

Study created by Christie.Wright@vermont.gov on 11/25/2022 at 1:57 PM.

R1 - Residential with less than 6 acres

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|-------------|---------------|---|-------------------------|-------|------------|------------|--------------|--------|---|---|-----|
| L1444511744 | 495-156-11214 | ALICEA SVETLANA Location: 3422 VT ROUTE 346 | ARMSTRONG GLENN | 1.20 | 11/19/2019 | 165,000 | 179,300 | 108.67 | | | |
| 1712330816 | 495-156-11330 | BARLIN, MATTHEW V Location: 1127 CEDAR HILL ROAD | PELLETIER-SWEENEY RE... | 4.00 | 4/1/2021 | 275,000 | 218,400 | 79.42 | | | |
| L606715904 | 495-156-10493 | BELCARRIS ANDRE Location: 172 PUDDINGSTONE ROAD | RBD PROPERTIES LLC | 2.60 | 2/19/2021 | 245,000 | 214,300 | 87.47 | | | |
| L1357586432 | 495-156-10118 | BLACKHORSE PROPERTIE... Location: 414 ROUTE 346 | MAHAR JOHN | 0.45 | 7/31/2020 | 95,000 | 141,700 | 149.16 | | O | O |
| 1765905472 | 495-156-11561 | BOLLINGER, ANTHONY B Location: 212 CHURCH STREET | ROY KITTLER, BARBARA... | 0.65 | 6/1/2021 | 182,500 | 173,600 | 95.12 | | | |
| L164069376 | 495-156-10507 | BOURN TRAVIS Location: 508 STATELINE ROAD | DUPUIS MARY | 0.33 | 11/7/2019 | 136,000 | 134,700 | 99.04 | | | |
| L900169728 | 495-156-11361 | BRAZILL. JR JOHN Location: 555 NW HILL RD | TATRO DAVID | 0.46 | 6/5/2020 | 126,000 | 127,900 | 101.51 | | | |
| L1846071296 | 495-156-10726 | BUSHEE CONNOR Location: 63 MONTGOMERY ROAD | LACOST SHANNON | 0.73 | 7/26/2019 | 139,165 | 153,700 | 110.44 | | | |
| L891469824 | 495-156-10223 | CAPON III THOMAS Location: 294 BARBER POND ROAD | STEMP TODD | 2.20 | 6/26/2020 | 248,000 | 264,200 | 106.53 | | | |
| 160382016 | 495-156-10262 | CARDINAL, NATHAN J Location: 66 PACE ROAD | BURDICK, WESLEY R | 0.80 | 11/22/2021 | 208,000 | 125,600 | 60.38 | | | |
| L1605943296 | 495-156-11816 | CHENAILLE ANDRE-ANNE Location: 1155 HIDDEN VALLEY ROAD | VIRTA OLIVER | 0.61 | 9/3/2020 | 135,000 | 131,500 | 97.41 | | | |
| 968008768 | 495-156-10093 | COTE, LEONARD Location: 126 PINE HOLLOW ROAD | MELVILLE, EUGENE | 1.12 | 5/21/2021 | 190,000 | 177,200 | 93.26 | | | |
| L57942016 | 495-156-10856 | CUMMINGS ROBERT Location: 326 STATE LINE DRIVE | ESTATE OF MARGARET C... | 0.52 | 11/4/2020 | 179,000 | 143,500 | 80.17 | | | |
| L722313216 | 495-156-11897 | DABY JILLIAN Location: 1834 ROUTE 346 | OFFERMAN KAREN | 1.07 | 8/22/2019 | 125,000 | 133,200 | 106.56 | | | |
| 1922157632 | 495-156-10466 | D'ALLAIRD, THOMAS Location: 494 ATWOOD DR | PARMENTER, ALLAN | 3.45 | 7/30/2021 | 213,550 | 131,400 | 61.53 | | | |
| L637743104 | 495-156-10324 | DANIS JACOB Location: 1458 BARBER POND ROAD | CARON ERIC | 1.70 | 7/26/2019 | 192,000 | 175,300 | 91.30 | | | |
| L1273626624 | 495-156-11328 | DARLING BRUCE Location: 2367 NORTH POWNAL ROAD | PELLERIN ELIZABETH | 0.78 | 4/15/2019 | 100,000 | 144,600 | 144.60 | | | O |
| L1566195712 | 495-156-10923 | DARLING SARAH Location: 65 CENTER STREET | LABONTE GAIL | 0.57 | 5/24/2019 | 87,800 | 123,400 | 140.55 | | | O |

