

Study created by Christie.Wright@vermont.gov on 11/24/2022 at 3:03 PM.

R1 - Residential with less than 6 acres

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|-------------|---------------|---|-------------------------|-------|------------|------------|--------------|--------|---|---|-----|
| L1572388864 | 399-124-10290 | 1031 PROPERTIES INC. Location: 59 WINDY RIDGE | OPAR MATTHEW | 2.10 | 10/23/2020 | 418,000 | 376,200 | 90.00 | | | |
| 1620847680 | 399-124-10142 | ALEXANDER, STEPHEN W Location: 412 PINEY WOODS | CARTER, SCOTT P | 2.06 | 8/27/2021 | 380,000 | 206,200 | 54.26 | | | |
| L1373650944 | 399-124-11085 | ALGER MICHAEL Location: 2528 HOLLOW ROAD | PETLOWANY PAMELA | 5.80 | 10/10/2019 | 320,000 | 304,100 | 95.03 | | | |
| 336025664 | 399-124-11067 | BATES, SPENCER L Location: 379 BREEZY HILL ACRES | LECOMPTE, SAWYER J | 2.47 | 4/1/2021 | 630,000 | 432,500 | 68.65 | | | |
| L889360384 | 399-124-11066 | BLAND OLIVIA NICOLE Location: 103 BEAR POND ROAD | PAUL MATTHEW | 3.27 | 12/4/2019 | 301,000 | 241,900 | 80.37 | | | |
| L1772703744 | 399-124-10203 | BYDLIK BRIAN Location: 3680 MOUNTAIN ROAD | SANGER JENNIFER | 2.80 | 8/14/2020 | 375,000 | 283,600 | 75.63 | | | |
| 663311424 | 399-124-11071 | CALDWELL, JESSICA Y Location: 881 HARDSCRABBLE ROAD | CLODGO JR., STEPHEN ... | 2.70 | 5/28/2021 | 428,000 | 296,100 | 69.18 | | | |
| 1378858048 | 399-124-10578 | CAPRON, MARIAH Location: 101 VALLEY VIEW DRIVE | NORRIS, SR., PETER M | 3.20 | 6/28/2021 | 300,000 | 228,600 | 76.20 | | | |
| 1552063552 | 399-124-10476 | COOPER, MICHAEL A Location: 4377 SILVER ST | LEE, SHARON C | 1.12 | 10/14/2021 | 267,500 | 179,600 | 67.14 | | | |
| L307613696 | 399-124-10649 | COTA JEREMY Location: 1536 MONKTON ROAD | RUSSELL KATHIE | 0.42 | 5/29/2019 | 329,000 | 226,900 | 68.97 | | | |
| 1482607680 | 399-124-10024 | DESROCHERS, EVAN G Location: 179 ROTAX ROAD | POWER, JR., THOMAS A | 3.94 | 8/27/2021 | 510,000 | 516,400 | 101.25 | | | |
| L1871609856 | 399-124-10882 | FLEMING DUSTIN Location: 3359 ROTAX ROAD | THUT DIANA | 5.00 | 8/16/2019 | 299,000 | 250,400 | 83.75 | | | |
| 1615279168 | 399-124-10667 | GIORDANO, COLIN M Location: 145 MONKTON RIDGE | ACKER, KATIE E | 0.55 | 6/2/2021 | 210,000 | 147,500 | 70.24 | | | |
| L1910456320 | 399-124-10256 | GOMEZ MCLAM ALEJANDR... Location: 4207 STATES PRISON HOLLOW ROAD | HAVEY SEAN | 2.20 | 6/19/2020 | 289,900 | 245,100 | 84.55 | | | |
| L1438171136 | 399-124-10314 | HAMILTON DANIEL Location: 230 BORO HILL ROAD | GRAHAM SCOTT | 5.84 | 8/21/2020 | 286,000 | 204,700 | 71.57 | | | |
| L1264553984 | 399-124-10427 | HOLST KELLY Location: 410 MONKTON ROAD | KIMBALL GUY | 2.00 | 1/10/2020 | 335,000 | 293,000 | 87.46 | | | |
| L1031831552 | 399-124-10981 | HURT ALAN Location: 2410 BORO HILL ROAD | WILLIAMS STEPHEN | 5.01 | 10/22/2020 | 365,000 | 284,800 | 78.03 | | | |
| L733880320 | 399-124-10943 | JEFFREY CAITLIN Location: 182 ROTAX ROAD | METHOT NATHAN | 1.12 | 7/15/2019 | 294,000 | 250,000 | 85.03 | | | |

