

Study created by Christie.Wright@vermont.gov on 11/18/2022 at 5:52 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1146687488	516-162-10409	ARNOLD BRIAN Location: 12 HAMILTON PLACE	RAYMOND LYNN	0.13	6/21/2019	123,000	151,800	123.41			
1345419328	516-162-11221	BARCELLOS, KATE Location: 99 GOLF COURSE RD	FOSTER, BRENT	1.24	4/5/2021	217,000	216,000	99.54			
682742848	516-162-10524	BESSETTE, KRISTA Location: 55 LIBERTY STREET	ST. CYR, MORRIS	0.13	6/3/2021	134,000	107,200	80.00			
2132421696	516-162-10273	BLANEY, ADAM L Location: 31 GOLF COURSE ROAD	WETHERBY, OLA E	1.00	8/31/2021	125,000	102,000	81.60			
L1247219712	516-162-10652	BRADLEY JASON Location: 316 SOUTH MAIN STREET	HULL MELANIE	2.22	12/4/2020	109,000	116,600	106.97			
465185856	516-162-11184	CAPSEY, DAVID Location: 70 FROST RIDGE ROAD	MANLEY, WARD O	5.90	9/3/2021	315,000	251,200	79.75			
L583589888	516-162-10781	CIARCIA BENJAMIN Location: 63 PROVINCE STREET	DUSSAULT PIERRE	0.25	3/10/2020	128,000	141,500	110.55			
927616064	516-162-10252	COLTHRAP, CAMERON B Location: 39 GREEN AVENUE	PAYNE, MARK A	2.20	7/19/2021	115,000	205,900	179.04	O	O	O
L1250234368	516-162-10420	CORWELL BRIAN Location: 19 HARLEM STREET	DURKEE HOME	0.31	1/14/2021	23,000	24,900	108.26			
1776835648	516-162-10713	COSTELLA, CRYSTAL Location: 40 NOYES STREET	GERRY, CECIL M	0.50	10/7/2021	165,000	116,000	70.30			
1052994624	516-162-11318	CUBIT, BRIAN A Location: 478 JAY ROAD	ST. PIERRE, STEVEN	2.51	9/16/2021	162,900	97,500	59.85			
L1048547328	516-162-10534	CYR JEAN Location: 19 LUCAS ROAD	PAQUETTE EDWARD	0.48	11/5/2020	107,000	65,900	61.59			
L1919623168	516-162-10126	FIRTH RICHARD Location: 26 DEWEY STREET	DEBORAH J. DESAUTELS...	1.00	5/15/2020	100,000	155,600	155.60			O
L285380608	516-162-10020	GEBO TIA Location: 26 BROOK STREET	RYAN THOMAS	0.18	9/19/2019	80,000	77,400	96.75			
1905570880	516-162-11311	GEBO, TIA Location: 97 DUNLAVEY AVENUE	CARTAGENA, ANDREA E	0.69	6/8/2021	137,000	125,900	91.90			
115475520	516-162-10001	GIRDWOOD, COURTNEY Location: 38 ACADEMY LANE	CHEVRIER, ARMAND	0.30	4/12/2021	139,000	121,800	87.63			
L1693130752	516-162-10395	GRISGRABER CHRISTOPH... Location: 1 HOME STREET	LOISELLE CHARLES	1.00	8/20/2020	149,000	119,400	80.13			
L1331724288	516-162-10650	HARDY ADAM Location: 314 SOUTH MAIN STREET	RAYMO MICHELLE	0.70	10/19/2020	195,000	173,900	89.18			

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L396394496	516-162-10281	HARTIGAN BROOKE Location: 60 GOLF COURSE ROAD	LUMBRA DALE	0.77	12/17/2020	149,000	135,000	90.60			
68586048	516-162-10430	JONES, EDWARD Location: 22 HILLSIDE TERRACE	GATES, EMILY	0.64	3/10/2022	240,000	156,000	65.00			
L813903872	516-162-10268	KERR VIII THOMAS Location: 7 GOLF COURSE ROAD	BORDEAU JULIE	0.77	7/22/2020	80,000	93,100	116.38			
L715759616	516-162-10031	KING JUDY Location: 5 CHURCH STREET	JACKSON BETTY	0.33	11/25/2020	114,900	132,900	115.67			
L1735430144	516-162-10781	KITTREDGE DANIEL Location: 63 PROVINCE STREET	CIARCIA BENJAMIN	0.15	1/6/2021	138,500	141,500	102.17			
1875883072	516-162-10680	KITTREDGE, HAROLD W Location: 51 NORTH AVENUE	FIEBKA, GEORGE	0.24	6/16/2021	156,000	173,100	110.96			
612936768	516-162-10426	LAFROMBOISE, CHAD Location: 44 HARLEM STREET	TRACY, MICHAEL	1.00	8/12/2021	140,000	131,100	93.64			
