

Study created by Cy.Bailey@vermont.gov on 11/22/2022 at 2:59 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L485756928	426-133-11070	ALL PURPOSE NEWBURY ... Location: 3334 US ROUTE 302	SCHOENSTEIN JOSEPH	3.40	3/31/2021	425,000	315,800	74.31			
L1220108288	426-133-10512	BAINBRIDGE MICHAEL Location: 3969 WALLACE HILL ROAD	GLAUDE DWAYNE	4.90	9/18/2020	239,000	251,300	105.15			
224899648	426-226-10938	BALLOU, DUSTY M Location: 12 CENTER STREET	EASTMAN, DYLAN R	0.29	2/25/2022	175,000	101,800	58.17			
L2120015872	426-133-10424	BEEBE JESSICA Location: 1707 PEACHBROOK ROAD	FISHER SEAN	1.50	12/7/2020	190,282	159,900	84.03			
L417996800	426-133-10613	BENNETT DAMON Location: 4948 MAIN STREET SOUTH	HEATHMAN ALLAN	1.20	1/22/2021	199,500	261,500	131.08			
1123458112	426-226-11506	BOWLES, LAWRENCE D Location: 105 MAIN STREET NORTH	SPATARO, DONNA	0.42	11/9/2021	155,000	84,000	54.19			
286635072	426-133-10988	BRISTOW, CHRIS Location: 1238 HALLS LAKE ROAD	NELSON, BERTHA J	1.60	7/8/2021	281,300	175,100	62.25			
L1977491456	426-226-10683	BUCHANAN ASHLEEN Location: 14 BIBLE HILL ROAD	DEUEL WILLIAM	0.20	9/24/2019	90,500	90,600	100.11			
1286650944	426-133-11649	CALHOUN, ERICA L Location: 29 PULASKI STREET	JENNINGS, DONALD	1.10	12/1/2021	450,000	240,300	53.40			
L1288921088	426-133-10332	CARLETON HAROLD Location: 105 ELLIS LANE	MCKNELLY DAVID	1.40	7/9/2020	248,000	232,200	93.63			
L342417408	426-133-10094	CHAPPUIS RYAN Location: 4724 MAIN STREET SOUTH	BERTRAM LUCILLE	1.70	12/21/2020	165,000	152,800	92.61			
L1988268032	426-133-11258	DAVIDSON TYLER Location: 313 OLD STAGE COACH ROAD	HENDERSON JIM	1.03	8/2/2019	199,000	180,800	90.85			
L859267072	426-133-10755	DION WAYNE JR. Location: 4999 MAIN STREET	MCKNELLY DAVID	0.23	6/13/2019	111,400	115,200	103.41			
L1579220992	426-226-10938	EASTMAN DYLAN Location: 12 CENTER STREET	BROOKES SCOTT	1.00	11/14/2019	84,900	101,800	119.91			
L1961566208	426-133-11328	ELLIOTT THOMAS Location: 364 NORTH ROAD	BRYAN P. SOLTYS TRUS...	5.15	6/24/2020	240,000	178,900	74.54			
1209941056	426-133-10168	FORTUNATI, PAUL A Location: 1373 HALLS LAKE ROAD	BURNS, CHARLES P	0.26	12/6/2021	115,000	77,500	67.39			
L1358110720	426-133-11390	GENDRON KIP Location: 992 FULLER ROAD	DAIGLE JEFFREY	2.60	10/11/2019	195,000	184,300	94.51			
L1244499968	426-226-10150	GITCHEL ML Location: 39 WATER STREET	BROCK ROBERT	1.51	5/4/2020	130,000	162,900	125.31			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
949044288	426-133-10309	HATCH, RICHARD K Location: 1161 TENNEY POND ROAD	SWEET, MATTHEW J	1.36	5/11/2021	200,000	109,000	54.50			
L984621056	426-133-10348	HERMAN ILANA Location: 118 BOLTONVILLE ROAD	DEUEL WILLIAM	5.07	12/18/2019	155,000	171,200	110.45			
L1452613632	426-133-10800	HOLT TODD Location: 2 MAPLE STREET	LASSEIGNE LUELLA	0.49	7/31/2020	160,000	139,100	86.94			
L870420480	426-226-10721	HOULE HENRY Location: 23 MOUNTAIN VIEW DRIVE	HARKINS RICHARD	1.10	6/28/2019	174,900	167,600	95.83			
L1391321088	426-133-11649	JENNINGS DONALD Location: 29 PULASKI STREET	WILLARD GEORGE	1.10	10/10/2019	250,000	240,300	96.12			
L411344896	426-226-11755	KNEHR WILLIAM III Location: 218 OLD FARM ROAD	MORRISSETTE MICHAEL	1.10	6/25/2020	218,000	234,000	107.34			