R1 - Residential with less than 6 acres

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|-------------|---------------|--|-------------------------|-------|------------|------------|--------------|--------|---|---|-----|
| 1761819200 | 495-156-11016 | DAVIS, GEORGE Location: 1274 SOUTH STREAM ROAD | LAFONTAINE, DAVID C | 2.50 | 2/25/2022 | 210,000 | 179,800 | 85.62 | | | |
| L937033728 | 495-156-10631 | DUTCHER GREGORY Location: 295 PUDDINGSTONE ROAD | MEANEY SHANE | 2.21 | 4/27/2020 | 215,000 | 185,000 | 86.05 | | | |
| 772084800 | 495-156-11001 | ELLIOTT, PHILLIP J Location: 331 MONTGOMERY ROAD | LEONARD, LINDA J | 5.20 | 6/4/2021 | 120,000 | 119,400 | 99.50 | | | |
| L384942080 | 495-156-10197 | FARRINGTON TODD Location: 3639 VT ROUTE 346 | BOURN FERUZA | 0.62 | 1/22/2021 | 120,000 | 111,600 | 93.00 | | | |
| L1257656320 | 495-156-10144 | FOPPES BRIAN Location: 87 B HILL ROAD | BISHOP KIMBERLY | 3.20 | 7/28/2020 | 217,300 | 193,000 | 88.82 | | | |
| 1018215488 | 495-156-11354 | FOSTER, MICHAEL Location: 685 MT. ANTHONY ROAD | PIZZANO, THOMAS A | 4.40 | 9/21/2021 | 250,000 | 315,400 | 126.16 | | | |
| L1549737984 | 495-156-11622 | FOUCHER GEORGE Location: 97 STATE LINE DRIVE | MATURSKI RYAN | 0.69 | 7/24/2020 | 219,000 | 212,800 | 97.17 | | | |
| L1874825216 | 495-156-11281 | FOWLE NATHAN Location: 179 OAK HILL SCHOOL ROAD | 179 OAK HILL ROAD LL... | 0.82 | 2/5/2021 | 330,000 | 305,700 | 92.64 | | | |
| L1800450048 | 495-156-11748 | FURMAN RIKKI Location: 65 SNAKE HILL ROAD | THERRIEN JAMES | 1.67 | 8/5/2019 | 154,000 | 149,500 | 97.08 | | | |
| L1268727808 | 495-156-11060 | GINGRICH LARHONDA Location: 695 BARBER POND ROAD | LYNCH DEIRDRE | 5.07 | 12/18/2020 | 430,000 | 305,500 | 71.05 | | | |
| 1419278400 | 495-156-11064 | GOODRICH, DONALD W Location: 1288 BROOKMAN ROAD | MACDONALD, KATHRYN E | 2.50 | 4/16/2021 | 162,500 | 136,200 | 83.82 | | | |
| L1226293248 | 495-156-10634 | GRANDIN SARAH Location: 218 PUDDINGSTONE RD | BRATCHER REBECCA | 2.50 | 9/24/2020 | 250,000 | 205,500 | 82.20 | | | |
| L5259264 | 495-156-11660 | HAMILTON STELLA Location: 86 LINCOLN ST LOT 9BUERDICKS MOBILE | MACARRAHER JESSE | 0.00 | 8/10/2020 | 12,400 | 12,400 | 100.00 | | | |
| L2100379648 | 495-156-10892 | HARWOOD COLBY Location: 261 SEARLES CROSSING ROAD | GUERTIN EUGENE | 0.25 | 12/29/2020 | 150,000 | 96,700 | 64.47 | | | |
| 754465344 | 495-156-10904 | HEALY HAZOURY, MAGAL... Location: 35 HUSE LANE | ROONEY, DAVID L | 0.55 | 1/7/2022 | 74,000 | 106,200 | 143.51 | | | O |
| 881269824 | 495-156-11421 | HESSLER, CHRISTOPHER... Location: 6 PINE HOLLOW ROAD | BAKER, STANTON | 2.02 | 9/17/2021 | 315,000 | 223,500 | 70.95 | | | |
| L1255055360 | 495-156-11732 | HIRZEL PETER Location: 254 ATWOOD DRIVE | TARGOWSKI CHARLES | 2.35 | 3/5/2021 | 220,000 | 146,700 | 66.68 | | | |
| L1269456896 | 495-156-11183 | HOGUE THOMAS Location: 295 PINE HOLLOW RD | MINER SR JOSEPH | 2.12 | 9/25/2020 | 145,000 | 163,800 | 112.97 | | | |