L1893830656	516-162-10271	LAGROW ADRIANNA Location: 22 GOLF COURSE ROAD	VIENS MICHAEL	0.53	8/6/2019	138,000	130,700	94.71			
L2057371648	516-162-10140	LAROCHE DANIEL Location: 3 DREW ROAD	RICHARDSON MELISSA	0.37	7/12/2019	128,500	130,000	101.17			
L731938816	516-162-10326	LECLAIRE SAVANNAH Location: 102 GUILMETTE ROAD	CUTTING LOGAN	0.66	12/7/2020	158,000	147,700	93.48			
L411373568	516-162-10035	LETENDRE ALEXIS Location: 22 CHURCH STREET	FLETCHER KATHERINE	0.20	2/12/2021	83,000	103,200	124.34			
733043776	516-162-10034	LUGO, JOSEPH Location: 19 CHURCH STREET	BURNS, DEBORAH	0.25	10/13/2021	196,500	146,400	74.50			
L2094600192	516-162-11184	MANLEY KIMBERLY Location: 70 FROST RIDGE ROAD	DUSSAULT TIMOTHY	5.90	12/13/2019	192,500	251,200	130.49			
512871488	516-162-10164	MARTIN, LEAH Location: 49 EASTERN AVENUE	MAYHEW, ALAN	0.11	8/6/2021	130,000	86,200	66.31			
2046734912	516-162-10681	MATTHEWS, TYLER Location: 52 NORTH AVENUE	RANGER, PASCAL	0.28	2/11/2022	255,000	182,300	71.49			
1379214400	516-162-10908	MCCLURE, PAULA Location: 27 SCHOOL STREET	ABBOTT WOOD FLOORS I...	0.25	4/22/2021	153,000	123,100	80.46			
L1283788800	516-162-10425	MEWHINNEY ZOE Location: 34 HARLEM STREET	STETSON TRAVIS	0.29	2/19/2021	112,000	110,900	99.02			
1308822592	516-162-10543	MICHAEL D. FLYNN AND... Location: 18 MAPLE STREET	PARKER, ELIZABETH A	0.72	7/30/2021	221,000	170,500	77.15			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L295272448	516-162-10626	MILLS ROBERT Location: 189 SOUTH MAIN STREET	LARIVIERE DONALD	0.50	1/6/2020	177,000	211,200	119.32			
L2018758656	516-162-10346	MOTT DANIEL Location: 70 HIGHLAND AVE	LADEAU GEORGIA	0.32	9/11/2019	139,000	114,000	82.01			
L236265472	516-162-10688	ORNDORFF LILIANNA Location: 75 NORTH AVENUE	SARTWELL ANITA	0.38	8/21/2020	193,000	162,000	83.94			
L1813667840	516-162-10543	PARKER ELIZABETH Location: 18 MAPLE STREET	DONNA MARY	0.72	10/16/2020	159,000	170,500	107.23			
1521650752	516-162-10633	PLOSILA, ERIK D Location: 221 MAIN STREET	GERMAIN, STEVEN	0.75	7/30/2021	105,000	77,000	73.33			
993702976	516-162-10796	POULIN, RYAN S Location: 155 PROVINCE STREET	BLANEY, KEVIN R	0.44	6/14/2021	150,000	150,000	100.00			
L1397497856	516-162-10694	REYNOLDS-DUBOIS OLIV... Location: 821 NORTH BRANCH ROAD	GOFF PATRICK	2.07	12/4/2020	157,000	156,700	99.81			
L1330102272	516-162-11237	SHENCAVITZ JEFFREY Location: 26 KING COURT	HARTMAN GEORGE	0.78	8/23/2019	159,000	137,600	86.54			
971615296	516-162-10168	SHEPARD, AVALON Location: 55 EASTERN AVE	MAYHEW, ALAN	0.25	9/28/2021	110,000	92,700	84.27			
1728171072	516-162-10875	SNIDER, JUSTIN M Location: 92 RIVER STREET	PAQUETTE, EDWARD J	0.27	8/31/2021	89,000	99,300	111.57			
L875094016	516-162-11007	STETSON TRAVIS Location: 1459 SOUTH RICHFORD ROAD	LEGAULT MAURICE	4.75	8/31/2020	287,000	282,900	98.57			
990399552	516-162-10570	TRACY, MICHAEL Location: 383 MCALLISTER ROAD	O'TOOLE, THOMAS	0.70	8/12/2021	247,500	149,100	60.24			
32005184	516-162-10379	TROMBLEY, JUSTIN M Location: 318 HARDWOOD HILL ROAD	RYEA, CHRISTOPHER J	2.00	10/7/2021	180,000	137,800	76.56			
L1251053568	516-162-10627	VAUGHN ANNA Location: 196 SOUTH MAIN STREET	BICKNELL MARGARET	0.72	12/31/2020	127,500	156,000	122.35			