230218816	426-133-10026	LEE, ERIC Location: 6072 RT 5 SOUTH	THE JOHN P. ANDERSON...	1.65	11/1/2021	200,000	229,400	114.70			
L1331216384	426-226-10132	MACHELL LAURIE Location: 10 MAIN STREET NORTH	BOYCE STEVEN	0.24	9/4/2020	145,000	147,800	101.93			
1235971136	426-133-10521	MACMILLEN, JENNIFER ... Location: 4871 MAIN STREET SOUTH	GORALSKI, HAROLD M	1.00	9/28/2021	266,000	193,600	72.78			
222141504	426-133-11579	MAGRANE, DYLAN A Location: 4078 LEIGHTON HILL ROAD	ESTATE OF LAUREL GOO...	2.00	11/3/2021	210,000	158,100	75.29			
L588267520	426-133-11524	MANDILE LEONARD Location: 4058 LEIGHTON HILL ROAD	MCINTYRE LINDA	2.00	3/30/2020	148,000	134,000	90.54			
L1048199168	426-133-10764	MAZZARELLA KEITH Location: 3961 ROUTE 5 N	THE MARTHA J. GRISWO...	1.21	9/9/2020	300,000	348,700	116.23			
1079266368	426-133-11233	MEREDITH, DEREK T Location: 5214 MAIN STREET SOUTH	RUSSIN, RAMONA	0.51	7/19/2021	255,000	163,600	64.16			
L1217024000	426-133-10773	MEYER SHANNA Location: 4004 WALLACE HILL ROAD	BROWN JAMES	5.00	9/4/2020	245,000	245,500	100.20			
L59228160	426-133-10926	MORGAN SUSAN Location: 189 TUCKER MOUNTAIN ROAD	RENFREW JOHN	0.58	6/25/2019	178,900	162,000	90.55			
L811601920	426-133-11697	MYERS JACOB Location: 4358 ROUTE 302	DARBY DAVID	1.00	3/25/2021	85,000	133,200	156.71		O	O
L1074151424	426-133-10227	ORTOLANO MATTHEW Location: 5232 MAIN STREET SOUTH	BUTTERFIELD PETER	0.45	1/15/2021	253,000	207,400	81.98			
471833664	426-226-10691	PAGE, LAURENCE M Location: 87 MAIN STREET NORTH	BERWICK, BYRON L	0.18	10/15/2021	125,000	95,500	76.40			

**R1 - Residential with less than 6 acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
864554048	426-133-11059	PECOR, CORINNE Location: 1331 LEIGHTON HILL RD	PAGE, SHAWN A	2.10	7/14/2021	250,000	192,700	77.08			
L364765184	426-226-11627	PITTSLEY TRACY Location: 5 GROVE STREET	WHEELER ROBERT	0.40	12/11/2020	188,000	199,300	106.01			
1583090752	426-133-11027	POITRAS, MISTY Location: 4220 US ROUTE 5 NORTH	CHAFFEE, ERIC	1.90	7/16/2021	232,000	155,900	67.20			
L1782374400	426-133-11519	PUFFENBARGER JANET Location: 35 WATER STREET	ROSARIO ERIC	0.52	3/26/2021	160,000	156,700	97.94			
L472616960	426-133-11419	RICHARDSON WILLIAM Location: 284 TYLER FARM ROAD	THOMAS LIVING TRUST	1.30	10/23/2019	295,000	329,200	111.59			
L219725824	426-133-11490	ROGERS CORIN Location: 6065 SCOTCH HOLLOW ROAD	LINDSLEY CHANCE	2.60	6/24/2019	189,000	164,700	87.14			
L1990643712	426-133-11113	ROSA AMY Location: 5389 MAIN STREET	PIKE LAWRENCE	0.30	1/11/2021	180,000	139,000	77.22			
L290783232	426-133-11519	ROSARIO ERIC Location: 35 WATER STREET	SCHICHTLE MARK	0.52	9/2/2020	142,000	156,700	110.35			
412262976	426-133-10546	ROSE, EDWARD Location: 1438 TENNEY POND RD	GREER, JEAN M	1.36	1/24/2022	30,000	45,200	150.67			
961796160	426-133-10888	SAMMATARO, ASHLEIGH Location: 936 ROGERS HILL ROAD	WING, NANCY	4.75	4/16/2021	455,000	310,900	68.33			
L2129338368	426-133-10600	SMITH SANDRA Location: 82 ROCKY LANE	BILGER-HASSAM NANCY	5.90	10/2/2020	125,000	129,800	103.84			
L1196326912	426-133-10309	SWEET MATTHEW Location: 2261 TENNEY POND ROAD	CUSHMAN JEFFERY	1.36	1/10/2020	110,000	109,000	99.09			
1164423744	426-133-11221	VAKIL, JOYEN Location: 713 HALLS LAKE RD	ROY, BERNARD S	1.00	2/18/2022	445,000	310,500	69.78			