R1 - Residential with less than 6 acres

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|-------------|---------------|---|-------------------------|-------|------------|------------|--------------|--------|---|---|-----|
| 938785344 | 495-156-11430 | HOPKINS, PETER L Location: 55 QUINN DRIVE | QUINN, JAMES W | 3.10 | 3/18/2022 | 260,000 | 204,900 | 78.81 | | | |
| 500054080 | 495-156-11023 | JAMES F. BEITZEL, TR... Location: 145 MAIN STREET | MARK L. ATWOOD AND B... | 0.57 | 4/19/2021 | 251,742 | 136,000 | 54.02 | | | |
| L1963008000 | 495-156-10078 | JAMES LAWRENCE Location: 302 SOUTH US RTE 7 | BAKER VIOLA | 3.38 | 1/9/2020 | 83,200 | 108,600 | 130.53 | | | |
| L2129190912 | 495-156-11882 | JOHNSON CALEB Location: 218 OAK HILL SCHOOL ROAD | ROSE BRADY | 0.23 | 2/22/2021 | 156,000 | 129,000 | 82.69 | | | |
| 361708608 | 495-156-11473 | JONES, THAI Location: 583 TUBBS ROAD | WIFFIN, DANIEL R | 1.50 | 12/2/2021 | 335,000 | 263,500 | 78.66 | | | |
| 755791424 | 495-156-10287 | LASPINO, ANDREW A Location: 361 SWEET ROAD | WATSON, PATRICIA | 1.33 | 1/27/2022 | 95,000 | 84,800 | 89.26 | | | |
| L1458462720 | 495-156-11438 | LAWRENCE WENDY Location: 588 LADD ROAD | RAETZ EDWARD | 1.30 | 10/30/2019 | 180,000 | 158,200 | 87.89 | | | |
| L274202624 | 495-156-10068 | LITTLEBROOK DAVID Location: 104 FURLONG ROAD | LINGNER SCOTT | 3.69 | 9/3/2020 | 289,000 | 215,800 | 74.67 | | | |
| L543686656 | 495-156-11450 | MANSEAU JOSEPH Location: 949 HIDDEN VALLEY ROAD | BAIRD ANDREW | 4.50 | 8/21/2020 | 228,413 | 222,100 | 97.24 | | | |
| 1184031808 | 495-156-10043 | MARTIN, SONYA Location: 2714 US ROUTE 7 | ARMSTRONG, JUDITH F | 2.45 | 5/19/2021 | 169,000 | 257,000 | 152.07 | O | | O |
| L1285890048 | 495-156-10806 | MATTISON JR. JEFFREY Location: 72 LINCOLN STREET | COLE WHITNEY | 0.63 | 9/4/2020 | 139,330 | 128,000 | 91.87 | | | |
| 1418318912 | 495-156-11169 | MCADAM, JR., WILLIAM... Location: 241 WELSH WOODS ROAD | BARLIN, MATTHEW | 2.36 | 6/28/2021 | 188,000 | 130,200 | 69.26 | | | |
| 770628672 | 495-156-11499 | MCCORMICK, CHRISTOPH... Location: 425 SWEET ROAD | BARBEAU, FRED | 2.50 | 10/15/2021 | 45,000 | 32,500 | 72.22 | | | |
| 1827167296 | 495-156-10030 | MCGUIRE, VERNON Location: 378 MAPLE GROVE ROAD | ANDREWS, LARRY | 2.61 | 9/17/2021 | 440,000 | 242,400 | 55.09 | | | |
| L1996210176 | 495-156-10786 | MECZYWOR COREY Location: 112 KINGS WAY | MESSINA GREGORIO | 5.10 | 8/12/2019 | 130,000 | 136,000 | 104.62 | | | |
| 1725078592 | 495-156-11681 | MECZYWOR, COREY Location: 197 ATWOOD DRIVE | FAHEY, JEAN D | 2.76 | 10/18/2021 | 295,000 | 256,700 | 87.02 | | | |
| L1291370496 | 495-156-12037 | MOODY RAY HOWARD Location: 24 RIDGE VIEW PLACE | YAGER JEFFREY | 1.90 | 4/17/2020 | 339,000 | 321,300 | 94.78 | | | |
| L2042568704 | 495-156-10914 | MOUNTZ CODY Location: 244 MATTISION ROAD | ZWYNENBURG ELIZABETH | 4.47 | 10/16/2020 | 130,000 | 133,600 | 102.77 | | | |