1160842304	516-162-10776	WAGGONER, REBECCA L Location: 41 PROVINCE STREET	SIMMONS, ROBERT	0.51	7/6/2021	172,000	134,000	77.91			
1401271360	516-162-10036	WALTERS, NATASHA R Location: 30 CHURCH STREET	SHEA, RYAN	0.32	6/3/2021	79,900	131,900	165.08	O	O	O
739947584	516-162-10464	WASHBURN, IAN J Location: 166 JAY ROAD	LACLAIR, JACQUELINE	1.00	6/14/2021	159,000	141,500	88.99			
L1237880832	516-162-10896	WETHERBY NICHOLAS Location: 1739 ST. ALBANS ROAD	HOPE CHRISTINE	1.00	8/28/2020	123,250	121,100	98.26			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L90513408	516-162-10351	WHEELER JONATHAN Location: 91 HIGHLAND AVENUE	GRIFFIS BRIAN	0.50	8/12/2020	155,000	137,800	88.90			
847202880	516-162-10906	YOUNG, JOANN Location: 20 SCHOOL ST	BURNS, DONALD E	0.06	2/25/2022	75,000	97,400	129.87			
Totals for R1 - Residential with less than 6 acres				52.24		8,353,950	7,775,900				

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	
56 Total Transactions	80.03	Low InterQuartile Value	88.30	Low 90% Value of Aggregate
149,178 Average Sales Price	109.98	High InterQuartile Value	97.86	High 90% Value of Aggregate
138,855 Average Listed Price	29.94	InterQuartile Range	93.08	Aggregate Ratio
96.86 Average Ratio			5.14%	Sampling Error
93.56 Median Ratio	35.12	Value of Outlier Low Limit	0	Number of Low Outliers
59.85 Low Ratio	154.89	Value of Outlier High Limit	3	Number of High Outliers
179.04 High Ratio	- 9.79	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	199.80	Value of Extreme High Limit	0	Number of High Extremes/Influentials
19.41 COD				
7	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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1767022592	516-162-10055	CANTY JAY Location: 2545 CORLISS ROAD	HAUGHEY JOHN	10.40	12/31/2020	174,000	205,000	117.82			
L1094320128	516-162-10047	FULLER RODNEY Location: 2971 CORLISS ROAD	WARD JOHN	10.30	5/15/2020	94,900	79,100	83.35			
L545767424	516-162-10146	GEBO SAMUEL Location: 64 DREW ROAD	WARD ANGELA	12.03	10/3/2019	99,900	121,100	121.22			
L374386688	516-162-10972	HANDELSMAN HILARY Location: 662 SOUTH RICHFORD ROAD	PURDELL MICHAEL	32.60	7/11/2019	290,000	306,100	105.55			
L1578328064	516-162-10550	JOHNSON BRIAN Location: 6 MCALLISTER ROAD	TAMULONIS LEONARD	22.50	6/12/2019	268,000	320,600	119.63			
73141312	516-162-10078	JOLLIE, TRACY D Location: 1375 CORLISS ROAD	GREENWOOD, SHAYNE	11.50	6/18/2021	252,000	197,100	78.21			
L1280966656	516-162-10972	KERR JANETTE Location: 662 SOUTH RICHFORD ROAD	HANDELSMAN HILARY	32.60	6/12/2020	257,500	298,900	116.08			
L1375109120	516-162-10507	LADD LORIN Location: 1346 JAY ROAD	FOOTE DEBORAH	40.75	7/29/2019	208,000	169,800	81.63			
L952049664	516-162-11159	LISHCHENKO ARTUR Location: 494 WIGHTMAN HILL ROAD	PADDEN LILIAS MARY	40.00	12/14/2020	300,000	255,400	85.13			
L1144590336	516-162-10303	MINTZ JEREMY Location: 355 GOLF COURSE ROAD	ESTATE OF SHEILA RUT...	56.32	8/23/2019	275,900	273,500	99.13			
L1326911488	516-162-10498	RAINVILLE PATRICK Location: 804 JAY ROAD	WILSON JR. ASA	49.50	3/16/2020	310,000	292,600	94.39			
L1313873920	516-162-10065	STEVENS JESSICA Location: 2019 CORLISS ROAD	NESBITT STEVE	10.30	4/11/2019	140,895	123,600	87.72			
1971761728	516-162-10047	TRACY, JR, CHRISTOPH... Location: 2971 CORLISS RD	FULLER, RODNEY	10.30	2/14/2022	139,000	79,100	56.91			
