

Study created by Christie.Wright@vermont.gov on 10/21/2022 at 7:45 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
968578112	417-130-10692	ACQUAVIVA, ANTHONY Location: 145 ALPINE DRIVE	TINKHAM, CHRISTOPHER	1.00	5/28/2021	425,000	330,000	77.65			
1037190208	417-130-10897	ANDERSON, J'LYNN L Location: 3492 RTE 155	PACHLA, JOHN	0.50	4/26/2021	90,000	115,000	127.78			
798653504	417-130-10338	BEARDMORE, DERK Location: ROUTE 103 1300 NORTH	FARRAR, JAMES G	0.50	12/15/2021	78,500	113,000	143.95			
L1494302720	417-130-10558	BERDIK RICHARD Location: 694 LAKE NINEVAH ROAD	SIEBESMA EDWIN	1.45	5/1/2020	400,000	310,000	77.50			
L950456320	417-130-10097	BLAIS MICHAEL Location: 408 OLD TURNPIKE ROAD	BOUCHER CAMILLE	2.50	8/18/2020	200,000	220,000	110.00			
773823552	417-130-11246	BORTNICK, SCOTT Location: 319 ALPINE DR	MCGRATH, JAMES E	1.00	7/8/2021	331,000	268,000	80.97			
2128689216	417-130-10896	BOYLE, CAITLIN Location: 78 GATES ROAD SOUTH	FICKES, DAPHNE	4.00	4/15/2021	239,500	175,000	73.07			
76176448	417-130-10750	BRZOZA, HANNAH M Location: 2023 OLD TURNPIKE ROAD	MILLER, EARL J	1.00	11/5/2021	137,000	100,000	72.99			
1471953984	417-130-10232	CHAPLA, RHONDA L Location: 187 DAWLEY ROAD	MURCAT LLC	3.00	10/29/2021	225,000	65,000	28.89		O	O
L1871167488	417-130-10543	CHILSON JOSHUA Location: 2108 HORTONVILLE ROAD	MURRAY TYLEEN	2.50	11/21/2019	288,500	220,000	76.26			
L842792960	417-130-11198	CIANCIA JAMES Location: 67 ALPINE DRIVE	BERNAGOZZI ARMAND	1.00	7/6/2020	169,000	190,000	112.43			
1689957440	417-130-10053	CLONINGER, MATTHEW Location: LOT 1, PARADISE LANE	SIMOS, REID M	5.56	6/30/2021	460,000	460,000	100.00			
L1644806144	417-130-10114	COBURN ERIC Location: 91 VT ROUTE 140	BRUNO ANTHONY	0.70	10/14/2020	204,000	189,500	92.89			
L1394401280	417-130-10020	DAY GRYPHON Location: 1186 HEALDVILLE ROAD	ROBICHAUD JACOB	2.98	7/10/2020	215,000	215,000	100.00			
L1677950976	417-130-10170	DENARDI-CLADEK ALYSS... Location: 120 OKEMO WAY	JOHN CERVONI JR PERS...	1.00	4/26/2019	206,700	235,000	113.69			
L40353792	417-130-10950	DICARLO LEONARD Location: 3684 HEALDVILLE RD	SCHWARTZ STEVEN	4.70	9/25/2020	1,100,000	1,200,000	109.09			
L728047616	417-130-10210	DOHERTY JAMES Location: 120 COLE ROAD	KOHUT CHRISTOPHER	1.82	7/9/2020	185,000	175,000	94.59			
L1832345600	417-130-18046	DUARTE DIANA Location: 9 DANA LANE	MCHUGH MICHAEL	2.37	11/26/2019	162,000	135,000	83.33			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L335167488	417-130-10678	FELTON CHRISTOPHER Location: 1704 VT ROUTE 103 SOUTH	MACDOUGAL KEVIN	0.60	10/16/2020	215,000	205,000	95.35			
L977780736	417-130-10658	FITZGERALD JAMES Location: 229 STAR LAKE DRIVE	BEARDMORE JR. ROBERT	0.57	7/1/2019	355,000	380,000	107.04			
1342862400	417-130-10556	GENIER, LUKAS E Location: 150 SHARON LANE	HANSON, ERIK R	2.50	7/27/2021	170,000	125,000	73.53			
L1295142912	417-130-10434	GRAY TYSON Location: 1843 VT RTE 155	BECK-GRAF MARJORIE	4.20	2/13/2020	292,000	275,000	94.18			
1772766272	417-130-10250	HORVATH, RYAN Location: 49 MAPLE HILL ROAD	TRINDER, KENNETH E	1.00	4/28/2021	290,000	245,000	84.48			
2014047296	417-130-10876	HUDAK, JOHN M Location: 1871 VT 103	MORELLO, DAVID A	4.00	9/17/2021	435,000	305,000	70.11			