R1 - Residential with less than 6 acres

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|-------------|---------------|---|-------------------------|-------|------------|------------|--------------|--------|---|---|-----|
| L495407104 | 399-124-10751 | KICK RYAN PETER Location: 357 JOCKEY LANE | LUXENBERG ROLAND | 1.00 | 8/31/2020 | 192,000 | 157,900 | 82.24 | | | |
| L1415438336 | 399-124-10404 | LACLAIR KEENAN Location: 1540 HOLLOW ROAD | BAILEY GEORGE | 1.00 | 2/14/2020 | 209,000 | 186,100 | 89.04 | | | |
| 1148947008 | 399-124-11097 | LEHMANN, LUCIE M Location: 531 BREEZY HILL ACRES RD (LOT 12) | FOSTER, STEPHEN | 2.35 | 3/10/2022 | 149,900 | 76,800 | 51.23 | | | |
| L1649573888 | 399-124-10868 | LUDWIG SAMUEL Location: 87 ROTAX ROAD | BAREWICZ MATHEW | 3.02 | 8/27/2019 | 390,000 | 317,700 | 81.46 | | | |
| 226837568 | 399-124-11005 | MARSANO, CONRAD J Location: BORO HILL ROAD | SIMPSON, TRAVIS C | 5.29 | 4/23/2021 | 50,000 | 62,200 | 124.40 | O | O | O |
| 1918939712 | 399-124-11142 | MASON, DEVIN Location: 4537 SILVER STREET | DAVIS, PAUL S | 2.25 | 1/31/2022 | 430,000 | 260,800 | 60.65 | | | |
| 405177408 | 399-124-11061 | O'KEEFE, KYLE F Location: 11 DOE MEADOW ROAD | LOMBARDO, JUSTIN | 2.07 | 4/19/2021 | 328,000 | 244,800 | 74.63 | | | |
| 1284678208 | 399-124-10305 | REED, JULIA Location: 71 NORTH CAMP ROAD | SMILEY, IAN | 0.17 | 1/14/2022 | 185,000 | 86,400 | 46.70 | | | |
| 669966912 | 399-124-10278 | ROCHE, PAUL M Location: 33 STONE HILL LANE | MACKEY, ROBERT | 2.30 | 2/8/2022 | 407,000 | 245,100 | 60.22 | | | |
| 505205312 | 399-124-10359 | RONCONI, HAILEY R Location: 2571 BRISTOL ROAD | ESTATE OF RICHARD TE... | 1.80 | 2/4/2022 | 346,600 | 252,700 | 72.91 | | | |
| L263675904 | 399-124-10859 | RUHL PHILIP Location: 704 HARDSCRABBLE ROAD | DINKLE RICHARD | 5.30 | 2/28/2020 | 413,000 | 338,300 | 81.91 | | | |
| L114675712 | 399-124-10151 | SAULNIER KYLE Location: 2722 BORO HILL ROAD | CATELLA-GOOD VICKI | 2.51 | 5/1/2020 | 300,000 | 220,000 | 73.33 | | | |
| L1151279104 | 399-124-10424 | SLAUBAUGH CHRISTIAN Location: 717 COVERED BRIDGE ROAD | SWEET RONALD BRADFOR... | 1.00 | 12/11/2020 | 310,000 | 172,300 | 55.58 | | | |
| 1521292352 | 399-124-10646 | SPEAR, DEBRA L Location: 1194 TYLER BRIDGE ROAD | GORDON, SCOTT A | 5.00 | 5/3/2021 | 365,000 | 248,600 | 68.11 | | | |
| L440434688 | 399-124-10801 | TALBOTT INVESTMENT A... Location: 65-83 BEAVER LANE | THE NATURE CONSERVAN... | 3.83 | 11/4/2020 | 360,000 | 325,100 | 90.31 | | | |
| 94391360 | 399-124-10890 | TERRIEN, NICHOLAS Location: 3851 SILVER STREET | ANDERSON, LYRA R | 2.31 | 7/14/2021 | 288,700 | 192,700 | 66.75 | | | |
| 1619172416 | 399-124-10710 | THOMSON, KATHY J Location: 474 MOUNTAIN ROAD | CLARK, TRACY L | 1.00 | 10/8/2021 | 340,000 | 246,700 | 72.56 | | | |
| 1980030016 | 399-124-10810 | TIMMINS, JOSEPH M Location: 1049 MOUNTAIN ROAD | TOW, ROBERT M | 2.10 | 11/10/2021 | 272,500 | 165,800 | 60.84 | | | |