1384799296	426-133-11309	WEBSTER, D.G. Location: 138 TOLL HOUSE RD	SMIT, MARTIN	2.13	11/1/2021	485,000	183,600	37.86			
L977010688	426-226-10145	WOICKELMAN LISA Location: 16 ELM STREET	MOORE RYAN	3.10	6/17/2020	124,000	84,300	67.98			
L360525824	426-226-11401	WOOD SIEGLINDE Location: 41 WATER STREET	THAYER KATHY	0.16	9/12/2019	92,500	114,400	123.68			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>84.93</b>		<b>10,765,182</b>	<b>9,128,600</b>				

**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
52 Total Transactions	73.16	Low InterQuartile Value	79.06 Low 90% Value of Aggregate
207,023 Average Sales Price	105.79	High InterQuartile Value	90.53 High 90% Value of Aggregate
175,550 Average Listed Price	32.63	InterQuartile Range	84.80 Aggregate Ratio
91.02 Average Ratio			6.76% Sampling Error
91.73 Median Ratio	24.22	Value of Outlier Low Limit	0 Number of Low Outliers
37.86 Low Ratio	154.74	Value of Outlier High Limit	1 Number of High Outliers
156.71 High Ratio	- 24.73	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	203.69	Value of Extreme High Limit	0 Number of High Extremes/Influentials
21.04 COD			
4	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		

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
836209728	426-133-11456	BRADLEY, BRENT Location: 1707 PERINI ROAD	DOWD, TAMI M	5.50	8/4/2021	335,000	290,600	86.75			
L902205440	426-133-11126	BROUSSEAU DEWEY Location: 41 JOHNS WAY	PLATT JR JOESPH	10.30	9/20/2019	106,000	95,700	90.28			
L586559488	426-133-10059	BROWN SHADOE Location: 2656 BOWEN ROAD	ESTATE OF CELINDA MC...	19.00	9/26/2019	205,000	181,200	88.39			
L477343744	426-133-11806	BRUCE CHRISTOPHER Location: 360 OLD SCHOOLHOUSE ROAD	WELCH ANGELA	13.80	4/22/2019	264,500	254,100	96.07			
72756288	426-133-11166	BURROUGHS, PETER Location: 3078 SCOTCH HOLLOW ROAD	ESTATE OF LLOYD REAL	113.00	9/21/2021	195,000	202,300	103.74			
505709120	426-133-10022	CHRISTIANSON, BRETT ... Location: 7437 SCOTCH HOLLOW RD	ALLSOP REALTY TRUST	33.19	1/7/2022	290,000	239,000	82.41			
L811778048	426-133-10393	DEAN B. CHASE REVOCA... Location: 414 NORTH ROAD	GEORGE W. ELLIS AND ...	11.40	10/27/2020	340,000	313,200	92.12			
L1445548032	426-133-10064	DIGUARDIA CHRISTOPHE... Location: 2653 SCOTCH HOLLOW ROAD	BRUCE LAURIE	18.00	1/15/2021	320,000	302,900	94.66			
L1055375360	426-133-10855	GARONE GREGORY Location: 536 UPPER ROGERS ROAD	LONGTO DEBRA	7.60	5/1/2020	215,000	240,000	111.63			
680156224	426-133-10644	GONYAW, SHAWN Location: 5720 VT ROUTE 5 SOUTH	DUNCAN, MASON A	49.00	11/5/2021	325,000	213,100	65.57			
L479690752	426-133-11377	GUAY TAYLOR Location: 3195 SCOTCH HOLLOW ROAD	ESTATE OF RODGER SWA...	7.54	5/15/2020	170,000	141,600	83.29			
L1346932736	426-133-11554	HUNTOON MICHAEL Location: 1885 WALLACE HILL ROAD	GILSON TINA	10.10	12/18/2020	214,000	200,500	93.69			
L342786048	426-133-10123	JOHNSON GRADY Location: 1158 TENNEY POND ROAD	BOYCE MARY LOU	47.00	6/19/2020	183,000	198,900	108.69			
L2094219264	426-133-10040	KINTIGOS MARGARET FA... Location: 1147 COREY HILL ROAD	MASON JAMES	15.00	9/18/2019	110,000	89,000	80.91			
L1133846528	426-133-10426	LEONARD HALLIE Location: 1194 TUCKER MOUNTAIN ROAD	MINEAR FAMILY REALTY...	40.20	10/15/2020	325,000	354,900	109.20			
