

Study created by Christie.Wright@vermont.gov on 10/21/2022 at 7:46 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L704593920	492-155-10750	ADENE ADAM Location: 3 ON THE GREEN	HORRIDGE FAMILY 2015...	1.20	3/5/2021	350,000	289,100	82.60			
L1999904768	492-155-10009	ALDOUS DALTON Location: 1599 EAST MAIN STREET	GREEN PAMELA	0.79	5/5/2020	170,000	141,100	83.00			
1613163584	492-155-10164	ARBUCKLE, BRYAN S Location: 1232 EAST MAIN STREET	JOYCE MCGUINNESS, TRU...	0.81	9/7/2021	195,000	142,500	73.08			
L1477615616	492-155-10363	BARLOW WESLEY Location: 4166 ROUTE 30	GRIFFITH DULCIE	0.08	12/3/2020	265,000	206,600	77.96			
447769664	492-155-10645	BEATTY, PATRICIA Location: 256 NORTON AVE	HALL, ELAINE F	0.60	8/23/2021	145,000	140,800	97.10			
L1296211968	492-155-11388	BEHNKEN COURTNEY Location: 130 RAE TERRACE	NELSON GLENDA	0.38	10/18/2019	117,000	103,600	88.55			
L1763385344	492-155-11745	BENOLIEL SUZANNE Location: 54 PINE SHADOWS LANE	WICKE DONALD	0.43	9/3/2020	345,000	321,000	93.04			
L257052672	492-155-11079	BERRY CHAD Location: 558 MORSE HOLLOW ROAD	BEAUDIN KRISTINE	0.86	4/15/2019	125,000	155,500	124.40			
L1524490240	492-155-11791	BISHOP NICOLE Location: 169 MEADOW LANE	WILLIAMS JANNETTE	0.40	1/30/2020	125,000	104,900	83.92			
L1408507904	492-155-10395	BOONE DAINEL Location: 361 STONEHENGE LANE	DEMAURO NICHOLAS	0.33	7/20/2020	290,000	267,200	92.14			
L1670873088	492-155-11356	BOYER BRETT Location: 726 HILLSIDE ROAD	LURVEY IV GOLAN	1.57	7/29/2020	184,250	174,300	94.60			
L520601600	492-155-10556	BURLINGAME BRUCE Location: 1384 EAST MAIN STREET	ROACH LARRY	0.80	8/30/2019	235,000	189,900	80.81			
1647459392	492-155-10642	CARLON, LOYAL D Location: 333 YORK STREET	PIETRZAK, HENRY P	0.18	10/29/2021	157,000	109,000	69.43			
L1276796928	492-155-11001	CETINKAYA HAYG Location: 354 EAST MAIN STREET	LYMAN WALTER	0.27	1/15/2021	147,500	108,200	73.36			
1970887744	492-155-11088	CHITTENDEN, THOMAS Location: 303 MAIN STREET	ROGERS, TIMOTHY J	0.21	9/22/2021	110,000	126,000	114.55			
L1731039232	492-155-11257	CONVERSE ASHLEY Location: 289 SOUTH STREET	PEMBERTON AIDA	0.92	11/30/2020	135,100	141,800	104.96			
806566976	492-155-11450	COUPE, JILL Location: 67 SALTIS RD	SALTIS, LORRAINE	0.51	9/30/2021	262,500	161,000	61.33			
L63545344	492-155-10927	D'ACUNTO JOSEPH Location: 12 RANNY ROAD	SMYTH DAN	0.18	10/5/2020	130,000	137,100	105.46			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1741836288	492-155-10654	DEFOREST III WILLIAM Location: 142 COLLEGE STREET NORTH	STONEHOUSE VICTOR	0.56	8/21/2019	165,000	153,600	93.09			
L1639518208	492-155-10188	DEITZ STEVEN Location: 236 COLLEGE STREET	VAN HOESEN JOHN	0.21	11/25/2019	129,000	105,600	81.86			
L204722176	492-155-10517	DIKEMAN KATHERINE Location: 234 YORK STREET	COKER JERRY	1.81	12/19/2019	140,000	169,900	121.36			
L1765195776	492-155-10585	DUPELL CHRISTOPHER Location: 584 SOUTH MAIN STREET	GILMORE CHRISTOPHER	4.17	1/9/2020	140,000	142,200	101.57			
1896825920	492-155-10465	FARRELL, TIMOTHY Location: 50 BIRD STREET	KYLE, SANDRA B	1.02	4/9/2021	187,950	165,900	88.27			
