

Study created by Teri.Gildersleeve@vermont.gov on 12/12/2022 at 4:17 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L742129664	519-163-11572	ANDERSON TREVOR Location: 114 ROBBINS MTN EXT	VILLEMAIRE LIVING TR...	3.50	12/10/2020	391,000	274,100	70.10			
L1374736384	519-163-11007	ANTONINO DIMARE JENN... Location: 36 CHURCH STREET	MARIA DAILEY LIVING ...	0.15	8/8/2019	419,000	255,100	60.88			
L2074648576	519-163-11472	ARENDR JESSICA Location: 1971 HILLVIEW ROAD	TITTERTON KEVIN	2.12	8/16/2019	399,500	251,800	63.03			
L1312342016	519-163-10599	AVERY SHAWN MICHAEL Location: 39 PHOENIX CIRCLE	GAUTHIER MARY JANE	0.65	10/9/2020	325,000	276,700	85.14			
L1367982080	519-163-10777	AVERYT KEVIN Location: 1131 SOUTHVIEW DRIVE	BASILIERE DANA	1.93	6/30/2020	598,000	442,200	73.95			
1725402176	519-163-11451	BAIRD, CLARK Location: 2168 JERICHO ROAD	SPENCE, MELVINA	1.27	8/2/2021	379,000	192,500	50.79			
L1730830336	519-163-10521	BARONE BRITTANI Location: 41 HIDDEN PINES CIRCLE	FEENAN ROSE	1.00	1/28/2020	351,000	247,900	70.63			
L2128322560	519-163-11366	BEATTY-OWENS BENJAMI... Location: 150 DURAND	BARRY SALANT ESTATE	1.00	6/19/2020	213,000	175,400	82.35			
L2127540224	519-163-11765	BENJAMIN ADAM Location: 165 CHURCH STREET	FARRINGTON JENNIFER	0.25	5/1/2019	380,000	229,800	60.47			
1386624064	519-163-10685	BLANCHET, NICK Location: 132 STONEFENCE ROAD	HARRIS, II, RICHARD ...	4.98	6/21/2021	600,000	348,000	58.00			
L714104832	519-163-10028	BRADLEY CHRISTIAN Location: 68 LAWRENCE ROAD	EASON KENNETH	1.50	7/31/2020	322,500	258,200	80.06			
L1842139136	519-163-11225	BROADWORTH JORDAN Location: 282 JOAN AVENUE	SPELLMAN MARIBETH	2.47	10/30/2020	539,000	445,600	82.67			
1576660032	519-163-11171	BROADWORTH, JORDAN R Location: 531 WILLIAMS HILL ROAD	LANDELL, JONATHON A	5.00	9/29/2021	700,000	497,800	71.11			
1722168384	519-163-11940	BROOKES, KYLE Location: 497 SADLER MEADOW ROAD	SCHINSTINE, MALCOLM	1.19	6/18/2021	650,000	417,100	64.17			
L166330368	519-163-10296	BROWN JONATHAN Location: 22 HAPGOOD LANE	CHARLAND LIVING TRUS...	1.00	11/22/2019	344,000	272,900	79.33			
1507245120	519-163-10655	BUCHWALTER, ANDREW J Location: 885 WILLIAMS HILL ROAD	HAGAN, JAMES E	4.52	12/7/2021	750,000	390,600	52.08			
L1945116672	519-163-10073	BURLINGTON HOUSE BUY... Location: 451 GOVERNOR PECK HIGHWAY	LAPELL-KUNI SOLOMON	0.50	12/23/2020	167,000	193,000	115.57			
L525770752	519-163-11802	CAMBRIDGE ANTHONY Location: 100 LILAC KNOLL LANE	GODBOUT AMY	3.09	1/27/2020	507,000	467,400	92.19			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
100395584	519-163-11264	CARPENTER, CONOR Location: 35 BRADFORD TERR	RAYMOND, JONATHAN H	1.00	3/11/2022	690,000	459,800	66.64			
1369225280	519-163-11957	CARTER, EMILY CORBIN Location: 315 SADLAR MEADOW ROAD	GILBERT, BRODY N	0.70	4/16/2021	400,000	308,000	77.00			
2074389568	519-163-10206	CASSEL, SOPHIE Location: 73 HIGH MEADOW LANE	ROBERTS, JULIE L	2.40	8/31/2021	430,000	283,300	65.88			
531987520	519-163-11033	CLARK, JENNIFER F Location: 100-102 BAKER STREET	MOBBS, LOUISE M	0.21	12/15/2021	600,000	273,800	45.63			