683686976	426-133-10218	MARQUISE, DENNIS Location: 5299 MAIN STREET SOUTH	CHAMBERLIN, BRADLEY ...	11.20	11/12/2021	219,000	166,400	75.98			
L482316288	426-226-11766	MARTEENY BRYAN Location: 617 VT ROUTE 302	THIBAUT II ANDRE	16.00	1/29/2021	270,000	225,900	83.67			
1486004800	426-133-10713	MCKINNON, WHITNEY J Location: 1812 NORTH ROAD	VOELBEL, DIANA	14.20	1/28/2022	330,000	163,500	49.55			

**R2 - Residential with 6 or more acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1829224448	426-133-10152	METAYER ERNEST Location: 1693 HALLS LAKE ROAD	BROKKE DAVID	11.20	6/3/2019	284,992	560,600	196.71	O	O	E
L762757120	426-133-10475	MORRISSETTE MICHAEL Location: 486 VAUGHAN ROAD	HME FARM LLC	31.00	6/17/2020	249,000	217,800	87.47			
143305792	426-133-10525	NOCKELS, CHRISTINE M Location: 1497 LEIGHTON HILL ROAD	GRAHAM, SCOTT M	11.30	10/8/2021	85,000	103,400	121.65			
L250552320	426-133-11794	OZAHOWSKI MATTHEW Location: 818 ROGERS HILL ROAD	FLAHERTY JAMES	6.90	7/17/2020	225,000	181,400	80.62			
L1015095296	426-133-10440	PASQUERILLO ALICIA Location: 1610 NORTH ROAD	ESTATE OF MARY E FER...	48.60	3/24/2020	203,125	227,400	111.95			
674214976	426-133-11392	PERKINS, LINDA L Location: 218 RICKER ROAD	BEVERLY TAYLOR LIVIN...	71.23	6/30/2021	225,000	279,600	124.27			
1104305216	426-133-11715	RESENDES, MARIO Location: 1344 COREY HILL ROAD	PHILLIPS, BRENDA J	10.10	10/26/2021	70,000	51,800	74.00			
L282632192	426-133-11769	ROSENSON PETER Location: 882 FULLER ROAD	TAROLI WILLIAM	11.70	4/16/2020	275,000	272,200	98.98			
301132352	426-133-11998	SCHROEDER, JAY A Location: 1967 WALLACE HILL ROAD	FISCHER, BENJAMIN E	10.10	3/24/2022	399,000	357,200	89.52			
L338202624	426-133-11886	STRIDSBERG KEVIN Location: 46 JENNINGS LANE	JENNINGS MICHAEL	17.00	10/27/2020	295,000	225,300	76.37			
798587968	426-133-10768	THE TIMOTHY M. KINCA... Location: 2263 WALLACE HILL ROAD	DARLING, DONALD C	10.10	1/6/2022	485,230	294,300	60.65			
L177643520	426-133-11731	WOOD BRUCE Location: 1135 ROGERS HILL ROAD	TROPPER CARL	6.10	5/28/2019	425,000	397,900	93.62			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>687.36</b>		<b>7,637,847</b>	<b>7,041,700</b>				

**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
30 Total Transactions	80.84	Low InterQuartile Value	82.38 Low 90% Value of Aggregate
253,547 Average Sales Price	104.98	High InterQuartile Value	93.91 High 90% Value of Aggregate
223,486 Average Listed Price	24.14	InterQuartile Range	88.14 Aggregate Ratio
90.20 Average Ratio			6.55% Sampling Error
89.52 Median Ratio	44.62	Value of Outlier Low Limit	0 Number of Low Outliers
49.55 Low Ratio	141.19	Value of Outlier High Limit	1 Number of High Outliers
124.27 High Ratio	8.41	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	177.41	Value of Extreme High Limit	1 Number of High Extremes/Influentials
14.44 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
3% 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
581286976	426-133-11446	BROWN, NATHAN	AVERY, LUKE	3.80	12/9/2021	69,000	54,300	78.70			
Location: 9669 SCOTCH HOLLOW ROAD											

<b>Totals for MHL - Mobile home landed</b>				<b>3.80</b>		<b>69,000</b>	<b>54,300</b>				