R1 - Residential with less than 6 acres

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|---|---------------|--|-------------------------|---------------|------------|-------------------|-------------------|--------|---|---|-----|
| L370868224 | 495-156-11860 | MUSINSKI RICHARD Location: 101 VALLEY VIEW DRIVE | GUNDLER ZACHARY | 0.89 | 7/30/2020 | 221,725 | 185,100 | 83.48 | | | |
| 324535360 | 495-156-10705 | NHATH, NY Location: 3663 ROUTE 346 | GLEASON, HEATHER | 0.90 | 4/30/2021 | 155,500 | 152,000 | 97.75 | | | |
| 1068045376 | 495-156-10652 | OSULLIVAN, TIMOTHY Location: 1601 BARBER POND ROAD | PARKER, SAMUEL T | 0.48 | 5/21/2021 | 165,000 | 118,200 | 71.64 | | | |
| L2090926080 | 495-156-10602 | PATTISON BRUCE Location: 184 VALLEY VIEW DRIVE | GUERRERA EDITH | 0.61 | 11/12/2019 | 87,500 | 102,100 | 116.69 | | | |
| L1503571968 | 495-156-11493 | PECOR BENJAMIN Location: 467 COUNTY ROAD | ROGERS GAYLE | 2.06 | 8/16/2019 | 135,000 | 139,200 | 103.11 | | | |
| L1340923904 | 495-156-11282 | PSZENNY NATALIA Location: 261 SKYBORO ROAD | OFFENTIER A. DEAN | 1.89 | 1/23/2020 | 180,000 | 193,800 | 107.67 | | | |
| L988413952 | 495-156-10393 | REVOCABLE TRUST FOR ... Location: 201 SUNSET HILL ROAD | PUDVAR LAURIE | 1.02 | 5/30/2019 | 147,000 | 176,300 | 119.93 | | | |
| L1947095040 | 495-156-11802 | SHAMBLÉN DUSTIN Location: 46 BEECHWOOD LANE | VALLENCOURT NANCY | 1.21 | 8/17/2020 | 177,000 | 175,300 | 99.04 | | | |
| 476417088 | 495-156-11766 | SOUTHWORTH III, TRUM... Location: 634 NILES SCHOOL ROAD | TORNABENE, CHARLEENE | 3.01 | 7/27/2021 | 158,000 | 115,400 | 73.04 | | | |
| L824041472 | 495-156-11421 | STANTON BAKER Location: 6 PINE HOLLOW ROAD | POTTERTON TOBY | 2.02 | 11/15/2019 | 244,900 | 223,500 | 91.26 | | | |
| 1832952384 | 495-156-10250 | VINCE, CHAD Location: 138 SARAH LANE | BURDICK, DEBORAH A | 1.00 | 1/12/2022 | 75,000 | 54,000 | 72.00 | | | |
| L780771328 | 495-156-10412 | WELLSMITH LLC Location: 2643 US ROUTE 7 | COUNTER STEPHEN | 1.12 | 11/21/2019 | 140,000 | 178,900 | 127.79 | | | |
| 111172672 | 495-156-12110 | WILKINSON, NATASHA L Location: 132 STREAMWAY ROAD | SMITH, JERAD R | 2.02 | 10/22/2021 | 269,900 | 215,900 | 79.99 | | | |
| L1673461760 | 495-156-11288 | YURKOFISKY JESSICA LO... Location: 273 MATTISON ROAD | BERNSTEIN-HANLEY ISA... | 5.93 | 6/14/2019 | 258,500 | 242,000 | 93.62 | | | |
| L339173376 | 495-156-11582 | ZAMPINI ETHEN Location: 174 WEST MEADOW COURT | ESTATE OF HELEN C. M... | 1.88 | 10/22/2019 | 197,000 | 199,800 | 101.42 | | | |
| Totals for R1 - Residential with less than 6 acres | | | | 132.33 | | 13,001,925 | 11,694,300 | | | | |

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 |
|--|---|--|-----------------------------------|
| 69 Total Transactions | 79.71 Low InterQuartile Value | | 85.87 Low 90% Value of Aggregate |
| 188,434 Average Sales Price | 103.86 High InterQuartile Value | | 94.01 High 90% Value of Aggregate |
| 169,483 Average Listed Price | 24.16 InterQuartile Range | | 89.94 Aggregate Ratio |
| 94.44 Average Ratio | | | 4.53% Sampling Error |
| 93.00 Median Ratio | 43.47 Value of Outlier Low Limit | 0 Number of Low Outliers | |
| 54.02 Low Ratio | 140.10 Value of Outlier High Limit | 5 Number of High Outliers | |
| 152.07 High Ratio | 7.23 Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials | |
| 1.05 PRD (Regression Index) | 176.34 Value of Extreme High Limit | 0 Number of High Extremes/Influentials | |
| 17.65 COD | | | |
| 6 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 |
|---|---------------|---|-------------------------|---------------|------------|------------------|------------------|--------|---|---|-----|
| L763236352 | 495-156-11070 | ALAUX-ARAKAWA NICHOL... Location: 746 COUNTY ROAD | FLANAGAN JOSEPH | 8.60 | 10/9/2020 | 323,500 | 234,000 | 72.33 | | | |
| L606523392 | 495-156-11289 | BURDETTE DOUGLAS Location: 1449 SOUTH STREAM ROAD | OVERSTREET 2006 FAMI... | 67.50 | 4/15/2019 | 270,000 | 376,900 | 139.59 | | | |
| L1906376704 | 495-156-11904 | COMAR ERIC Location: 248 LEDGAR DRIVE | WOOD MICHAEL | 11.00 | 6/10/2019 | 190,000 | 185,500 | 97.63 | | | |
| 1387908160 | 495-156-10858 | DOBBERT, KELLY Location: 191 SCHENKAR ROAD | GILBERT, AARON W | 10.01 | 8/25/2021 | 330,000 | 190,100 | 57.61 | | | |
| L1286119424 | 495-156-11028 | FAHEY JEAN Location: 117 NORTH POWNAL ROAD | LINGNER A. BRUCE | 35.05 | 7/19/2019 | 365,000 | 299,200 | 81.97 | | | |
| 5608512 | 495-156-11236 | FAHEY, MARTIN Location: 225 COUNTY ROAD | HARTLEY, LOURONNE | 37.50 | 6/11/2021 | 250,000 | 314,100 | 125.64 | | | |
| 285424192 | 495-156-10486 | GALLANT, STEVEN J Location: 197 MAPLE GROVE ROAD | ESTATE OF LEA DIMUZI... | 8.50 | 2/4/2022 | 100,000 | 103,500 | 103.50 | | | |
| 1090730560 | 495-156-11136 | HART, JESSE Location: 316 CROW HILL ROAD | NICHOLAS, DEBORAH A | 162.00 | 2/25/2022 | 580,000 | 255,100 | 43.98 | | | |
| L513089536 | 495-156-10969 | HORBAL MYROSLAW Location: 3121 SOUTH STREAM ROAD | TODORSKI ADAM | 65.05 | 12/15/2020 | 325,000 | 382,000 | 117.54 | | | |
| L412311552 | 495-156-11428 | KESSLER SCOTT Location: 204 AND 188 LAVINO ROAD | PUTNEY MARGUERITE | 95.60 | 8/16/2019 | 225,000 | 346,500 | 154.00 | | | O |
| 653696064 | 495-156-10924 | LANGLAUF LLC Location: 1546 NORTHWEST HILL ROAD | BAKER, MARIE A | 6.10 | 11/9/2021 | 225,000 | 173,600 | 77.16 | | | |
| 801565760 | 495-156-12229 | LAVERTUE, SARAH H Location: NORTH POWNAL ROAD | ARMSTRONG, JUDITH F | 37.17 | 9/16/2021 | 179,900 | 168,400 | 93.61 | | | |
| L454197248 | 495-156-10589 | OROPALLO OLIVIA Location: 2044 CARPENTER HILL ROAD | ESTATE OF GERARD J. ... | 14.12 | 10/16/2019 | 204,000 | 203,200 | 99.61 | | | |
| L1056780288 | 495-156-11915 | PAYNE TIMOTHY Location: 395 SCHOOLHOUSE ROAD | PATTERSON LINDA | 51.45 | 9/6/2019 | 264,350 | 235,300 | 89.01 | | | |
| Totals for R2 - Residential with 6 or more acres | | | | 609.65 | | 3,831,750 | 3,467,400 | | | | |