L1486884864	417-130-11181	HUGHES DARRELL Location: 524 VERMONT ROUTE 103 N	WHEELER SR BERNARD	1.93	2/9/2021	130,000	140,000	107.69			
L1544818688	417-130-11077	JUCKETT CODY Location: 103 SHUNPIKE ROAD	VEYSEY THOMAS	1.00	9/13/2019	105,000	95,000	90.48			
L1402855424	417-130-10684	KELLY LAWRENCE Location: 1336 STRAIGHT ROAD	VERNOTZY JOHN	4.00	8/20/2020	250,000	250,000	100.00			
L219996160	417-130-10648	KENNEALLY WILLIAM Location: 501 PATCH HILL ROAD	LEWITZ JR. JOHN	4.00	12/22/2020	240,000	185,000	77.08			
L77598720	417-130-10676	KLECZKOWSKI BRIAN Location: 246 RUSSELLVILLE RD	DOERSCHUCK WARD	2.47	2/16/2021	269,000	180,000	66.91			
L726196224	417-130-10840	KNIGHT RANDALL Location: 553 OLD TURNPIKE ROAD	COLE STACEY	2.60	11/27/2019	215,000	250,000	116.28			
L657698816	417-130-10635	LE ROYER FAMILY REVO... Location: 811 SUMMIT ROAD	ESTATE OF ROBERT R. ...	5.68	6/7/2019	210,000	250,000	119.05			
1106218048	417-130-10906	LEPAGE, EVAN Location: 2378 BELMONT ROAD	KNIPES, DIANE	0.50	8/6/2021	180,000	210,000	116.67			
690542656	417-130-10713	LIND, ERIK Location: 109 ALPINE DRIVE	SANTA MARIA, MICHAEL	1.00	4/19/2021	343,000	270,000	78.72			
L1314029568	417-130-10069	LOWERY DONNA Location: 1559 VT ROUTE 103 N	BERSAW III ARTHUR	3.00	12/10/2019	36,500	50,000	136.99			
L1774051328	417-130-10548	MCGRATH KEVIN Location: 462 ALPINE DRIVE	CAHILL CHRISTINA	1.00	12/23/2020	325,000	218,000	67.08			
974699584	417-130-18011	MCPEEK, JR., WILLIAM... Location: VT ROUTE 103 SOUTH	DUNWOODY, PHILIP T	4.09	12/3/2021	44,500	35,000	78.65			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L381075456	417-130-11222	MOON YOUNGME Location: 25 PERRY ROAD	VANDEVANTER MARK	5.25	9/30/2020	706,385	624,000	88.34			
L1249775616	417-130-10664	MORVAN JEREMY Location: 144 CHALET DRIVE	XIA LIN	1.00	7/15/2020	179,895	170,000	94.50			
L2066751488	417-130-10232	MURCAT LLC Location: 187 DAWLEY ROAD	COSGROVE WILLIAM	3.00	8/20/2019	75,000	65,000	86.67			
L2076819456	417-130-10607	ORMSBY JOSHUA Location: 610 ALPINE DRIVE	BARTLETT BRIAN	1.00	3/19/2021	285,000	226,500	79.47			
L1732108288	417-130-10195	PAPINEAU MICHAEL Location: 2485 ROUTE 103 SOUTH	CLOUGH LUEY	1.12	10/30/2020	145,000	165,000	113.79			
430668864	417-130-11217	PASSMORE, ERIC A Location: 24 TARBELLVILLE ROAD	YUSTER, E. ALEXANDRA	0.50	12/23/2021	244,000	230,000	94.26			
L834060288	417-130-11249	ROGERS II DONALD Location: 3276 SHUNPIKE RD.	LACH STEVEN	2.50	7/3/2020	250,000	215,000	86.00			
L1506091008	417-130-10710	SAPHIRE GREGORY Location: 213 CY PARKER ROAD	JOAN GLADEN EXECUTRI...	1.65	11/15/2019	245,000	315,000	128.57			
831829056	417-130-18081	SCHAEFFER, TIMOTHY Location: 4163 ROUTE 155	BEARBUCK VT, INC.	5.43	7/2/2021	320,000	210,000	65.63			
L72376320	417-130-11010	SELLNER MARCIA Location: 534 OLD TURNPIKE ROAD	SLIVKA DAVID	0.50	9/22/2020	150,000	180,000	120.00			
1055012928	417-130-17994	SILVA, DANNY Location: 145 STATION ROAD	GRAZIANO, JACQUELINE...	2.40	4/9/2021	250,000	205,000	82.00			
314963008	417-130-10178	SOLOMON, RAVEN D Location: 2672 VERMONT 103	METCALF, DANIEL J	2.50	7/9/2021	150,000	125,000	83.33			
L1729224704	417-130-10635	SPAULDING JONNI Location: 811 SUMMIT ROAD	FAMILY REVOCABLE TRU...	5.68	12/12/2019	222,000	250,000	112.61			
