

Study created by Cy.Bailey@vermont.gov on 11/30/2022 at 3:18 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L342016000	450-142-12413	ALLEN WYATT Location: 341 MAIN STREET	TELA NANCY	0.13	8/4/2020	500,000	464,200	92.84			
L1961594880	450-142-13064	ARCHER AMANDA Location: 1432 UNION VILLAGE ROAD	REYDEL JR. JOHN	1.20	7/1/2020	399,000	407,000	102.01			
1753451584	450-142-12014	AUEL, ASHER Location: 5 HAPPY HILL ROAD	REED, JEFFREY	5.32	8/2/2021	1,225,000	578,400	47.22			
1745311808	450-142-13199	BARDACH, DAVID R Location: 1004 NEW BOSTON ROAD	CLIFFORD, KEITH E	2.45	4/6/2021	577,000	425,000	73.66			
1625525312	450-142-12365	BARRETT, LAURA C Location: 1328 NEW BOSTON ROAD	MCCAMPBELL PAGEAU, D...	4.37	7/30/2021	463,500	351,800	75.90			
L1879998464	450-142-12514	BARRY CRAIG Location: 746 PATTRELL ROAD	DORIS E. FOSTER TRUS...	4.80	7/12/2019	477,500	505,500	105.86			
87741504	450-142-11850	BAUER, TRUSTEE, ANN ... Location: 55 CHURCH STREET	SEIFFERT, ELLEN	0.34	6/23/2021	1,175,000	763,800	65.00			
L1296592896	450-142-12534	BENNETT ROBERT Location: 22 EAGLE LANE	DI PIAZZA LAURA	1.16	6/21/2019	365,000	331,700	90.88			
337992768	450-142-13000	BERUBE, ALENA Location: 1737 TURNPIKE ROAD	JORGENSEN, SUSAN C	2.00	10/29/2021	384,900	224,400	58.30			
1411894336	450-142-12537	BOBCOWSKI, CHRISTOPH... Location: 159 HAWK PINE ROAD	MOSHER, ROBYN	1.12	8/25/2021	579,000	283,400	48.95			
208174144	450-142-13454	BRENNAN, MARINA Location: 47 ELM STREET	SMOLIN, JONATHAN	2.08	12/3/2021	1,100,000	690,500	62.77			
1641192512	450-142-12565	BRUEMMER, JEFFREY A Location: 408 HAWK PINE ROAD	SEELY, EVAN	3.40	10/19/2021	899,000	541,800	60.27			
L1518198784	450-142-11777	CAMPBELL FLATS LLC Location: 636 CAMPBELL FLATS ROAD	GOODMAN BRIAN	1.80	10/23/2020	240,000	182,000	75.83			
L1452711936	450-142-11603	CHATOORGOON KAVEER Location: 1490 BEAVER MEADOW ROAD	MAZDISNIAN FARHAD	5.60	11/15/2019	1,000,000	805,500	80.55			
473998400	450-142-11945	CLASSON, BRENDAN J Location: 39 ELM STREET	MCHENRY, THOMAS J	1.20	5/17/2021	1,610,000	902,000	56.02			
L821706752	450-142-11609	COCHRAN TRUSTEE VIRG... Location: 1616 BEAVER MEADOW ROAD	AUSTIN THEODORE	3.99	11/13/2020	681,000	607,000	89.13			
166110272	450-142-12002	CONLEY, ZACHARIAH Location: 551 GOODRICH FOUR CORNER	RAZ, GIL	1.00	5/19/2021	357,000	317,100	88.82			
L745013248	450-142-12469	CONNOLLY ANNA Location: 261 MAIN STREET	OTTO DAVID	0.57	8/27/2020	1,350,000	1,105,900	81.92			

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L1223581696	450-142-12672	CONWAY SUSANNAH Location: 625 US ROUTE 5 NORTH	HENDERSON CHRISTOPHE...	2.10	12/6/2019	540,000	459,600	85.11			
L113876992	450-142-12439	COOMBS RACHEL Location: 436 MAIN STREET	DEBORAH L. DUFTY REV...	1.44	6/15/2020	575,000	472,300	82.14			
L30560256	450-142-12096	COVEY JOSHUA Location: 82 HUNTLEY STREET	SPOTTSWOOD ROBERT	0.34	9/13/2019	477,000	389,000	81.55			
1864313920	450-142-13190	CROSS, JESS Location: 55 STAGECOACH ROAD	FLANNERY, COLE	3.52	9/10/2021	1,200,000	793,500	66.13			
1494217792	450-142-12238	ELDRED, TRUSTEE, HEI... Location: 28 HOPSON ROAD	DAVIS, WILLIAM G	0.55	7/14/2021	733,000	453,300	61.84			
1565727808	450-142-12903	FARGHER, ANDREW Location: 183 TURNPIKE ROAD	GOODWIN, THAD B	1.60	10/7/2021	995,000	556,500	55.93			
L1654685696	450-142-13022	FARWELL NANCY Location: 572 UNION VILLAGE ROAD	HARRIS JOHN	0.77	6/12/2020	275,000	270,700	98.44			
L1888993280	450-142-12787	GALLOWAY JENNIFER Location: 24 SARGENT ST	MURRAY-SMITH SHANE	0.44	6/1/2020	475,000	374,000	78.74			
L316694528	450-142-12791	GARDNER TRUSTEE H. M... Location: 37 SARGENT STREET	BUTLER TRUSTEE JUDIT...	0.32	5/10/2019	269,000	334,200	124.24			