L1872875520	492-155-11046	FOREST JOSEPH Location: 652 YORK STREET	MASLACK (TRUSTEE) FR...	0.29	11/15/2019	113,500	107,200	94.45			
L1857622016	492-155-11386	FUDACZ KATARZYNA Location: 16 LILY POND LANE	RINSCHLER BRUCE W	0.59	5/24/2019	210,000	206,500	98.33			
L1978335232	492-155-10341	FUOCO JENNI-LYNN Location: 472 GRANVILLE STREET	DANIELSON LINDA	0.28	9/28/2020	122,000	111,400	91.31			
54852672	492-155-10683	GODDARD, JAMES B Location: 3184 WESTLAKE ROAD	HAYDAY, JOHN R	0.79	11/24/2021	530,000	327,800	61.85			
628018240	492-155-11253	HADEKA, ADOLPH A Location: 789 EAST MAIN STREET	HOFFMAN, KARY R	0.50	7/16/2021	242,750	179,200	73.82			
L1747128320	492-155-11824	HAMILTON-BARRETT RUT... Location: 181 GROVE STREET	POTTER-GREENE BEVERL...	0.38	10/4/2019	118,500	101,300	85.49			
L883392512	492-155-10326	HAMPTON ZACHARY Location: 325 YORK STREET	SIMONSON DIANA	0.21	3/30/2020	108,000	95,600	88.52			
L138964992	492-155-11408	HANSON DEBORAH Location: 124 ROBERTS AVENUE	ROBERTS THOMAS	0.69	6/14/2019	133,500	129,300	96.85			
L161505280	492-155-10086	HARDESTY MELISSA Location: 3197 WEST LAKE ROAD	LAMANNA ROSEMARY	1.00	11/21/2019	250,000	207,300	82.92			
240086080	492-155-11196	HIER, ERIC M Location: 1129 EAST MAIN STREET	WILKIN, EDWARD D	1.40	8/26/2021	250,000	189,400	75.76			
1451756608	492-155-11297	HISEY, CHARLES P Location: 341 COLLEGE STREET	BURKE, CHRISTINE L	0.42	6/17/2021	220,000	119,500	54.32			
L152215552	492-155-10481	HOBBS-LEVINE STEPHAN... Location: 348 YORK STREET	ATWOOD IDRIS	0.38	12/3/2020	136,000	119,900	88.16			
L605937664	492-155-10397	ICKES ANDRE Location: 202 BENTLEY AVENUE	THIVIERGE JAMES	0.34	6/24/2019	198,500	162,600	81.91			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L279093248	492-155-10464	KENNEDY ALEXANDRA Location: 251 COLLEGE STREET	WARNECKE ELIZABETH	0.27	8/20/2020	120,000	111,000	92.50			
L734584832	492-155-10713	KINCADE JAMES Location: 564 FERNCLIFF ROAD	HETHERINGTON RICHARD	0.34	9/18/2020	390,000	353,000	90.51			
L1821704192	492-155-11833	KJGCLLC Location: 43 SANDY BEACH DRIVE	ZOGHEB RICHARD	4.57	7/17/2020	750,000	1,033,100	137.75	O	O	O
L1527447552	492-155-11987	KOVACH CAMERON Location: 68 CHURCH STREET	BOUFERGUENE SMAIL	0.54	8/19/2019	180,000	201,100	111.72			
2024645184	492-155-11659	KUKENE, NATHAN Location: 103 NORTON AVENUE	TROMBLEY, JR., ROBER...	0.21	12/20/2021	170,000	132,900	78.18			
L2076114944	492-155-10465	KYLE SANDRA Location: 50 BIRD STREET	FESMIRE STEVEN	1.02	6/24/2019	175,000	133,900	76.51			
1582091328	492-155-10415	LANE, MICHAEL W Location: 235 BEAMAN STREET	DIMICK, LYNNE M	0.55	8/6/2021	116,500	114,500	98.28			
L108085248	492-155-10754	LIGNOS JOHN Location: 242 YORK STREET	RUPE KIMBERLEY	0.37	2/17/2021	127,000	114,700	90.31			
124573760	492-155-10313	MAIER, EDWARD Location: 1405 VERMONT ROUTE 30N	COOPER, JONATHAN D	5.00	4/2/2021	68,000	68,200	100.29			
1285647424	492-155-11034	MARSELLA, ANTHONY Location: 322 BENTLEY AVENUE	MORSE, JACKSON T	0.25	8/10/2021	146,000	155,100	106.23			
L169443328	492-155-11117	MASON DEANNA JOYCE Location: 102 RAE TERRACE	IHRKE RYAN	0.21	9/17/2019	114,000	132,700	116.40			
