

Study created by Christie.Wright@vermont.gov on 12/1/2022 at 4:35 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
40057920	438-137-10818	AKHOUZINE, LEO Location: 450 CROSS ROAD	BLAKE, TYLER	3.01	11/18/2021	250,000	161,300	64.52			
2007579712	438-137-10088	BRILLON, MARC Location: 423 MILLER WAY	BOWMAN, ROBERT W	5.04	10/7/2021	1,175,000	879,500	74.85			
L2093588480	438-137-10981	BRINDLE CORBIN Location: 12 LAWSON ROAD	BRASSEUR LUKE	0.81	8/17/2020	189,000	152,800	80.85			
L1681088512	438-137-10931	BRUNO THOMAS Location: 288 GAGE ROAD	OSBORNE STANLEY	2.00	9/18/2020	176,000	217,200	123.41			
476265536	438-137-10424	CARR, WALLACE G Location: 3615 VERMONT ROUTE 105	ERNEST CHOQUETTE, TR...	0.50	10/28/2021	125,000	89,600	71.68			
L2034311168	438-137-10559	CERKEVICH ANGELA Location: 6202 LAKE ROAD	ABBOTT REGINALD	4.80	2/12/2021	375,000	521,600	139.09			
L2119585792	438-137-10706	COOKE WILLIAM Location: 3004 VANCE HILL ROAD	SCHURMAN ELAINE	5.70	11/5/2019	315,000	291,600	92.57			
L155828224	438-137-10691	CROTEAU MICHAEL Location: 474 STRAWBERRY ACRES ROAD	DESMARAIS JEAN	0.58	6/2/2020	295,000	295,300	100.10			
L1080369152	438-137-10398	DAVID E. WYKLE REVOC... Location: 426 STRAWBERRY ACRES ROAD	GRAY ARNOLD	1.20	3/27/2020	700,000	619,400	88.49			
L1031573504	438-137-10771	DAVIS BRADLEY Location: 33 VANCE HILL ROAD	MOTICKA ROBERT	0.78	7/15/2019	139,000	169,800	122.16			
L1212956672	438-137-10091	FAIRCHILD JOSEPH Location: 103 VANCE HILL ROAD	103 VANCE HILL ROAD ...	0.12	8/12/2020	129,000	103,800	80.47			
L1686278144	438-137-10977	FLETCHER CRAIG Location: 33 VT RTE 105	COTNOIR FRANCINE	3.70	8/6/2019	198,000	212,900	107.53			
L586006528	438-137-10817	GILMOUR FAMILY REVOC... Location: 1344 CROSS ROAD	SANVILLE CHARLES	4.40	7/31/2020	172,500	183,400	106.32			
L1813716992	438-137-10574	GRAVES KAYLEE Location: 52 LANE ROAD	TYLER CARL	0.47	12/3/2020	90,000	95,300	105.89			
1106431040	438-137-11112	HAGER, MICHAEL Location: 219 GAGE ROAD	DUNCAN, CHRISTOPHER	3.00	7/27/2021	285,000	250,300	87.82			
L666755072	438-137-10250	HEATH JR. ROY Location: 38 GAGE ROAD	ABBOTT REGINALD	1.60	11/20/2020	250,000	275,300	110.12			
1791029824	438-137-10324	HOLDEN, RYAN A Location: 18 SCHOOL STREET	WILLEY, DYLAN	0.44	2/17/2022	269,000	195,900	72.83			
L869392384	438-137-10365	JOHNSON BRADLEY Location: 228 LEBLANC LANE	SNELGROVE ROBERT	5.50	12/9/2020	500,000	529,700	105.94			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1380564992	438-137-10662	JOHNSON DOUGLAS Location: 170 JEFFRIES ROAD	MOSHER DALE	3.77	8/6/2020	330,000	371,100	112.45			
1987828800	438-137-10710	KAUFFMANN, PATRICIA Location: 143 VANCE HILL	SWEET, JONATHAN	0.19	11/19/2021	100,000	91,600	91.60			