161696320	450-142-12558	GARR, JOHN E Location: 359 HAWK PINE ROAD	BAZYLEWICZ, GREGORY ...	1.90	3/11/2022	1,165,000	768,800	65.99			
1417907264	450-142-12420	GENSHEIMER, WILLIAM ... Location: 352 MAIN STREET	MCNAMARA, LINDA MIRA...	0.55	7/29/2021	1,150,000	676,800	58.85			
L801619968	450-142-12339	GILL ROBERT Location: 1003 NEW BOSTON ROAD	RUTH E. SYLVESTER IR...	4.30	8/6/2020	220,000	223,500	101.59			
L118611968	450-142-11611	GOTTLIEB ALEXANDER R... Location: 1645 BEAVER MEADOW ROAD	KERR III CHARLES	2.40	12/30/2019	184,000	228,800	124.35			
L1786138624	450-142-13081	GREEN COMMONS PROPER... Location: 55 UPPER LOVELAND ROAD	THOMPSON CHARLES	0.60	2/7/2020	195,000	171,700	88.05			
L1258799104	450-142-12087	GREENBERG KOELLING D... Location: 38 HUNTLEY STREET	ESTATE OF ALICE WILS...	0.70	5/31/2019	327,000	351,000	107.34			
L1983451136	450-142-12562	HAMILTON SIDNEY LESE... Location: 387 HAWK PINE ROAD	MARINA GROT TURKEVIC...	1.45	5/24/2019	515,000	512,600	99.53			
2129601600	450-142-12914	HAMMOND PROPERTIES, ... Location: 296 TURNPIKE ROAD	GEORGE S. MCLAIN REV...	1.10	5/12/2021	30,000	34,200	114.00			
1225818688	450-142-11605	HANAWAY, ANNIE C Location: 1528 BEAVER MEADOW ROAD	RICH, PHILIP B	3.00	1/10/2022	700,000	401,400	57.34			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1262010368	450-142-12571	HAWK PINE PROSPECT L... Location: 460 HAWK PINE ROAD	MARTIN JASON	1.70	9/24/2020	579,000	441,400	76.23			
1104393280	450-142-12585	HERMAN, NICHOLAS P Location: 60 PINE TREE ROAD	MACKINNON, JR., BARC...	0.79	7/7/2021	575,000	443,300	77.10			
L1562988544	450-142-11676	HOLBROOK HOLLY Location: 353 DUTTON HILL WEST	SIMMERS II CLAYTON	5.70	4/29/2020	1,390,000	961,500	69.17			
694246464	450-142-12422	INGRAM, ERIN Location: 355-357 MAIN STREET	AINSWORTH LLC	0.26	10/26/2021	998,000	479,200	48.02			
1023827008	450-142-12229	JACOBY, NIR Location: 27 BEAVER MEADOW ROAD	STADLER, DANIEL S	0.53	9/15/2021	1,225,000	679,900	55.50			
498668608	450-142-12232	JUNE K. HEMBERGER TR... Location: 37 BEAVER MEADOW ROAD	MCGINLEY-SMITH, DANI...	1.20	6/1/2021	1,225,000	576,900	47.09			
1490971712	450-142-13453	KAHN, ARTHUR Location: 51 MEETINGHOUSE ROAD	KIRKLAND, KATHRYN	4.95	9/10/2021	117,000	109,000	93.16			
626525248	450-142-12246	KATSAROS, GEORGIOS Location: 32 MELVIEW RIDGE	KEOGH, ELLEN J	2.40	4/26/2021	625,000	390,500	62.48			
L1285226496	450-142-12630	KELSEY CASEY Location: 194 KENDALL STATION	ESTATE OF JOHN ELLER	0.75	12/23/2020	300,000	282,300	94.10			
L1653506048	450-142-12837	KNAPP LESA Location: 513 TIGERTOWN ROAD	SNYDER ROBERT	1.00	9/20/2019	375,000	277,200	73.92			
L917118976	450-142-12892	KULAKOWSKI DENNIS Location: 43 TURNPIKE ROAD	RINKIN MATTHEW	0.45	6/1/2020	380,000	324,500	85.39			
L1818025984	450-142-12919	LAMPERTI AARON Location: 381 TURNPIKE ROAD	TOBIN JAMES	3.76	7/23/2020	265,000	296,500	111.89			
L1385504768	450-142-12185	LANDSMAN H. SAMUEL Location: 65 MCKENNA ROAD	CONWAY ANDERS	0.50	6/16/2020	490,000	379,500	77.45			
L1507217408	450-142-12082	LEE SAMUEL Location: 6 HOPSON LANE	MCCAMPBELL NINA	1.46	7/24/2019	555,000	539,800	97.26			
1985956928	450-142-11636	LEFKOE, TODD P Location: 112 BRADLEY HILL ROAD	GOTTLIEB, DANIEL J	0.90	8/16/2021	495,000	400,400	80.89			
1323146304	450-142-12407	LEWIS, CLARA S Location: 34 STOWELL ROAD	MIRALDI, LAURA F	4.30	11/3/2021	450,000	268,000	59.56			
L1201184768	450-142-11968	LICHTENSTEIN JONATHA... Location: 272 ELM STREET	THAYER WARREN	2.30	8/10/2020	850,000	694,100	81.66			
L1600856064	450-142-12329	LIN YANMEI Location: 958 NEW BOSTON ROAD	KERR LOIS	1.30	10/29/2020	280,000	310,200	110.79			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L428269568	450-142-11863	LUFF ANTONIA KIP Location: 2 FOUR WHEEL DRIVE	ESSEX MARY	0.50	12/18/2019	276,000	263,800	95.58			