R1 - Residential with less than 6 acres

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|---|---------------|---|----------------|---------------|-----------|-------------------|-------------------|-------|---|---|-----|
| L92827648 | 399-124-10116 | TIPPETT PETER Location: 117 BARNUM ROAD | LEE SEO | 5.00 | 4/30/2019 | 277,800 | 274,900 | 98.96 | | | |
| L1149960192 | 399-124-11059 | TOMPKINS ROBIN Location: 53 DOW MEADOW ROAD | TODISCO NICOLA | 2.10 | 7/12/2019 | 324,500 | 277,400 | 85.49 | | | |
| L477110272 | 399-124-10293 | TUCKER JOSHUA Location: 1395 MONKTON ROAD | HOOD MICHELLE | 2.00 | 6/25/2019 | 200,000 | 192,000 | 96.00 | | | |
| L1253662720 | 399-124-10053 | VARNER CHRISTOPHER Location: 1459 MONKTON RD | STEPHANY BRIAN | 2.90 | 10/2/2020 | 252,000 | 213,300 | 84.64 | | | |
| L258441216 | 399-124-10038 | VOGHELL MATT Location: 116 CATTAIL LANE | DURAND ROBERT | 2.00 | 7/15/2020 | 386,900 | 276,000 | 71.34 | | | |
| L1510637568 | 399-124-10844 | WINNAY CHRISTOPHER Location: 4012 MONKTON ROAD | NOLAN MARK | 2.00 | 1/21/2021 | 280,000 | 211,000 | 75.36 | | | |
| Totals for R1 - Residential with less than 6 acres | | | | 111.90 | | 13,395,300 | 10,212,200 | | | | |

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 |
|--|---|--|
| 42 Total Transactions | 68.52 Low InterQuartile Value | 73.03 Low 90% Value of Aggregate |
| 318,936 Average Sales Price | 85.15 High InterQuartile Value | 79.44 High 90% Value of Aggregate |
| 243,148 Average Listed Price | 16.63 InterQuartile Range | 76.24 Aggregate Ratio |
| 76.95 Average Ratio | | 4.20% Sampling Error |
| 75.49 Median Ratio | 43.57 Value of Outlier Low Limit | 0 Number of Low Outliers |
| 46.70 Low Ratio | 110.09 Value of Outlier High Limit | 1 Number of High Outliers |
| 124.40 High Ratio | 18.62 Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials |
| 1.01 PRD (Regression Index) | 135.04 Value of Extreme High Limit | 0 Number of High Extremes/Influentials |
| 14.87 COD | | |
| 2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | |
| 5% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02 | | |

