

Study created by Christie.Wright@vermont.gov on 12/1/2022 at 4:37 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2018329664	480-151-10010	AIKEN, DONALD Location: 110 BLANCHARD AVENUE	MARTINEZ, NEIL T	1.13	4/30/2021	253,000	231,800	91.62			
1303948352	480-151-10070	ALLUMS, BRITTANY L Location: 2352 U S ROUTE 7	LAFOND, MICHAEL J	1.20	9/16/2021	145,000	111,900	77.17			
L1031872512	480-151-10840	BATHALON KELSEY Location: 811 PLAINS ROAD	ESTATE OF JAMES E. M...	0.62	3/18/2020	166,700	164,500	98.68			
L1168576512	480-151-10079	BAUTISTA KARL Location: 526 PARKER ROAD	BOYNTON JONATHAN	0.60	8/16/2019	152,000	111,000	73.03			
248755264	480-151-11390	BENK, KYLE Location: 61 ORCHARD HILL ROAD	THOMPSON, BARBARA	2.90	7/7/2021	297,000	240,800	81.08			
L1871872000	480-151-11501	BETTS HEATHER Location: 73 OLD COLONY WAY A5	GILLEN KRISTY	0.00	11/15/2019	105,000	103,200	98.29			
1834626112	480-151-10831	BLAISE, STEPHEN A Location: 619 U.S. ROUTE 7	BROWN, MICHAEL	1.40	8/27/2021	210,000	163,600	77.90			
970175552	480-151-10765	BOURGEOIS, ALARA Location: 4152 US ROUTE 7	GAGNON, RICHARD J	0.43	6/14/2021	178,000	134,000	75.28			
L1515864064	480-151-11694	BOYER GUY Location: 328 CEDAR LANE	MAYER GARY	5.80	10/9/2019	510,000	442,200	86.71			
L1229410304	480-151-11043	BRITTENHAM JOSHUA Location: 70 DEPOT HILL ROAD	EATON JACOB	2.20	1/5/2021	400,000	223,900	55.98			
L1186021376	480-151-11664	BROUGHTON JOSHUA Location: 468 CORN HILL ROAD	STICKNEY BRETT	1.60	1/29/2021	380,000	303,800	79.95			
L760995840	480-151-10831	BROWN MICHAEL Location: 619 U.S. ROUTE 7	BLAKE TORRIE	1.40	2/12/2021	190,000	163,600	86.11			
L1970679808	480-151-10494	CANDON III MATTHEW Location: 1351 ELM STREET	FREDETTE JR PETER	2.20	6/28/2019	103,000	127,900	124.17			
L472559616	480-151-10575	CARMICHAEL GAY Location: 131 PITTSFORD COMMONS UNIT C4	GRIFFIN III JAMES	0.00	8/27/2019	65,000	73,800	113.54			
L1567571968	480-151-10141	CASSELL III JAMES Location: 217 AGER ROAD	BROWN DOUGLAS	1.29	10/21/2019	259,900	198,100	76.22			
L579772416	480-151-10048	CONNOR WILLIAM Location: 350 OXBOW RD	WENGRYNIUK REVOKABLE...	3.00	6/22/2020	225,000	182,600	81.16			
L63578112	480-151-10868	COREY AMANDA Location: 4352 US RTE 7	LAROCHE TANYA	2.00	4/8/2020	155,000	140,600	90.71			
L618631168	480-151-11488	CROWLEY JOHN Location: 78 HIGH WINDS LANE	DESFORGES THOMAS	1.01	12/17/2019	188,000	192,700	102.50			

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L604209152	480-151-11125	DALY RONAN Location: 111 ELM STREET	BERNADETTE A. QUEEN ...	0.76	10/25/2019	180,000	184,300	102.39			
L1582055424	480-151-10304	DEDUSEVIC ALBAN Location: 4953 WHIPPLE HOLLOW ROAD	TODD JACK	2.50	10/16/2020	80,000	114,500	143.13	O	O	O
L1204977664	480-151-10733	DEXTER WILLIAM Location: 1197 PLAINS ROAD	ECKHARDT KRISTEN	0.78	2/28/2020	167,000	111,300	66.65			
528716352	480-151-10736	DG PITTSFORD VT LLC Location: 40 PLAINS ROAD	PITTSFORD PLAINS BTS...	2.70	2/10/2022	2,175,000	147,100	6.76	O	O	O