329862208	438-137-10549	KENNISON, DAVID J Location: 39 LAWSON ROAD	CARPENTER, JUSTIN	0.28	7/28/2021	110,000	120,700	109.73			
1982035008	438-137-10127	KENNY, RICHARD Location: 36 BRIGGS ROAD	BUCK, VERNICE	1.07	7/9/2021	275,000	140,400	51.05			
61426752	438-137-10370	KURON, GARY G Location: 6008 LAKE ROAD	STARR, ANGIE A	3.20	8/27/2021	485,000	392,000	80.82			
L176824320	438-137-10379	LINCOLN JAMES Location: 192 GEOFFREY ROAD	TANGUAY HOMES INC.	5.00	6/14/2019	198,800	242,000	121.73			
L1461202944	438-137-10809	MANDART KEITH Location: 259 FISHING ACCESS ROAD	ROYER SR. LAWRENCE	1.64	8/28/2019	360,000	456,600	126.83			
2055574592	438-137-10848	MARCKRES, STEVEN M Location: 189 COLLINS MILL RD	DELORENZO, RICHARD	0.75	5/7/2021	181,000	140,400	77.57			
L1903927296	438-137-10475	MARCOUX JOSEPH Location: 1672 VERMONT 105	HUSSEY DENNIS	2.11	3/8/2021	199,000	155,300	78.04			
1451594816	438-137-10951	MCCLEESE, MICHAEL R Location: 9 MORNINGSIDE DRIVE	WILSON, FREDERICK G	2.39	5/27/2021	249,900	197,200	78.91			
L402427904	438-137-10524	MCGRAW SHAWN Location: 111 SUNRISE DRIVE	GALLAGHER CHARLES	1.01	10/11/2019	225,000	202,300	89.91			
L2044088320	438-137-10268	MESSIER ADAM Location: 945 COLLINS MILL ROAD	CHASSE DANIEL	3.40	6/12/2019	140,000	130,100	92.93			
L1137606656	438-137-10074	MMLRM LLC Location: 2863 VERMONT ROUTE 100	ZISSELSBERGER ERNST	1.00	1/17/2020	71,500	98,000	137.06			
1180390464	438-137-10145	MULLINS, ERIC R Location: 223 LAKEWOOD DRIVE	CAMPBELL, JAMES A	1.02	6/2/2021	909,000	636,700	70.04			
1403599936	438-137-10543	NOMMIK PROPERTIES LL... Location: 1688 ROUTE 105	BROWN, SHERYL L	1.10	11/5/2021	375,000	249,600	66.56			
L450625536	438-137-10719	RIDER RONALD Location: 67 EASTERN AVENUE	PELLETIER ROBERT	0.45	6/26/2020	97,500	102,800	105.44			
L1349132288	438-137-10710	SWEET JONATHAN ROY Location: 143 VANCE HILL ROAD	VONHEEDER JASEN	0.19	10/23/2020	96,000	91,600	95.42			
L1596821504	438-137-10234	TETREAUULT RILEY Location: 228 GAGE ROAD	MARCOTTE GREGORY	1.80	5/22/2020	239,000	221,000	92.47			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L291217408	438-137-10502	THOMPSON ZACHARY Location: 193 #12 ROAD	HISMAN SETH	0.88	11/26/2019	165,000	164,900	99.94			
1926058560	438-137-10497	THOMPSON, ISAIAH M Location: 121 EASTERN AVENUE	DUNCAN, CHRIS	0.31	2/4/2022	137,000	81,400	59.42			
L1339154432	438-137-10777	TOUGAS CLAUDE Location: 2906 VANCE HILL ROAD	DAIGLE JAMES	4.60	1/15/2021	265,000	276,400	104.30			
L459218944	438-137-10090	VIGARIO BRADY Location: 287 BEAVER COVE ROAD	BOYD KINGSLEY JR.	0.26	6/26/2020	235,000	260,900	111.02			
L262479872	438-137-10204	WHEELER AARON Location: 1724 SEARLES ROAD	COLUMBIA LARRY	2.50	2/24/2020	108,000	86,000	79.63			