R2 - Residential with 6 or more acres

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|-------------|---------------|--|-------------------------|--------|------------|------------|--------------|--------|---|---|-----|
| L1015472128 | 399-124-10073 | BARNARD GERVAIS LLC Location: 4537 SILVER STREET | ESTATE OF GLORIA C. ... | 75.60 | 11/5/2019 | 360,000 | 327,900 | 91.08 | | | |
| L97079296 | 399-124-11001 | BURNETT MARK Location: 306 JUNIPER LANE | WINSOR JOHN | 55.40 | 12/6/2019 | 480,000 | 470,100 | 97.94 | | | |
| L1453498368 | 399-124-10583 | BUTTERLY KATHRYN Location: 756 NICHOLS ROAD | NYE MAE | 15.00 | 11/19/2020 | 238,000 | 220,800 | 92.77 | | | |
| L1504268288 | 399-124-10055 | CHAMPAGNE AARON Location: 604 ROTAX ROAD | BEATTY RUSSELL | 10.10 | 6/26/2020 | 350,000 | 314,400 | 89.83 | | | |
| L1801183232 | 399-124-10493 | CLARK NATHAN Location: 1511 PARKS HURLBURT ROAD | LAVALLEE JOHN | 100.00 | 2/16/2021 | 519,000 | 461,800 | 88.98 | | | |
| L1724489728 | 399-124-11064 | DICKERSON THOMAS Location: 179 SAUNDERS RD | STIREWALT ROSS | 7.06 | 7/10/2020 | 310,000 | 279,000 | 90.00 | | | |
| L1935187968 | 399-124-10746 | DIMAMBRO PATRICK Location: 1268 MOUNTAIN ROAD | LINN KRISTINE | 10.01 | 8/10/2020 | 320,000 | 224,800 | 70.25 | | | |
| L2017034240 | 399-124-10913 | FITTJE LYNNE MARIE Location: 695 NICHOLS ROAD | SAPIR MATTHEW | 78.30 | 2/18/2021 | 501,000 | 379,600 | 75.77 | | | |
| 1595366464 | 399-124-10993 | GHALI, ANDREW Location: 300 JUNIPER LANE | QUESNEL, BECKY P | 12.40 | 10/29/2021 | 450,000 | 310,400 | 68.98 | | | |
| L1380999168 | 399-124-10927 | GODFREY-JOLICOEUR LI... Location: 2150 BORO HILL ROAD | MARTELL JAMIE | 10.80 | 10/9/2020 | 374,900 | 328,800 | 87.70 | | | |
| L473780224 | 399-124-10671 | HAVEY SEAN Location: 3463 MOUNTAIN ROAD | HISLOP ASHLEY | 12.02 | 10/2/2019 | 410,000 | 453,200 | 110.54 | | | |
| L140034048 | 399-124-10898 | JOHANSON JACOB Location: 145 DEER RUN | COOTEY TYLER | 12.86 | 6/27/2019 | 359,900 | 319,400 | 88.75 | | | |
| L2110763008 | 399-124-10217 | JUDGE COLIN Location: 2382 BRISTOL ROAD | PORO III RICHARD | 10.50 | 5/30/2019 | 265,000 | 239,500 | 90.38 | | | |
| L1205723136 | 399-124-10135 | KELLY LAUREL Location: 3046 MOUNTAIN ROAD | SCRIBNER JULIE | 7.00 | 8/7/2020 | 339,000 | 292,900 | 86.40 | | | |
| L1196998656 | 399-124-10637 | LEIN ALLEN Location: 229 PINEY WOODS ROAD | PARKER JONATHAN | 9.50 | 11/23/2020 | 535,000 | 532,100 | 99.46 | | | |
| 1359502400 | 399-124-10905 | MANLEY, LINNEA E Location: 475 EAST VIEW ROAD | SWIFT, ETHAN H | 10.03 | 11/2/2021 | 420,000 | 355,700 | 84.69 | | | |
| L1252462592 | 399-124-10869 | MILLER TARA Location: 621 BENNETT ROAD | WEBSTER GEORGE | 13.04 | 1/24/2020 | 470,000 | 440,900 | 93.81 | | | |
| 347925568 | 399-124-10920 | MOORE, DAVID Location: 488 BRISTOL ROAD | HOTALING, TODD | 10.30 | 9/10/2021 | 1,002,000 | 629,700 | 62.84 | | | |

