HEBERT, SARAH E	0.15	8/20/2021	185,000	157,000	84.86			
925486144	294-093-11488	DEES, ALEX MICHAEL Location: 487 SUNSET LANE WEST	BUSHEY (F/K/A PARADI...	0.31	9/7/2021	269,000	157,700	58.62			
L2005835776	294-093-12183	DEML NICHOLAS Location: 8 ELDERBERRY LANE	LONER MICHAEL	0.05	1/29/2021	440,000	368,400	83.73			
958260288	294-093-10610	DICKINSON, STERLING Location: 217 POND BROOK ROAD	GIROUX, MARK R	4.10	5/20/2021	335,000	325,500	97.16			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1801424896	294-093-11359	DINCE AARON Location: 929 TEXAS HILL ROAD	GRUENHOLZ JULIE	1.33	1/17/2020	285,000	243,800	85.54			
L346062848	294-093-10845	DUGGAN JEFFREY Location: 862 POND ROAD	KELLY DEBORAH LEE	2.80	7/30/2020	341,000	275,500	80.79			
L399990784	294-093-10913	ELLIOTT JOHN Location: 48 72ND STREET	ROSNER KRISTOPHER	3.10	8/12/2019	329,000	309,200	93.98			
L260984832	294-093-11552	FRANKLIN ELLIOT Location: 314 RICHMOND ROAD	SWENOR EMILY	0.65	6/11/2020	289,900	208,100	71.78			
L414027776	294-093-10661	FUSCO ANGELA Location: 610 BIRCHWOOD DRIVE	GREENOUGH JEFFREY	0.58	10/30/2020	250,000	171,600	68.64			
L182075392	294-093-11090	GERARDI MICHAEL Location: 87 CRAIGY LANE	TURNER JASON	5.13	11/1/2019	415,000	380,300	91.64			
L1678450688	294-093-11127	GOLDSMITH JAMES Location: 10760 VT ROUTE 116	MILLER PAUL	0.58	5/1/2019	265,000	251,300	94.83			
L1009860608	294-093-10784	GOURDIN ADAM LEV Location: 178 RICHMOND ROAD	CACCIATORE (F/K/A HU...	0.88	1/15/2021	390,000	216,300	55.46			
L1486618624	294-093-11416	GRAVES BRETT Location: 366 MECHANICSVILLE ROAD	NELIS SAMUEL	1.20	9/13/2019	310,000	249,700	80.55			
1303964736	294-093-11689	HADDLETON, FRANK B Location: 922 GILMAN ROAD	BOWDEN, CHRISTINE E	2.00	9/28/2021	495,000	318,500	64.34			
L503619584	294-093-10006	HAESLER PAMELA Location: 160 LYMAN MEADOW ROAD	LACLAIR MICHAEL	0.00	11/30/2020	165,000	157,000	95.15			
L655867904	294-093-10780	H Aidar HANNA Location: 14 HINSDALE ROAD	MCGINTY TYSON	2.12	8/5/2020	245,000	205,900	84.04			
L1962299392	294-093-11530	HAM-ELLIS EMILY Location: 85 LYMAN MEADOWS UNIT F2	BOLDUC ANDREW	0.15	10/26/2020	190,000	162,000	85.26			
L1970216960	294-093-11467	HARLOW JOHN Location: 118 BIRCHWOOD DRIVE	GIRARD RYAN	1.79	8/16/2019	235,000	219,700	93.49			
1479521344	294-093-11026	HOPKINS, JENNIFER L Location: 3300 BALDWIN ROAD	KUHN, PETER M	3.90	6/4/2021	482,000	317,800	65.93			
L1342836736	294-093-11277	JAMES CHRISTOPHER Location: 59 MECHANICSVILLE ROAD	PARONTO JENNIFER	0.10	12/27/2019	124,000	104,900	84.60			
L631214080	294-093-10489	JENNINGS CHARLES Location: 22 SUNSET COURT	EPPSTEIN GILLETTE FA...	0.40	5/31/2019	425,000	305,100	71.79			
1672651840	294-093-11031	KELLOGG, ANNE Location: 163K3 LYMAN MEADOW ROAD	DICKINSON, JENNIFER ...	0.15	5/20/2021	236,000	162,000	68.64			