L1123160064	450-142-13078	LYALL JASON Location: 114 ACADEMY ROAD	LEVY LAWRENCE	0.62	8/1/2019	725,000	544,600	75.12			
1408234560	450-142-12780	MANN, ELIZABETH AYER Location: 707 VT ROUTE 132	KORPI, ELIZABETH S	3.40	7/23/2021	575,000	370,500	64.43			
L1849638912	450-142-11987	MANNING CRAIG Location: 53 GLEN RIDGE ROAD	LESLIE KENNETH	1.22	6/29/2020	378,000	353,900	93.62			
L599953408	450-142-12000	MCCALL MICHAEL Location: 346 GOODRICH FOUR CORNERS ROAD	GANNON LESLIE	5.00	8/13/2020	415,000	379,100	91.35			
1913601088	450-142-11591	MCGEAN, TRUSTEE, ELI... Location: 714 BEAVER MEADOW ROAD	HEMBERGER, JUNE	2.02	11/19/2021	565,000	335,900	59.45			
1283689536	450-142-12408	MCKIBBEN, SOPHIE C Location: 95 STOWELL ROAD	BAUER, KENNETH	1.30	7/23/2021	560,000	340,300	60.77			
2098197568	450-142-12386	MCNALLY, DAVID B Location: 11 COSSINGHAM ROAD	TRUST OF ELISABETH W...	1.61	7/12/2021	875,000	428,600	48.98			
L1354928128	450-142-12196	MINER'S HAT LLC Location: 114 MCKENNA ROAD	LEATHERWOOD DAVID	1.40	11/20/2020	575,000	387,100	67.32			
L1990262784	450-142-11792	MORSE AINSLEY ELIZAB... Location: 54 CARPENTER STREET	HOPEMAN RILEY ALAN	0.47	4/30/2019	395,000	320,000	81.01			
L1091313664	450-142-11898	MUELLER JORDAN Location: 32 DOUGLAS RIDGE	SALLY M. BRITTON TRU...	3.60	6/26/2020	697,000	575,600	82.58			
651408448	450-142-12432	MURPHY, RICHARD A Location: 395 MAIN STREET	KIRK, CHRISTOPHER G	2.70	6/30/2021	1,360,000	1,097,600	80.71			
L761987072	450-142-12768	NORSE III WAYNE Location: 227 VT RT 132	KINNEY JEAN	0.66	7/24/2020	482,000	422,100	87.57			
L812027904	450-142-12448	OFFICER DANIEL Location: 495 MAIN STREET	NAVINS DAVID	4.49	7/30/2020	950,000	797,300	83.93			
L1554931712	450-142-12233	OPPENHEIMER KAY Location: 8 HOBSON ROAD	MCCLEERY VIRGINIA	0.35	8/19/2019	535,000	493,600	92.26			
1787139136	450-142-12901	PAPE, ROBERT Location: 128 TURNPIKE ROAD	H2H, LLC	1.00	5/28/2021	795,000	463,200	58.26			
L714416128	450-142-11579	PARRADO TRUSTEE EDGA... Location: 297 BEAVER MEADOW ROAD	VINIKOOR TRUSTEE ROB...	0.71	8/31/2020	558,558	492,100	88.10			
L723460096	450-142-12233	PHELPS JESSE Location: 8 HOPSON ROAD	OPPENHEIMER KAY	0.35	5/1/2020	585,000	493,600	84.38			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1374268480	450-142-11610	REID, MICHAEL Location: 1646 BEAVER MEADOW ROAD	SABBEY, CRAIG	0.40	9/23/2021	425,000	262,100	61.67			
L891490304	450-142-11605	RICH PHILIP Location: 1528 BEAVER MEADOW ROAD	DUNN PAUL	3.00	10/31/2019	545,000	401,400	73.65			
L118661120	450-142-12708	RIVER HOUSE VT LLC Location: 1224 ROUTE 5	LEATHERWOOD DAVID	3.60	12/3/2020	3,700,000	2,773,700	74.96			
L1763229696	450-142-12330	ROANE WILLIAM Location: 961 NEW BOSTON ROAD	CONNOLLY ANDREW	1.30	7/31/2019	320,000	261,000	81.56			
L2107310080	450-142-11942	ROBBINS NATHANIEL Location: 32 ELM STREET	FARGHER ANDREW	0.48	12/1/2020	880,000	773,000	87.84			
L1872429056	450-142-12484	ROJANSKY MATTHEW Location: 69 OLD COACH ROAD	SINAGRA TRUSTEE GIGI	3.66	12/1/2020	660,000	435,100	65.92			
L1998139392	450-142-12189	SACHS HANNAH Location: 85 MCKENNA ROAD	MARILYN T. AMES REVO...	0.36	7/14/2020	329,000	270,400	82.19			
L39788544	450-142-11594	SANDOR WILLIAM Location: 888 BEAVER MEADOW RD	SARAH HARTMAN DOLE R...	5.56	4/23/2020	730,000	624,800	85.59			
L1624326144	450-142-12874	SCOTT ROBERT Location: 11 TRUMBULL LANE	SCANLAN MARTIN	0.23	9/30/2020	585,000	471,700	80.63			
1739095104	450-142-12244	SEALS, JAMES R Location: 24 MELVIEW RIDGE ROAD	CAROL A. JOHNSON TRU...	3.90	12/8/2021	435,000	285,800	65.70			
624612416	450-142-11950	SEIFFERT, ELLEN A Location: 66 ELM STREET	DOLAN, WILLIAM C	1.08	6/23/2021	1,350,000	696,500	51.59			