L2028724224	480-151-10784	DICK WILLIAM Location: 398 PARKER ROAD	DIXON SUSAN	2.00	8/30/2019	149,900	128,600	85.79			
739818560	480-151-11228	DODGE, JOANNE T Location: 131 PITTSFORD COMMONS, UNIT C3	WOOD, MARTHA M	0.00	11/30/2021	115,000	83,400	72.52			
L661258240	480-151-10037	DYKE RALPH Location: 815 ARCH STREET	CONNELLY KIRSTEN	0.13	9/11/2019	141,000	100,400	71.21			
L1542070272	480-151-10028	FERRARO ANTHONY Location: 3973 US ROUTE 7	RUE WARREN	3.93	2/26/2021	420,000	337,900	80.45			
L618147840	480-151-11318	FORREST JUSTIN Location: 1778 FIRE HILL ROAD	MURRY A. SNYDER FAMI...	1.50	1/30/2020	260,000	367,500	141.35	O	O	O
L162963456	480-151-10482	FOX ETHAN Location: 559 ARCH STREET	FOWLER JR. GERALD	1.00	3/6/2020	95,000	102,700	108.11			
L539033600	480-151-10119	FOX MELISSA Location: 120 TEROUNZO ROAD	BOURT NANCY	0.69	11/8/2019	145,000	143,200	98.76			
648880704	480-151-10380	FOX, GORDON J Location: 16 FURNACE ROAD	DEPERT, ERIK D	0.26	1/31/2022	135,000	133,500	98.89			
L795820032	480-151-10765	GAGNON RICHARD Location: 4152 US ROUTE 7	LAJOIE DONALD	0.43	5/10/2019	168,000	134,000	79.76			
L260329472	480-151-11527	HAMBLIN KRISTOPHER Location: 3286 US ROUTE 7	KWAN MANLING	0.17	4/30/2019	100,000	94,600	94.60			
L1008410624	480-151-10417	HAMMANN MELINDA Location: 595 PARKER ROAD	FORREST JUSTIN	0.40	9/11/2020	169,000	103,700	61.36			
L1259405312	480-151-11019	HOSE PULLERS INC Location: 496 PLAINS ROAD	YATES RAYMOND	1.90	12/16/2020	140,000	134,800	96.29			
531115072	480-151-11091	HUNNIFORD, CAROLINE Location: 6696 ROUTE 7	HOWE, RUSSELL P	1.02	8/27/2021	135,000	89,300	66.15			
L1064456192	480-151-11184	HYJEK RANDY Location: 627 PLAINS ROAD	SHERMAN IV EARLAND	0.88	9/28/2020	140,000	124,200	88.71			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1601441792	480-151-10422	JOHNSTON VICKI Location: 785 CORN HILL RD	SMITH RYAN	4.30	3/26/2021	184,000	133,600	72.61			
L417677312	480-151-10329	JUDSON MICHAEL Location: 324 PINEWOODS ROAD	PETTY RUPERT	1.00	1/17/2020	195,000	168,700	86.51			
542735424	480-151-10947	KAMUDA, CHRISTINE Location: 201 FURNACE ROAD	SPENSLEY, ROBB	0.91	12/28/2021	279,900	154,000	55.02			
L123461632	480-151-11482	KEITH JESSE Location: 3730 US ROUTE 7	LAPORTE THOMAS	0.27	2/17/2021	152,500	116,600	76.46			
1175837760	480-151-10213	KENYON, DEAN J Location: 3356 US ROUTE 7	EUGAIR, CHARITY A	0.75	10/22/2021	224,000	128,200	57.23			
L214401024	480-151-11309	KING KASEY Location: 1646 PLAINS RD	VANDERHOOF SARAH	1.17	9/30/2019	125,000	98,400	78.72			
L676823040	480-151-11353	KRUKOWSKI ERIK Location: 18 ALFRED BUCK LANE	SEIGFRIED STEVE	0.46	5/29/2020	187,500	154,200	82.24			
1205953600	480-151-10070	LAFOND, MICHAEL J Location: 2352 US ROUTE 7	BELDEN, JR, RICHARD ...	1.20	5/26/2021	50,000	111,900	223.80	E	E	E
L215977984	480-151-11092	LANCOUR SCOTT Location: 3467 U S ROUTE 7	POMAINVILLE BARBARA	0.42	12/13/2019	80,000	123,200	154.00	O	O	O
977878080	480-151-10896	LARKIN, PATRICK Location: 1890 SUGAR HOLLOW ROAD	THE ELIZABETH C. MCK...	1.80	11/10/2021	225,000	133,100	59.16			