1325632576	294-093-11079	KELLY J. GRUNBERG FA...	MCCARRON, DEBORAH L	2.10	8/5/2021	515,700	318,400	61.74			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L613171200	294-093-11818	KIERSTEAD NICHOLAS	HOOPES TIMOTHY	1.30	9/9/2020	300,000	247,000	82.33			
		Location: 334 SUNSET LANE EAST									
L1712447488	294-093-10975	KINVILLE PATRICK	LEON NANCY	1.30	12/13/2019	260,000	225,600	86.77			
		Location: 329 SWAMP ROAD									
L1514086400	294-093-12104	KRULIN MICHAEL	SKIFF ROBYN	0.00	1/29/2021	284,000	227,500	80.11			
		Location: 462 RICHMOND ROAD									
754666560	294-093-11522	LAKEHOUSE OASIS, LLC	HAYES, CATHRYN A	0.20	9/2/2021	369,000	198,400	53.77			
		Location: 68 SILVER STREET, UNIT 8									
L568852480	294-093-12070	LAMB SR. ANTHONY	HAUSERMANN WALTER	3.40	12/4/2020	400,000	349,300	87.33			
		Location: 49 SUNSET COURT									
612691008	294-093-10841	LANDRIGAN, KRISTA	LANG, JOSHUA B	0.57	9/30/2021	420,000	283,500	67.50			
		Location: 884 RICHMOND ROAD									
1332873792	294-093-10539	LATULIPPE, ANNE	FORTIER, STEVEN E	0.60	2/28/2022	253,000	159,100	62.89			
		Location: 11075 ROUTE 116									
1881371712	294-093-10045	LECKEY, JORDAN	AUBE, DAMIEN	2.90	7/9/2021	395,000	275,400	69.72			
		Location: 668 BIRCHWOOD DRIVE									
9919552	294-093-10547	LOOMIS, JACQUELINE	IANDOLI, ROBERT D	0.48	10/26/2021	345,000	230,300	66.75			
		Location: 644 HAYDEN HILL RD WEST									
L1329528832	294-093-11780	MARINO PAUL	ELKINS AMY	0.00	6/20/2019	175,000	162,000	92.57			
		Location: 225 RICHMOND RD									
L919441408	294-093-11496	MAZZUCHI JOHN	KAPLAN CAREY	2.05	6/28/2019	385,000	308,400	80.10			
		Location: 151 LYMAN MEADOW, UNIT J3									
L1475018752	294-093-11807	MCENTEE WESLEY	WINTERS ROBIN	1.00	9/30/2020	308,500	241,900	78.41			
		Location: 2585 BALDWIN ROAD									
1185971264	294-093-10227	MCKAMY, GALEN	STOCK HASENFUS, PATR...	3.80	11/5/2021	630,000	377,300	59.89			
		Location: 144 HAWK LANE									
L1716199424	294-093-11965	MCKENZIE SEAN	VAN DYK CORY JOANNE	0.14	9/19/2019	380,000	333,500	87.76			
		Location: 1149 VT ROUTE 116									
L1861648384	294-093-12067	MCNURLAN MARGARET	FENN DAVID	0.53	7/30/2019	425,000	402,300	94.66			
		Location: 36 FREDRIC WAY									
L2026737664	294-093-11297	MERKERT BENJAMIN	WHITAKER AUSTIN	3.10	12/12/2019	365,500	317,100	86.76			
		Location: 135 NEW SOUTH FARM ROAD									
1792257088	294-093-10774	MYSLIK, JOSHUA	WALTHER, ADRIAN F	5.44	10/1/2021	435,000	261,600	60.14			
		Location: 1083 NORTH ROAD									
L1212096512	294-093-10258	NEILL BRENNAN	POWERS JOHN	0.30	2/1/2021	289,000	230,300	79.69			
		Location: 284 LEDGEWOOD LANE									
		Location: 10622 ROUTE 116									