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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	78.70	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
69,000 Average Sales Price	78.70	High InterQuartile Value	0.00	High 90% Value of Aggregate
54,300 Average Listed Price	0.00	InterQuartile Range	78.70	Aggregate Ratio
78.70 Average Ratio				Sampling Error
78.70 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
78.70 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
78.70 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			





**S2 - Seasonal home with 6 or more acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L696483840	426-133-11636	CASSIDY RANDY Location: 471 FISH POND ROAD	WHITE JR EDWIN	10.30	6/11/2020	32,000	42,500	132.81			
1159029824	426-133-11036	EICHLER, PETER Location: 675 JOHNS WAY	OTLOWSKI, JOSEPHINE ...	10.10	6/2/2021	64,000	58,500	91.41			
L556687360	426-133-11409	HAYES DAVID Location: 267 WESTGATE LANE	THOMAE IRVING	19.50	9/19/2019	160,000	148,700	92.94			
L1093062656	426-133-10670	LIVELY MICHAEL Location: 275 DICKEY ROAD	SCOTT HAROLD	51.00	12/11/2020	99,500	80,300	80.70			
980570688	426-133-10138	LONGTO, JEREMY A Location: CHALMERS HILL ROAD	RIENDEAU, RICHARD	108.00	2/10/2022	170,000	155,900	91.71			
1530157120	426-133-10734	PAGE, HEATH Location: 4616 SWAMP ROAD	WARHOL, TOM	14.60	4/1/2021	47,000	52,500	111.70			
L2145505280	426-133-11297	RIENDEAU RICHARD Location: 1001 WALLACE HILL ROAD	SILVA CAROL	166.80	4/18/2019	211,000	231,300	109.62			
L757534720	426-133-11381	SCHOENSTEIN JOSEPH Location: 220 JOHN'S WAY	SWEET PETER	41.00	1/24/2020	77,500	90,100	116.26			
L1004273664	426-133-10569	WENDELIN SALLIE Location: 341 DARLING ROAD	GENDRON MICHEL	13.00	8/21/2020	50,000	53,700	107.40			
476200000	426-133-10916	WINN, WILLIAM L Location: 777 TENNEY POND RD	MAYNARD, GLORIA B	35.63	11/23/2021	220,000	144,900	65.86			
<b>Totals for S2 - Seasonal home with 6 or more acres</b>				<b>469.93</b>		<b>1,131,000</b>	<b>1,058,400</b>				

**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
10 Total Transactions	88.73 Low InterQuartile Value		81.63 Low 90% Value of Aggregate
113,100 Average Sales Price	112.84 High InterQuartile Value		105.54 High 90% Value of Aggregate
105,840 Average Listed Price	24.11 InterQuartile Range		93.58 Aggregate Ratio
100.04 Average Ratio			12.78% Sampling Error
100.17 Median Ratio	52.56 Value of Outlier Low Limit	0 Number of Low Outliers	
65.86 Low Ratio	149.01 Value of Outlier High Limit	0 Number of High Outliers	
132.81 High Ratio	16.40 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.07 PRD (Regression Index)	185.17 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.49 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
L708870144	426-133-11773	PAGE HUNTER Location: 0 SCOTCH HOLLOW ROAD	JAMES D. ROUHAN 2015...	10.05	9/24/2020	29,900	25,300	84.62			
L34086912	426-133-11210	WHITEHILL ALISON Location: 507 CHENEY FOUR CORNER RD	PARKER JOHN	85.00	3/23/2021	155,000	122,400	78.97			
<b>Totals for W - Woodland</b>				<b>95.05</b>		<b>184,900</b>	<b>147,700</b>				

**W - Woodland**

*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	78.97	Low InterQuartile Value	70.41	Low 90% Value of Aggregate