1405029440	516-162-10005	VALERIE & BRUCE SIMO... Location: 171 BENSON RD	ROBERT ROSANE TRUST	94.43	7/29/2021	389,000	491,700	126.40			
L1416519680	516-162-11235	WATERHOUSE JASON Location: 360 WIGHTMAN HILL ROAD	MARCHAND DAVID	53.91	5/31/2019	60,000	89,200	148.67			
L787374080	516-162-10080	WOODBURY THOMAS Location: 1288 CORLISS ROAD	BOWEN MARTIN	21.10	8/22/2019	245,000	251,300	102.57			
Totals for R2 - Residential with 6 or more acres				508.54		3,504,095	3,554,100				

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
16 Total Transactions	83.80 Low InterQuartile Value		93.12 Low 90% Value of Aggregate
219,006 Average Sales Price	119.17 High InterQuartile Value		109.74 High 90% Value of Aggregate
222,131 Average Listed Price	35.38 InterQuartile Range		101.43 Aggregate Ratio
101.53 Average Ratio			8.19% Sampling Error
100.85 Median Ratio	30.73 Value of Outlier Low Limit	0 Number of Low Outliers	
56.91 Low Ratio	172.24 Value of Outlier High Limit	0 Number of High Outliers	
148.67 High Ratio	- 22.34 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.00 PRD (Regression Index)	225.31 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.06 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
6% 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
991153216	516-162-10255	BRASSIL, KATIE E Location: 50 GREEN AVENUE	RYAN, THOMAS	0.23	9/7/2021	37,500	38,400	102.40			
L776355840	516-162-10023	DOMINA JR. ARCHIE Location: 1663 BERRY ROAD	ST. PIERRE MARK	1.50	2/26/2021	74,000	58,300	78.78			
L2119180288	516-162-10260	FLETCHER ZACHARY Location: 59 GREEN AVENUE	DUPRA BONNIE	0.92	11/12/2019	56,200	52,800	93.95			
L1017012224	516-162-10286	KLINE RACHEL Location: 69 GOLF COURSE ROAD	KRAFT DAVID	1.58	1/14/2021	59,900	49,300	82.30			
380777536	516-162-10394	ST. CYR, MORRIS Location: 505 HARDWOOD HILL ROAD	FLETCHER, NOEL	0.50	6/3/2021	51,500	58,600	113.79			

Totals for MHL - Mobile home landed				4.73		279,100	257,400				
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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	
5 Total Transactions	80.54	Low InterQuartile Value	78.75	Low 90% Value of Aggregate
55,820 Average Sales Price	108.09	High InterQuartile Value	105.70	High 90% Value of Aggregate
51,480 Average Listed Price	27.55	InterQuartile Range	92.23	Aggregate Ratio
94.24 Average Ratio			14.60%	Sampling Error
93.95 Median Ratio	39.22	Value of Outlier Low Limit	0	Number of Low Outliers
78.78 Low Ratio	149.42	Value of Outlier High Limit	0	Number of High Outliers
113.79 High Ratio	- 2.10	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	190.74	Value of Extreme High Limit	0	Number of High Extremes/Influentials
11.73 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1465352192	516-162-11287	BERGER ROBIN Location: 423 STEVENS MILLS SLIDE ROAD	LALIBERTE MARTIN	7.30	3/18/2021	62,000	45,500	73.39			
L310824960	516-162-10073	TRAN DANNY Location: 1735 CORLISS ROAD	BARD DOUGLAS	81.35	9/16/2019	150,000	91,000	60.67			
Totals for S2 - Seasonal home with 6 or more acres				88.65		212,000	136,500				

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	
2 Total Transactions	60.67	Low InterQuartile Value	32.06	Low 90% Value of Aggregate