302738496	519-163-11101	CONNELLY, DOUG Location: 251 BRIDGE STREET	WAVERNEK, BRIAN	0.31	9/8/2021	455,000	181,400	39.87			
L1835958272	519-163-11475	COURT STREET ASSOCIA... Location: 191 EAST MAIN STREET	LANDRY ROBERT	0.75	7/13/2020	471,500	411,700	87.32			
1677323328	519-163-11764	CURRAN, COLM Location: 142 CHURCH STREET	KILLIAN, EVELINE	0.25	10/7/2021	475,000	244,600	51.49			
1134865472	519-163-10051	DACHOS, ALEXANDRA Location: 77 HIDDEN PINES DRIVE	ATKINS, ALMON H	0.92	9/21/2021	335,000	229,100	68.39			
2131827776	519-163-10313	DAVIS, NICOLE E Location: 284 O'NEIL DRIVE	CACACE, DONNA	4.50	10/12/2021	350,000	199,600	57.03			
2017698368	519-163-10214	DAVIS, STAFFORD Location: 171 TILDEN AVENUE	THOMPSON, ROBERT	22.00	1/7/2022	567,000	208,400	36.75			
1108044864	519-163-10602	DECAPUA, MATTHEW Location: 209 HIDDEN PINES CIRCLE	GEORGE, DON C	1.13	9/14/2021	525,000	319,700	60.90			
L258473984	519-163-11642	DECKMAN THOMAS Location: 21 HIDDEN PINES EXT	ALLISON JAMES BRIAN	1.00	10/16/2020	262,000	183,000	69.85			
1058085952	519-163-10780	DENIS, MAURICE J Location: 267 WESTALL DRIVE	JONES, BRYCE	1.10	10/15/2021	530,000	396,700	74.85			
L1889263616	519-163-10282	DOUGHERTY MADELINE Location: 85 ROBBINS ROAD	JOHNSON FRANKLIN	1.10	8/21/2019	349,000	280,900	80.49			
L450052096	519-163-11864	DRUMM DAVID Location: 71 RAILROAD STREET	CONVERSE AND DUNHAM ...	0.11	4/15/2019	240,000	190,800	79.50			
395594816	519-163-11819	DUNNE, JAMES T Location: 153 BRADFORD TERRACE	HIERONIMUS, ROBERT I	1.41	6/28/2021	755,000	483,500	64.04			
L189583360	519-163-10199	ELLIS DANIEL Location: 579 EAST HILL ROAD	BROMKA JOSEPH	0.78	11/22/2019	274,000	221,500	80.84			
1493920832	519-163-10574	EVANS, IAN T Location: 34 OVERLOOK LANE	MARTIN, JR, THOMAS	1.89	9/24/2021	566,000	366,500	64.75			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1572487168	519-163-11110	FILKINS BRENDAN Location: 35 OVERLOOK LANE	THOMAS MARTIN	1.96	6/12/2020	510,000	393,400	77.14			
L2065760256	519-163-11354	FLETCHER GALLETTY LI... Location: 3715 HINESBURG ROAD	EATON THOMAS	1.01	9/13/2019	355,000	249,800	70.37			
L1311285248	519-163-11918	FOLB JEFFREY Location: 285 SADLAR MEADOW ROAD	STUBBS JASON DANIEL	1.17	8/8/2019	409,950	409,100	99.79			
L193417216	519-163-11274	FOLKMAN DAVID Location: 962 DUGWAY ROAD	MORGAN TED	1.20	9/30/2020	540,000	327,700	60.69			
1545593920	519-163-11990	FOX, SAMANTHA Location: 25 THOMPSON ROAD	PEACABLE KINGDOM, LL...	0.09	4/30/2021	332,000	244,000	73.49			
L431362048	519-163-10939	FRENCH ANDREW Location: 213 LAWRENCE ROAD	ESTATE OF WAYNE H. M...	1.86	8/2/2019	275,000	237,700	86.44			
30903360	519-163-11575	FULLER, CHLOE Location: 1480 STAGE ROAD	FRANDSEN, TYLER D	1.30	8/2/2021	302,500	123,700	40.89			
L377458688	519-163-11957	GILBERT BRODY Location: 315 SADLAR MEADOW ROAD	SANTOS TRUSTEE DAVID	0.70	1/5/2021	374,000	308,000	82.35			
L833077248	519-163-10641	GORMLEY BRENDAN Location: 1045 HINESBURG ROAD	GRASSO RALPH	1.20	9/30/2020	510,000	395,200	77.49			