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 |
|--|---|-----------------------------|--|
| 14 Total Transactions | 75.95 | Low InterQuartile Value | 72.73 Low 90% Value of Aggregate |
| 273,696 Average Sales Price | 119.56 | High InterQuartile Value | 108.25 High 90% Value of Aggregate |
| 247,671 Average Listed Price | 43.61 | InterQuartile Range | 90.49 Aggregate Ratio |
| 96.66 Average Ratio | | | 19.63% Sampling Error |
| 95.62 Median Ratio | 10.53 | Value of Outlier Low Limit | 0 Number of Low Outliers |
| 43.98 Low Ratio | 184.98 | Value of Outlier High Limit | 0 Number of High Outliers |
| 154.00 High Ratio | - 54.89 | Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials |
| 1.07 PRD (Regression Index) | 250.40 | Value of Extreme High Limit | 0 Number of High Extremes/Influentials |
| 24.04 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 | | | |

MHU - Mobile home un-landed

| Doc ID | SPAN | Buyer | Seller | Acres | Sale Date | Sale Price | Listed Value | Ratio | T | C | Cat |
|---|---------------|---|--------------------|-------------|------------|---------------|---------------|--------|---|---|-----|
| 1757649984 | 495-156-11453 | BURDICK, BARBARA Location: 46 GREEN MOUNTAIN MHP LOT 7 | MILLARD, BRYAN | 0.00 | 8/31/2021 | 12,000 | 17,700 | 147.50 | | | |
| 2028256320 | 495-156-10334 | CYNTHIA MERROW Location: 130 SPRUCE STREET | MICHELLE WEBER | 0.00 | 10/27/2021 | 11,000 | 11,300 | 102.73 | | | |
| 332089920 | 495-156-11827 | GIORANDINO, FRANK Location: 329 CHICKADEE DR | HARRINGTON, MARDTA | 0.00 | 1/4/2022 | 12,500 | 12,500 | 100.00 | | | |
| L1758875648 | 495-156-11726 | LEVINE JANET Location: 127 SPRUCE ST | SZEKERES SHIRLEY | 0.00 | 4/1/2019 | 16,000 | 11,900 | 74.38 | | | |
| Totals for MHU - Mobile home un-landed | | | | 0.00 | | 51,500 | 53,400 | | | | |