L1424621568	450-142-11869	SHOOK STRATTON Location: 185 CHURCH STREET	GOODMAN DOUGLAS	2.60	7/10/2019	380,000	323,500	85.13			
598244416	450-142-12842	SMITH, CODY Location: 745 TIGERTOWN ROAD	BERRY, RICHARD	3.60	11/30/2021	110,000	112,300	102.09			
888533568	450-142-11853	SMITH, II, ALDEN H Location: 66 CHURCH STREET	ALEXANDER S TARIOT 2...	1.42	2/25/2022	1,450,000	769,800	53.09			
559762496	450-142-12534	SOMMERS, ALEAH N Location: 22 EAGLE LANE	BENNETT, ROBERT M	1.16	8/23/2021	455,000	331,700	72.90			
L313155584	450-142-11988	SOYBEL DAVID Location: 35 GLEN RIDGE ROAD	MYERS ASSOCIATES PLL...	2.27	8/20/2020	655,000	447,600	68.34			
L919867392	450-142-11643	SPERRY DWIGHT Location: 201 BRADLEY HILL ROAD	LANGLOIS ALBERT	1.70	8/31/2020	350,000	343,800	98.23			
313955392	450-142-12159	STEEPLEVIEW LANE, LL... Location: 22 LARY LANE	STANTON, ANNE	0.35	6/7/2021	725,000	436,800	60.25			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
979874368	450-142-12442	STEINHAUER, RAFE Location: 448 MAIN STREET	BARBER, CATHERINE WR...	0.18	2/28/2022	510,000	362,300	71.04			
998202432	450-142-11587	SVINDRYCH, ZDENEK Location: 393 BEAVER MEADOW ROAD	JORDAN, ANITA P	0.78	10/6/2021	249,500	219,200	87.86			
1457955904	450-142-11949	THE BURTON TRUST DAT... Location: 56 ELM STREET	PACHNER, ANDREW	0.67	5/17/2021	1,375,000	764,200	55.58			
L1827143680	450-142-11967	THE STEVEN J. KAHL A... Location: 250 ELM STREET	O'REILLY JR. WILLIAM	3.14	4/23/2020	850,000	714,000	84.00			
89332800	450-142-12418	TOY STOREY REVOCABLE... Location: 348 MAIN STREET	ESTATE OF ANNAH DUPU...	0.25	10/8/2021	476,000	427,500	89.81			
L1120047104	450-142-12203	ULRIKE FULD FAMILY T... Location: 114 BEAVER MEADOW ROAD	ANNE GARRIGUE TRUST	0.52	9/8/2020	620,000	405,500	65.40			
L664211456	450-142-12298	VONA III MARSETTE AR... Location: 571 NEW BOSTON ROAD	WILSON LINDA	2.30	10/7/2020	201,000	217,500	108.21			
L986554368	450-142-12474	WEISS CAROLYN Location: 248 MAIN STREET	ESTATE OF RICHARD P...	0.77	3/25/2021	550,000	421,900	76.71			
L1398165504	450-142-11821	WILLIAMS CATHERINE Location: 207 CHAPEL HILL ROAD	DRAZIN DAVID	1.00	5/15/2019	295,000	272,600	92.41			
1372828736	450-142-12187	ZHANG, XIAOYU Location: 76 MCKENNA ROAD	SHARON D. RACUSIN RE...	1.50	7/8/2021	625,000	400,000	64.00			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>183.04</b>		<b>65,718,958</b>	<b>47,597,700</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
101 Total Transactions	63.39	Low InterQuartile Value	69.53 Low 90% Value of Aggregate
663,901 Average Sales Price	89.47	High InterQuartile Value	74.69 High 90% Value of Aggregate
478,723 Average Listed Price	26.09	InterQuartile Range	72.11 Aggregate Ratio
78.29 Average Ratio			3.58% Sampling Error
80.55 Median Ratio	24.26	Value of Outlier Low Limit	0 Number of Low Outliers
47.09 Low Ratio	128.60	Value of Outlier High Limit	0 Number of High Outliers
124.35 High Ratio	- 14.87	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	167.73	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.86 COD			
4	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
4%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1896870976	450-142-13130	BAILEY FAMILY TRUST Location: 5 NEEDHAM ROAD	WALDECKER, BARBARA A	25.87	7/15/2021	585,000	481,800	82.36			
1265552448	450-142-12839	BLODGETT, KEVIN Location: 593 TIGERTOWN ROAD	MCCRACKIN, NANCI	47.00	8/19/2021	380,000	202,300	53.24			
2053121088	450-142-13165	BORNSTEIN, DANIEL B Location: 196 MAPLE HILL ROAD	KNIGHT, DIANE	8.00	4/30/2021	1,570,000	1,123,900	71.59			
1088617536	450-142-12845	CANFIELD, ERIKA L Location: 752 TIGERTOWN ROAD	JACOBSEN, CHRISTOPHE...	47.80	12/17/2021	745,500	549,300	73.68			