Totals for R1 - Residential with less than 6 acres				82.57		11,184,200	10,153,700				
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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	
41 Total Transactions	78.48	Low InterQuartile Value	84.67	Low 90% Value of Aggregate
272,785 Average Sales Price	108.63	High InterQuartile Value	96.91	High 90% Value of Aggregate
247,651 Average Listed Price	30.15	InterQuartile Range	90.79	Aggregate Ratio
94.33 Average Ratio			6.74%	Sampling Error
92.57 Median Ratio	33.25	Value of Outlier Low Limit	0	Number of Low Outliers
51.05 Low Ratio	153.85	Value of Outlier High Limit	0	Number of High Outliers
139.09 High Ratio	- 11.98	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	199.08	Value of Extreme High Limit	0	Number of High Extremes/Influentials
18.44 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
607636544	438-137-10320	BARNARD, MATTHEW Location: 717 POGINY HILL ROAD	DUQUETTE, JEAN PAUL	12.00	7/28/2021	289,000	244,100	84.46			
L848207872	438-137-10210	BELL III HARRY Location: 1002 CLARK MOUNTAIN ROAD	COOK DAVID	11.40	4/21/2020	90,000	109,600	121.78			
L1228554240	438-137-10958	BENNETT GREGORY Location: 867 KITTREDGE ROAD	REILLY CHRISTOPHER	10.88	9/25/2020	263,000	255,400	97.11			
329464896	438-137-10076	BLISS JR, CHARLES Location: 1372 POGINY HILL ROAD	BONIN, MARC	10.09	10/5/2021	325,000	220,000	67.69			
195247168	438-137-10658	BURROWS, THOMAS Location: 1232 VANCE HILL ROAD	VICKERS, ELIZABETH	50.91	10/20/2021	685,000	493,700	72.07			
967511104	438-137-11005	COOPER, JEFFREY A Location: 2243 VANCE HILL ROAD	LAVOIE, PAUL A	45.00	6/11/2021	645,000	501,500	77.75			
L809017344	438-137-10401	DAVIS III J. WALLACE Location: 2908 VANCE HILL ROAD	OTTO PETER	21.50	8/31/2020	565,000	472,600	83.65			
1317377088	438-137-10381	DAVIS, ELAINE S Location: 3286 LAKE ROAD	MARSH, STEPHEN P	6.54	4/30/2021	870,000	923,700	106.17			
946027584	438-137-11066	DAVIS, III, JOHN WAL... Location: VANCE HILL ROAD	REICHERT, ERNST	17.50	10/22/2021	49,900	41,100	82.36			
1048941632	438-137-10920	DLT PROPERTIES, LLC Location: 431 TETREAU ROAD	BRIGHAM, TIMOTHY	13.00	6/2/2021	140,000	146,300	104.50			
L1548898304	438-137-10237	DUBIN BENJAMIN Location: 2618 VANCE HILL ROAD	DAHLIN DONALD	10.80	5/17/2019	495,000	586,400	118.46			
L1897893888	438-137-10670	ELKINS MICHAEL Location: 1459 TETREAU ROAD	NADEAU PAUL	20.00	10/18/2019	240,000	297,000	123.75			
L443490304	438-137-10477	FOWLER DONALD Location: 1594 GIBBS ROAD	HILLIKER ADAM	13.50	4/1/2019	124,900	85,100	68.13			
1302936640	438-137-10930	FREEMAN, KIMBERLY Location: 154 KIMBERLY LANE	CHAFFEE, CAROLE	10.07	10/9/2021	290,000	104,200	35.93	O		
L1382744064	438-137-10009	GREEN SIMON Location: 1537 #12 ROAD	ALEXANDER-MACKIN LAU...	60.10	7/31/2020	150,000	222,600	148.40			O
1501405760	438-137-10521	HARMON, BRANDYN L Location: 1049 VANCE HILL ROAD	SICARD, NICHOLAS P	11.00	1/7/2022	270,000	197,400	73.11			
L1113923584	438-137-10364	HEYMANN MARC Location: 6095 LAKE ROAD	FORTIN GERALD	6.00	10/9/2020	386,000	372,700	96.55			
L969723904	438-137-11061	LAMPHEAR SEAN Location: 153 COLLINS MILL ROAD	HIGGINS DANIEL	11.30	10/23/2020	212,000	200,800	94.72			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1173364736	438-137-38137	MATTEN ANDREW Location: 1680 SEARLES ROAD	CARVALHO JESSICA	12.20	1/28/2021	159,000	154,200	96.98			
387824704	438-137-10462	MATTEN, DEVIN Location: 384 GIBBS ROAD	PETERSON, JOSHUA M	11.72	12/15/2021	209,900	150,800	71.84			
876072000	438-137-10674	MCLAUGHLIN, ANDREW T Location: 5759 LAKE ROAD	NEEDLEMAN, MARVIN	10.00	8/25/2021	375,000	212,400	56.64			
L1729437696	438-137-10033	PESTORICH STEVEN Location: 3227 LEADVILLE ROAD	HUNTER DAVID	158.00	5/15/2020	540,000	410,300	75.98			
749292608	438-137-10111	PESTORICH, STEVEN G Location: 3116 LEADVILLE ROAD	SMITH, NICHOLAS D	6.65	7/28/2021	172,300	149,900	87.00			
L413143040	438-137-10462	PETERSON JOSHUA Location: 384 GIBBS ROAD	WARANTZ JOSEPH	11.72	1/11/2021	183,900	150,800	82.00			
L1790910464	438-137-10550	RANDLETT NATHANIAL Location: 2249 VANCE HILL ROAD	LAY DOUGLAS	10.22	1/8/2021	314,000	266,300	84.81			
L1297469440	438-137-10291	ROCK BRIAN Location: 284 LAKEVIEW DRIVE	DONNELLY JOHN	11.16	6/17/2019	295,000	273,500	92.71			
L2010013696	438-137-11028	SAMSON AUSTIN Location: BEAR MOUNTAIN ROAD	WYCKOFF DONALD	7.10	9/20/2019	30,500	30,200	99.02			
L2144047104	438-137-10934	SECRETO VINCENT Location: 955 VANCE HILL ROAD	ALIX GERARD	10.20	10/22/2019	230,000	217,900	94.74			
L1040719872	438-137-10585	SENIOR LESTER Location: 268 MORNINGSIDE DRIVE	MILNAMOW THOMAS	10.03	3/24/2021	682,500	512,200	75.05			
L1290469376	438-137-10221	SHAPIRO LANE Location: 142 TOPPER VIEW DRIVE	TANGUAY ANTHONY	12.00	9/30/2020	318,500	240,100	75.38			
L298995712	438-137-10110	SHATNEY RICHARD Location: 2976 LEADVILLE ROAD	BROWN GLEN	7.30	4/4/2019	200,000	219,300	109.65			
313084992	438-137-10099	SILVESTRI, LEONARDO Location: 1860 CROSS ROAD	BREWER, JAMES	154.00	7/29/2021	474,500	409,700	86.34			
L1848156160	438-137-10469	SINKIEWICZ DAVID Location: 352 VT ROUTE 100	LANMAN NORMAN	10.01	8/30/2019	262,000	273,500	104.39			
L534339584	438-137-10111	SMITH NICHOLAS Location: 3116 LEADVILLE ROAD	BROWN GLEN	6.65	4/24/2020	145,000	149,900	103.38			
Totals for R2 - Residential with 6 or more acres				790.55		10,681,900	9,295,200				