92,450 Average Sales Price	84.62	High InterQuartile Value	89.35	High 90% Value of Aggregate
73,850 Average Listed Price	5.65	InterQuartile Range	79.88	Aggregate Ratio
81.79 Average Ratio			11.86%	Sampling Error
81.79 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
78.97 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
84.62 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
3.45 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
2047310912	426-133-11691	APPLETON, JENNIFER M Location: WALLACE HILL ROAD	YOUNG, ALBERT L	2.40	12/30/2021	18,000	12,600	70.00			
822795328	426-133-11803	BERNARD, JOHN R Location: SANDERLIN DRIVE	MURPHY, DENNIS M	106.00	10/14/2021	107,000	88,000	82.24			
1229800512	426-133-11636	BUTLER, KATHY Location: 471 FISH POND ROAD	CASSIDY, RANDY	10.30	5/6/2021	40,000	42,500	106.25			
L2078150656	426-133-11515	DRISCOLL RYAN Location: URQUHART ROAD	EDWARD URQUHART REVO...	8.10	10/1/2019	45,000	40,000	88.89			
L1589379072	426-133-11760	FANCHER STEVEN Location: ROGERS HILL ROAD	TISCHBEIN DAWN	17.80	12/4/2020	135,000	116,100	86.00			
L1170382848	426-133-10432	GOODRIDGE KEVIN Location: O WRIGHTS MOUNTAIN ROAD	JOHN A. FATHERLEY TR...	78.59	1/15/2020	59,700	107,300	179.73	O	O	O
L904773632	426-133-11700	HOLLAND ANDREW Location: HALLS LAKE ROAD	PELKEY DARRYL	11.20	12/30/2020	25,000	28,700	114.80			
179694656	426-133-10503	MACGIBBON FAMILY REV... Location: TYLER FARM ROAD	GILLEN, SANDRA D	1.70	9/29/2021	27,500	13,200	48.00			
L1480462336	426-133-10328	MARSHALL JOSEPH Location: COREY HILL ROAD	BRICK DANIEL	13.30	9/17/2019	24,900	31,100	124.90			
1066986048	426-133-10126	MCALLISTER, MICHAEL Location: 1131 TENNEY POND ROAD	KOSAKOWSKI, STANLEY	2.20	3/16/2022	20,000	26,700	133.50			
1493857344	426-133-10781	MCLEAN, NANCIE T Location: 117 DEMPSEY LANE	SCARLETT, KEVIN M	0.52	7/27/2021	100,000	79,700	79.70			
L1282490368	426-133-11707	MORRIS DUSTIN Location: SCOTCH HOLLOW ROAD	GAMSBY JOHN	3.81	3/9/2021	23,000	25,100	109.13			
L1434386432	426-133-11803	MURPHY DENNIS Location: SANDERLIN DRIVE	JUBINVILLE MARTIN	106.00	2/21/2020	72,000	88,000	122.22			
1126214720	426-133-11967	NT LAND LLC Location: ROUTE 302	MARQUISE, DENNIS G	9.05	9/23/2021	85,000	94,200	110.82			
287558720	426-133-11024	RICE, DAVID W Location: SCOTCH HOLLOW ROAD	O'NEIL, KEVIN M	19.00	9/2/2021	100,000	65,300	65.30			
928070720	426-133-10432	ROWLAND, VINCENT Location: 00 WRIGHTS MOUNTAIN ROAD	GOODRIDGE, KEVIN	78.59	10/29/2021	70,000	107,300	153.29			
560443968	426-133-10610	RUGGLES, JAMES J Location: WALLACE HILL ROAD	DAVIS, STANLEY A	10.44	3/1/2022	57,500	36,900	64.17			
1779620928	426-133-11297	SOCAS FAMILY TRUST Location: 1001 WALLACE HILL ROAD	RIENDEAU, RICHARD	166.80	11/4/2021	195,000	219,600	112.62			

**M - Miscellaneous**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L652480512	426-133-10817	SUNNY ACRES LLC Location: RT 132 AND WELCH ROAD	LEETE FAMILY TRUST	37.00	2/9/2021	175,000	145,700	83.26			
L1159278592	426-133-11192	TISDALE MICHAEL Location: TYLER FARM ROAD	SALADINO RILEY	10.19	8/14/2020	24,000	27,200	113.33			
L1923534848	426-133-10913	WILCOX-PERROTTA KANA... Location: 2332 BOWEN ROAD	HALL RICHARD	50.50	1/15/2021	85,000	91,100	107.18			