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L1859608576	294-093-12055	NIEBUR MICHAEL Location: 82 EVANSON ROAD	MASON CHARLES	3.04	7/12/2019	545,000	469,500	86.15			
L1300516864	294-093-10506	NORDGREN LEIF Location: 1971 NORTH ROAD	FARNSWORTH KAREN	2.00	11/12/2019	307,000	235,400	76.68			
L2095517696	294-093-12159	O'KANE SUSAN Location: 193 THISTLE HILL DRIVE	HOEPPNER JOSEPH	0.06	7/18/2019	434,300	385,200	88.69			
240882240	294-093-10559	OLES, GREGORY A Location: 89 BISHOP ROAD	LIESER, MICHAEL	4.32	1/31/2022	290,000	239,400	82.55			
1508498496	294-093-10480	ORNER, MEGHAN Location: 125 BITTERSWEET HILL	QUENNEVILLE, CARLTON	2.10	11/16/2021	585,000	356,200	60.89			
L1592360960	294-093-11976	OWEN DAVID Location: 12 LOMEADOW ROAD	CLARK MATTHEW	1.80	7/25/2019	495,000	493,100	99.62			
L1256108032	294-093-10316	PAGE SETH Location: 102 BLACKBERRY HILL ROAD	CLOUTIER DAVID	3.10	12/12/2019	267,000	259,500	97.19			
799620160	294-093-10648	PERKINS, SKYLER K Location: 242 LYMAN MEADOWS	ZDUNCZYK, ANDRE	0.15	11/24/2021	213,000	162,000	76.06			
L2125406208	294-093-10133	PHYLLIS L. PARROTT L... Location: 78 LYMAN MEADOW ROAD UNIT B3	GOODEYON DEBRA	0.00	9/16/2019	179,900	157,000	87.27			
L2033410048	294-093-11757	PORTER DANI Location: 294 SUNSET LANE EAST	AUBUCHON AIMEE	1.83	6/30/2020	485,000	376,300	77.59			
L47779840	294-093-11243	RAY ZACHARY Location: 2933 BALDWIN ROAD	GARVEY JASON	1.50	7/12/2019	260,000	202,100	77.73			
L615911424	294-093-10521	RAYMOND EMILY Location: 84 RICHMOND ROAD	FISCHER STEVEN	1.00	6/10/2019	540,000	410,600	76.04			
L1325977600	294-093-11940	REGAN ERIN Location: 187 FARMALL DRIVE	BIONDO COURTNEY	0.33	1/3/2020	289,000	260,000	89.97			
L1415602176	294-093-10688	RICHLING MICHELLE Location: 111 SHADOW LANE	BENWAY AMANDA	0.11	11/14/2019	251,500	172,500	68.59			
L934522880	294-093-10431	RILEY JESSICA Location: 9701 VERMONT ROUTE 116	DOOLEY MICHAEL	1.00	7/25/2019	277,800	228,600	82.29			
L2111225856	294-093-10702	ROBINSON CHRISTIN Location: 538 SILVER ST.	NORTHSTAR HOMES LLC	0.41	10/2/2019	335,000	229,800	68.60			
L1044963328	294-093-10900	ROLLAND DEAN Location: 418 TURKEY LANE	LABELL BRIAN	5.70	9/6/2019	518,000	423,700	81.80			
L994279424	294-093-10822	SEGOVIA WISE LINDA Location: 77 STRAWBERRY HILL ROAD	JOHANSSON DAVID	2.50	9/15/2020	340,000	283,800	83.47			
L708575232	294-093-10593	SHEALY ROBIN	THE GIBSON HURLIE LI...	3.00	7/6/2020	575,000	371,400	64.59			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1406754816	294-093-11291	SILVER RUTH Location: 274 ENOS ROAD	PEEK ROBERT	2.06	3/27/2020	378,000	342,800	90.69			
1984222272	294-093-10485	SMITH III, THOMAS Location: 7 COBBLE DRIVE	EMMONS, PAUL	0.49	6/7/2021	90,000	98,500	109.44			
L503877632	294-093-11078	SMITH LINDSEY ANN Location: 221 LYMAN MEADOWS, UNIT P2	CLOW MATTHEW	0.15	10/1/2019	180,000	162,000	90.00			
936261696	294-093-11708	SMITH, JARED Location: 346 CVU ROAD	UTTER, STEVEN C	1.01	4/2/2021	447,000	304,300	68.08			
L1535909888	294-093-11645	STEARNS JOHN Location: 580 LEAVENSWORTH ROAD	THOMAS AIDAN	5.28	1/19/2021	650,000	433,800	66.74			
L246898688	294-093-11230	SUSSMAN ROBERT Location: 1579 SILVER STREET	ROBERT F. O'NEILL TR...	4.90	8/16/2019	600,000	465,100	77.52			
L1331056640	294-093-10417	TURNER JASON Location: 152 FORESTS EDGE	DINITZ JEFFREY	2.00	11/1/2019	520,000	443,300	85.25			
2131418176	294-093-11020	TURNER, YECHIEL Location: 249 LYMAN MEADOW ROAD, UNIT R1	CAROLYN L. HOWE REVO...	0.15	9/30/2021	205,000	162,000	79.02			
1913900096	294-093-10974	VAWTER, THOMAS B Location: 735 RICHMOND ROAD	GOETZ, REBECCA L	1.00	9/10/2021	306,000	198,000	64.71			
L1942663168	294-093-11988	VERNET CODY Location: 97 BITTERSWEET HILL	BURRITT ROBERT	1.53	6/20/2019	237,000	248,300	104.77			
802141248	294-093-10583	VOGLER, ROCKY Location: 470 PLACE ROAD WEST	WEISS, LIRON	5.03	7/6/2021	575,000	434,300	75.53			
619166784	294-093-11259	WALFORD, DYLAN Location: 507 MAGEE HILL ROAD	PALMER, THEODORE	1.30	11/1/2021	405,000	257,400	63.56			
L596791296	294-093-10774	WALTHER ADRIAN Location: 284 LEDGEWOOD LANE	SAVOULIDIS YIANNI	5.44	9/30/2019	299,000	261,600	87.49			
L969515008	294-093-10945	WELLMAN ROBERT Location: 849 MECHANICSVILLE ROAD	MUROSKI KENNETH	0.75	12/17/2020	288,000	264,900	91.98			
L564158464	294-093-10736	WHITE ALEXANDER Location: 384 CVU ROAD	MILLER DOUGLAS	0.55	10/7/2019	275,000	270,700	98.44			
1382806592	294-093-10530	WRAGA, DYLAN B Location: 136 BURRITT ROAD	FLASH, SUKI	4.00	7/20/2021	485,000	376,900	77.71			
L2104627200	294-093-10791	YANDOW TIMOTHY Location: 175 LYMAN MEADOWS, UNIT L4	GILMAN DOUGLAS	0.00	6/10/2019	178,500	162,000	90.76			
532902976	294-093-10674	ZIMIICKI-BOWDITCH, N...	BROCHU, KARA L	0.42	7/14/2021	350,000	217,000	62.00			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
Location: 496 BIRCHWOOD DRIVE											
Totals for R1 - Residential with less than 6 acres				157.66		32,423,100	25,229,000				