R2 - Residential with 6 or more acres

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|---|---------------|---|-------------------------|---------------|------------|-------------------|-------------------|-------|---|---|-----|
| L1851809792 | 399-124-10716 | MORRIS MARY Location: 3374 MOUNTAIN ROAD | SALTER LYNDA | 10.00 | 7/16/2019 | 330,000 | 324,300 | 98.27 | | | |
| L45703168 | 399-124-10880 | NORRIS BRIAN Location: 1675 BRISTOL ROAD | MCINTYRE MICHAEL | 34.35 | 7/9/2020 | 353,000 | 258,900 | 73.34 | | | |
| L495337472 | 399-124-10942 | OSEKOSKI ADAM Location: LAKEVIEW DRIVE | GWINN DARRELL | 43.00 | 3/26/2021 | 187,500 | 113,300 | 60.43 | | | |
| 1213023296 | 399-124-10884 | PEISCH, SAMUEL F Location: 2433 BORO HILL ROAD | WHITNEY, WILLIAM C | 25.00 | 4/30/2021 | 420,000 | 342,400 | 81.52 | | | |
| 604318784 | 399-124-10898 | PEREZ, NIKOLE M Location: 145 DEER RUN ROAD | JOHANSON, JACOB | 12.86 | 8/12/2021 | 425,000 | 319,400 | 75.15 | | | |
| 168819776 | 399-124-10350 | PORTICE, DANIEL A Location: 2792 BRISTOL ROAD | HILL, JARRELL D | 8.00 | 12/10/2021 | 300,000 | 242,300 | 80.77 | | | |
| L1532960768 | 399-124-10134 | PRESTON LINDSEY Location: 2802 ROTAX ROAD | CALEVRO REBECCA | 20.20 | 7/15/2020 | 266,000 | 248,500 | 93.42 | | | |
| 1817993792 | 399-124-11101 | QUEBEC, JOSHUA M Location: LOT 15 FARLEY LANE | GAGNON, DAVID J | 21.78 | 1/31/2022 | 150,000 | 39,500 | 26.33 | O | O | O |
| L1782145024 | 399-124-10689 | ROWE JOSHUA Location: 661 JOCKEY LANE | THIBAULT JAMES | 15.70 | 5/28/2020 | 270,500 | 159,200 | 58.85 | | | |
| L804200448 | 399-124-10052 | SLONKA STANLEY Location: 3825 SILVER STREET | BARTLETT CHARLES | 10.96 | 5/4/2020 | 365,000 | 333,600 | 91.40 | | | |
| L2032173056 | 399-124-11001 | SYKES BREANNA Location: 306 JUNIPER LANE | BURNETT MARK | 55.40 | 10/22/2020 | 510,000 | 470,100 | 92.18 | | | |
| 57306176 | 399-124-11020 | THIBAULT, RICHARD P Location: 2301 ROTAX ROAD | BURBO, VICTOR J | 30.00 | 9/15/2021 | 399,900 | 366,100 | 91.55 | | | |
| L1336496128 | 399-124-10497 | TINGIRIS PAMELA Location: 295 CHURCH ROAD | DIANE S. THEOBALD RE... | 10.20 | 11/20/2020 | 400,000 | 334,900 | 83.73 | | | |
| 1044046912 | 399-124-10227 | VECCHIO, SUSAN R Location: 70 TIMBER LANE | TREMBLAY, GLENN A | 11.10 | 5/3/2021 | 315,000 | 257,100 | 81.62 | | | |
| Totals for R2 - Residential with 6 or more acres | | | | 768.47 | | 12,395,700 | 10,390,600 | | | | |