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
34 Total Transactions	75.30	Low InterQuartile Value	81.26 Low 90% Value of Aggregate
314,174 Average Sales Price	103.63	High InterQuartile Value	92.77 High 90% Value of Aggregate
273,388 Average Listed Price	28.33	InterQuartile Range	87.02 Aggregate Ratio
89.78 Average Ratio			6.61% Sampling Error
86.67 Median Ratio	32.80	Value of Outlier Low Limit	0 Number of Low Outliers
35.93 Low Ratio	146.13	Value of Outlier High Limit	1 Number of High Outliers
148.40 High Ratio	- 9.69	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	188.63	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.53 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
L2077130752	438-137-10112	BELISLE DANIEL Location: 93 LAWSON ROAD	GOOLEY TRACY	0.27	12/6/2019	43,500	39,900	91.72			
L2130071552	438-137-10130	BRAYTON KEVIN Location: 179 DROWN DRIVE	BULIS LYLE	0.34	6/19/2020	179,000	205,400	114.75			
L1566908416	438-137-10068	RIVARD WILLIAM CHARL... Location: 325 VT ROUTE 100	ESTATE OF WAYNE H BL...	15.00	8/19/2020	90,000	109,400	121.56			
Totals for MHL - Mobile home landed				15.61		312,500	354,700				