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	
92 Total Transactions	68.59	Low InterQuartile Value	75.70	Low 90% Value of Aggregate
352,425 Average Sales Price	87.71	High InterQuartile Value	79.92	High 90% Value of Aggregate
274,228 Average Listed Price	19.12	InterQuartile Range	77.81	Aggregate Ratio
79.14 Average Ratio			2.71%	Sampling Error
80.33 Median Ratio	39.91	Value of Outlier Low Limit	0	Number of Low Outliers
53.12 Low Ratio	116.39	Value of Outlier High Limit	0	Number of High Outliers
109.44 High Ratio	11.23	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	145.07	Value of Extreme High Limit	0	Number of High Extremes/Influentials
12.63 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2042961920	294-093-10507	1616 LLC Location: 1616 POND ROAD	RENDINO MARCANTONIO	36.00	6/20/2019	349,000	348,900	99.97			
L485924864	294-093-10956	BAKER NICHOLAS Location: 201 RAVEN HILL ROAD	HAMBLETT ROBERT	10.20	11/10/2020	557,165	436,400	78.33			
L1467011072	294-093-10565	BARR ROBERT Location: 1054 SHERMAN HOLLOW ROAD	ADAM HERGENROTHER FA...	56.00	5/1/2019	1,775,000	1,423,200	80.18			
L1032437760	294-093-10976	BEHRNS ROBERT Location: 794 BUCK HILL ROAD W.	GREGORY V. LEROY TRU...	6.00	7/28/2020	650,000	433,700	66.72			
L1332449280	294-093-11805	BORYS THOMAS Location: 677 SILVER STREET	BREEN MICHAEL	12.53	7/29/2020	600,000	448,200	74.70			
L1705050112	294-093-10782	BRADY GRIFFIN Location: 1562 TEXAS HILL ROAD	HOWARD DEBRA	12.30	1/28/2020	327,000	327,800	100.24			
L2056720384	294-093-11396	CERF CHARLOTTE Location: 432 O'NEIL ROAD	BOURGAULT MATTHEW	12.40	11/20/2020	675,000	447,900	66.36			
967535680	294-093-10858	ELDER, MATTHEW Location: 1332 HAYDEN HILL ROAD WEST	COUSINS, TYLER	6.40	9/30/2021	610,000	336,500	55.16			
874144832	294-093-10868	ELMERGREEN, ROBERT T Location: 391 SOUTHWIND ROAD	LILJA, TAGE	21.60	6/4/2021	915,000	617,600	67.50			
1093645376	294-093-10089	FRANDSEN, TYLER Location: 81 AVALANCHE ROAD	TANNER, SUZANNE E	11.20	7/1/2021	400,000	265,100	66.28			
L1735958528	294-093-11735	GRUNEWALD JULIA Location: 36 BIRDIE DRIVE	WILLARD KEVIN	10.13	5/8/2020	425,000	379,100	89.20			
L619122688	294-093-11264	HARDY COLTON Location: 791 PIETTE MEADOW ROAD	PARENT CHARLES DAVID	8.55	5/30/2019	410,000	338,200	82.49			
1734495296	294-093-10244	HENDRICKS, JARED Location: 85 SENECA CREEK ROAD	CALKINS, DERRICK R	58.80	9/10/2021	925,000	653,400	70.64			
112229440	294-093-11404	HOGAN, DANIEL P Location: 467 BUCK HILL ROAD EAST	RICHARD, DIANE M	10.13	11/12/2021	365,000	280,600	76.88			
L796442624	294-093-10115	HOLMES BROOKS Location: 2236 GILMAN ROAD	MORAN WILLIAM	14.25	4/30/2020	445,000	379,800	85.35			
L1785020416	294-093-11860	HOOPES TIMOTHY Location: 116 PALMER ROAD	CORCORAN DREW	10.30	5/24/2019	415,750	383,400	92.22			
944659520	294-093-11283	KOREY, KENNETH A Location: 1742 SILVER STREET	WHITAKER, CAROLE	12.00	10/22/2021	510,000	484,400	94.98			
429057088	294-093-11691	KUHN, PETER Location: 483 ISHAM ROAD	BAKER, SARITA	23.90	6/1/2021	785,000	460,900	58.71			
L1788936192	294-093-10408	LEDYARD JACOB	DEVOID BETH ANN	10.50	7/22/2019	355,000	313,500	88.31			