L1758625792	450-142-11647	CARPENTER ROBERT Location: 398 BRADLEY HILL ROAD	HANLON FRANCIS	48.30	5/16/2019	1,515,000	1,257,500	83.00			
L1894309888	450-142-12279	CASHMAN STEFANIE Location: 271 NEW BOSTON RD	SABATELLE JR ROBERT	9.98	2/1/2021	835,000	808,400	96.81			
L785797120	450-142-11928	CHEN THOMAS Location: 287 DUTTON HILL CENTER	MARCY G. GLENN REVOC...	6.60	10/23/2019	509,250	481,000	94.45			
1744525376	450-142-13111	CHENEY, ADAM Location: 96 UPPER TURNPIKE ROAD	HARWOOD, TRUSTEE, CA...	8.00	4/6/2021	370,000	332,400	89.84			
1792908352	450-142-12359	CLAMAN, TIMOTHY H Location: 1226 NEW BOSTON RD	KOREY, KENNETH A	11.00	11/5/2021	985,000	514,800	52.26			
L1783468032	450-142-12846	CLARK NICHOLAS Location: 756 TIGERTOWN ROAD	FREEMAN SARAH	37.50	6/28/2019	154,400	154,400	100.00			
L1635651584	450-142-13455	CLEM CHESTER Location: 1488 BEAVER MEADOW ROAD	THURSTON JUDSON	21.10	10/13/2020	750,000	354,600	47.28			
L113414144	450-142-13127	COLLINS CHRISTOPHER Location: 163 NEREDHAM ROAD	PANG TRUSTEE SZE PUI	38.37	10/15/2020	1,138,000	730,100	64.16			
L1223319552	450-142-12304	COSTA MICHAEL Location: 40 SUNDBACK LANE	CRAIG AND HOLLOWAY W...	13.80	10/19/2020	710,000	569,700	80.24			
L1651912704	450-142-12808	DELLA CROCE KARA Location: 487 SUGARTOP ROAD	ESTATE OF EDWARD G. ...	19.20	5/6/2019	575,000	664,800	115.62			
L726999040	450-142-11965	DINSMORE CHRISTIAN Location: 227 ELM STREET	SUBBIAH SWAMINATHAN	17.70	8/21/2020	950,000	750,400	78.99			
L1862832128	450-142-13075	DUNKEL BLAKE JAMESON Location: 70 ACADEMY ROAD	FAHEY JR. PETER	9.50	9/26/2019	820,000	776,700	94.72			
L313921536	450-142-12004	FICHMAN BERT Location: 591 GOODRICH FOUR CORNERS	PEARCE ANDREW	7.00	5/13/2019	499,000	382,900	76.73			
L1946718208	450-142-13136	GROVES KEVIN Location: 44 WATERMAN HILL ROAD	ADAMS CLAYTON	15.20	4/10/2019	740,000	599,900	81.07			



R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2079183936	450-142-11644	HAMNER, CHARLES S Location: 221 BRADLEY HILL ROAD	DORION, DOROTHY S	31.10	6/24/2021	2,700,000	1,737,000	64.33			
L148099072	450-142-11906	HICKERSON JASON Location: 63 DOUGLAS ROAD	GREENWALD ANN	10.50	12/17/2019	810,000	848,900	104.80			
L1934786560	450-142-12985	HUNTER DAVID SCOTT Location: 38 BIRCH HILL LANE	CHRISTOPHER AND TERR...	10.00	12/10/2019	480,000	476,700	99.31			
L391684096	450-142-12846	JACOBSEN CHRISTOPHER Location: 756 TIGERTOWN RD	FARWELL NANCY	37.50	8/7/2020	85,000	154,400	181.65	E	E	E
L964562944	450-142-12930	JANISSE JEDIDIAH Location: 608 TURNPIKE ROAD	STAGGS MICHAEL	10.10	8/31/2020	975,000	936,800	96.08			
1905203776	450-142-12472	JOAN S. ROSE AND MIC... Location: 237 MAIN STREET	SINGH, NEETU	14.85	3/23/2022	1,540,000	1,093,700	71.02			
L1165103104	450-142-11916	JUSTINE FAHEY REVOCA... Location: 240 DOUGLAS ROAD	WALSH JAMES	10.20	6/25/2019	989,000	901,900	91.19			
L589332480	450-142-12007	KANIA JOHN Location: 600 GOODRICH FOUR CORNERS ROAD	WILLIAMS TRUSTEE ALI...	27.27	10/20/2020	1,450,000	1,081,500	74.59			
2056772672	450-142-11597	KAREN SOMMERS REVOCA... Location: 1046 BEAVER MEADOW ROAD	ANDREW C. SIGLER REV...	88.10	10/8/2021	2,225,000	1,284,800	57.74			
L191832064	450-142-12372	KITZMILLER WILLIAM Location: 1456 NEW BOSTON ROAD	NEWCOMB GEORGE	30.63	7/1/2019	675,000	559,400	82.87			
L1611251712	450-142-12342	LOCKWOOD HEIDI Location: 90 MEETINGHOUSE ROAD	GARDNER TIMOTHY	12.20	6/30/2020	739,000	774,400	104.79			
2120174656	450-142-12975	LUQUER, HEIDI Location: 44 BRAMBLE LANE	CHURBA, LAURIE ANN	25.00	8/17/2021	435,000	385,700	88.67			
L240390144	450-142-12600	MARSHALL ALISON Location: 1355 PODUNK ROAD	KEATS TRUSTEE ALEXAN...	10.30	11/30/2020	850,000	410,800	48.33			
L1523142656	450-142-12861	MCCAMPBELL NINA Location: 140 TILDEN HILL ROAD	JOAN T. VANHOOSER RE...	38.30	8/21/2019	975,000	853,700	87.56			