106,000 Average Sales Price	73.39	High InterQuartile Value	96.71	High 90% Value of Aggregate
68,250 Average Listed Price	12.72	InterQuartile Range	64.39	Aggregate Ratio
67.03 Average Ratio			50.19%	Sampling Error
67.03 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
60.67 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
73.39 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
9.49 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
1682430528	516-162-10227	BETHEL, TIMOTHY R	BOYCE, SCOTT	5.00	3/31/2022	165,000	183,500	111.21			
Location: 512 EAST RICHFORD SLIDE ROAD											

Totals for CA - Commercial Apartments				5.00		165,000	183,500				
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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	
1 Total Transactions	111.21	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
165,000 Average Sales Price	111.21	High InterQuartile Value	0.00	High 90% Value of Aggregate
183,500 Average Listed Price	0.00	InterQuartile Range	111.21	Aggregate Ratio
111.21 Average Ratio				Sampling Error
111.21 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
111.21 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
111.21 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				
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
1949244480	516-162-10067	BURLESON, BRIDGET C Location: 1977 CORLISS ROAD	FLEURY, MICHAEL	10.50	10/15/2021	35,000	45,300	129.43			
164867136	516-162-11147	CUNNINGHAM, JR, MICH... Location: 273 WIGHTMAN HILL ROAD	BENTON, CHERYL L	47.73	9/26/2021	65,000	61,000	93.85			
L1494487040	516-162-11257	FARRAR RANDY Location: 826 JAY ROAD	GAUDETTE DAVID	61.23	12/5/2019	110,000	81,200	73.82			
L1368727552	516-162-11004	GILSON ETHAN Location: 1386 SOUTH RICHFORD ROAD	BREAULT ARTHUR	4.82	6/17/2020	30,000	41,100	137.00		O	O
L1556029440	516-162-11195	HANCOCK JONATHAN Location: 428 GOLF COURSE ROAD	WHIZ REALTY LLC	82.50	11/30/2020	195,000	123,000	63.08			
L1447108608	516-162-11193	HELLER-TACCONO TRUST Location: 743 SOUTH RICHFORD ROAD	POWELL DAVID	40.50	10/29/2020	97,000	84,700	87.32			
1462899264	516-162-10046	KIRTON, JEFFREY Location: 2991 CORLISS ROAD	FILLER, MICHAEL B	10.30	12/30/2021	66,522	39,400	59.23			
1646718016	516-162-11004	LEBLANC, JULIE Location: 1386 SOUTH RICHFORD ROAD	GILSON, ETHAN	4.82	9/29/2021	60,000	48,900	81.50			
1978162240	516-162-10042	LONTINE LAWN CARE LL... Location: 3183 CORLISS ROAD	JOHNSON, BRENDON J	20.19	10/8/2021	45,000	44,200	98.22			
L439767040	516-162-10510	MCMATH DAVID Location: 1372 JAY ROAD	TESSMANN JAMES	30.00	9/27/2019	54,000	54,000	100.00			
1337287744	516-162-10456	MONTGOMERY, BRYAN K Location: TOWN HIGHWAY #12	PRATT, TIMOTHY D	27.00	5/4/2021	50,000	47,000	94.00			
54340160	516-162-11240	SIMMONS, SILAS Location: 101 HAMILTON PLACE EXT.	DUSSAULT, PIERRE G	4.71	3/15/2022	65,000	56,900	87.54			
766676032	516-162-10006	VALERIE & BRUCE SIMO... Location: 150 BENSON RD	HARRIET ROSANE TRUST	43.70	7/29/2021	100,000	102,600	102.60			
Totals for M - Miscellaneous				388.00		972,522	829,300				

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
13 Total Transactions	77.66	Low InterQuartile Value	74.93 Low 90% Value of Aggregate
74,809 Average Sales Price	101.30	High InterQuartile Value	95.62 High 90% Value of Aggregate