1504263232	417-130-10841	STACY, SHANNON Location: 4261 VERMONT ROUTE 103	WING, SHEILA	1.00	11/12/2021	167,000	150,000	89.82			
866729024	417-130-10853	SURKS, HOWARD Location: 191 ALPINE DRIVE	HOOKSTADT, KELLY	1.00	11/23/2021	317,000	230,000	72.56			
1898951744	417-130-11020	SUTTON, DOUGLAS Location: 2328 ROUTE 103	GATES, AL	5.00	7/2/2021	266,000	210,000	78.95			
L321445888	417-130-10918	TAHIR ABBAS Location: 1326 MAPLE HILL RD.	PROCTOR JAMES	2.27	9/10/2020	385,000	310,000	80.52			
695295040	417-130-10256	THOMPSON, CHARLES K Location: 114 PATCH HILL RD	PERSKY, EMMA S	3.85	10/8/2021	360,000	230,000	63.89			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2108339264	417-130-11108	WANG, SHENG Location: 07H6219.00	SCHAEFFER, TIMOTHY	1.00	7/1/2021	373,000	250,000	67.02			
L1167286272	417-130-10047	WEBBER MICHAEL Location: 2294 BELMONT ROAD	BARON BRIGITTA	0.50	6/7/2019	245,000	230,000	93.88			
L245817344	417-130-17988	WIEGERS DOUGLAS Location: 12 NICHOLS ROAD	DEVEREUX CHRISTOPHER	1.68	2/19/2021	372,500	375,000	100.67			
L1152827392	417-130-10841	WING SHEILA Location: 4261 VT RTE 103 S	PACILIO MICHAEL	1.00	1/17/2020	135,000	150,000	111.11			

Totals for R1 - Residential with less than 6 acres				131.55		15,063,980	13,499,000				
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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	
58 Total Transactions	77.61	Low InterQuartile Value	85.34	Low 90% Value of Aggregate
259,724 Average Sales Price	109.32	High InterQuartile Value	93.88	High 90% Value of Aggregate
232,741 Average Listed Price	31.71	InterQuartile Range	89.61	Aggregate Ratio
92.22 Average Ratio			4.77%	Sampling Error
90.15 Median Ratio	30.05	Value of Outlier Low Limit	1	Number of Low Outliers
28.89 Low Ratio	156.88	Value of Outlier High Limit	0	Number of High Outliers
143.95 High Ratio	- 17.51	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	204.44	Value of Extreme High Limit	0	Number of High Extremes/Influentials
18.48 COD				
4	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
7%	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
L1679114240	417-130-10374	BOGRAD NICHOLAS Location: 3400 HEALDVILLE RD	FRANCIS MARY	20.16	6/19/2020	287,000	320,000	111.50			
L1102618624	417-130-10273	CASEY CHRISTOPHER Location: 256 BOWLSVILLE ROAD SOUTH	STOWELL LLOYD	11.00	5/21/2020	325,000	346,000	106.46			
825740352	417-130-10603	CHANCE HILL FARM LLC Location: 636 FOWLER BROOK ROAD	SCHMIDT, JEFFREY J	216.98	8/31/2021	2,000,000	2,100,000	105.00			
L1937842176	417-130-10037	CIAMARRO ROBERT Location: 1059 STRAIGHT ROAD	BAKER DAVID	56.20	3/31/2020	560,000	600,000	107.14			
1650097216	417-130-10251	CONTRERAS, GLENYS R Location: 831 VERMONT ROUTE 155	ESTATE OF KEVIN R. D...	133.00	12/14/2021	537,500	410,000	76.28			
L1551286272	417-130-10446	CROWN SEAL GLOBAL CO... Location: 1301 BELMONT RD	O'DOWD KEVIN	23.18	5/28/2020	275,000	260,000	94.55			
L1346924544	417-130-10872	DICKINSON JAMES Location: 174 GREENDALE ROAD	PEPPERMAN RICHARD	37.17	8/29/2019	175,000	225,000	128.57			
L1921323008	417-130-10016	DRETTLER THOMAS Location: 726 SUMMIT ROAD	BURLINGHAM NICHOLAS	23.50	3/5/2021	1,490,000	750,000	50.34			