L1512538112	450-142-12965	MCDOWELL BRIDGE Location: 1209 TURNPIKE ROAD	MANDELBAUM DAVID	61.60	8/30/2019	846,508	814,200	96.18			
1479035968	450-142-11989	MELCON, JORDAN Location: 134 GOODRICH FOUR CORNERS	CHEN, ZI	12.74	8/12/2021	962,000	755,100	78.49			
L426442752	450-142-11956	MURPHY BRIAN Location: 95 ELM STREET	PEPPER JOHN	40.30	11/25/2020	2,134,102	1,896,700	88.88			
L937050112	450-142-11715	NAVINS DAVID Location: 211 BRIGHAM HILL ROAD	VITT GEOFFREY	9.05	9/19/2019	1,200,000	857,600	71.47			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L283676672	450-142-12986	PAUL A. GAMBLE AND C... Location: 180 BIRCH HILL LANE	REICHERT ELIZABETH	11.30	3/22/2021	3,375,000	1,941,400	57.52			
L1372217344	450-142-11732	ROSEN LAUREN Location: 64 BULLOCK ROAD	BAILEY LAUREN	10.50	4/5/2019	415,000	316,600	76.29			
L1318780928	450-142-12008	ROTHSTEIN ERIC Location: 619 GOODRICH FOUR CORNERS ROAD	MEYERROSE ANNA	10.40	12/11/2020	1,150,000	633,200	55.06			
L721453056	450-142-13324	S. JOSHUA LEWIS REVO... Location: 1285 UNION VILLAGE ROAD	REVOCABLE TRUST FOR ...	117.30	7/10/2020	1,700,000	1,405,000	82.65			
L831160320	450-142-13102	SCHLOZMAN STEVEN Location: 153 UPPER PASTURE	FRAZER TRUSTEE MARIO...	10.20	3/4/2021	695,000	456,000	65.61			
L722591744	450-142-11668	SLOTZNICK SARAH Location: 385 BRAGG HILL ROAD	ACKER RICHARD	10.10	12/27/2019	550,000	462,400	84.07			
L868782080	450-142-12334	SMITH KYLE Location: 34 MT. TABOR ROAD	FENTON JONATHAN	12.25	8/31/2020	655,000	518,100	79.10			
L734564352	450-142-11634	STETTENHEIM JOEL Location: 109 BRADLEY HILL ROAD	SPERRY DWIGHT	12.40	8/25/2020	801,000	732,400	91.44			
L624902144	450-142-11724	THATCHER KATHRYN Location: 74 BUTTERNUT ROAD	GRAVES GEORGE	10.15	4/2/2020	489,000	477,900	97.73			
L1897439232	450-142-12004	THE ANDREW B. WINTER... Location: 591 GOODRICH FOUR CORNERS ROAD	FICHMAN BERT	7.00	3/20/2020	554,000	382,900	69.12			
266277440	450-142-13216	THERESA NEHMER BAYBU... Location: 529 KERWIN HILL ROAD	RIESS, KERRY	54.50	2/7/2022	2,500,000	1,441,400	57.66			
L193445888	450-142-13118	TUNNICLIFFE JOHN Location: 207 UPPER TURNPIKE ROAD	HESS JAMIESON	11.30	6/4/2019	482,000	520,600	108.01			
28892224	450-142-12937	VELOZO, JACQUALYN A Location: 37 BOB WHITE LANE	WHITE, ROBERT R	6.50	11/1/2021	325,000	248,700	76.52			
188300352	450-142-13466	VERGES, CHRISTOPHER Location: 720 UNION VILLAGE ROAD	WATERS, ALLAN, TRUST...	8.22	11/30/2021	210,000	161,800	77.05			
L545669120	450-142-12396	WALDEN TILLIE Location: 136 STOWELL ROAD	136 STOWELL ROAD LLC	10.05	3/16/2021	425,000	453,500	106.71			
1931226176	450-142-12834	WALDO, TRUSTEE, CHAR... Location: 495-497 TIGERTOWN ROAD	TIBBITS, CLAUDE K	170.10	8/31/2021	1,900,000	1,629,800	85.78			
L1252581376	450-142-11774	WALKER ANNE Location: 467 CAMPBELL FLAT ROAD	CLELAND ANDREW	31.30	5/12/2020	440,000	442,300	100.52			
813626432	450-142-11837	WHEELER, PATRICK Location: 54 CHAPEL HILL ROAD	PARKER, ANDREW	31.05	7/19/2021	357,000	218,000	61.06			





**C - Commercial**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L602603520	450-142-12750	1781 INVESTMENT CO L... Location: 303 US ROUTE 5 SOUTH	FOGG REALTY HOLDINGS...	0.00	7/2/2020	1,800,000	2,242,400	124.58			
L149000192	450-142-12676	713 ROUTE 5 NORWICH ... Location: 713 US ROUTE 5 NORTH	NORWICH WATERWORKS L...	2.95	11/25/2019	289,000	372,800	129.00			
1658139712	450-142-12739	NIEM PROPERTIES, LLC Location: 221 ROUTE 5	WILLIAM E. DRAKE REV...	2.10	6/8/2021	320,000	380,000	118.75			
<b>Totals for C - Commercial</b>				<b>5.05</b>		<b>2,409,000</b>	<b>2,995,200</b>				

**C - Commercial**

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