514037824	519-163-10057	GURRY, CURT Location: 51 EAST MAIN STREET	ATWOOD, ELEANOR	0.06	4/1/2021	285,000	230,300	80.81			
L1688887296	519-163-11383	HALEY GEORGE Location: 462 HIDDEN PINES CIRCLE	REDBURN ROBERT	1.23	9/25/2020	440,000	287,900	65.43			
L1115557888	519-163-11660	HARRISON MARY Location: 335 WESTALL DRIVE	BROWN CHRISTOPHER	1.03	6/26/2020	420,000	421,100	100.26			
L1319788544	519-163-11797	HAUSERMANN WALTER Location: 198 LILAC KNOLL	WALKER GREGORY	0.00	11/30/2020	201,000	186,300	92.69			
L1889394688	519-163-10082	HEIM SARAH Location: 358 WESTALL DRIVE	HOLCOMB GEORGE	1.13	1/10/2020	515,000	407,700	79.17			
L416075776	519-163-11404	HOLMES KEVIN Location: 1093 EAST HILL ROAD	WELLS PETER	3.00	11/25/2019	471,385	338,800	71.87			
L75374592	519-163-10665	JOHNSON FRANK Location: 3222 COCHRAN ROAD	HAMERSLOUGH JOHN	0.47	6/14/2019	335,000	203,200	60.66			
L1758253056	519-163-11474	KELSH CHRISTINA Location: 835 HILLVIEW ROAD	STEVENS SHIRLEY	3.30	12/4/2019	268,000	211,700	78.99			
568364096	519-163-10884	KESSEL, KERRY R Location: 945 DUGWAY ROAD	DAVIGNON, JACOB G	0.46	8/2/2021	600,000	281,600	46.93			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1241846848	519-163-11436	KINNEY, HANNAH J Location: 95 ORCHARD LANE	SMITH, DAREN P	0.52	6/1/2021	425,000	248,000	58.35			
203850816	519-163-11782	KLEIN, STEPHANIE Location: 1807 KENYON RD	PALLITO, PATTI	2.92	4/9/2021	512,100	295,200	57.64			
L99819520	519-163-10735	KNIGHT CARRIE Location: 196 MURRAY DRIVE	HOLT NED	2.81	8/16/2019	314,900	259,000	82.25			
L423337984	519-163-11116	KNOWLES BLAIR Location: 112 EAST MAIN STREET	MORIN DONALD	0.40	9/8/2020	220,000	175,000	79.55			
L1725321216	519-163-11119	KORICH ANDREW Location: 66 WESTAL DRIVE	JANET L. BARTELS-VAN...	1.91	6/3/2019	480,000	421,400	87.79			
L426885120	519-163-10488	KWIT MATTHEW Location: 1464 HUNTINGTON ROAD	WILL CLAUDIA	1.96	7/12/2019	365,500	261,500	71.55			
L991023104	519-163-10985	LAWNEY BRIAN Location: 46 OLD BROOKLYN COURT	WOOD ERIC	1.00	11/23/2020	453,000	302,500	66.78			
564857920	519-163-11706	LEA, TRAVIS Location: 200 GREYSTONE DRIVE	HEMMETT, ERIK	3.98	7/9/2021	975,000	561,400	57.58			
L785633280	519-163-11374	LEEWARD PROPERTIES L... Location: 1151 WEST MAIN STREET	SEPIC ERIN	1.00	12/19/2019	253,000	218,400	86.32			
L1850986496	519-163-10474	LITTLE BETH Location: 128 STONEFENCE ROAD	STEPHEN MYRON EARLEY...	5.02	10/3/2019	440,000	419,900	95.43			
L1300795392	519-163-11046	LONG RYAN Location: 131 SHERWOOD FOREST ROAD	BERTEAU PATRICK	1.00	7/12/2019	270,000	225,300	83.44			
L932839424	519-163-11304	LUTHY MAXWELL Location: 29 MILLET STREET	THE HARRIET W. RIGGS...	0.47	9/3/2020	515,000	336,300	65.30			
L1644969984	519-163-10506	MAILLOUX CLAUDE Location: 25 LORDS VIEW TERRACE	BRUCE M. FARNHAM TRU...	1.03	3/30/2020	266,000	236,800	89.02			
L1082933248	519-163-11740	MATERNA JESSICA Location: 27 LABOUNTY LANE	BARTON KELLY	2.20	6/3/2020	340,000	299,500	88.09			
L604987392	519-163-10092	MCINTYRE AMY TRIMBLE Location: 208 COTE ROAD	BARRETT KAREN	1.00	6/30/2020	323,000	252,000	78.02			