MHU - Mobile home un-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 | |
|-----------------------------|---|-----------------------------|-----------------------------|--------------------------------------|
| 4 Total Transactions | 80.78 | Low InterQuartile Value | 66.75 | Low 90% Value of Aggregate |
| 12,875 Average Sales Price | 136.31 | High InterQuartile Value | 140.63 | High 90% Value of Aggregate |
| 13,350 Average Listed Price | 55.53 | InterQuartile Range | 103.69 | Aggregate Ratio |
| 106.15 Average Ratio | | | 35.63% | Sampling Error |
| 101.36 Median Ratio | 0.00 | Value of Outlier Low Limit | 0 | Number of Low Outliers |
| 74.38 Low Ratio | 0.00 | Value of Outlier High Limit | 0 | Number of High Outliers |
| 147.50 High Ratio | 0.00 | Value of Extreme Low Limit | 0 | Number of Low Extremes/Influentials |
| 1.02 PRD (Regression Index) | 0.00 | Value of Extreme High Limit | 0 | Number of High Extremes/Influentials |
| 18.71 COD | | | | |
| 1 | Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |
| 25% | 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 |
|--|---------------|---|-------------------------|--------------|------------|------------------|------------------|--------|---|---|-----|
| 1539056192 | 495-156-11708 | 225-227 DEWEY STREET... Location: 19 STROHMAIER ROAD | STROHMAIER, WILHELM | 28.80 | 1/13/2022 | 131,900 | 131,900 | 100.00 | | | |
| 1368452160 | 495-156-10740 | BISSON, RONALD C Location: 4294 ROUTE 346 | HARWOOD, BARBARA C | 5.00 | 9/3/2021 | 72,500 | 82,500 | 113.79 | | | |
| L858181632 | 495-156-11095 | BOUCHER HEATHER Location: 500 HIDDEN VALLEY RD | KELLEY JO-ANN | 1.10 | 11/10/2020 | 30,000 | 59,800 | 199.33 | O | E | E |
| 1785459776 | 495-156-11632 | BUTTON, TIMOTHY Location: 60 HOYT DRIVE | BALLINALLEE PROPERTI... | 0.60 | 7/26/2021 | 89,000 | 99,600 | 111.91 | | | |
| L1665662976 | 495-156-11843 | CRAWFRD AARON Location: 2490 SOUTH STREAM ROAD | WEST KIMBERLY | 2.12 | 9/20/2019 | 136,000 | 141,700 | 104.19 | | | |
| 133478976 | 495-156-11095 | MORGIGNO, PAUL Location: 500 HIDDEN VALLEY ROAD | BOUCHER, HEATHER ANN | 1.10 | 3/8/2022 | 50,000 | 59,800 | 119.60 | | | |
| L1874378752 | 495-156-10981 | PINEY HOLLOW LLC Location: 342 PINE HOLLOW ROAD | LAUZON RONALD | 28.90 | 5/1/2020 | 300,000 | 349,800 | 116.60 | | | |
| 652057664 | 495-156-10805 | STRATTON, SMITH G Location: 2710 ROUTE 346 | HOYT, MICHAEL C | 3.00 | 11/5/2021 | 102,000 | 100,900 | 98.92 | | | |
| 620968512 | 495-156-10212 | WILSON FAMILY REVOCA... Location: 282 BARBER POND ROAD | DEVITO, NATHAN | 1.60 | 3/14/2022 | 93,125 | 67,500 | 72.48 | | | |
| Totals for MHL - Mobile home landed | | | | 72.22 | | 1,004,525 | 1,093,500 | | | | |

MHL - Mobile home landed

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 | |
|------------------------------|---|-----------------------------|-----------------------------|--------------------------------------|
| 9 Total Transactions | 99.46 | Low InterQuartile Value | 96.64 | Low 90% Value of Aggregate |
| 121,816 Average Sales Price | 118.10 | High InterQuartile Value | 115.50 | High 90% Value of Aggregate |
| 129,213 Average Listed Price | 18.64 | InterQuartile Range | 106.07 | Aggregate Ratio |
| 104.69 Average Ratio | | | 8.89% | Sampling Error |
| 108.05 Median Ratio | 71.50 | Value of Outlier Low Limit | 0 | Number of Low Outliers |
| 72.48 Low Ratio | 146.06 | Value of Outlier High Limit | 1 | Number of High Outliers |
| 119.60 High Ratio | 43.54 | Value of Extreme Low Limit | 0 | Number of Low Extremes/Influentials |
| 0.99 PRD (Regression Index) | 174.02 | Value of Extreme High Limit | 1 | Number of High Extremes/Influentials |
| 9.98 COD | | | | |
| 2 | Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |
| 22% | 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 |
|---|---------------|---|-------------------|--------------|------------|----------------|----------------|--------|---|---|-----|
| 2074618944 | 495-156-11026 | MORSE, SHANNON T Location: 0 COUNTY STREET | LINDLEY, DARA K | 65.88 | 8/31/2021 | 50,000 | 58,000 | 116.00 | | | |
| L1052164096 | 495-156-11409 | POTTER ANTHONY Location: 1899 COUNTY ROAD | PRATT ROGER | 20.35 | 11/19/2020 | 50,000 | 40,400 | 80.80 | | | |
| L564854784 | 495-156-11207 | THOMAS BENJAMIN Location: 96 B HILL | MORNEAULT MICHAEL | 12.90 | 10/26/2020 | 227,500 | 189,500 | 83.30 | | | |
| Totals for S2 - Seasonal home with 6 or more acres | | | | 99.13 | | 327,500 | 287,900 | | | | |