1017211968	492-155-10836	MAYNARD, LAUREN Location: 344 SOUTH STREET	NAILOR, LOUELLA	0.30	8/12/2021	113,000	69,500	61.50			
L316055552	492-155-10063	MCGARRY MARGARET Location: 28 FURNACE STREET	BALL E. MICHAEL	0.11	1/10/2020	60,000	68,800	114.67			
L1719021568	492-155-11556	MCGLAUGHLIN THOMAS Location: 1730 VT ROUTE 31	STEPHENSON MICHAEL	1.25	10/4/2019	185,000	214,200	115.78			
L1418563584	492-155-11110	MCGOVERN JOSHUA Location: 113 EAST MAIN STREET	MICHEL FREDERICK	0.62	11/8/2019	165,000	160,500	97.27			
L867307520	492-155-10505	MCGRATH WILLIAM Location: 517 EAST MAIN STREET	MERRILL RUSSELL	1.50	10/1/2019	224,000	247,300	110.40			
96693312	492-155-11385	MENESES, DAVID Location: 143 MAIN STREET	DELPEZZO, SR., ANDRE...	0.36	8/5/2021	159,000	149,500	94.03			
975037504	492-155-11111	MERWIN, SAMUEL A Location: 39 CHURCH STREET	MICHEL, FREDERICK R	0.19	4/30/2021	149,900	167,300	111.61			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
729373760	492-155-11645	MORGAN, SHAWN M Location: 291 BENTLEY AVNUE	MCSHANE, KATHLEEN	0.46	9/22/2021	123,000	189,300	153.90	O	O	O
1011888704	492-155-10722	NILSEN, DAVID P Location: 1661 LEWIS ROAD	TEETOR, MARK O	4.80	2/2/2022	57,000	44,300	77.72			
L1012047872	492-155-10063	OLSON WENDY Location: 28 FURNACE STREET	MCGARRY MARGARET	0.11	2/19/2021	66,000	68,800	104.24			
1717527616	492-155-11368	PELLICCIO, WILLIAM A Location: 27 RIDGEVIEW LANE NORTH	CHAMPINE, DOMENICO W	0.48	5/7/2021	210,000	139,500	66.43			
1787888704	492-155-10472	PEPE, STEVEN Location: 237 KINNI KINNIC LANE	EDWARDS, LAURA A	1.04	4/12/2021	700,000	610,900	87.27			
L81121280	492-155-10799	POQUETTE WILLIAM Location: 590 FERNCLIFF ROAD	JENSEN ERIC	0.30	9/29/2020	425,000	413,900	97.39			
L856367104	492-155-10942	REED TIMOTHY Location: 2927 VERMONT ROUTE 140	VANGIESEN TITUS VALO...	1.90	9/4/2019	170,100	150,800	88.65			
L459767808	492-155-10665	REGEHR RONALD Location: 218 YORK STREET	HANNAN THOMAS	0.47	8/18/2020	150,000	162,300	108.20			
329272384	492-155-10894	REINHARDT, EDWARD H Location: 353 STONEHENGE LANE	KOONS, RICHARD P	0.62	6/22/2021	435,000	389,900	89.63			
L236871680	492-155-10666	RHEAUME SAMANTHA Location: 206 YORK STREET	ZARFATI ZOHARA	0.30	11/17/2020	127,500	109,200	85.65			
1847382592	492-155-11834	ROSSI, PAUL Location: 2718 WESTLAKE ROAD	ZUMBRUNN, WERNER J	0.24	1/10/2022	395,000	249,300	63.11			
2140156480	492-155-11087	ROYS, REBECCA A Location: 340 YORK STREET	BRADLEY, KANDI K	0.15	2/2/2022	165,000	102,900	62.36			
632886336	492-155-10718	RYAN, JARED M Location: 1292 HIGH ROAD	THE DORIS P. HICKS R...	0.50	5/14/2021	136,000	112,300	82.57			
L70868992	492-155-10948	SABO LINDSAY Location: 1767 VT ROUTE 31	SAVAGE KENNETH	0.24	9/28/2020	55,000	68,600	124.73			
L1450622976	492-155-11185	SAMMARTANO ROBERT Location: 762 FERNCLIFF ROAD	NOONAN MARGARET	0.10	10/19/2020	306,500	256,700	83.75			
L1582567424	492-155-11771	SARGENT ALTON Location: 260 COLLEGE SREET NORTH	JORDAN MARK	0.25	7/3/2020	105,000	126,600	120.57			
649557056	492-155-11674	SAWYER, STEVEN M Location: 500 YORK STREET	VALENTI, TODD J	0.33	6/29/2021	180,000	149,000	82.78			