L704188416	417-130-10693	DREYER SHAWN Location: 986 BRANCH BROOK ROAD	MARQUIS RENEE	20.72	11/12/2020	445,000	325,000	73.03			
116318784	417-130-10385	FINESSE SKI LODGING ... Location: 161 LAKE NINEVAH ROAD	LEWIS, DAVID A	10.80	2/8/2022	380,000	285,000	75.00			
L1726578688	417-130-10014	FISCHER WILLIAM Location: 231 VERMONT 103	ALLEN JOSEPH	6.00	4/12/2019	196,500	225,000	114.50			
825297984	417-130-10437	FOREST, GILBERT E Location: 323 STRAIGHT RD	HOLLAND, PETER	22.86	7/16/2021	1,750,000	1,100,000	62.86			
L2119606272	417-130-10770	GALBRAITH JOSEPH Location: 99 RIM ROCK RD	WIEGERS DOUGLAS	10.20	4/8/2019	264,500	225,000	85.07			
186346560	417-130-10374	GNOME, CARL D Location: 3400 HEALDVILLE ROAD	BOGRAD, NICHOLAS	20.16	9/29/2021	450,000	320,000	71.11			
840514624	417-130-10403	GOLAN, SHAUN D Location: 2136 OLD TURNPIKE ROAD	GARROW, ROBERT H	26.58	11/22/2021	439,000	300,000	68.34			
L1677156352	417-130-10064	GUTNER REBECCA HOFFM... Location: 1026 OLD TURNPIKE ROAD	MOUNT HOLLY APPLE FA...	79.50	10/29/2020	692,400	930,000	134.32			
L1369890816	417-130-10930	HERBERT SANDRA Location: 5720 ROUTE 155	REGAN TIMOTHY	56.90	2/25/2021	450,000	445,000	98.89			
L2114490368	417-130-11084	HOWLAND SETH Location: 2277 ROUTE 155	DONALD F VANGUILDER ...	8.03	9/30/2019	200,000	265,000	132.50			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
617572928	417-130-10273	KANNON, RAY Location: 256 BOWLSVILLE ROAD SOUTH	CASEY, CHRISTOPHER	11.00	3/9/2022	450,000	346,000	76.89			
L789204992	417-130-10601	KRAUT KAREN Location: 315 MAPLE HILL RD	WEINSTEIN ROBERT	12.14	11/19/2020	461,000	380,000	82.43			
L541954048	417-130-10171	LAMPERT JONATHAN Location: 601 TARBELLVILLE ROAD	CHADBURN CATHERINE	20.31	11/19/2019	290,000	310,000	106.90			
330896448	417-130-11168	LEEVEER, ANDREW V Location: 762 MAPLE HILL ROAD	DALEY, HYLE	18.00	5/28/2021	695,000	510,000	73.38			
L1007783936	417-130-19176	LITWHILER MEGAN AND ... Location: 144 HEDGEHOG HILL RD SOUTH	CARR ANTHONY	6.50	3/27/2020	68,000	65,000	95.59			
L705220608	417-130-17984	LORENZO MARK Location: 1221 BELMONT ROAD	CHATEAUVERT REV TRUS...	27.00	10/1/2019	244,500	210,000	85.89			
L1746444288	417-130-10733	MANLEY ERIC Location: 511 BRANCH BROOK ROAD	MCNALLY THOMAS	26.00	3/27/2020	246,500	325,000	131.85			
L311173120	417-130-10907	MARCAL PEDRO Location: 3056 SHUNPIKE ROAD	POTVIN JAMES	10.12	9/11/2020	300,000	400,000	133.33			
L1437863936	417-130-10960	MARQUIS TIMOTHY Location: 80 LAKE NINEVAH ROAD	BRYCE PAULINUS	20.25	1/19/2021	305,000	275,000	90.16			
504609856	417-130-10618	MCCADDEN, JOHN Location: 46 FROST HILL ROAD	KRYSZAT, GARY	6.10	12/9/2021	485,000	340,000	70.10			
L376070144	417-130-10959	METCALFE RYAN Location: 1156 BELMONT ROAD	SALKOWSKI PATRICE	40.30	10/1/2020	440,000	350,000	79.55			
34487360	417-130-10033	MOLLER, JOYA Location: 211 HOWLAND FARM ROAD	BACHTELL, DIANE C	17.95	11/22/2021	379,500	260,000	68.51			
L120799232	417-130-18087	MURRAY RYAN Location: 835 HEALDVILLE RD	LONG DOUGLAS	7.50	9/8/2020	90,000	65,000	72.22			
L896241664	417-130-10861	NAPOLI PATRICK Location: 3469 SHUNPIKE ROAD	PAULTER GARY	9.40	5/1/2020	455,000	375,000	82.42			
L313196544	417-130-10643	ROBINSON WILLIAM Location: 539 ROUTE 155	LESHANE PETER W	10.00	9/4/2020	180,000	160,000	88.89			