L1997377536	480-151-10129	LEE MICHAEL Location: 230 WOODLAND DRIVE	BRATLAND KAREN	1.42	6/3/2019	205,000	207,600	101.27			
812133440	480-151-10147	LONERGAN, CRAIG B Location: 524 PLAINS ROAD	BROWN, ROBERT E	1.00	8/20/2021	307,000	205,600	66.97			
L358326272	480-151-10651	LONG ROBERT Location: 172 PINEWOODS ROAD	HOARE DORIS	5.70	1/31/2020	175,000	164,700	94.11			
L1729167360	480-151-10390	MACINTYRE RYAN Location: 129 HUDSON TERRACE	WEBSTER KAYLA	1.12	1/20/2021	230,000	179,100	77.87			
L133373952	480-151-10387	MANDOLARE PHILIP Location: 34 CROWN POINT NORTH	CHARTIER BERNARD	1.08	4/10/2019	275,000	236,600	86.04			
1242858560	480-151-11188	MARKOWSKI, MARTIN S Location: 1533 VT ROUTE 3	WIMETT, ALEXANDER	5.30	4/30/2021	353,000	267,300	75.72			
L1834737664	480-151-10132	MCCLOUD MICHAEL Location: 21 OLD COLONY WAY, UNIT B2	WANNER RONDENE	0.00	12/18/2020	86,500	74,600	86.24			
L1246429184	480-151-11235	MCPHETRES SUMMER Location: 73 A6 OLD COLONY WAY	DOUGLAS BRUCE	0.00	11/14/2019	89,900	86,300	96.00			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
118950976	480-151-10375	MIRO, RAYMOND A Location: 394 PLAINS ROAD	ESTATE OF JACK R. OR...	0.73	8/6/2021	224,000	137,900	61.56			
L723189760	480-151-11387	MOAKLEY DAVID Location: 462 ORCHARD DRIVE	BERGQUIST R. JEFFREY	1.97	4/10/2020	384,000	475,200	123.75			
L1947222016	480-151-10190	NORTON JOSHUA Location: 1384 ELM STREET	ESTATE OF ROSE MARIE...	1.07	8/22/2019	68,000	76,900	113.09			
L1330814976	480-151-10386	OWENS KIM Location: 153 PITTSFORD COMMONS	ROSE PATRICIA	0.00	3/11/2021	87,000	77,400	88.97			
200176704	480-151-11187	PISANELLI, JR., VICT... Location: 145 DEERFIELD ACRES	MITCHELL, ROBERT G	1.10	7/12/2021	425,000	293,400	69.04			
L1378029568	480-151-11022	POIRIER BRUCE Location: 303 ELM STREET	MCKEIGHAN JUSTIN	0.70	5/16/2019	180,000	144,800	80.44			
L1211518976	480-151-11230	POLJACIK CHAD Location: 874 ELM STREET	RISTEFF JUDITH	1.50	7/19/2019	180,000	172,500	95.83			
L829837312	480-151-10970	PYLE ZACHARY Location: 129 ELM STREET	KIMBALL BRENNNA	0.20	2/18/2020	196,000	177,100	90.36			
L1497309184	480-151-10020	QUEIPO SCOTT Location: 67 BROOKSIDE DRIVE	SOLIE JOHN	1.95	2/11/2021	335,000	279,500	83.43			
L463650816	480-151-10495	RAYMOND SAMANTHA Location: 1408 ELM STREET	CANDON III MATTHEW	1.27	11/19/2020	80,000	85,000	106.25			
L1502937088	480-151-10163	REYNOLDS BERNARD Location: 84 PLAINS ROAD	BUSHEY JR. RAYMOND	0.32	9/14/2020	118,000	113,000	95.76			
L268386304	480-151-10065	SCANLAN MICHAEL Location: 704 ORCHARD HILL	BECKER CARRIE	0.97	3/26/2021	350,000	234,100	66.89			
L3268608	480-151-10997	SHAPPY RACHEL Location: 715 ORCHARD HILL	COOK GEORGE	1.00	2/3/2021	359,000	354,100	98.64			
L172195840	480-151-11239	SHREINER GABRIELLA Location: 73 OLD COLONY WAY, UNIT A-2	SCHMIDT JOHN	0.00	10/1/2020	59,000	66,200	112.20			
L1416101888	480-151-10212	SMITH JENNA Location: 73 OLD COLONY WAY UNIT A4	GRAY ANGEL	0.00	9/25/2020	100,000	83,400	83.40			