R2 - Residential with 6 or more acres

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1622797376	294-093-11169	LICURSI, DANIELLE L	LESLIE A. MORRISSEY ...	13.00	10/13/2021	574,000	458,600	79.90			
L1096835072	294-093-10404	MAHONEY ALLISON	DERRICK DIANE	10.20	6/24/2019	370,000	322,800	87.24			
1575935040	294-093-10733	MALENCZAK, MATTHEW	STOLL, KELLIE A	15.50	10/7/2021	377,500	271,400	71.89			
1443377728	294-093-11754	MELEN, ANDERS	BALDWIN, MATTHEW T	22.76	2/28/2022	785,000	548,500	69.87			
44827200	294-093-10556	MULCAHY, NOEL	ESTATE OF INEZ F. FR...	10.55	12/30/2021	450,000	383,000	85.11			
L1418313728	294-093-10500	NORMAN JEREMY	FAIRBANKS JONELL	6.50	5/28/2020	395,000	337,100	85.34			
L1967271936	294-093-11326	NUNZIATA BENJAMIN	PIERSON STEWART	10.44	4/1/2019	435,000	498,500	114.60			
1837406784	294-093-10020	OVERALL, JENNIFER A	STEWART, STEPHEN P	11.50	3/31/2022	707,500	417,700	59.04			
1624581184	294-093-10898	PASTERIS, KELSEY	ADAM J. OSEKOSKI FAM...	10.25	5/14/2021	465,000	352,300	75.76			
L1479548928	294-093-11430	POWERS JOHN	RODIMON MICHAEL	7.02	8/30/2019	375,000	349,300	93.15			
L750002176	294-093-11354	PRICE DESIREE	GLOVER GORDON	6.30	6/11/2020	404,500	356,200	88.06			
190317632	294-093-12312	ROBICHAUD, JON	MOBBS, RYAN L	34.40	4/30/2021	662,000	464,500	70.17			
L220172288	294-093-10298	ROSS GARY	FISKE MARTINE MARIE	6.24	8/8/2019	386,750	344,900	89.18			
L737099776	294-093-10212	RUGG THOMAS DAVID	JENNY FRIEND FAMILY ...	10.10	8/20/2019	650,000	596,600	91.78			
1569668160	294-093-10762	SHORES, III, JAMES E	BELISLE, SCOTT	13.27	12/1/2021	745,000	407,700	54.72			
1993913408	294-093-11440	SMITH, LUCAS M	ROSE, IRVING N	15.00	6/14/2021	502,000	464,800	92.59			
401529920	294-093-11478	STOKES, NICHOLAS C	NELLE, JORDAN E	10.34	10/14/2021	395,000	288,200	72.96			
L1465024512	294-093-10576	SYMPHONIA CENTRE DRE...	ADDARI LLC	9.93	4/12/2019	862,500	828,500	96.06			