L132841472	417-130-00000	ROSEN SETH Location: 341 CY PARKER ROAD	ARMSTRONG WILLIAM	16.00	8/12/2020	345,000	325,000	94.20			
L778534912	417-130-11061	SHEERAN THOMAS Location: 56 DARK MEADOW DRIVE	SULLIVAN BRIAN	11.26	9/18/2020	565,000	400,000	70.80			
L965648384	417-130-11245	STAVENS DAVID Location: 124 BARLOW ROAD	TOMKINSON CRAIG	53.20	4/14/2020	575,000	675,000	117.39			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1876467712	417-130-10704	TAYLOR SHANE Location: 58 STATION ROAD	MARTIN ARLENE	11.20	7/21/2020	160,000	160,000	100.00			
1262376000	417-130-10018	TOFFERI, TORIN K Location: 1421 SHUNPIKE ROAD	SMART, DAVID P	8.06	6/22/2021	457,500	382,000	83.50			
L1856012288	417-130-10252	TOMKINSON CRAIG Location: 1040 STRAIGHT ROAD	DANA MINGA RAE	10.20	4/14/2020	319,000	330,000	103.45			
L1619283968	417-130-10949	VENTER DAVID LEE Location: 1087 SHUNPIKE ROAD	ROGERS LAURICE	11.43	10/4/2019	230,000	240,000	104.35			
231347264	417-130-10243	VIGNONE, CHRISTOPHER Location: 5503 ROUTE 155	GALSTER, JARED F	16.00	5/28/2021	385,000	214,000	55.58			
1008254016	417-130-10440	WASHBURN, JONATHAN R Location: 2198 SHUNPIKE RD	DAVIES, ERIKA S	207.85	11/29/2021	1,750,000	1,550,000	88.57			
L1600847872	417-130-11204	WEBERMAN ADAM Location: 236 EAST VIEW LANE	WOOD BUILDERS INC.	15.60	10/2/2020	380,000	440,000	115.79			
Totals for R2 - Residential with 6 or more acres				1,386.31		21,172,900	18,518,000				

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
43 Total Transactions	73.38	Low InterQuartile Value	80.16 Low 90% Value of Aggregate
492,393 Average Sales Price	106.90	High InterQuartile Value	94.76 High 90% Value of Aggregate
430,651 Average Listed Price	33.52	InterQuartile Range	87.46 Aggregate Ratio
92.26 Average Ratio			8.35% Sampling Error
88.89 Median Ratio	23.11	Value of Outlier Low Limit	0 Number of Low Outliers
50.34 Low Ratio	157.17	Value of Outlier High Limit	0 Number of High Outliers
134.32 High Ratio	- 27.16	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	207.44	Value of Extreme High Limit	0 Number of High Extremes/Influentials
20.27 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		

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1250111488	417-130-10012	BL CAPITAL HOLDINGS ... Location: 3395 OLD TURNPIKE ROAD	BUTT EDWARD	5.00	6/29/2020	40,000	60,000	150.00			

Totals for MHL - Mobile home landed				5.00		40,000	60,000				
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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	
1 Total Transactions	150.00	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
40,000 Average Sales Price	150.00	High InterQuartile Value	0.00	High 90% Value of Aggregate
60,000 Average Listed Price	0.00	InterQuartile Range	150.00	Aggregate Ratio
150.00 Average Ratio				Sampling Error
150.00 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
150.00 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
150.00 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
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
L1571110912	417-130-10672	BARKER SARAH Location: FOWLER BROOK ROAD	LUKASZEWSKI ADAM	25.00	4/11/2019	35,000	100,000	285.71	E	O	O