L1839546368	426-133-11237	WILLIAM HENDRICKS Location: HALLS LAKE ROAD	GEORGE SAKELL TRUST ...	14.30	11/25/2019	19,000	33,000	173.68	O	O	
L866127872	426-133-10898	WOODWARD JAMES Location: FULLER ROAD	BYRD DANIEL	10.10	2/19/2021	29,700	29,700	100.00			
L505307136	426-133-11897	ZAMBON SCOTT Location: 422 LEIGHTON HILL ROAD	TAYLOR CHRISTOPHER	10.40	6/26/2020	46,000	45,600	99.13			
<b>Totals for M - Miscellaneous</b>				<b>778.29</b>		<b>1,583,300</b>	<b>1,594,600</b>				

**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
24 Total Transactions	82.50 Low InterQuartile Value	90.89 Low 90% Value of Aggregate
65,971 Average Sales Price	120.37 High InterQuartile Value	110.54 High 90% Value of Aggregate
66,442 Average Listed Price	37.87 InterQuartile Range	100.71 Aggregate Ratio
105.34 Average Ratio		9.76% Sampling Error
106.71 Median Ratio	25.69 Value of Outlier Low Limit	0 Number of Low Outliers
48.00 Low Ratio	177.17 Value of Outlier High Limit	1 Number of High Outliers
179.73 High Ratio	- 31.11 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	233.98 Value of Extreme High Limit	0 Number of High Extremes/Influentials
22.73 COD		
2 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
97 Total Transactions	76.39 Low InterQuartile Value		83.49 Low 90% Value of Aggregate
204,846 Average Sales Price	108.04 High InterQuartile Value		92.80 High 90% Value of Aggregate
180,564 Average Listed Price	31.66 InterQuartile Range		88.15 Aggregate Ratio
92.73 Average Ratio			5.28% Sampling Error
91.71 Median Ratio	28.90 Value of Outlier Low Limit	0 Number of Low Outliers	
37.86 Low Ratio	155.53 Value of Outlier High Limit	2 Number of High Outliers	
196.71 High Ratio	- 18.59 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	203.02 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.64 COD			
5 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 - 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
97 Total Transactions	76.39	Low InterQuartile Value	83.49 Low 90% Value of Aggregate
204,846 Average Sales Price	108.04	High InterQuartile Value	92.80 High 90% Value of Aggregate
180,564 Average Listed Price	31.66	InterQuartile Range	88.15 Aggregate Ratio
92.73 Average Ratio			5.28% Sampling Error
91.71 Median Ratio	28.90	Value of Outlier Low Limit	0 Number of Low Outliers
37.86 Low Ratio	155.53	Value of Outlier High Limit	2 Number of High Outliers
196.71 High Ratio	- 18.59	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	203.02	Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.64 COD			
5 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	131.74	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
209,500 Average Sales Price	131.74	High InterQuartile Value	0.00 High 90% Value of Aggregate
276,000 Average Listed Price	0.00	InterQuartile Range	131.74 Aggregate Ratio
131.74 Average Ratio			Sampling Error
131.74 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
131.74 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
131.74 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 - 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	131.74	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
209,500 Average Sales Price	131.74	High InterQuartile Value	0.00 High 90% Value of Aggregate