MHU - Mobile home un-landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1412653056	294-093-11635	AMPARO CLAUDETTE Location: 124 JOURDAN STREET	HAWKINS MATTHEW	0.00	4/22/2020	14,500	16,100	111.03			
L1021935616	294-093-10095	BOUDREAU CORY Location: 219 HILLVIEW TERRACE	BEAN BRUCE	0.00	6/6/2019	23,000	23,000	100.00			
580417600	294-093-10189	BOULET, JACOB Location: 90 WILE STREET, LOT 36	BOVAT, CLYDE	0.00	4/16/2021	18,500	16,800	90.81			
L626573312	294-093-10809	DUCHAINED REBECCA Location: 108 PATRICIA'S PLACE	MOBBS ALAINA	0.00	8/6/2020	15,000	13,300	88.67			
L152764416	294-093-12054	HARRIS JR. FRANCIS Location: 65 WILE STREET	MOYE II JAMES	0.00	11/6/2020	16,000	11,300	70.63			
L285356032	294-093-12124	KELLEHER JONATHAN Location: 66 OSCAR'S LANE	LAVALETTE JR. RICHA...	0.00	6/21/2019	62,000	48,800	78.71			
L1363316736	294-093-12301	KINGSLEY KYLE Location: 130 JOURDAN STREET (LOT #17)	HAWKINS MATTHEW	0.00	8/19/2020	18,500	20,600	111.35			
L1822932992	294-093-12254	MARTEL LINWOOD Location: 28 BEAR LANE	CONFORTI MATTHEW	0.00	9/15/2020	64,000	52,000	81.25			
269451840	294-093-10065	RATHBUN, TERESA L Location: 91 WALTS WAY	WHITLAW, ANN L	0.00	1/7/2022	10,000	15,500	155.00	E	E	
1538841664	294-093-10848	ROSS, TEGAN Location: 316 JOURDAN STREET	KENNETT, ROBERT A	0.00	10/29/2021	43,500	22,200	51.03			
L1857601536	294-093-10008	SUTTON DEBORAH Location: 301 JOURDAN STREET	DAWLEY KELLEY	0.00	8/20/2020	18,000	15,500	86.11			
Totals for MHU - Mobile home un-landed				0.00		303,000	255,100				

MHU - Mobile home un-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
11 Total Transactions	78.71	Low InterQuartile Value	73.11 Low 90% Value of Aggregate
27,545 Average Sales Price	111.03	High InterQuartile Value	95.27 High 90% Value of Aggregate
23,191 Average Listed Price	32.32	InterQuartile Range	84.19 Aggregate Ratio
93.14 Average Ratio			13.16% Sampling Error
88.67 Median Ratio	30.22	Value of Outlier Low Limit	0 Number of Low Outliers
51.03 Low Ratio	159.52	Value of Outlier High Limit	0 Number of High Outliers
155.00 High Ratio	- 18.26	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	208.01	Value of Extreme High Limit	0 Number of High Extremes/Influentials
20.55 COD			
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
9%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L692613120	294-093-10647	BOUTHILLETTE ASHLEY Location: 699 BIRCHWOOD DRIVE	WRIGHT MICHAEL	0.64	8/23/2019	165,000	138,200	83.76			
L1464541184	294-093-11315	PIKE ROBERT Location: 1056 NORTH ROAD	MINER JOSEPH	1.50	7/30/2019	145,000	143,800	99.17			
Totals for MHL - Mobile home landed				2.14		310,000	282,000				

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	83.76	Low InterQuartile Value	43.26	Low 90% Value of Aggregate
155,000 Average Sales Price	99.17	High InterQuartile Value	138.68	High 90% Value of Aggregate
141,000 Average Listed Price	15.41	InterQuartile Range	90.97	Aggregate Ratio
91.46 Average Ratio			52.45%	Sampling Error
91.46 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
83.76 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
99.17 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
8.43 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				

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1560501312	294-093-10323	BOLGER, LINDSEY Location: 25 DIMICK ROAD	SEGALE, MICHAEL	0.30	10/20/2021	585,000	311,900	53.32			
L624115712	294-093-10252	GEIDER KENNETH Location: 649 EAST SHORE LANE	COULOMBE PATRICK	0.43	9/30/2020	290,000	209,900	72.38			
Totals for S1 - Vacation home with less than 6 acres				0.73		875,000	521,800				