1336933440	480-151-10100	SPENSLEY, ROBB A Location: 47 DEPOT HILL ROAD	ESTATE OF JOHN P. RO...	0.59	12/28/2021	313,000	245,200	78.34			
L2117517312	480-151-11518	SPOONER ANDREW Location: 567 U.S. ROUTE 7	ROBERT B. WHITE REVO...	1.90	7/17/2019	125,000	166,400	133.12			
L924397568	480-151-10155	ST. GERMAIN DAVID Location: 1237 FURNACE ROAD	PEARSONS ERIN	1.07	8/12/2020	206,000	175,800	85.34			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1679123008	480-151-10067	STRATTON, STEPHEN W Location: 62 ALPINE ACRES	BEITZEL, DAVID E	2.91	1/10/2022	400,000	182,800	45.70			
L2028888064	480-151-10488	SWAN STEVEN Location: 3478 US ROUTE 7	FOX JOHN	0.37	10/9/2019	147,500	121,800	82.58			
1352412224	480-151-10536	SZCZERBA, CHRISTOPHE... Location: 2784 US ROUTE 7	MOON, RAVEN J	0.37	9/7/2021	225,000	156,400	69.51			
213034048	480-151-10267	TIBBETTS, JONATHAN F Location: 131 PITTSFORD COMMONS UNIT C5	LEBLANC, PAMELA	0.00	5/26/2021	107,500	73,800	68.65			
L325029888	480-151-10095	TOOMEY JR. BRIAN Location: 46 LONG TRAIL	LOWERY DONNA	0.27	12/9/2019	42,000	62,600	149.05	O	O	O
1603093568	480-151-11358	WARNER, BROOKE D Location: 671 PLAINS ROAD	HOLT, WILLIAM	0.61	4/23/2021	145,000	141,400	97.52			
L1325174784	480-151-10430	WEBSTER COREY Location: 2055 OXBOW ROAD	MCCULLOUGH ROY	4.99	10/9/2019	190,000	166,100	87.42			
L1775673344	480-151-11047	WERNOFF STEVE Location: 177 WOODLAND DRIVE	PATCH TRUSTEE CHARLE...	1.36	2/7/2020	250,000	239,800	95.92			
294767680	480-151-10035	WHITTEMORE, TYLER Location: 2748 FIRE HILL ROAD	ARNOLD, SHERRY A	2.30	7/28/2021	143,500	119,000	82.93			
L540688384	480-151-11542	WORCESTER KAREN Location: 153 PITTSFORD COMMONS, UNIT D6	POLJACIK CHAD	0.00	5/1/2019	90,000	90,800	100.89			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>107.25</b>		<b>17,851,300</b>	<b>13,401,100</b>				

R1 - Residential 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
82 Total Transactions	75.61	Low InterQuartile Value	61.01 Low 90% Value of Aggregate
219,769 Average Sales Price	98.65	High InterQuartile Value	88.29 High 90% Value of Aggregate
164,064 Average Listed Price	23.03	InterQuartile Range	74.65 Aggregate Ratio
87.48 Average Ratio			18.27% Sampling Error
85.79 Median Ratio	41.06	Value of Outlier Low Limit	1 Number of Low Outliers
6.76 Low Ratio	133.20	Value of Outlier High Limit	5 Number of High Outliers
154.00 High Ratio	6.51	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	167.75	Value of Extreme High Limit	1 Number of High Extremes/Influentials
18.92 COD			
7	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
9%	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
L584712192	480-151-11354	802 EXCAVATING LLC Location: 452 SYNDICATE RD	ESTATE OF THOMAS M. ...	77.50	11/30/2020	140,000	229,100	163.64	O	O	
L1909366784	480-151-10539	ANTILUS ROSE Location: 210 SOUTH HILL	ROSEWOOD ASSET MANAG...	17.25	12/30/2020	575,000	375,900	65.37			
L2044547072	480-151-10967	CYR ERIKA Location: 574 ADAMS ROAD	NICKLESS SHIRLEE	119.56	8/9/2019	775,000	716,400	92.44			