63,792 Average Listed Price	23.64	InterQuartile Range	85.27 Aggregate Ratio
92.89 Average Ratio			12.14% Sampling Error
93.85 Median Ratio	42.20	Value of Outlier Low Limit	0 Number of Low Outliers
59.23 Low Ratio	136.76	Value of Outlier High Limit	1 Number of High Outliers
137.00 High Ratio	6.74	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	172.22	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.11 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
15% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
80 Total Transactions	80.03	Low InterQuartile Value	90.65 Low 90% Value of Aggregate
155,364 Average Sales Price	110.86	High InterQuartile Value	98.85 High 90% Value of Aggregate
147,211 Average Listed Price	30.82	InterQuartile Range	94.75 Aggregate Ratio
96.50 Average Ratio			4.33% Sampling Error
93.80 Median Ratio	33.80	Value of Outlier Low Limit	0 Number of Low Outliers
56.91 Low Ratio	157.09	Value of Outlier High Limit	2 Number of High Outliers
179.04 High Ratio	- 12.44	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	203.33	Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.42 COD			
8 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
2 Total Transactions	108.00	Low InterQuartile Value	101.61 Low 90% Value of Aggregate
120,000 Average Sales Price	111.21	High InterQuartile Value	118.81 High 90% Value of Aggregate
132,250 Average Listed Price	3.21	InterQuartile Range	110.21 Aggregate Ratio
109.61 Average Ratio			7.80% Sampling Error
109.61 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
108.00 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
111.21 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
1.47 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
13 Total Transactions	77.66	Low InterQuartile Value	74.88 Low 90% Value of Aggregate
74,809 Average Sales Price	101.30	High InterQuartile Value	95.67 High 90% Value of Aggregate
63,792 Average Listed Price	23.64	InterQuartile Range	85.27 Aggregate Ratio
92.89 Average Ratio			12.20% Sampling Error
93.85 Median Ratio	42.20	Value of Outlier Low Limit	0 Number of Low Outliers
59.23 Low Ratio	136.76	Value of Outlier High Limit	1 Number of High Outliers
137.00 High Ratio	6.74	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	172.22	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.11 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
15% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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
95 Total Transactions	80.13 Low InterQuartile Value		90.50 Low 90% Value of Aggregate
143,596 Average Sales Price	110.55 High InterQuartile Value		98.19 High 90% Value of Aggregate
135,481 Average Listed Price	30.41 InterQuartile Range		94.35 Aggregate Ratio
96.29 Average Ratio			4.07% Sampling Error
93.95 Median Ratio	34.52 Value of Outlier Low Limit	0 Number of Low Outliers	23.58% Weighted Standard Deviation
56.91 Low Ratio	156.17 Value of Outlier High Limit	2 Number of High Outliers	
179.04 High Ratio	- 11.10 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	201.78 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.02 COD			
10 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			