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	
2 Total Transactions	53.32	Low InterQuartile Value	7.47	Low 90% Value of Aggregate
437,500 Average Sales Price	72.38	High InterQuartile Value	111.80	High 90% Value of Aggregate
260,900 Average Listed Price	19.06	InterQuartile Range	59.63	Aggregate Ratio
62.85 Average Ratio			87.49%	Sampling Error
62.85 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
53.32 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
72.38 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.17 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
L1947983872	294-093-11112	104 BALLARDS CORNER ... Location: 104 BALLARDS CORNER ROAD	ROBERT M MELLION AS ...	1.06	5/10/2019	315,000	286,200	90.86			
978605120	294-093-11084	DJVM VERMONT LLC Location: 205 COMMERCE STREET	MORIAH, LLC	2.17	6/21/2021	1,250,000	1,034,400	82.75			
L444891136	294-093-10502	G & J PROPERTIES LLC Location: 10729 VERMONT ROUTE 116	FALLON JOSEPH	0.25	1/31/2020	205,000	270,300	131.85	O		
Totals for C - Commercial				3.48		1,770,000	1,590,900				

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	
3 Total Transactions	82.75	Low InterQuartile Value	65.35	Low 90% Value of Aggregate
590,000 Average Sales Price	131.85	High InterQuartile Value	114.41	High 90% Value of Aggregate
530,300 Average Listed Price	49.10	InterQuartile Range	89.88	Aggregate Ratio
101.82 Average Ratio			27.29%	Sampling Error
90.86 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
82.75 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
131.85 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.13 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
18.01 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
L35127296	294-093-10664	MCKENZIE BLOCK LLC Location: 10694 ROUTE 116	GRILLO MICHAEL	0.29	8/13/2020	555,000	410,300	73.93			

Totals for CA - Commercial Apartments				0.29		555,000	410,300				
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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	73.93	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
555,000 Average Sales Price	73.93	High InterQuartile Value	0.00	High 90% Value of Aggregate
410,300 Average Listed Price	0.00	InterQuartile Range	73.93	Aggregate Ratio
73.93 Average Ratio				Sampling Error
73.93 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
73.93 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
73.93 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
L508448768	294-093-10110	LEMAY TYLER Location: TEXAS HILL ROAD	BEDARD GEORGE	53.35	6/23/2020	180,000	177,300	98.50			
L1863208960	294-093-12401	RICHARDS GREGORY Location: 331 WINDSWEEP WAY	WHEELER BRUCE	5.80	6/26/2020	99,000	129,400	130.71	O		
L1369931776	294-093-10571	ULAGER JAMES Location: LAVIGNE HILL ROAD	JOYCE A. LAVIGNE GAL...	72.00	12/3/2020	275,000	217,600	79.13			
Totals for W - Woodland				131.15		554,000	524,300				

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	
3 Total Transactions	79.13	Low InterQuartile Value	63.78	Low 90% Value of Aggregate
184,667 Average Sales Price	130.71	High InterQuartile Value	125.50	High 90% Value of Aggregate
174,767 Average Listed Price	51.58	InterQuartile Range	94.64	Aggregate Ratio
102.78 Average Ratio			32.61%	Sampling Error
98.50 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
79.13 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
130.71 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
17.46 COD				
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
33% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02				

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1068015616	294-093-12258	DAN SULLIVAN Location: 0 LEAVENSWORTH ROAD	WISNIEWSKI MICHAEL	25.10	9/18/2019	205,000	237,300	115.76			
L1545154560	294-093-12326	FARRELL ROBERT Location: 1771 TEXAS HILL ROAD, LOT 2	LIMOGE STEPHANIE	38.00	7/6/2020	205,000	197,700	96.44			
1494516800	294-093-10574	FIDLER, MATTHEW R Location: 00 ROUTE 116	GARDNER CONSTRUCTION...	27.88	5/7/2021	245,000	219,600	89.63			
L1259560960	294-093-11535	GODBOUT THOMAS Location: POND ROAD	MARIE A SMITH REVOCA...	1.00	6/13/2019	111,500	66,500	59.64			
L1131679744	294-093-11984	JANET P. O'KEEFE TRU... Location: 91 EVANSON ROAD	EVANSON CONSTRUCTION...	3.51	3/31/2021	157,000	134,200	85.48			
L555925504	294-093-10730	KEIL FAMILY REVOCABL... Location: 0 LAVIGNE ROAD	HILDEGARD HELLMAN FA...	30.00	12/18/2020	182,500	155,800	85.37			
694520896	294-093-12353	KINLUND, GABRIEL Location: POND ROAD	ALLEN III, ERNEST M	0.93	7/22/2021	135,000	73,200	54.22			
L1822916608	294-093-12365	LASTER JOSEPH Location: 613 MECHANICSVILLE ROAD (EAST SIDE)	PATRICIA A. QUINN AS...	102.05	3/31/2020	525,000	363,300	69.20			
L1896628224	294-093-12261	LEBOEUF THOMAS Location: LOT 3-1 CATCHAPAW ROAD	EKLOF LIVING TRUST	4.21	7/30/2020	165,000	136,600	82.79			
1498377280	294-093-11919	MARCELLE, CHRISTOPHE... Location: HICKORY PLACE	PRENGLER, HERSCHEL	19.55	9/24/2021	295,000	208,100	70.54			
1243837504	294-093-10643	PR & R DEVELOPMENT, ... Location: NORTH ROAD (A/K/A OBSERVATORY ROAD)	R.B. AND R.H. GOODRI...	63.10	7/9/2021	325,000	210,500	64.77			
943952448	294-093-12185	ROUTE 2A LLC Location: LOT 1, 136 BURRITT ROAD	FLASH, SUKI	1.00	2/11/2022	105,500	60,000	56.87			
L1957089280	294-093-12271	SIEMUCHA JESSICA Location: 205 BURRITT ROAD	CLARK MARSHALL	2.52	12/11/2020	160,000	154,900	96.81			
923163712	294-093-11250	STETLER, BRADLEY S Location: PALMER ROAD	PALMER FAMILY TRUST ...	42.30	9/20/2021	250,000	69,600	27.84	O		
Totals for M - Miscellaneous				361.15		3,066,500	2,287,300				