L1974177792	480-151-10038	ERSHOWSKY STEVEN Location: 6171 WHIPPLE HOLLOW RD	BULLION JOHN	10.47	4/21/2020	373,000	394,600	105.79			
L182788096	480-151-11233	HATHAWAY RAYMOND Location: 445 CREED HILL ROAD	SCARCELLO ROBERT	13.00	8/7/2020	179,000	193,000	107.82			
245386304	480-151-11647	KAZATSKI, MIKHAIL Location: 583 BELLA VISTA	MARKOWSKI, MARTIN S	31.21	7/15/2021	869,000	581,200	66.88			
L956862464	480-151-10804	MURRAY JO Location: 246 CHAPEL HILL	LESTER SUZANNE	57.90	4/30/2019	407,500	328,300	80.56			
2017451072	480-151-11349	O'BRIEN, JOSEPH Location: 6723 WHIPPLE HOLLOW ROAD	KEITH, SHAWN	10.42	10/29/2021	400,000	204,900	51.23			
L372326400	480-151-10682	RIBERDY DIANE Location: 117 BLUE QUARRY ROAD	ISABELLE DONALD	10.20	1/15/2021	310,000	190,100	61.32			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>347.51</b>		<b>4,028,500</b>	<b>3,213,500</b>				

**R2 - Residential 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	
9 Total Transactions	63.35	Low InterQuartile Value	66.97	Low 90% Value of Aggregate
447,611 Average Sales Price	106.81	High InterQuartile Value	92.57	High 90% Value of Aggregate
357,056 Average Listed Price	43.46	InterQuartile Range	79.77	Aggregate Ratio
88.34 Average Ratio			16.05%	Sampling Error
80.56 Median Ratio	- 1.84	Value of Outlier Low Limit	0	Number of Low Outliers
51.22 Low Ratio	171.99	Value of Outlier High Limit	0	Number of High Outliers
163.64 High Ratio	- 67.03	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	237.18	Value of Extreme High Limit	0	Number of High Extremes/Influentials
31.02 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			

**MHL - Mobile home landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1559183360	480-151-10535	CAMPBELL WILMA Location: 137 TAMARACK LANE	CONNER MAHLON	1.25	11/22/2019	88,000	88,500	100.57			
L674648064	480-151-10287	KLOSS KATHERINE Location: 390 CREED HILL ROAD	COOK SHILREY	0.20	10/4/2019	52,500	66,200	126.10			
431549504	480-151-10893	MUDGETT, CYNTHIA Location: 1246 FURNACE ROAD	PEREZ, JAMES	2.20	9/29/2021	80,000	53,000	66.25			
<b>Totals for MHL - Mobile home landed</b>				<b>3.65</b>		<b>220,500</b>	<b>207,700</b>				

**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	66.25	Low InterQuartile Value	48.79 Low 90% Value of Aggregate
73,500 Average Sales Price	126.10	High InterQuartile Value	139.60 High 90% Value of Aggregate
69,233 Average Listed Price	59.85	InterQuartile Range	94.20 Aggregate Ratio
97.64 Average Ratio			48.20% Sampling Error
100.57 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
66.25 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
126.10 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.84 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
33% 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
L1780432896	480-151-10965	66 BRIX LLC Location: 4578 US ROUTE 7	BLANCHARD MICHAEL	4.92	6/3/2019	330,000	341,200	103.39			