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	91.72	Low InterQuartile Value	99.96	Low 90% Value of Aggregate
104,167 Average Sales Price	121.56	High InterQuartile Value	127.05	High 90% Value of Aggregate
118,233 Average Listed Price	29.83	InterQuartile Range	113.50	Aggregate Ratio
109.34 Average Ratio			11.94%	Sampling Error
114.75 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
91.72 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
121.56 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.96 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
8.67 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
L1755258880	438-137-10309	DURANLEAU MIKE Location: 225 GORE ROAD	ALLEN SHAWN	1.50	6/26/2020	29,000	22,300	76.90			
L333549568	438-137-10883	OTTER TAIL POINT LLC Location: 4108 LAKE ROAD	PAGE JOSEPH	0.93	7/16/2019	200,000	212,300	106.15			
Totals for S1 - Vacation home with less than 6 acres				2.43		229,000	234,600				

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	76.90	Low InterQuartile Value	63.49	Low 90% Value of Aggregate
114,500 Average Sales Price	106.15	High InterQuartile Value	141.40	High 90% Value of Aggregate
117,300 Average Listed Price	29.25	InterQuartile Range	102.45	Aggregate Ratio
91.52 Average Ratio			38.02%	Sampling Error
91.52 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
76.90 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
106.15 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.89 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.98 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
L391741440	438-137-10018	JETTE CHERYL EWEN Location: 1669 SEARLES ROAD	AUGER NORMAND	20.40	8/12/2020	298,000	254,400	85.37			
L1118539776	438-137-10647	KRAUSS GLENN Location: 383 GIBBS ROAD	BLANCHETTE MICHEL	13.60	7/31/2020	211,500	183,400	86.71			
1852654144	438-137-10626	POUTRE, MATTHEW Location: 1228 CLARK MOUNTAIN ROAD	MCFADDEN, DAVID	109.80	1/21/2022	140,000	149,900	107.07			
Totals for S2 - Seasonal home with 6 or more acres				143.80		649,500	587,700				

S2 - Seasonal home with 6 or more acres

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
3 Total Transactions	85.37	Low InterQuartile Value	75.56	Low 90% Value of Aggregate
216,500 Average Sales Price	107.07	High InterQuartile Value	105.41	High 90% Value of Aggregate
195,900 Average Listed Price	21.70	InterQuartile Range	90.48	Aggregate Ratio
93.05 Average Ratio			16.50%	Sampling Error
86.71 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
85.37 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
107.07 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
8.34 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
1008956480	438-137-10072	PERRAS, JOHN Location: 124 VT ROUTE 105	BLISS, JAMES R	10.12	6/25/2021	184,900	183,900	99.46			
329858112	438-137-10072	TRIO THAI, LLC Location: 124 VT ROUTE 105	PERRAS, JOHN	10.12	10/19/2021	230,000	183,900	79.96			
Totals for C - Commercial				20.24		414,900	367,800				

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	
2 Total Transactions	79.96	Low InterQuartile Value	32.01	Low 90% Value of Aggregate
207,450 Average Sales Price	99.46	High InterQuartile Value	145.29	High 90% Value of Aggregate
183,900 Average Listed Price	19.50	InterQuartile Range	88.65	Aggregate Ratio
89.71 Average Ratio			63.89%	Sampling Error
89.71 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
79.96 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
99.46 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
10.87 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				

F - Farm

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1973334016	438-137-10901	BOUTIN SARAH Location: 958 NUMBER 12 ROAD	LEATHER JEREMY	48.30	5/2/2019	275,000	283,900	103.24			
1717779520	438-137-10277	VIEIRA, FELIPE Location: 1877 VT RTE 105	DESROCHERS, RICHARD ...	148.32	10/4/2021	379,000	371,200	97.94			
Totals for F - Farm				196.62		654,000	655,100				

F - Farm

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	97.94	Low InterQuartile Value	84.41	Low 90% Value of Aggregate
327,000 Average Sales Price	103.24	High InterQuartile Value	115.93	High 90% Value of Aggregate
327,550 Average Listed Price	5.29	InterQuartile Range	100.17	Aggregate Ratio
100.59 Average Ratio			15.73%	Sampling Error
100.59 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
97.94 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
103.24 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
2.63 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
L691666944	438-137-10869	BENNETT DALE Location: 1160 CLARK MOUNTAIN ROAD	ST. ONGE NEIL	40.00	11/12/2020	55,000	43,800	79.64			
L1000677376	438-137-10842	FOSTER GLENN Location: 2357 POGINY HILL ROAD	LEMAK ANJANETTE	44.92	3/12/2020	54,900	51,600	93.99			
379800128	438-137-10332	PERRY, DEAN Location: 1414 COLLINS MILL ROAD	ROLFSEMA, MARK	28.50	2/18/2022	100,000	59,400	59.40			
L839393280	438-137-11114	ROYER DUSTIN Location: 1877 VT ROUTE 105	DESROCHERS RICHARD	35.00	3/11/2021	103,600	101,300	97.78			
Totals for W - Woodland				148.42		313,500	256,100				