M - Miscellaneous

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
14 Total Transactions	58.95	Low InterQuartile Value	64.95 Low 90% Value of Aggregate
219,036 Average Sales Price	91.33	High InterQuartile Value	84.23 High 90% Value of Aggregate
163,379 Average Listed Price	32.39	InterQuartile Range	74.59 Aggregate Ratio
75.38 Average Ratio			12.92% Sampling Error
76.67 Median Ratio	10.37	Value of Outlier Low Limit	0 Number of Low Outliers
27.84 Low Ratio	139.91	Value of Outlier High Limit	0 Number of High Outliers
115.76 High Ratio	- 38.21	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	188.49	Value of Extreme High Limit	0 Number of High Extremes/Influentials
23.22 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
148 Total Transactions	68.64	Low InterQuartile Value	75.75 Low 90% Value of Aggregate
393,822 Average Sales Price	89.19	High InterQuartile Value	79.97 High 90% Value of Aggregate
306,618 Average Listed Price	20.55	InterQuartile Range	77.86 Aggregate Ratio
79.81 Average Ratio			2.71% Sampling Error
80.55 Median Ratio	37.81	Value of Outlier Low Limit	0 Number of Low Outliers
51.03 Low Ratio	120.03	Value of Outlier High Limit	1 Number of High Outliers
114.60 High Ratio	6.98	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	150.86	Value of Extreme High Limit	1 Number of High Extremes/Influentials
13.75 COD			
6 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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
4 Total Transactions	76.13 Low InterQuartile Value		71.96 Low 90% Value of Aggregate
581,250 Average Sales Price	121.60 High InterQuartile Value		100.19 High 90% Value of Aggregate
500,300 Average Listed Price	45.47 InterQuartile Range		86.07 Aggregate Ratio
94.85 Average Ratio			16.41% Sampling Error
86.80 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
73.93 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
131.85 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.10 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.02 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
17 Total Transactions	62.21	Low InterQuartile Value	68.91 Low 90% Value of Aggregate
212,971 Average Sales Price	96.63	High InterQuartile Value	86.41 High 90% Value of Aggregate
165,388 Average Listed Price	34.42	InterQuartile Range	77.66 Aggregate Ratio
80.22 Average Ratio			11.27% Sampling Error
82.79 Median Ratio	10.57	Value of Outlier Low Limit	0 Number of Low Outliers
27.84 Low Ratio	148.26	Value of Outlier High Limit	0 Number of High Outliers
130.71 High Ratio	- 41.06	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	199.89	Value of Extreme High Limit	0 Number of High Extremes/Influentials
22.49 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
6% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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
169 Total Transactions	68.64	Low InterQuartile Value	76.15 Low 90% Value of Aggregate
379,984 Average Sales Price	89.98	High InterQuartile Value	80.14 High 90% Value of Aggregate
296,938 Average Listed Price	21.34	InterQuartile Range	78.14 Aggregate Ratio
80.21 Average Ratio			2.56% Sampling Error
81.01 Median Ratio	36.63	Value of Outlier Low Limit	1 Number of Low Outliers
27.84 Low Ratio	121.99	Value of Outlier High Limit	3 Number of High Outliers
131.85 High Ratio	4.62	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	154.00	Value of Extreme High Limit	1 Number of High Extremes/Influentials
14.82 COD			
7	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
4%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		