2063088192	492-155-10548	SCHRECK, JOEL H Location: 1851 YORK STREET EXTENSION	FOX, EDWARD M	0.94	3/17/2022	390,000	299,500	76.79			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
238910528	492-155-11271	SELF, SCOTT Location: 122 ON THE GREEN	MORRILL HOUSE LLC	4.60	12/17/2021	271,600	205,800	75.77			
L424263680	492-155-11429	SMITH COURTNEY Location: 360 BEAMAN STREET	VELSOR KAREN	1.50	5/29/2020	197,000	166,300	84.42			
L494473216	492-155-11248	SMITH NICOLE Location: 3300 VERMONT ROUTE 30N	PRIOR JILL	0.75	6/27/2019	152,500	142,900	93.70			
1692005440	492-155-10073	SMITH, ERICH L Location: 3142 WESTLAKE ROAD	MCKENZIE, CRAIG R	0.20	6/17/2021	359,000	219,300	61.09			
L545898496	492-155-10670	STEELE LAURA Location: 292 STONEHENGE ROAD	MCCARTHY DANIEL	0.23	8/24/2020	261,000	233,300	89.39			
L1605804032	492-155-11222	STOKES KENNETH Location: 326 YORK STREET EXTENSION	PACYNNA BARBARA	0.67	10/22/2020	155,000	131,000	84.52			
L887197696	492-155-11482	TAYLOR BRUCE Location: 381 EAST MAIN STREET	SCOTT SHIRLEY	0.41	5/24/2019	121,700	101,400	83.32			
1028279360	492-155-10777	TOTTEN, MICHAEL C Location: 1528 VT ROUTE 30 SOUTH	ILLINSKI, LOUIS C	3.50	6/30/2021	211,000	180,000	85.31			
L359866368	492-155-10657	VILLANDRIE MARK Location: 52 MOUNTAIN VIEW LANE	DAILEY MICHAEL	0.98	4/12/2019	186,500	176,700	94.75			
1695247424	492-155-11189	VILLARI, JR., MARK L Location: 421 EAST MAIN STREET	ECKROTE, RICHARD J	0.28	8/31/2021	169,900	124,300	73.16			
L1753362432	492-155-10015	WHITE JACOB Location: 358 YORK STREET EXTENSION	SULLIVAN DIANE	2.26	4/2/2019	93,000	151,600	163.01	O	O	O
1919257664	492-155-11381	WILLIAMS, GAELYN Location: 249 BEAMAN STREET	HOLCOMB, JEFFREY L	0.35	7/2/2021	130,000	141,700	109.00			
2073721920	492-155-10815	WORKMAN, TIFFANY Location: 66 MAPLE STREET	WALKER, JUSTIN R	0.22	11/22/2021	176,900	129,000	72.92			
L589471744	492-155-11394	WRIGHT COLIN Location: 1375 EAST MAIN STREET	ROBERTS JON	0.40	5/8/2020	145,000	183,100	126.28			
L1939869696	492-155-10878	YOEST NICOLE Location: 386 EAST MAIN STREET	CROSSMAN WANDA	0.31	1/14/2021	136,000	115,800	85.15			
1869069376	492-155-11818	ZHAO, MICHAEL Location: 102 EAST MAIN STREET	KEEZER, JEREL E	0.47	10/21/2021	325,000	203,100	62.49			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>73.58</b>		<b>17,582,650</b>	<b>15,690,200</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
88 Total Transactions	78.83 Low InterQuartile Value		84.75 Low 90% Value of Aggregate
199,803 Average Sales Price	101.25 High InterQuartile Value		93.73 High 90% Value of Aggregate
178,298 Average Listed Price	22.42 InterQuartile Range		89.24 Aggregate Ratio
91.64 Average Ratio			5.03% Sampling Error
88.60 Median Ratio	45.21 Value of Outlier Low Limit	0 Number of Low Outliers	
54.32 Low Ratio	134.88 Value of Outlier High Limit	3 Number of High Outliers	
163.01 High Ratio	11.58 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	168.50 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
16.48 COD			
4 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
L1054154752	492-155-11240	BINSHADLER STEPHEN Location: 55 CLARK HOLLOW ROAD	REYNOLDS RICHARD	8.00	12/11/2020	256,000	212,100	82.85			