L1636728832	519-163-10205	MEISENHEIMER REINHAR... Location: 227 WES WHITE HILL	KILPECK JACOB	0.64	8/13/2019	319,000	179,000	56.11			
L595451904	519-163-11536	MILLER LISA Location: 166 MAPLE HILL	TOUCHETTE JOSEPH	5.68	7/28/2020	555,000	481,800	86.81			
L384729088	519-163-10814	MOLTZ JAY Location: 23 HUNTINGTON ROAD	KATHERINE C. KILPECK...	0.86	8/7/2020	440,000	375,600	85.36			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
294953536	519-163-10178	MORRISON, JUSTIN N Location: 113 EAST MAIN STREET	BOWER, INGRID S	0.89	1/19/2022	300,000	251,900	83.97			
L1052643328	519-163-11393	O'GRADY JR KEVIN Location: 14 BROWNS COURT	DRESSER DONALD	0.25	12/20/2019	230,000	179,700	78.13			
L1659748352	519-163-10503	PAUL VELPULA GRACE A... Location: 102 ORCHARD LANE	FABIANI PAU	0.50	7/28/2020	385,000	307,400	79.84			
1005210688	519-163-11604	PEYTON, JOSEPH N Location: 1653 JERICHO ROAD	DESANTIS, SARAH	1.05	7/27/2021	303,000	150,000	49.50			
740521024	519-163-10664	PHILLIPS, MICHAEL E Location: 118 HIDDEN PINES CIR	LAURA A. BAKER REVOC...	3.02	7/1/2021	495,000	354,900	71.70			
L1896996864	519-163-10880	POQUETTE MATTHEW Location: 191 MARY DRIVE	BOLOGNA MATTHEW	2.00	12/20/2019	390,000	350,300	89.82			
L1920094208	519-163-10215	PRATT WILLIAM SAMUEL Location: 102 VALLEY VIEW EXTENSION	KUPIEC TIMOTHY	3.15	7/15/2020	369,000	307,200	83.25			
L623534080	519-163-10748	QUINLAN IV GEORGE Location: 697 EAST HILL ROAD	HU STEPHEN	0.80	2/13/2020	368,000	325,300	88.40			
L744833024	519-163-10248	RAFAEL KENNEDY Location: 204 LAWRENCE ROAD	BUXTON REVOCABLE TRU...	2.00	11/5/2019	280,000	275,500	98.39			
L1551515648	519-163-11426	RANSOM NATHANIEL Location: 10 PHOENIX CIRCLE	SIPLE CHRIS	0.50	9/15/2020	339,000	305,100	90.00			
L198168576	519-163-11823	REDBURN ROBERT Location: 142 BRADFORD TERRACE	BARTLETT ROBERT	1.05	9/17/2020	634,500	447,300	70.50			
1347329088	519-163-10390	RINGER, ROBERT H Location: 214 WEST MAIN STREET	CLEVELAND, RONALD A	0.20	10/27/2021	310,250	194,700	62.76			
L1707839488	519-163-11690	ROGERS JENNIFER Location: 233 JERICHO ROAD	YOUNG JR. HAROLD	1.40	7/31/2019	352,500	330,700	93.82			
1652058688	519-163-11367	ROVITO, MITCHELL Location: 2016 HUNTINGTON ROAD	ESTATE OF ALMA SALTE...	3.50	3/14/2022	370,000	232,900	62.95			
L1202798592	519-163-10021	RUBLEE BILL Location: 2742 HUNTINGTON ROAD	ALLEN JR. DAYLE	3.00	12/4/2020	285,000	254,300	89.23			
L1500946432	519-163-11801	RUSHFORD ROBERT Location: 275 LILAC KNOLL	THE FERREIRA TRUST	3.02	6/19/2020	556,000	479,100	86.17			
L954695680	519-163-11863	SANDRA E. REINSCHMID... Location: 69 RAILROAD STREET	DECKMAN THOMAS	0.11	10/5/2020	290,000	190,800	65.79			
L1896890368	519-163-11786	SEGOVIA PEDRO Location: 215 SWAMP ROAD	CANEEL LLC	1.00	3/10/2020	414,900	343,000	82.67			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
511208000	519-163-10756	SENNING, SOPHIA Location: 2493 E. MAIN STREET	BECO LLC	1.50	3/2/2022	500,000	273,000	54.60			
1747897408	519-163-10807	SENNING, THOMAS Location: 238 WESTALL DRIVE	KEOSIAN, JAMES R	1.15	8/2/2021	615,000	421,200	68.49			