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 |
|--|---|--|-----------------------------------|
| 32 Total Transactions | 75.31 Low InterQuartile Value | | 79.50 Low 90% Value of Aggregate |
| 387,366 Average Sales Price | 92.02 High InterQuartile Value | | 88.14 High 90% Value of Aggregate |
| 324,706 Average Listed Price | 16.71 InterQuartile Range | | 83.82 Aggregate Ratio |
| 83.09 Average Ratio | | | 5.15% Sampling Error |
| 88.23 Median Ratio | 50.24 Value of Outlier Low Limit | 1 Number of Low Outliers | |
| 26.33 Low Ratio | 117.09 Value of Outlier High Limit | 0 Number of High Outliers | |
| 110.54 High Ratio | 25.17 Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials | |
| 0.99 PRD (Regression Index) | 142.16 Value of Extreme High Limit | 0 Number of High Extremes/Influentials | |
| 12.11 COD | | | |
| 2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |
| 6% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |

MHL - Mobile home landed

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|--|---------------|--|-------------------------|--------------|------------|----------------|----------------|-------|---|---|-----|
| L1930764288 | 399-124-10069 | DOWNEY ANDREW Location: 26 HILLTOP LANE | BERSAW JEFFREY | 10.30 | 10/21/2020 | 187,000 | 149,600 | 80.00 | | | |
| 1644665920 | 399-124-10599 | HENTSCHEL, FORREST J... Location: 436 HARDSCRABBLE ROAD | LIVINGSTON FARM LAND... | 0.48 | 10/29/2021 | 149,000 | 77,600 | 52.08 | | | |
| L2097659904 | 399-124-10684 | ST CYR ERIC Location: 258 MOUNTAIN ROAD | BROADVIEW ESTATES LL... | 1.00 | 10/29/2019 | 130,000 | 90,100 | 69.31 | | | |
| Totals for MHL - Mobile home landed | | | | 11.78 | | 466,000 | 317,300 | | | | |

MHL - Mobile home landed

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

| Category Statistics | Limits Established by Original Sales Data | | Ratios/Confidence Intervals | |
|------------------------------|---|-----------------------------|-----------------------------|--------------------------------------|
| 3 Total Transactions | 52.08 | Low InterQuartile Value | 43.72 | Low 90% Value of Aggregate |
| 155,333 Average Sales Price | 80.00 | High InterQuartile Value | 92.46 | High 90% Value of Aggregate |
| 105,767 Average Listed Price | 27.92 | InterQuartile Range | 68.09 | Aggregate Ratio |
| 67.13 Average Ratio | | | 35.79% | Sampling Error |
| 69.31 Median Ratio | 0.00 | Value of Outlier Low Limit | 0 | Number of Low Outliers |
| 52.08 Low Ratio | 0.00 | Value of Outlier High Limit | 0 | Number of High Outliers |
| 80.00 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 |
| 13.43 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 |
|---|---------------|--|----------------|-------------|------------|----------------|----------------|-------|---|---|-----|
| L547299328 | 399-124-10652 | KARLICA ZORAN Location: 165 CAMP ROAD | BOUTON TIMOTHY | 0.15 | 12/8/2020 | 119,000 | 73,000 | 61.34 | | | |
| L1069993984 | 399-124-10717 | NORRIS JR. PETER Location: 74 NORTH CAMP ROAD | SARGENT LESLIE | 0.16 | 11/26/2019 | 80,000 | 67,300 | 84.13 | | | |
| Totals for S1 - Vacation home with less than 6 acres | | | | 0.31 | | 199,000 | 140,300 | | | | |