L1718190080	492-155-11127	BRISSON JAMES Location: 2247 LEWIS ROAD	MONACO JOSEPH	10.10	9/6/2019	184,900	168,300	91.02			
L1143586816	492-155-11914	EDDY JACQUELINE Location: 2956 LEWIS ROAD	LUIKART ERNEST	8.82	2/24/2021	234,250	242,900	103.69			
L384622592	492-155-10572	EVANS JEFFREY Location: 2576 HIGHLAND ROAD	GASIZ-RONDINI TRACEY	20.20	8/28/2019	269,900	247,200	91.59			
L1404616704	492-155-10667	GONZALEZ REY Location: 472 ENDLESS BROOK ROAD	HANNOLD DENNIS	10.02	10/29/2020	125,500	116,500	92.83			
L1053433856	492-155-10102	GREENE LAUREN Location: 1011 VT ROUTE 30S	TASIA OAKMAN BENSON ...	10.02	11/2/2020	274,900	223,000	81.12			
L466886656	492-155-10289	GWIN BRUCE Location: 354 HAMPSHIRE HOLLOW ROAD	COLOUTTI THOMAS	9.00	8/9/2019	295,000	236,800	80.27			
1646056000	492-155-12073	HERBST, MICHAEL D Location: EAST ROAD	SEAMANS, JAMES C	54.30	1/19/2022	179,900	136,600	75.93			
L1907601408	492-155-11481	KEHOE WILLIAM Location: 639 VERMONT RTE 31	SCOTT ROBERT	9.20	8/1/2019	269,000	336,600	125.13			
L855261184	492-155-10499	KUREK ANNE Location: 1511 BLISSVILLE ROAD	DORAN JR. MICHAEL	10.10	6/5/2020	165,000	132,400	80.24			
488594496	492-155-10093	NITTOLI, ANGELO Location: 751 HAMPSHIRE HOLLOW ROAD	BEATTY, PATRICIA	11.00	10/14/2021	200,000	220,600	110.30			
L259112960	492-155-12076	RANKIN TARA Location: 200 CHELSEA LANE	PARKER JUSTIN	10.60	11/26/2019	240,000	244,200	101.75			
L657670144	492-155-10422	ST. ONGE MICHAEL Location: 2130 VERMONT ROUTE 30 SOUTH	MCLAUGHLIN KATHLEEN	14.80	7/15/2020	225,000	203,300	90.36			
L535117824	492-155-11068	STAGGS GRAYSON Location: 320 THRALL ROAD	FABREY CHRISTINA	7.60	8/6/2020	290,000	228,700	78.86			
L1699532800	492-155-11968	SULLIVAN JOHN Location: 661 OLD LAKE ROAD	VAN SICKLIN TRUSTEE ...	6.16	12/19/2019	490,000	519,400	106.00			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>199.92</b>		<b>3,699,350</b>	<b>3,468,600</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
15 Total Transactions	80.27	Low InterQuartile Value	87.00 Low 90% Value of Aggregate
246,623 Average Sales Price	103.69	High InterQuartile Value	100.53 High 90% Value of Aggregate
231,240 Average Listed Price	23.42	InterQuartile Range	93.76 Aggregate Ratio
92.80 Average Ratio			7.22% Sampling Error
91.02 Median Ratio	45.14	Value of Outlier Low Limit	0 Number of Low Outliers
75.93 Low Ratio	138.82	Value of Outlier High Limit	0 Number of High Outliers
125.13 High Ratio	10.01	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	173.96	Value of Extreme High Limit	0 Number of High Extremes/Influentials
11.84 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			

**MHL - Mobile home landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2040347712	492-155-10827	BROWN, CAROL Location: 91 ROBERTS AVENUE	GALE, CHRISTOPHER	0.53	10/18/2021	135,000	75,300	55.78			
L1781682176	492-155-11086	DIEFENDORF TAYLOR Location: 80 LENNOX ROAD	MCMURRY JR. DANIEL	1.00	1/3/2020	118,000	103,200	87.46			
L1479622656	492-155-11480	FOX GERALDINE Location: 111 HAMPSHIRE HOLLOW ROAD	MURRAY SCOTT	4.30	12/15/2020	165,000	132,500	80.30			