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	
4 Total Transactions	64.46	Low InterQuartile Value	58.45	Low 90% Value of Aggregate
78,375 Average Sales Price	96.83	High InterQuartile Value	104.93	High 90% Value of Aggregate
64,025 Average Listed Price	32.37	InterQuartile Range	81.69	Aggregate Ratio
82.70 Average Ratio			28.45%	Sampling Error
86.81 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
59.40 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
97.78 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
15.19 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
L2022330368	438-137-10195	BUTTERBEAN LLC Location: 1404 CLARK MOUNTAIN ROAD	CROSS MARGUERITE	53.42	11/19/2020	125,000	103,000	82.40			
810830912	438-137-10407	CAMBER, ERIC Location: 1501 SEARLES ROAD	GUAY, DANIEL	10.20	6/14/2021	64,900	54,400	83.82			
1000553536	438-137-10648	GAGNON, ROBERT Location: LOT #1 - ARMSTRONG ROAD	MILLER, RICHARD E	20.00	11/4/2021	69,500	67,500	97.12			
465114176	438-137-10544	GROSS, MARGARET L Location: LEADVILLE ROAD	BRYAN, JENNIFER, TRU...	12.00	5/27/2021	27,900	33,000	118.28			
811809856	438-137-11064	HURUEV, VITALY Location: LAKE ROAD	HOLLANDER, JAMES M	2.01	8/31/2021	320,000	279,600	87.38			
921881664	438-137-11075	JUDD, JOHN R Location: 0 VT RT 100	PARADIS, NATHAN	21.60	8/16/2021	94,900	68,200	71.87			
L732241920	438-137-10914	KENNEDY DANIEL Location: 480 GIBBS ROAD	VERDON REAL	12.50	8/19/2020	15,000	39,400	262.67	E	E	E
L1067630592	438-137-10305	LABBEE MARCEL Location: VT ROUTE 100	DROWN VIRIGINIA	6.00	11/16/2020	30,000	38,200	127.33			
61422656	438-137-10384	MARTIN, ERIC Location: 2639 BUZZELL ROAD	GIBBLE, EDWARD B	19.50	9/10/2021	40,000	36,900	92.25			
530791488	438-137-10501	MASSON, JR., ROBERT ... Location: OFF COLLINS MILL ROAD	COLLINS, JR., HOWARD	20.50	11/12/2021	50,000	37,400	74.80			
L1711808512	438-137-11101	MCKEOWN HEATHER Location: VANCE HILL ROAD	AZUR FRANCIS	10.10	3/26/2021	32,500	24,200	74.46			
L1810063360	438-137-11069	MCNABB ZACHARIAH Location: 1316 BUZZELL ROAD	SULLIVAN BRANDON POB...	31.90	8/15/2019	82,000	90,800	110.73			
L645795840	438-137-10057	MOORE DAVID Location: 560 ARMSTRONG ROAD	BERRY RICHARD	10.50	7/8/2020	37,500	38,400	102.40			
L504827904	438-137-10002	MOREY MICHAEL Location: 1378 GIBBS ROAD	GORDON H. WARE JR. R...	34.10	10/25/2019	55,000	50,400	91.64			
L1965920256	438-137-10457	MOSS RONALD Location: 98 JEFFRIES ROAD	HINES ROBERT	1.40	5/8/2020	48,500	58,000	119.59			
1249631296	438-137-10438	MUNDAY, NEIL Location: 2476 LEADVILLE RD	HART, PATRICIA	10.60	11/12/2021	34,000	30,900	90.88			
913130048	438-137-10704	NICKERSON, DENNIS A Location: 6115 LAKE ROAD	LAVOIE, FRANCIS E	6.00	1/21/2022	90,000	90,000	100.00			
381743680	438-137-10417	NORFOLK, BRIAN Location: 315 MORNINGSIDE DRIVE	HATCHER, TIMOTHY	10.11	1/31/2022	65,000	67,300	103.54			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1778917376	438-137-10283	PLACITELLA DARIA Location: 394 MILLER WAY ROAD	DIBELLA MICHAEL	3.45	2/25/2021	337,500	414,400	122.79			
L423804928	438-137-10896	PREDA CORNEL Location: 570 POGINY HILL ROAD	THOMPSON CYNTHIA	20.31	12/9/2019	37,000	53,000	143.24			
L493031424	438-137-10866	PRIOR MARK Location: 405 MORNINGSIDE DRIVE	SPINK WILLIAM	10.46	1/8/2021	15,000	48,800	325.33	E	E	E
L789913600	438-137-11008	ROBERGE JAMES Location: 2960 BUZZELL ROAD	HASTINGS WENDELL	20.20	6/5/2020	49,000	45,300	92.45			
264467520	438-137-11017	SILVERMAND, DEBORAH ... Location: LAKE ROAD, LOT #2	VALDESUSO, RICHARD	2.50	7/16/2021	57,900	25,500	44.04			
L1080213504	438-137-10897	SPATES FAMILY LLC Location: 499 ROUTE 100	THOMPSON CYNTHIA	2.50	8/21/2020	106,000	146,100	137.83			
L1444397056	438-137-10865	STANLEY STEVEN Location: 381 GORE ROAD	SPAULDING CORY	0.50	7/31/2020	37,900	18,700	49.34			
L1055858688	438-137-11092	STOCK CHRISTINE Location: 1755 VT RTE 100	TAYLOR JULIE	4.33	11/9/2020	25,000	30,800	123.20			
L1372266496	438-137-10975	WAN WAI CHA Location: 1638 VT ROUTE 100	ESTATE OF RALPH E. P...	10.13	3/12/2020	50,000	40,300	80.60			
L331530240	438-137-11071	WAN WAI CHA Location: VT ROUTE 100	POGINY MICHAEL	8.41	3/12/2020	21,000	36,000	171.43	O		
1942189120	438-137-10783	WATERS, KRISTINA L Location: 4411 COLLINS MILLS ROAD	JOHNSTON, CRAIG	31.23	6/10/2021	79,900	58,200	72.84			
Totals for M - Miscellaneous				406.46		2,097,900	2,124,700				