L483663872	519-163-10898	SENENICH JENNIFER Location: 95 DEER CREAK LANE	ELLWOOD SUSAN	1.83	11/15/2019	377,500	295,600	78.30			
L1834401792	519-163-10539	SLOAN JULIE Location: 696 SOUTHVIEW DRIVE	BARNEY WARREN	1.32	7/11/2019	495,000	468,900	94.73			
L476811264	519-163-10168	SMITH JENNIFER Location: 74 PLEASANT STREET	PLEASANT STREET HOLD...	0.17	8/19/2020	315,000	179,100	56.86			
L823705600	519-163-11619	TEMPLIN JOSEPH Location: 83 EAST MAIN STREET	FERLAZZO JOSEPH	0.30	11/20/2019	212,000	183,500	86.56			
L1767473152	519-163-10225	THIBAUT KEVIN Location: 138 ROCKY ROAD	YERBY STEVEN	1.48	7/24/2020	375,000	251,900	67.17			
L1849294848	519-163-10954	THOMAS MARTIN Location: 71 BEAR CREEK ROAD	REAP ROBERT	5.00	6/12/2020	685,000	416,700	60.83			
L1248714752	519-163-10214	THOMPSON ROBERT Location: 171 TILDEN AVE	BROWNELL LISA	0.22	5/29/2019	167,017	161,600	96.76			
1769561152	519-163-11225	TILLMAN, BRIAN K Location: 282 JOAN AVENUE	BROADWORTH, JORDAN	2.47	10/6/2021	615,850	445,600	72.36			
1804205120	519-163-10352	VOLK, WESLEY Location: 447 VALLEY VIEW EXTENSION	COOKE, BRYAN G	2.74	12/6/2021	454,000	285,200	62.82			
L1652072448	519-163-10616	WATER MORGAN Location: 283 JERICO ROAD	ESTATE OF ALICE SAND...	0.51	11/19/2020	245,000	206,800	84.41			
L61575168	519-163-11543	WATERMAN MARTHA Location: 366 COCHRAN ROAD	TRYON TIMOTHY	0.84	7/3/2020	300,000	202,700	67.57			
L1090064384	519-163-11101	WAVERNEK BRIAN Location: 251 BRIDGE STREET	HUGHES MARK	0.70	5/3/2019	344,000	181,400	52.73			
L1697538048	519-163-11707	WEINTRAUB ZACHARY Location: 83 WHEELER LANE	BROWN TAMMY	2.60	6/20/2019	435,000	392,300	90.18			
L1875415040	519-163-10704	WERNER KYLE Location: 109 JERICO ROAD	CARSCADDEN JANET	0.36	8/31/2020	305,000	198,500	65.08			
1000647744	519-163-10631	WILLEN, MICHAEL J Location: 77 WESTALL EXTENSION	WOWELKO, NICHOLAS J	1.24	9/15/2021	640,000	367,800	57.47			
L860000256	519-163-11623	YOUNG LI LING Location: 3204 COCHRAN ROAD	HUSTON JENNIFER	1.00	10/2/2020	330,000	240,100	72.76			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1156153344	519-163-11012	ZEVELOFF SUSANNAH Location: 118 LILY POND CIRCLE	STILL ABBY	3.40	7/31/2019	335,000	283,100	84.51			
1544252480	519-163-10745	ZIMINKSY, MARIAN Location: 1790 DUGWAY ROAD	NORTHROP, MEG	1.03	9/16/2021	375,000	238,200	63.52			
Totals for R1 - Residential with less than 6 acres				190.55		45,712,352	32,657,500				

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	
110 Total Transactions	62.91	Low InterQuartile Value	69.20	Low 90% Value of Aggregate
415,567 Average Sales Price	84.43	High InterQuartile Value	73.68	High 90% Value of Aggregate
296,886 Average Listed Price	21.52	InterQuartile Range	71.44	Aggregate Ratio
73.36 Average Ratio			3.14%	Sampling Error
73.13 Median Ratio	30.64	Value of Outlier Low Limit	0	Number of Low Outliers
36.75 Low Ratio	116.71	Value of Outlier High Limit	0	Number of High Outliers
115.57 High Ratio	- 1.64	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	148.99	Value of Extreme High Limit	0	Number of High Extremes/Influentials