L859049984	492-155-12005	KIBLER PHILLIP Location: 1162 HAMPSHIRE HOLLOW ROAD	ATKINSON JOHN	18.00	10/9/2020	135,000	126,700	93.85			
763208256	492-155-11086	REYNOLDS, JAMES B Location: 80 LENNOX ROAD	DIEFENDORF, TAYLOR A	1.00	12/30/2021	158,500	103,200	65.11			

<b>Totals for MHL - Mobile home landed</b>				<b>24.83</b>		<b>711,500</b>	<b>540,900</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	
5 Total Transactions	60.44	Low InterQuartile Value	62.11	Low 90% Value of Aggregate
142,300 Average Sales Price	90.65	High InterQuartile Value	89.93	High 90% Value of Aggregate
108,180 Average Listed Price	30.21	InterQuartile Range	76.02	Aggregate Ratio
76.50 Average Ratio			18.30%	Sampling Error
80.30 Median Ratio	15.13	Value of Outlier Low Limit	0	Number of Low Outliers
55.78 Low Ratio	135.97	Value of Outlier High Limit	0	Number of High Outliers
93.85 High Ratio	- 30.19	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	181.29	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.05 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
739130432	492-155-11214	ADAMS, MARGARET E Location: 2416 WESTLAKE ROAD	OUBINA, ISABELLE	0.34	11/1/2021	420,000	257,000	61.19			
L1559502848	492-155-11470	BURNS WILLIAM Location: 1317 FERNCLIFF ROAD	SCHEDLBAUER DAVID	0.25	8/27/2020	297,000	292,200	98.38			
L1947860992	492-155-10791	GASPARINI PAUL Location: 256 STONEHENGE TERRACE	JACKSON DANIEL	0.93	10/4/2019	296,379	286,900	96.80			
L1701412864	492-155-11051	HUTCHINS DONN Location: 2090 WESTLAKE ROAD	WILLIAMS PETER	0.47	6/4/2019	270,000	237,700	88.04			
L454299648	492-155-10554	LASPISA KATHLEEN Location: 80 PENINSULA DRIVE	FREDETTE KEVIN	0.15	7/17/2019	275,000	289,100	105.13			
1603469888	492-155-10831	MEBERG, MARK Location: 2746 WEST LAKE ROAD	CONLIN, MICHAEL P	0.15	12/16/2021	325,000	202,300	62.25			
1485950016	492-155-10954	MOREY, DAVID J Location: 237 CONES POINT ROAD	KEYES, LAWNIERA E	0.74	6/21/2021	185,000	164,200	88.76			
L1561792512	492-155-10813	PECK WILLIAM Location: 221 CONES POINT ROAD	JONES ADRIAN	0.29	3/13/2020	150,000	154,500	103.00			
<b>Totals for S1 - Vacation home with less than 6 acres</b>				<b>3.32</b>		<b>2,218,379</b>	<b>1,883,900</b>				

**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	
8 Total Transactions	68.69	Low InterQuartile Value	71.84	Low 90% Value of Aggregate
277,297 Average Sales Price	101.85	High InterQuartile Value	98.00	High 90% Value of Aggregate
235,488 Average Listed Price	33.15	InterQuartile Range	84.92	Aggregate Ratio
87.94 Average Ratio			15.40%	Sampling Error
92.78 Median Ratio	18.97	Value of Outlier Low Limit	0	Number of Low Outliers
61.19 Low Ratio	151.57	Value of Outlier High Limit	0	Number of High Outliers
105.13 High Ratio	- 30.76	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	201.30	Value of Extreme High Limit	0	Number of High Extremes/Influentials
13.89 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
13%	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
27025984	492-155-11490	CARTER, JACOB R Location: 25 MORSE HOLLOW ROAD	SEAMANS, JAMES C	1.28	1/13/2022	150,000	72,800	48.53			