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 | 80.80 | Low InterQuartile Value | 69.58 | Low 90% Value of Aggregate |
| 109,167 Average Sales Price | 116.00 | High InterQuartile Value | 106.23 | High 90% Value of Aggregate |
| 95,967 Average Listed Price | 35.20 | InterQuartile Range | 87.91 | Aggregate Ratio |
| 93.37 Average Ratio | | | 20.84% | Sampling Error |
| 83.30 Median Ratio | 0.00 | Value of Outlier Low Limit | 0 | Number of Low Outliers |
| 80.80 Low Ratio | 0.00 | Value of Outlier High Limit | 0 | Number of High Outliers |
| 116.00 High Ratio | 0.00 | Value of Extreme Low Limit | 0 | Number of Low Extremes/Influentials |
| 1.06 PRD (Regression Index) | 0.00 | Value of Extreme High Limit | 0 | Number of High Extremes/Influentials |
| 14.09 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 |
|----------------------------------|---------------|--|-------------------------|--------------|-----------|----------------|------------------|--------|---|---|-----|
| L1512726528 | 495-156-10054 | 7557 ROUTE 7 POWNAL ... Location: 7557 US RTE 7 | ARMSTRONG INC. | 0.86 | 2/14/2020 | 325,000 | 571,400 | 175.82 | O | | |
| 866679872 | 495-156-10659 | ERINA PROPERTIES, LL... Location: 2970 VT RTE 7 | MELISSA A. RICHARDSO... | 3.57 | 12/9/2021 | 55,000 | 119,400 | 217.09 | E | | |
| 2039516224 | 495-156-10345 | PETROZZI-JONES, JOAN... Location: 2205 US ROUTE 7 | CHAPMAN JR., JOHN D | 6.69 | 8/6/2021 | 230,000 | 370,700 | 161.17 | | | |
| Totals for C - Commercial | | | | 11.12 | | 610,000 | 1,061,500 | | | | |

C - Commercial

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 | |
|------------------------------|---|-----------------------------|-----------------------------|--------------------------------------|
| 3 Total Transactions | 161.17 | Low InterQuartile Value | 152.23 | Low 90% Value of Aggregate |
| 203,333 Average Sales Price | 217.09 | High InterQuartile Value | 195.81 | High 90% Value of Aggregate |
| 353,833 Average Listed Price | 55.92 | InterQuartile Range | 174.02 | Aggregate Ratio |
| 184.69 Average Ratio | | | 12.52% | Sampling Error |
| 175.82 Median Ratio | 0.00 | Value of Outlier Low Limit | 0 | Number of Low Outliers |
| 161.17 Low Ratio | 0.00 | Value of Outlier High Limit | 0 | Number of High Outliers |
| 217.09 High Ratio | 0.00 | Value of Extreme Low Limit | 0 | Number of Low Extremes/Influentials |
| 1.06 PRD (Regression Index) | 0.00 | Value of Extreme High Limit | 0 | Number of High Extremes/Influentials |
| 10.60 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 |
|-------------|---------------|---|-------------------------|--------|-----------|------------|--------------|--------|---|---|-----|
| L1216679936 | 495-156-10774 | SCAGNELLI PAUL Location: SOUTH STREAM ROAD | WILLIAM J FARRELL TR... | 441.00 | 3/3/2021 | 231,000 | 234,300 | 101.43 | | | |

| | | | | | | | | | | | |
|--------------------------------|--|--|--|---------------|--|----------------|----------------|--|--|--|--|
| Totals for W - Woodland | | | | 441.00 | | 231,000 | 234,300 | | | | |
|--------------------------------|--|--|--|---------------|--|----------------|----------------|--|--|--|--|

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 | |
|--|---|-----------------------------|-----------------------------|--------------------------------------|
| 1 Total Transactions | 101.43 | Low InterQuartile Value | 0.00 | Low 90% Value of Aggregate |
| 231,000 Average Sales Price | 101.43 | High InterQuartile Value | 0.00 | High 90% Value of Aggregate |
| 234,300 Average Listed Price | 0.00 | InterQuartile Range | 101.43 | Aggregate Ratio |
| 101.43 Average Ratio | | | | Sampling Error |
| 101.43 Median Ratio | 0.00 | Value of Outlier Low Limit | 0 | Number of Low Outliers |
| 101.43 Low Ratio | 0.00 | Value of Outlier High Limit | 0 | Number of High Outliers |
| 101.43 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 |
| 0.00 COD | | | | |
| 1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | | |
| 100% 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 |
|-------------------------------------|---------------|---|-------------------------|--------------|------------|----------------|----------------|--------|---|---|-----|
| 189414464 | 495-156-11358 | BROWN JR, HENRY E Location: 0 SWALLOW HILL ROAD | GENTRY, WILLIAM | 2.17 | 11/19/2021 | 35,000 | 48,400 | 138.29 | | | |
| 1485985856 | 495-156-10671 | FROST, JR., WILLIAM ... Location: LAND SEARLES CROSSING ROAD | CAPSTONE BAPTIST CHU... | 8.78 | 4/5/2021 | 41,100 | 41,100 | 100.00 | | | |
| L1400713216 | 495-156-10858 | GILBERT AARON Location: LOT #8, SCHENKAR ROAD | JENNINGS RUSSELL | 10.01 | 6/28/2019 | 39,000 | 60,600 | 155.38 | | | |
| L589864960 | 495-156-12112 | HANNAM DWYANE Location: 222 STREAMWAY ROAD | SMITH JERAD | 2.01 | 5/23/2019 | 20,000 | 43,300 | 216.50 | E | | |
| L688996352 | 495-156-10672 | HIBBARD KATHERINE LE... Location: SOUTH STREAM ROAD | GREENAWALT JR. RALPH | 51.90 | 6/11/2020 | 85,000 | 104,100 | 122.47 | | | |
| L1410859008 | 495-156-11850 | LUNAU STEVEN Location: WHITE OAKS ROAD | SWEET ROBERT | 10.25 | 12/18/2020 | 18,000 | 21,400 | 118.89 | | | |
| Totals for M - Miscellaneous | | | | 85.12 | | 238,100 | 318,900 | | | | |