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 | 61.34 | Low InterQuartile Value | 4.42 | Low 90% Value of Aggregate |
| 99,500 Average Sales Price | 84.12 | High InterQuartile Value | 136.58 | High 90% Value of Aggregate |
| 70,150 Average Listed Price | 22.78 | InterQuartile Range | 70.50 | Aggregate Ratio |
| 72.73 Average Ratio | | | 93.73% | Sampling Error |
| 72.73 Median Ratio | 0.00 | Value of Outlier Low Limit | 0 | Number of Low Outliers |
| 61.34 Low Ratio | 0.00 | Value of Outlier High Limit | 0 | Number of High Outliers |
| 84.13 High Ratio | 0.00 | Value of Extreme Low Limit | 0 | Number of Low Extremes/Influentials |
| 1.03 PRD (Regression Index) | 0.00 | Value of Extreme High Limit | 0 | Number of High Extremes/Influentials |
| 15.66 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 | | | |

S2 - Seasonal home with 6 or more acres

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|---|---------------|--|-------------------------|--------------|-----------|----------------|----------------|--------|---|---|-----|
| L1592303616 | 399-124-10897 | DUCHARME DENNIS Location: TR 27 EAST SIDE WENDLAND ROAD | WW WOOD LOTS LLC | 63.00 | 3/16/2020 | 171,461 | 132,500 | 77.28 | | | |
| L953368576 | 399-124-10861 | REYNOLDS JENNIFER Location: 124 MONKTON ROAD | DEBORAH G. KAMINSKAS... | 10.93 | 11/7/2019 | 265,000 | 277,900 | 104.87 | | | |
| Totals for S2 - Seasonal home with 6 or more acres | | | | 73.93 | | 436,461 | 410,400 | | | | |

S2 - Seasonal home 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 | |
|------------------------------|---|-----------------------------|-----------------------------|--------------------------------------|
| 2 Total Transactions | 77.28 | Low InterQuartile Value | 94.03 | Low 90% Value of Aggregate |
| 218,231 Average Sales Price | 104.87 | High InterQuartile Value | 94.03 | High 90% Value of Aggregate |
| 205,200 Average Listed Price | 27.59 | InterQuartile Range | 94.03 | Aggregate Ratio |
| 91.07 Average Ratio | | | 0.00% | Sampling Error |
| 91.07 Median Ratio | 0.00 | Value of Outlier Low Limit | 0 | Number of Low Outliers |
| 77.28 Low Ratio | 0.00 | Value of Outlier High Limit | 0 | Number of High Outliers |
| 104.87 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 |
| 15.15 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 |
|-------------|---------------|---|--------------------|-------|------------|------------|--------------|--------|---|---|-----|
| L1231491072 | 399-124-11097 | FOSTER STEPHEN Location: 531 BREEZY HILL ACRES | INGRISANO DENNNIS | 2.35 | 9/27/2019 | 111,000 | 76,800 | 69.19 | | | |
| L290045952 | 399-124-11101 | GAGNON DAVID Location: LOT 15, FARLEY LANE | DION JR. LOUIS | 21.78 | 8/26/2020 | 27,000 | 39,500 | 146.30 | O | | |
| 8700992 | 399-124-11038 | GIOIOSO, JEFFREY D Location: 7 BEECH RIDGE | HIGGINS, JOHN P | 5.07 | 4/28/2021 | 60,000 | 75,400 | 125.67 | O | | |
| 1546796096 | 399-124-10088 | STELLFOX, TODD Location: CEMETARY ROAD LOT | O'CONNELL, BRIAN L | 23.30 | 11/15/2021 | 75,000 | 75,000 | 100.00 | | | |

| | | | | | | | | | | | |
|-------------------------------------|--|--|--|--------------|--|----------------|----------------|--|--|--|--|
| Totals for M - Miscellaneous | | | | 52.50 | | 273,000 | 266,700 | | | | |
|-------------------------------------|--|--|--|--------------|--|----------------|----------------|--|--|--|--|