L1628901376	492-155-10211	HARTER DENISE Location: 74 DEPOT STREET	BUTLER COLLEEN	0.02	3/20/2020	44,000	38,200	86.82			
L1984073728	492-155-11526	WELCH PHILIP Location: 237 FURNACE STREET	RUDD RALPH	0.13	7/6/2020	24,500	28,400	115.92			
<b>Totals for C - Commercial</b>				<b>1.43</b>		<b>218,500</b>	<b>139,400</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	48.53	Low InterQuartile Value	18.82	Low 90% Value of Aggregate
72,833 Average Sales Price	115.92	High InterQuartile Value	108.77	High 90% Value of Aggregate
46,467 Average Listed Price	67.39	InterQuartile Range	63.80	Aggregate Ratio
83.76 Average Ratio			70.49%	Sampling Error
86.82 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
48.53 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
115.92 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.31 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
25.87 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
454886976	492-155-10917	SABABA LLC Location: 288 BENTLEY AVENUE	VISCIDO, ALFRED J	0.73	3/30/2022	240,000	225,600	94.00			
569439296	492-155-10917	VISCIDO, ALFRED J Location: 288 BENTLEY AVENUE	L.M.P.G., LLC	0.73	6/30/2021	210,000	225,600	107.43			
<b>Totals for CA - Commercial Apartments</b>				<b>1.46</b>		<b>450,000</b>	<b>451,200</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	94.00	Low InterQuartile Value	61.74	Low 90% Value of Aggregate
225,000 Average Sales Price	107.43	High InterQuartile Value	138.79	High 90% Value of Aggregate
225,600 Average Listed Price	13.43	InterQuartile Range	100.27	Aggregate Ratio
100.71 Average Ratio			38.42%	Sampling Error
100.71 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
94.00 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
107.43 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
6.67 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			

**M - Miscellaneous**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L82952192	492-155-10814	BLUM HYAM Location: ENDLESS BROOK ROAD	BRAYTON GARY	2.01	9/23/2020	47,000	30,000	63.83			
L761847808	492-155-11437	CLEMENT ANDREW Location: 0 HILLSIDE ROAD	MAHER GREGORY	10.17	12/7/2020	30,000	38,300	127.67			
220492864	492-155-10582	DENINNO, BENYAMINA Location: KINNI KINNIC LANE	GIFFORD, BRIAN W	1.10	6/23/2021	125,000	64,100	51.28			
L1676132352	492-155-11256	FONTAINE ALEXANDER Location: LEWIS ROAD	TEETOR MARK	25.39	10/26/2020	47,000	38,500	81.91			
L709132288	492-155-10580	O'BRIEN NORA Location: 248 ENDLESS BROOK ROAD	NUTMEG LLP	11.22	2/14/2020	60,000	61,300	102.17			
554439744	492-155-10692	TOWNSEND, EMMA S Location: CLARK HOLLOW ROAD	VANBUREN, MARTIN R	19.10	5/6/2021	75,000	47,000	62.67			
<b>Totals for M - Miscellaneous</b>				<b>68.99</b>		<b>384,000</b>	<b>279,200</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
6 Total Transactions	59.82 Low InterQuartile Value	51.69 Low 90% Value of Aggregate
64,000 Average Sales Price	108.54 High InterQuartile Value	93.73 High 90% Value of Aggregate
46,533 Average Listed Price	48.72 InterQuartile Range	72.71 Aggregate Ratio
81.59 Average Ratio		28.91% Sampling Error
72.87 Median Ratio	- 13.26 Value of Outlier Low Limit	0 Number of Low Outliers