16.57 COD				
3	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
3%	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
987204672	519-163-10553	ANDREWS, SCOTT Location: 3026 DUGWAY ROAD	KIM DEE FLEISCHER RE...	7.00	7/28/2021	740,000	538,300	72.74			
1869806656	519-163-11145	BEAN, ANYA Location: 1724 KENYON ROAD	BIER, JULIE A	4.75	12/10/2021	710,000	325,900	45.90			
L1201786880	519-163-10366	CONK GREGORY Location: 221 STONEFENCE ROAD	COULTER CHRISTOPHER ...	8.12	8/29/2019	422,500	376,400	89.09			
L2087002112	519-163-10881	DELONG JR. PHILIP Location: 205 FIDDLEHEAD LANE	RULAND WESLEY	12.03	9/25/2020	690,000	668,700	96.91			
L294240256	519-163-10605	LAPIERRE III GEORGE Location: 29 STONEFENCE ROAD	GARWOOD JUSTIN	8.43	4/30/2020	442,500	390,900	88.34			
L728293376	519-163-10480	MANDEVILLE NICOLE Location: 524 O'NEILL DRIVE	TERRY R. ULMER TRUST...	10.50	12/18/2020	410,000	279,000	68.05			
1212888128	519-163-10676	MOWER, EMILY Location: 235 MOUNTAIN VIEW ROAD	HARD, JAMES J	10.06	5/28/2021	505,000	295,800	58.57			
13614144	519-163-10500	RISI, ERIC Location: 317 OLD FARM ROAD	ESTES, DAVID	11.88	11/19/2021	820,000	450,100	54.89			
821230656	519-163-10171	ROBB, OLIVIA Location: 663 SNIPE IRELAND ROAD	BOUCHARD, ELIZABETH ...	17.00	12/21/2021	552,500	361,600	65.45			
1283758656	519-163-11339	ROFF, VALERIE Location: 586 DUGWAY ROAD	TINA MARIE MASON TRU...	9.80	3/25/2022	220,000	208,000	94.55			
801338432	519-163-11442	RYBA, JEFFREY Location: 195 GRANDVIEW DRIVE	SNYDER, JESSE M	16.00	7/1/2021	749,900	536,300	71.52			
L1384071168	519-163-11015	STAGE ROAD PARTNERS ... Location: 1489 STAGE ROAD	MILLER CHRISTINE	10.00	9/4/2020	290,000	275,300	94.93			
L290836480	519-163-10153	THEOHARDES STEPHEN Location: 3325 HINESBURG ROAD	BOHEN LAWRENCE	11.40	10/11/2019	588,000	557,400	94.80			
833293376	519-163-11584	THIBODEAU, DEREK Location: 377 STAGE ROAD	SCHOTT, BENJAMIN	8.00	7/2/2021	275,000	215,900	78.51			
L295186432	519-163-11357	TITTERTON KEVIN Location: 1800 HILLVIEW ROAD	RUSSELL THOMAS	7.80	8/19/2019	629,000	476,600	75.77			
193895488	519-163-10112	WHITE, DOUGLAS S Location: 2618 DUGWAY ROAD	LIBERMAN, JAMES B	27.08	10/26/2021	640,000	464,900	72.64			
1280780864	519-163-10652	WONG, CAMERON T Location: 1031 SNIPE IRELAND ROAD	ALLAIRE, JILL M	12.00	3/11/2022	453,600	257,000	56.66			
272792640	519-163-10615	ZMINKOWSKI, VICTOR Location: 343 PALMER LANE	GILBERT, PATRICIA	12.00	12/17/2021	640,000	387,500	60.55			
Totals for R2 - Residential with 6 or more acres				203.85		9,778,000	7,065,600				

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
18 Total Transactions	60.05 Low InterQuartile Value		65.69 Low 90% Value of Aggregate
543,222 Average Sales Price	90.45 High InterQuartile Value		78.83 High 90% Value of Aggregate
392,533 Average Listed Price	30.40 InterQuartile Range		72.26 Aggregate Ratio
74.44 Average Ratio			9.09% Sampling Error
72.69 Median Ratio	14.45 Value of Outlier Low Limit	0 Number of Low Outliers	