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 | |
|---|---|-----------------------------|-----------------------------|--------------------------------------|
| 4 Total Transactions | 76.89 | Low InterQuartile Value | 60.76 | Low 90% Value of Aggregate |
| 68,250 Average Sales Price | 141.14 | High InterQuartile Value | 134.63 | High 90% Value of Aggregate |
| 66,675 Average Listed Price | 64.25 | InterQuartile Range | 97.69 | Aggregate Ratio |
| 110.29 Average Ratio | | | 37.81% | Sampling Error |
| 112.83 Median Ratio | 0.00 | Value of Outlier Low Limit | 0 | Number of Low Outliers |
| 69.19 Low Ratio | 0.00 | Value of Outlier High Limit | 0 | Number of High Outliers |
| 146.30 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 |
| 22.77 COD | | | | |
| 1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | | |
| 25% 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 |
|--|---|--|-----------------------------------|
| 81 Total Transactions | 69.24 Low InterQuartile Value | | 77.24 Low 90% Value of Aggregate |
| 332,006 Average Sales Price | 90.00 High InterQuartile Value | | 82.44 High 90% Value of Aggregate |
| 265,072 Average Listed Price | 20.76 InterQuartile Range | | 79.84 Aggregate Ratio |
| 79.26 Average Ratio | | | 3.26% Sampling Error |
| 81.46 Median Ratio | 38.11 Value of Outlier Low Limit | 1 Number of Low Outliers | |
| 26.33 Low Ratio | 121.13 Value of Outlier High Limit | 1 Number of High Outliers | |
| 124.40 High Ratio | 6.98 Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials | |
| 0.99 PRD (Regression Index) | 152.27 Value of Extreme High Limit | 0 Number of High Extremes/Influentials | |
| 14.73 COD | | | |
| 4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |
| 5% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |

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 |
|--|---|--|----------------------------------|
| 1 Total Transactions | 79.90 Low InterQuartile Value | | 0.00 Low 90% Value of Aggregate |
| 100,000 Average Sales Price | 79.90 High InterQuartile Value | | 0.00 High 90% Value of Aggregate |
| 79,900 Average Listed Price | 0.00 InterQuartile Range | | 79.90 Aggregate Ratio |
| 79.90 Average Ratio | | | Sampling Error |
| 79.90 Median Ratio | 0.00 Value of Outlier Low Limit | 0 Number of Low Outliers | |
| 79.90 Low Ratio | 0.00 Value of Outlier High Limit | 0 Number of High Outliers | |
| 79.90 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 | | | |

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 |
|---|---|-----------------------------|--|
| 4 Total Transactions | 76.89 | Low InterQuartile Value | 60.43 Low 90% Value of Aggregate |
| 68,250 Average Sales Price | 141.14 | High InterQuartile Value | 134.95 High 90% Value of Aggregate |
| 66,675 Average Listed Price | 64.25 | InterQuartile Range | 97.69 Aggregate Ratio |
| 110.29 Average Ratio | | | 38.14% Sampling Error |
| 112.83 Median Ratio | 0.00 | Value of Outlier Low Limit | 0 Number of Low Outliers |
| 69.19 Low Ratio | 0.00 | Value of Outlier High Limit | 0 Number of High Outliers |
| 146.30 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 |
| 22.77 COD | | | |
| 1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |
| 25% 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 |
|--|---|--|------------------------------------|
| 86 Total Transactions | 69.28 Low InterQuartile Value | | 77.44 Low 90% Value of Aggregate |
| 317,040 Average Sales Price | 90.32 High InterQuartile Value | | 82.60 High 90% Value of Aggregate |
| 253,691 Average Listed Price | 21.05 InterQuartile Range | | 80.02 Aggregate Ratio |
| 80.71 Average Ratio | | | 3.22% Sampling Error |
| 81.49 Median Ratio | 37.71 Value of Outlier Low Limit | 1 Number of Low Outliers | 15.05% Weighted Standard Deviation |
| 26.33 Low Ratio | 121.89 Value of Outlier High Limit | 3 Number of High Outliers | |
| 146.30 High Ratio | 6.14 Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials | |
| 1.01 PRD (Regression Index) | 153.46 Value of Extreme High Limit | 0 Number of High Extremes/Influentials | |
| 15.89 COD | | | |
| 5 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 | | | |