L1584832512	417-130-11163	GERAKOS ANTHONY Location: VERMONT ROUTE 155	WAMBACK RICHARD	10.19	10/15/2020	40,000	60,000	150.00			
L825499648	417-130-10119	JOHNSON TYLER Location: 01 HEALDSVILLE ROAD	HERBST LYNNE	39.03	6/15/2020	80,000	90,000	112.50			
L1631297536	417-130-10118	MCHUGH MICHAEL Location: OLD TIFFANY ROAD	HERBST LYNNE	3.50	5/26/2020	40,000	35,000	87.50			
L1124405248	417-130-10298	PAGLIUGHI JEAN Location: LOTS 47 & 48 OKEMO WAY	DIPIAZZA FRANK	2.00	3/10/2021	55,000	40,000	72.73			
L162799616	417-130-10983	RASP JAMES Location: GATES ROAD	SCIASCIA ANTHONY	14.32	12/18/2020	45,000	70,000	155.56			
L1768390656	417-130-10757	SMITH DAVID Location: PATCH HILL ROAD	CHAPIS NICHOLAS	14.70	10/2/2020	64,000	45,000	70.31			
Totals for W - Woodland				108.74		359,000	440,000				

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	
7 Total Transactions	72.73	Low InterQuartile Value	82.06	Low 90% Value of Aggregate
51,286 Average Sales Price	155.56	High InterQuartile Value	163.07	High 90% Value of Aggregate
62,857 Average Listed Price	82.83	InterQuartile Range	122.56	Aggregate Ratio
133.47 Average Ratio			33.05%	Sampling Error
112.50 Median Ratio	- 51.52	Value of Outlier Low Limit	0	Number of Low Outliers
70.31 Low Ratio	279.80	Value of Outlier High Limit	1	Number of High Outliers
285.71 High Ratio	- 175.76	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	404.04	Value of Extreme High Limit	0	Number of High Extremes/Influentials
45.81 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
411593792	417-130-10931	BLACK, BENJAMIN M Location: 778 FROST HILL ROAD	LUCAS, LINDA	10.40	9/28/2021	50,000	55,000	110.00			
1453111360	417-130-10493	CERCENA, ANDREW Location: LOT #9 SUMMIT ROAD	PATCH, DONALD	11.20	4/16/2021	95,000	60,000	63.16			
L915570688	417-130-10594	GARROW RUSSELL Location: VT RTE 155	KELLY JR JOHN	4.81	9/20/2019	50,000	35,000	70.00			
686079040	417-130-10477	MCDONALD, STEPHEN Location: LOOP ROAD	HARRIS, CALEB	1.50	10/25/2021	50,000	45,000	90.00			
L1216798720	417-130-10888	NEJDL MICHAEL Location: VT RTE 155	JOSEPHINE PICONE REV...	8.00	1/10/2020	29,000	50,000	172.41	O		
1373998144	417-130-10884	TICINO, AMY L Location: 0 SHARON LANE	MILANO, THOMAS V	3.13	7/30/2021	29,500	28,000	94.92			
Totals for M - Miscellaneous				39.04		303,500	273,000				

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
6 Total Transactions	68.29 Low InterQuartile Value	63.19 Low 90% Value of Aggregate
50,583 Average Sales Price	125.60 High InterQuartile Value	116.71 High 90% Value of Aggregate
45,500 Average Listed Price	57.31 InterQuartile Range	89.95 Aggregate Ratio
100.08 Average Ratio		29.75% Sampling Error
92.46 Median Ratio	- 17.68 Value of Outlier Low Limit	0 Number of Low Outliers
63.16 Low Ratio	211.57 Value of Outlier High Limit	0 Number of High Outliers
172.41 High Ratio	- 103.65 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	297.55 Value of Extreme High Limit	0 Number of High Extremes/Influentials
27.79 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
119829568	417-130-10600	RENE O. FORTIN AND P... Location: MAPLE HILL RD	KIELY, JAMES P	10.11	7/12/2021	68,500	70,000	102.19			
Totals for O - Other				10.11		68,500	70,000				

O - Other