276,000 Average Listed Price	0.00	InterQuartile Range	131.74 Aggregate Ratio
131.74 Average Ratio			Sampling Error
131.74 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
131.74 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
131.74 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 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
26 Total Transactions	81.61	Low InterQuartile Value	89.29 Low 90% Value of Aggregate
68,008 Average Sales Price	116.66	High InterQuartile Value	107.79 High 90% Value of Aggregate
67,012 Average Listed Price	35.05	InterQuartile Range	98.54 Aggregate Ratio
103.53 Average Ratio			9.39% Sampling Error
103.12 Median Ratio	29.03	Value of Outlier Low Limit	0 Number of Low Outliers
48.00 Low Ratio	169.23	Value of Outlier High Limit	2 Number of High Outliers
179.73 High Ratio	- 23.54	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	221.80	Value of Extreme High Limit	0 Number of High Extremes/Influentials
23.54 COD			
2	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 - 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
26 Total Transactions	81.61	Low InterQuartile Value	89.29 Low 90% Value of Aggregate
68,008 Average Sales Price	116.66	High InterQuartile Value	107.79 High 90% Value of Aggregate
67,012 Average Listed Price	35.05	InterQuartile Range	98.54 Aggregate Ratio
103.53 Average Ratio			9.39% Sampling Error
103.12 Median Ratio	29.03	Value of Outlier Low Limit	0 Number of Low Outliers
48.00 Low Ratio	169.23	Value of Outlier High Limit	2 Number of High Outliers
179.73 High Ratio	- 23.54	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	221.80	Value of Extreme High Limit	0 Number of High Extremes/Influentials
23.54 COD			
2	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		

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
124 Total Transactions	77.59	Low InterQuartile Value	85.03 Low 90% Value of Aggregate
176,191 Average Sales Price	110.43	High InterQuartile Value	93.78 High 90% Value of Aggregate
157,524 Average Listed Price	32.84	InterQuartile Range	89.41 Aggregate Ratio
95.31 Average Ratio			4.89% Sampling Error
92.77 Median Ratio	28.34	Value of Outlier Low Limit	0 Number of Low Outliers
37.86 Low Ratio	159.68	Value of Outlier High Limit	3 Number of High Outliers
196.71 High Ratio	- 20.92	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	208.94	Value of Extreme High Limit	0 Number of High Extremes/Influentials
21.27 COD			
7	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
124 Total Transactions	77.59	Low InterQuartile Value	85.03 Low 90% Value of Aggregate
176,191 Average Sales Price	110.43	High InterQuartile Value	93.78 High 90% Value of Aggregate
157,524 Average Listed Price	32.84	InterQuartile Range	89.41 Aggregate Ratio
95.31 Average Ratio			4.89% Sampling Error
92.77 Median Ratio	28.34	Value of Outlier Low Limit	0 Number of Low Outliers
37.86 Low Ratio	159.68	Value of Outlier High Limit	3 Number of High Outliers
196.71 High Ratio	- 20.92	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	208.94	Value of Extreme High Limit	0 Number of High Extremes/Influentials
21.27 COD			
7	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		