45.90 Low Ratio	136.05 Value of Outlier High Limit	0 Number of High Outliers	
96.91 High Ratio	- 31.14 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	181.65 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
17.69 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			

MHU - Mobile home un-landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1505066048	519-163-10094	38 HILLTOP CIRCLE LL... Location: MOBILE HOME AT 38 HILL TOP CIRCLE	HESKETT, KENNETH	0.00	12/20/2021	50,000	34,400	68.80			
L657297408	519-163-10200	BORDEN SR MICHAEL Location: 337 SUMMERS STREET	GILLIS JR RICHARD	0.00	11/20/2020	42,000	37,300	88.81			
1195314240	519-163-11257	BROWN, DEBORAH Location: 72 LOWER CIRCLE EXT	BLAIR, LISA	0.00	6/29/2021	39,000	41,900	107.44			
1379025984	519-163-10570	BUTKUS, JESSICA Location: 98 SUMMER STREET	FRANCIS, DONALD	0.00	4/20/2021	25,000	20,600	82.40			
L1106616320	519-163-10110	CARDINAL JR RONALD Location: 75 HILLTOP CIRCLE LOT 64	BEDARD JACQUELINE	0.00	9/13/2019	17,000	37,000	217.65	E	E	O
1698972736	519-163-11503	CHIARELLO, CHRIS Location: 203 HILLTOP CIRCLE	WALTER, GINA	0.00	4/6/2021	86,500	56,900	65.78			
L1218969600	519-163-10966	DEFORGE RICHARD Location: 50 HILLTOP CIRCLE	ROBERGE PHILLIP	0.00	11/20/2019	40,000	43,900	109.75			
140139584	519-163-10152	FORTUNE, TYLER J Location: 57 SUMMER ST	MORWAY, CONNOR E	0.00	8/18/2021	23,000	30,700	133.48	O	O	
L1082003456	519-163-11757	GAY LAUREL Location: 144 LOWER CIRCLE	PATNAUDE SHIRLEY	0.00	3/9/2020	46,250	48,300	104.43			
L255070208	519-163-10991	HUNYH JACK Location: 171 HILLTOP CIRCLE	BEDARD AMBER	0.00	10/20/2020	32,000	32,200	100.63			
L679780352	519-163-10730	KREBSER JULIE Location: 344 SUMMER STREET	LECLAIR BRENDA	0.00	9/1/2020	33,000	30,400	92.12			
L570933248	519-163-10841	LAPINE RAYMOND Location: 65 HILLTOP CIRCLE	ESTATE OF BETTY LAFO...	0.00	5/23/2019	33,000	39,700	120.30			
543468608	519-163-10131	MUELLER, MARLENE Location: 292 SUMMERS ST	WITHAM, ERIN L	0.00	8/27/2021	80,000	46,400	58.00			
1934224448	519-163-11613	PENZO, DAVID Location: 186 LOWER CIRCLE	LOWENTHAL, BENJAMIN	0.00	9/14/2021	20,000	18,100	90.50			
L2134417408	519-163-10036	ROULEAU MONIQUE Location: 35 LOWER CIRCLE	WHITCOMB JOYCE	0.00	4/14/2020	12,000	17,100	142.50	O	O	
1635343424	519-163-11638	SCHENCK, LAZRIN Location: 80 BORDEAUX LANE	DAVIS, JANE R	1.36	9/1/2021	122,000	105,000	86.07			
1406880832	519-163-11347	SMITH, REBECCA Location: 157 HILLTOP CIRCLE	BESSETTE, KELLEY	0.00	8/19/2021	70,000	31,800	45.43			
765766720	519-163-11045	WRIGHT II, KEITH PAU... Location: 196 HILLTOP CIRCLE	TYLER, IAN H	0.00	9/10/2021	58,750	45,400	77.28			
Totals for MHU - Mobile home un-landed				1.36		829,500	717,100				

MHU - Mobile home un-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
18 Total Transactions	75.16	Low InterQuartile Value	75.71 Low 90% Value of Aggregate
46,083 Average Sales Price	112.39	High InterQuartile Value	97.19 High 90% Value of Aggregate
39,839 Average Listed Price	37.23	InterQuartile Range	86.45 Aggregate Ratio