3 Total Transactions	118.75	Low InterQuartile Value	121.07	Low 90% Value of Aggregate
803,000 Average Sales Price	129.00	High InterQuartile Value	127.60	High 90% Value of Aggregate
998,400 Average Listed Price	10.25	InterQuartile Range	124.33	Aggregate Ratio
124.11 Average Ratio			2.63%	Sampling Error
124.58 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
118.75 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
129.00 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
2.74 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**CA - Commercial Apartments**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
300526656	450-142-12742	ACORN TO SKY INVESTM... Location: 256 US ROUTE 5 SOUTH	CLIFFORD PROPERTIES,...	0.97	9/24/2021	800,000	694,500	86.81			
382286912	450-142-12662	KALLBERG LLC Location: 48 ROUTE 5 NORTH	CHEHRZAD, DARIUS	0.42	11/11/2021	375,000	351,300	93.68			
<b>Totals for CA - Commercial Apartments</b>				<b>1.39</b>		<b>1,175,000</b>	<b>1,045,800</b>				

**CA - Commercial Apartments**

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
2 Total Transactions	86.81	Low InterQuartile Value	73.08	Low 90% Value of Aggregate
587,500 Average Sales Price	93.68	High InterQuartile Value	104.93	High 90% Value of Aggregate
522,900 Average Listed Price	6.87	InterQuartile Range	89.00	Aggregate Ratio
90.25 Average Ratio			17.90%	Sampling Error
90.25 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
86.81 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
93.68 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
3.80 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
L1826185216	450-142-12181	AUTUMNWOOD HEIGHTS I... Location: MCKENNA ROAD	BARBARA G. BRITTON T...	4.05	7/16/2019	15,000	15,700	104.67			
41874496	450-142-12980	BRADLEY, JOEL Location: TURNPIKE ROAD	CHRISTOPHER L. CLAPP...	77.40	7/20/2021	300,000	289,400	96.47			
1373766720	450-142-13461	FISHER, NATHANIEL M Location: 40 MYSTIC DRIVE	WEBSTER, GRAHAM	20.50	4/30/2021	115,000	149,900	130.35			
47711296	450-142-13395	FLANNERY, COLE Location: 0 STAGE COACH ROAD	SVENSON, BENJAMIN	54.10	4/30/2021	825,000	343,200	41.60			
1286618176	450-142-13378	HOFFEEER, MEREDITH L Location: 0 NEW BOSTON ROAD	RANDALL, CINDIA	30.90	11/19/2021	350,000	168,300	48.09			
1331887168	450-142-12799	LEWIS AND HARRIS, LL... Location: NEWTON LANE	VALLEY, SHIRLEY	33.90	12/14/2021	200,000	180,900	90.45			
1611594816	450-142-13347	LEWIS AND HARRIS, LL... Location: JOSHUA ROAD	VALLEY, THOMAS	63.70	12/14/2021	325,000	209,200	64.37			
L882360320	450-142-12927	MCLAUGHRY GRACE Location: 522 TURNPIKE ROAD	STONE DAVID	13.80	7/10/2020	150,000	188,300	125.53			
L1013866496	450-142-13028	NANCY H. CRESSMAN TR... Location: UNION VILLAGE ROAD	BIGGS MELVIN	5.70	7/17/2019	108,500	108,500	100.00			
L1870942208	450-142-12058	ROSENBLOOM JONATHAN Location: HOPSON ROAD	WATTS BRADLEY	10.95	10/25/2019	285,000	251,000	88.07			
1854526528	450-142-13012	STEWART, SHYLA Location: OLCOTT ROAD	CALLAGHAN, DEBORAH A	33.00	6/25/2021	555,000	247,100	44.52			
L1834004480	450-142-12377	THE FREDRIC D. CARTE... Location: 1508 NEW BOSTON ROAD	DONNA DUCHARME	37.74	12/3/2019	375,000	246,500	65.73			
2137369152	450-142-12163	TOMEK, IVAN Location: 0 LOVELAND RAOD	MACINTYE, JEAN	4.30	3/28/2022	187,500	98,800	52.69			
407081536	450-142-12827	YODER, KATHERINE F Location: 00 TIGERTOWN ROAD	WILLIAMS, JANIS	71.50	2/9/2022	340,000	224,900	66.15			
<b>Totals for M - Miscellaneous</b>				<b>461.54</b>		<b>4,131,000</b>	<b>2,721,700</b>				

**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
14 Total Transactions	51.54	Low InterQuartile Value	53.42 Low 90% Value of Aggregate
295,071 Average Sales Price	101.17	High InterQuartile Value	78.35 High 90% Value of Aggregate