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
29 Total Transactions	81.50 Low InterQuartile Value		89.65 Low 90% Value of Aggregate
76,589 Average Sales Price	122.99 High InterQuartile Value		107.32 High 90% Value of Aggregate
75,426 Average Listed Price	41.49 InterQuartile Range		98.48 Aggregate Ratio
98.75 Average Ratio			8.98% Sampling Error
92.45 Median Ratio	19.26 Value of Outlier Low Limit	0 Number of Low Outliers	
44.04 Low Ratio	185.23 Value of Outlier High Limit	2 Number of High Outliers	
171.43 High Ratio	- 42.98 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.00 PRD (Regression Index)	247.47 Value of Extreme High Limit	2 Number of High Extremes/Influentials	
23.28 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			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1151945792	438-137-10317	BENWARE, KATIE MARIE Location: 2637 FARRAR ROAD #8	WEBSTER, VERA	0.00	8/5/2021	89,500	31,600	35.31	O		
L1264295936	438-137-10513	BOUDREAU GILLES Location: 28C HOLBROOK BAY C28	G. ROSS MACCORMACK R...	0.00	12/6/2019	162,500	181,000	111.38			
L1968590848	438-137-10487	BOUFFARD DAVID Location: HOLBROOK BAY COMMONS B-17	NOVAK DEBORAH	0.00	7/19/2019	145,000	164,500	113.45			
L299458560	438-137-10323	ELKO DAVID Location: 361 HOLBROOK BAY APT A-4	DIAMOND M. JEROME	0.00	11/26/2019	175,000	171,950	98.26			
1797110848	438-137-10284	GILL, MARYANNE Location: 2637 FARRAR ROAD #5	WEBSTER, VERA	0.00	12/3/2021	118,000	31,600	26.78	O	O	
L1459871744	438-137-10059	HURUEV VITALY Location: HOLBROOK BAY COMMONS, D-36	ROY JEAN	0.00	3/26/2021	185,000	167,000	90.27			
653446208	438-137-10285	LAFRATTA, KATHLEEN Location: 2637 FARRAR ROAD #1	WEBSTER, VERA	0.00	7/28/2021	119,000	31,600	26.55	O	O	
L1068400640	438-137-10212	LANSING RICHARD Location: 383 HOLBROOK BAY COMMONS, UNIT B-14	COOLEY ANNE	0.00	9/25/2020	182,000	159,000	87.36			
1088015424	438-137-10593	MCINTYRE, JAMES O Location: 383 HOLBROOK BAY COMMONS	MANOSH, PROPERTIES, ...	0.00	8/6/2021	195,000	164,900	84.56			
1839926336	438-137-10523	MINK, GLENN C Location: 383 HOLBROOK BAY COMMONS, UNIT B19	CIRELLA, EDWARD J	0.00	7/1/2021	205,400	164,900	80.28			
L660090880	438-137-10843	PERRY JOHN Location: 383 HOLBROOK BAY COMMONS B-18	CHIMILESKI ROBERT	0.00	1/3/2020	140,000	156,700	111.93			
L442834944	438-137-10592	STONE-BROTZ LLC Location: HOLBROOK BAY COMMONS, UNIT D-31	GREGOIRE MICHAEL	0.00	4/3/2020	147,900	176,900	119.61			
L35065856	438-137-10959	WOODWARD CAROL Location: 361 HOLBROOK BAY A-5	PRUE LINDA	0.00	11/15/2019	179,000	181,000	101.12			
Totals for O - Other				0.00		2,043,300	1,782,650				