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 | 114.17 Low InterQuartile Value | 110.88 Low 90% Value of Aggregate |
| 39,683 Average Sales Price | 170.66 High InterQuartile Value | 156.99 High 90% Value of Aggregate |
| 53,150 Average Listed Price | 56.50 InterQuartile Range | 133.94 Aggregate Ratio |
| 141.92 Average Ratio | | 17.21% Sampling Error |
| 130.38 Median Ratio | 29.42 Value of Outlier Low Limit | 0 Number of Low Outliers |
| 100.00 Low Ratio | 255.41 Value of Outlier High Limit | 0 Number of High Outliers |
| 216.50 High Ratio | - 55.32 Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials |
| 1.06 PRD (Regression Index) | 340.15 Value of Extreme High Limit | 0 Number of High Extremes/Influentials |
| 21.58 COD | | |
| 1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | |
| 17% 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 |
|---|---|--|-----------------------------------|
| 99 Total Transactions | 80.17 Low InterQuartile Value | | 86.36 Low 90% Value of Aggregate |
| 185,584 Average Sales Price | 107.67 High InterQuartile Value | | 95.49 High 90% Value of Aggregate |
| 168,742 Average Listed Price | 27.50 InterQuartile Range | | 90.92 Aggregate Ratio |
| 96.04 Average Ratio | | | 5.03% Sampling Error |
| 94.95 Median Ratio | 38.92 Value of Outlier Low Limit | 0 Number of Low Outliers | |
| 43.98 Low Ratio | 148.92 Value of Outlier High Limit | 4 Number of High Outliers | |
| 154.00 High Ratio | - 2.33 Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials | |
| 1.06 PRD (Regression Index) | 190.16 Value of Extreme High Limit | 1 Number of High Extremes/Influentials | |
| 18.47 COD | | | |
| 10 Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |
| 10% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |

Class - Commercial/Industrial (C, CA, I)

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 |
|--|---|--|------------------------------------|
| 3 Total Transactions | 161.17 Low InterQuartile Value | | 152.20 Low 90% Value of Aggregate |
| 203,333 Average Sales Price | 217.09 High InterQuartile Value | | 195.83 High 90% Value of Aggregate |
| 353,833 Average Listed Price | 55.92 InterQuartile Range | | 174.02 Aggregate Ratio |
| 184.69 Average Ratio | | | 12.53% Sampling Error |
| 175.82 Median Ratio | 0.00 Value of Outlier Low Limit | 0 Number of Low Outliers | |
| 161.17 Low Ratio | 0.00 Value of Outlier High Limit | 0 Number of High Outliers | |
| 217.09 High Ratio | 0.00 Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials | |
| 1.06 PRD (Regression Index) | 0.00 Value of Extreme High Limit | 0 Number of High Extremes/Influentials | |
| 10.60 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 |
|---|---|-----------------------------|--|
| 7 Total Transactions | 101.43 | Low InterQuartile Value | 97.44 Low 90% Value of Aggregate |
| 67,014 Average Sales Price | 155.38 | High InterQuartile Value | 138.42 High 90% Value of Aggregate |
| 79,029 Average Listed Price | 53.96 | InterQuartile Range | 117.93 Aggregate Ratio |
| 136.14 Average Ratio | | | 17.37% Sampling Error |
| 122.47 Median Ratio | 20.49 | Value of Outlier Low Limit | 0 Number of Low Outliers |
| 100.00 Low Ratio | 236.32 | Value of Outlier High Limit | 0 Number of High Outliers |
| 216.50 High Ratio | - 60.44 | Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials |
| 1.15 PRD (Regression Index) | 317.25 | Value of Extreme High Limit | 0 Number of High Extremes/Influentials |
| 22.15 COD | | | |
| 2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | | |
| 29% 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 |
|------------------------------|---|-----------------------------|--|
| 109 Total Transactions | 82.09 | Low InterQuartile Value | 88.72 Low 90% Value of Aggregate |
| 179,638 Average Sales Price | 114.90 | High InterQuartile Value | 99.08 High 90% Value of Aggregate |
| 168,678 Average Listed Price | 32.81 | InterQuartile Range | 93.90 Aggregate Ratio |
| 99.86 Average Ratio | | | 5.52% Sampling Error |
| 97.41 Median Ratio | 32.87 | Value of Outlier Low Limit | 0 Number of Low Outliers |
| 43.98 Low Ratio | 164.11 | Value of Outlier High Limit | 4 Number of High Outliers |
| 199.33 High Ratio | - 16.34 | Value of Extreme Low Limit | 0 Number of Low Extremes/Influentials |
| 1.06 PRD (Regression Index) | 213.33 | Value of Extreme High Limit | 2 Number of High Extremes/Influentials |
| 20.35 COD | | | |
| 12 | Number of Transactions with Assessment Ratio Between 0.98 and 1.02 | | |
| 11% | Percent of Transactions with Assessment Ratio Between 0.98 and 1.02 | | |