194,407 Average Listed Price	49.63	InterQuartile Range	65.88 Aggregate Ratio
79.91 Average Ratio			18.93% Sampling Error
77.11 Median Ratio	- 22.90	Value of Outlier Low Limit	0 Number of Low Outliers
41.60 Low Ratio	175.60	Value of Outlier High Limit	0 Number of High Outliers
130.35 High Ratio	- 97.33	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.21 PRD (Regression Index)	250.04	Value of Extreme High Limit	0 Number of High Extremes/Influentials
32.64 COD			
1 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			





**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
162 Total Transactions	65.30	Low InterQuartile Value	72.09 Low 90% Value of Aggregate
758,619 Average Sales Price	91.37	High InterQuartile Value	76.53 High 90% Value of Aggregate
563,739 Average Listed Price	26.07	InterQuartile Range	74.31 Aggregate Ratio
79.43 Average Ratio			2.99% Sampling Error
80.71 Median Ratio	26.20	Value of Outlier Low Limit	0 Number of Low Outliers
47.09 Low Ratio	130.47	Value of Outlier High Limit	1 Number of High Outliers
124.35 High Ratio	- 12.90	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	169.57	Value of Extreme High Limit	1 Number of High Extremes/Influentials
17.42 COD			
7	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
4%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

**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
5 Total Transactions	90.25 Low InterQuartile Value		93.20 Low 90% Value of Aggregate
716,800 Average Sales Price	126.79 High InterQuartile Value		132.31 High 90% Value of Aggregate
808,200 Average Listed Price	36.54 InterQuartile Range		112.75 Aggregate Ratio
110.56 Average Ratio			17.35% Sampling Error
118.75 Median Ratio	35.43 Value of Outlier Low Limit	0 Number of Low Outliers	
86.81 Low Ratio	181.60 Value of Outlier High Limit	0 Number of High Outliers	
129.00 High Ratio	- 19.38 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.98 PRD (Regression Index)	236.41 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
12.31 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**Class - Farm/Vacant (W, M, F)**

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
14 Total Transactions	51.54 Low InterQuartile Value		53.36 Low 90% Value of Aggregate
295,071 Average Sales Price	101.17 High InterQuartile Value		78.41 High 90% Value of Aggregate
194,407 Average Listed Price	49.63 InterQuartile Range		65.88 Aggregate Ratio
79.91 Average Ratio			19.02% Sampling Error
77.11 Median Ratio	- 22.90 Value of Outlier Low Limit	0 Number of Low Outliers	
41.60 Low Ratio	175.60 Value of Outlier High Limit	0 Number of High Outliers	
130.35 High Ratio	- 97.33 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.21 PRD (Regression Index)	250.04 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
32.64 COD			
1 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			

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
181 Total Transactions	65.20	Low InterQuartile Value	72.67 Low 90% Value of Aggregate
721,404 Average Sales Price	93.00	High InterQuartile Value	77.53 High 90% Value of Aggregate
541,803 Average Listed Price	27.80	InterQuartile Range	75.10 Aggregate Ratio
80.33 Average Ratio			3.24% Sampling Error
81.04 Median Ratio	23.51	Value of Outlier Low Limit	0 Number of Low Outliers
41.60 Low Ratio	134.70	Value of Outlier High Limit	1 Number of High Outliers
130.35 High Ratio	- 18.19	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	176.39	Value of Extreme High Limit	1 Number of High Extremes/Influentials
18.95 COD			
8	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
4%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		