O - Other

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
13 Total Transactions	57.79	Low InterQuartile Value	76.37 Low 90% Value of Aggregate
157,177 Average Sales Price	111.66	High InterQuartile Value	98.12 High 90% Value of Aggregate
137,127 Average Listed Price	53.86	InterQuartile Range	87.24 Aggregate Ratio
83.60 Average Ratio			12.47% Sampling Error
90.27 Median Ratio	- 23.00	Value of Outlier Low Limit	0 Number of Low Outliers
26.55 Low Ratio	192.45	Value of Outlier High Limit	0 Number of High Outliers
119.61 High Ratio	- 103.79	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.96 PRD (Regression Index)	273.24	Value of Extreme High Limit	0 Number of High Extremes/Influentials
26.83 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
15% 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
96 Total Transactions	77.82	Low InterQuartile Value	85.58 Low 90% Value of Aggregate
261,463 Average Sales Price	106.28	High InterQuartile Value	92.97 High 90% Value of Aggregate
233,422 Average Listed Price	28.46	InterQuartile Range	89.28 Aggregate Ratio
91.64 Average Ratio			4.13% Sampling Error
92.10 Median Ratio	35.14	Value of Outlier Low Limit	2 Number of Low Outliers
26.55 Low Ratio	148.97	Value of Outlier High Limit	0 Number of High Outliers
148.40 High Ratio	- 7.55	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	191.66	Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.03 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
2 Total Transactions	79.96 Low InterQuartile Value		31.29 Low 90% Value of Aggregate
207,450 Average Sales Price	99.46 High InterQuartile Value		146.01 High 90% Value of Aggregate
183,900 Average Listed Price	19.50 InterQuartile Range		88.65 Aggregate Ratio
89.71 Average Ratio			64.70% Sampling Error
89.71 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
79.96 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
99.46 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	
10.87 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			

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
35 Total Transactions	80.60 Low InterQuartile Value		90.56 Low 90% Value of Aggregate
91,982 Average Sales Price	119.59 High InterQuartile Value		103.66 High 90% Value of Aggregate
89,324 Average Listed Price	38.99 InterQuartile Range		97.11 Aggregate Ratio
96.92 Average Ratio			6.74% Sampling Error
93.99 Median Ratio	22.12 Value of Outlier Low Limit	0 Number of Low Outliers	
44.04 Low Ratio	178.07 Value of Outlier High Limit	2 Number of High Outliers	
171.43 High Ratio	- 36.36 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.00 PRD (Regression Index)	236.55 Value of Extreme High Limit	2 Number of High Extremes/Influentials	
20.91 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			

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
133 Total Transactions	79.27	Low InterQuartile Value	86.75 Low 90% Value of Aggregate
217,944 Average Sales Price	107.30	High InterQuartile Value	93.44 High 90% Value of Aggregate
196,367 Average Listed Price	28.03	InterQuartile Range	90.10 Aggregate Ratio
92.94 Average Ratio			3.71% Sampling Error
92.47 Median Ratio	37.23	Value of Outlier Low Limit	4 Number of Low Outliers
26.55 Low Ratio	149.34	Value of Outlier High Limit	3 Number of High Outliers
171.43 High Ratio	- 4.81	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	191.38	Value of Extreme High Limit	2 Number of High Extremes/Influentials
19.42 COD			
7	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		