1844419648	480-151-10320	GARROW, BRENT Location: 3018 US ROUTE 7	CURTIS LIVING TRUST ...	0.63	10/18/2021	225,000	153,200	68.09			
L1989230592	480-151-10444	HART MATTHEW Location: 200 VERMONT ROUTE 3	FISH ROBERT	27.35	5/19/2020	521,000	573,900	110.15			
<b>Totals for C - Commercial</b>				<b>32.90</b>		<b>1,076,000</b>	<b>1,068,300</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	68.09	Low InterQuartile Value	69.68	Low 90% Value of Aggregate
358,667 Average Sales Price	110.15	High InterQuartile Value	128.89	High 90% Value of Aggregate
356,100 Average Listed Price	42.06	InterQuartile Range	99.28	Aggregate Ratio
93.88 Average Ratio			29.82%	Sampling Error
103.39 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
68.09 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
110.15 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.95 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
13.56 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
931369536	480-151-10448	ADAMS, ROBERT Location: 152 LONG TRAIL ROAD	FLANDERS, MARK	0.75	2/15/2022	15,000	28,700	191.33	E	O	O
L1446256640	480-151-10311	BRUSO JEFFREY Location: 10 BROOKSIDE DRIVE	GECHA R. MIKE	6.56	10/30/2020	62,000	39,100	63.06			
L1288142848	480-151-10480	DAVIS CHRISTOPHER Location: 155 FOUR SEASONS LANE	GILMAN DONALD	1.85	7/23/2019	205,000	185,100	90.29			
L1458577408	480-151-11836	HOGENKAMP DANIEL Location: BLUEBERRY LANE EXTENSION	GENERAL LAND COMPANY	40.20	2/12/2021	192,500	178,400	92.68			
L1343127552	480-151-10841	HUDSON BRET Location: 2540 US ROUTE 7	SUSAN A. MANOR 1998 ...	9.21	8/23/2019	55,000	42,600	77.45			
L413646848	480-151-11670	MELEN JOSHUA Location: 108 GOAT FARM ROAD	PARSONAGE TRUSTEE RO...	4.10	10/21/2020	46,000	43,900	95.43			
5864512	480-151-10126	NEIL, KEVIN A Location: 109 GOAT FARM ROAD	BOYNTON, ANDREW C	4.10	12/29/2021	55,000	43,900	79.82			
1561212992	480-151-11794	RUGGIERO, TRUSTEE, J... Location: 50 NORTH TOWN ROAD	MACHKA, LLC	126.89	4/8/2021	32,000	34,300	107.19			
L1425580032	480-151-11822	SIMPSON JR. CARL Location: LOT #4 HITCHCOCK ROAD	ALLEN M. HITCHCOCK R...	1.05	9/3/2020	25,000	33,600	134.40			
1112360000	480-151-10866	ZAENGLE, JESSE Location: 386 BUTLER LANE	MATERN, MICHAEL L	30.58	5/3/2021	81,000	97,700	120.62			
<b>Totals for M - Miscellaneous</b>				<b>225.29</b>		<b>768,500</b>	<b>727,300</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
10 Total Transactions	79.23	Low InterQuartile Value	85.54 Low 90% Value of Aggregate
76,850 Average Sales Price	124.06	High InterQuartile Value	103.74 High 90% Value of Aggregate
72,730 Average Listed Price	44.84	InterQuartile Range	94.64 Aggregate Ratio
105.23 Average Ratio			9.62% Sampling Error
94.06 Median Ratio	11.97	Value of Outlier Low Limit	0 Number of Low Outliers
63.06 Low Ratio	191.32	Value of Outlier High Limit	1 Number of High Outliers
191.33 High Ratio	- 55.28	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	258.57	Value of Extreme High Limit	0 Number of High Extremes/Influentials