51.28 Low Ratio	181.62 Value of Outlier High Limit	0 Number of High Outliers
127.67 High Ratio	- 86.34 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	254.71 Value of Extreme High Limit	0 Number of High Extremes/Influentials
30.64 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
116 Total Transactions	80.25 Low InterQuartile Value		85.54 Low 90% Value of Aggregate
208,723 Average Sales Price	101.25 High InterQuartile Value		92.75 High 90% Value of Aggregate
186,066 Average Listed Price	21.00 InterQuartile Range		89.14 Aggregate Ratio
90.88 Average Ratio			4.05% Sampling Error
88.71 Median Ratio	48.75 Value of Outlier Low Limit	0 Number of Low Outliers	
54.32 Low Ratio	132.76 Value of Outlier High Limit	3 Number of High Outliers	
163.01 High Ratio	17.24 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	164.26 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.81 COD			
6 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
5% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**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	67.68	Low InterQuartile Value	62.71 Low 90% Value of Aggregate
133,700 Average Sales Price	111.67	High InterQuartile Value	113.99 High 90% Value of Aggregate
118,120 Average Listed Price	44.00	InterQuartile Range	88.35 Aggregate Ratio
90.54 Average Ratio			29.02% Sampling Error
94.00 Median Ratio	1.68	Value of Outlier Low Limit	0 Number of Low Outliers
48.53 Low Ratio	177.67	Value of Outlier High Limit	0 Number of High Outliers
115.92 High Ratio	- 64.32	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	243.67	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.72 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
6 Total Transactions	59.82	Low InterQuartile Value	51.64 Low 90% Value of Aggregate
64,000 Average Sales Price	108.54	High InterQuartile Value	93.77 High 90% Value of Aggregate
46,533 Average Listed Price	48.72	InterQuartile Range	72.71 Aggregate Ratio
81.59 Average Ratio			28.96% Sampling Error
72.87 Median Ratio	- 13.26	Value of Outlier Low Limit	0 Number of Low Outliers
51.28 Low Ratio	181.62	Value of Outlier High Limit	0 Number of High Outliers
127.67 High Ratio	- 86.34	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	254.71	Value of Extreme High Limit	0 Number of High Extremes/Influentials
30.64 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
127 Total Transactions	78.86	Low InterQuartile Value	85.36 Low 90% Value of Aggregate
198,932 Average Sales Price	101.75	High InterQuartile Value	92.39 High 90% Value of Aggregate
176,798 Average Listed Price	22.89	InterQuartile Range	88.87 Aggregate Ratio
90.43 Average Ratio			3.96% Sampling Error
88.65 Median Ratio	44.53	Value of Outlier Low Limit	0 Number of Low Outliers
48.53 Low Ratio	136.08	Value of Outlier High Limit	3 Number of High Outliers
163.01 High Ratio	10.20	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	170.41	Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.59 COD			
6	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
5%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		