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	102.19	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
68,500 Average Sales Price	102.19	High InterQuartile Value	0.00	High 90% Value of Aggregate
70,000 Average Listed Price	0.00	InterQuartile Range	102.19	Aggregate Ratio
102.19 Average Ratio				Sampling Error
102.19 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
102.19 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
102.19 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 - 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
105 Total Transactions	76.99 Low InterQuartile Value		83.93 Low 90% Value of Aggregate
347,470 Average Sales Price	108.39 High InterQuartile Value		93.00 High 90% Value of Aggregate
307,400 Average Listed Price	31.41 InterQuartile Range		88.47 Aggregate Ratio
93.05 Average Ratio			5.12% Sampling Error
90.16 Median Ratio	29.88 Value of Outlier Low Limit	1 Number of Low Outliers	
28.89 Low Ratio	155.50 Value of Outlier High Limit	0 Number of High Outliers	
150.00 High Ratio	- 17.23 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	202.61 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.61 COD			
6 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			

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
0 Total Transactions	0.00 Low InterQuartile Value		0.00 Low 90% Value of Aggregate
Average Sales Price	0.00 High InterQuartile Value		0.00 High 90% Value of Aggregate
Average Listed Price	0.00 InterQuartile Range		100.00 Aggregate Ratio
0.00 Average Ratio			Sampling Error
0.00 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
0.00 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
0.00 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
N/A 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
13 Total Transactions	71.52 Low InterQuartile Value		83.20 Low 90% Value of Aggregate
50,962 Average Sales Price	152.78 High InterQuartile Value		132.04 High 90% Value of Aggregate
54,846 Average Listed Price	81.26 InterQuartile Range		107.62 Aggregate Ratio
118.06 Average Ratio			22.69% Sampling Error
94.92 Median Ratio	- 50.37 Value of Outlier Low Limit	0 Number of Low Outliers	
63.16 Low Ratio	274.66 Value of Outlier High Limit	1 Number of High Outliers	
285.71 High Ratio	- 172.25 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.10 PRD (Regression Index)	396.55 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
43.15 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			

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
118 Total Transactions	76.74	Low InterQuartile Value	84.15 Low 90% Value of Aggregate
317,196 Average Sales Price	110.28	High InterQuartile Value	93.10 High 90% Value of Aggregate
281,111 Average Listed Price	33.54	InterQuartile Range	88.62 Aggregate Ratio
94.18 Average Ratio			5.06% Sampling Error
90.16 Median Ratio	26.42	Value of Outlier Low Limit	0 Number of Low Outliers
28.89 Low Ratio	160.59	Value of Outlier High Limit	2 Number of High Outliers
172.41 High Ratio	- 23.89	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	210.90	Value of Extreme High Limit	1 Number of High Extremes/Influentials
20.84 COD			
6	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		