26.12 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**Class - Residential (R2, MHU, MHL, S1, S2, R1, O)**

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
95 Total Transactions	73.03	Low InterQuartile Value	64.44 Low 90% Value of Aggregate
236,280 Average Sales Price	98.76	High InterQuartile Value	87.15 High 90% Value of Aggregate
179,089 Average Listed Price	25.73	InterQuartile Range	75.80 Aggregate Ratio
87.78 Average Ratio			14.97% Sampling Error
85.57 Median Ratio	34.43	Value of Outlier Low Limit	1 Number of Low Outliers
6.76 Low Ratio	137.36	Value of Outlier High Limit	6 Number of High Outliers
163.64 High Ratio	- 4.17	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.16 PRD (Regression Index)	175.96	Value of Extreme High Limit	1 Number of High Extremes/Influentials
20.24 COD			
8 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 - 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
3 Total Transactions	68.09	Low InterQuartile Value	69.59 Low 90% Value of Aggregate
358,667 Average Sales Price	110.15	High InterQuartile Value	128.97 High 90% Value of Aggregate
356,100 Average Listed Price	42.06	InterQuartile Range	99.28 Aggregate Ratio
93.88 Average Ratio			29.91% Sampling Error
103.39 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
68.09 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
110.15 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.95 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
13.56 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
12 Total Transactions	82.44	Low InterQuartile Value	90.04 Low 90% Value of Aggregate
114,708 Average Sales Price	117.26	High InterQuartile Value	100.21 High 90% Value of Aggregate
109,117 Average Listed Price	34.82	InterQuartile Range	95.13 Aggregate Ratio
103.55 Average Ratio			5.34% Sampling Error
94.51 Median Ratio	30.20	Value of Outlier Low Limit	0 Number of Low Outliers
63.06 Low Ratio	169.49	Value of Outlier High Limit	1 Number of High Outliers
191.33 High Ratio	- 22.03	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	221.73	Value of Extreme High Limit	0 Number of High Extremes/Influentials
21.94 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			



All Sales (R1, R2, MHU, MHL, S1, S2, C, CA, I, F, W, M, O)

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
110 Total Transactions	75.61	Low InterQuartile Value	67.24	Low 90% Value of Aggregate
228,220 Average Sales Price	100.65	High InterQuartile Value	88.42	High 90% Value of Aggregate
177,624 Average Listed Price	25.04	InterQuartile Range	77.83	Aggregate Ratio
88.74 Average Ratio			13.61%	Sampling Error
86.17 Median Ratio	38.06	Value of Outlier Low Limit	1	Number of Low Outliers
6.76 Low Ratio	138.20	Value of Outlier High Limit	7	Number of High Outliers
163.64 High Ratio	0.50	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.14 PRD (Regression Index)	175.76	Value of Extreme High Limit	2	Number of High Extremes/Influentials
20.07 COD				
8	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			