99.52 Average Ratio			12.42% Sampling Error
91.31 Median Ratio	19.31	Value of Outlier Low Limit	0 Number of Low Outliers
45.43 Low Ratio	168.23	Value of Outlier High Limit	1 Number of High Outliers
217.65 High Ratio	- 36.53	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.15 PRD (Regression Index)	224.08	Value of Extreme High Limit	0 Number of High Extremes/Influentials
28.31 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
1070517312	519-163-11042	AUSTIN, RANDALL Location: 407 EAST HILL ROAD	MONROE, ANTHONY C	0.96	8/23/2021	190,000	138,000	72.63			
809738816	519-163-11271	DIBENEDETTO, MARIE Location: 588 EAST HILL ROAD	G.L. & DAUGHTERS, LL...	2.12	1/3/2022	340,000	247,500	72.79			
L195067904	519-163-10832	GABRIC JASON Location: 437 EAST HILL ROAD	ESTATE OF NORMAND G....	1.02	1/15/2021	185,000	92,100	49.78			
L222441472	519-163-10119	GIANGRECO MELANIE Location: 1860 HILLVIEW ROAD	BRENDA LEE BUXTON AN...	1.50	7/10/2019	123,500	76,400	61.86			
L899416064	519-163-11170	GREENE MICHAEL Location: 2577 EAST MAIN STREET	GENDREAU PETER	1.00	4/19/2019	190,000	118,600	62.42			
L1116815360	519-163-10914	LEGGETT KYLE Location: 1712 HINESBURG ROAD	LONERGAN TRUST FLORE...	0.50	7/24/2020	106,000	120,300	113.49			
Totals for MHL - Mobile home landed				7.10		1,134,500	792,900				

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
6 Total Transactions	58.84 Low InterQuartile Value	58.46 Low 90% Value of Aggregate
189,083 Average Sales Price	82.97 High InterQuartile Value	81.32 High 90% Value of Aggregate
132,150 Average Listed Price	24.13 InterQuartile Range	69.89 Aggregate Ratio
72.16 Average Ratio		16.35% Sampling Error
67.53 Median Ratio	22.65 Value of Outlier Low Limit	0 Number of Low Outliers
49.78 Low Ratio	119.16 Value of Outlier High Limit	0 Number of High Outliers
113.49 High Ratio	- 13.53 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	155.34 Value of Extreme High Limit	0 Number of High Extremes/Influentials
20.94 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		

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2000288832	519-163-11617	HINTZE, ROBERT Location: 15 RAILROAD STREET	HUNSDORFER, DETLEV	0.29	12/27/2021	680,000	384,100	56.49			
2000288832	519-163-10004	HINTZE, ROBERT Location: 15 RAILROAD STREET	HUNSDORFER, DETLEV	0.29	12/27/2021	680,000	384,100	56.49			
101088320	519-163-10004	HINTZE, ROBERT Location: 13 JOLINA COURT	HUNSDORFER, DETLEV	0.03	12/27/2021	528,000	254,900	48.28			
L1991397376	519-163-10117	IN THE BLOCK. LLC Location: 48 BRIDGE STREET	RICHMOND-BENDER LLC	0.07	3/17/2020	350,000	242,700	69.34			
21075008	519-163-11126	JWB PROPERTIES, LLC Location: 3216 EAST MAIN STREET	P & M PROPERTIES, LL...	4.80	5/21/2021	580,000	403,800	69.62			
L1415643136	519-163-10116	SWEET SUITES VERMONT... Location: 38 BRIDGE STREET	RICHMOND-BENDER LLC	0.13	1/28/2020	581,500	339,900	58.45			
Totals for C - Commercial				5.61		3,399,500	2,009,500				

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
5 Total Transactions	52.38 Low InterQuartile Value	51.93 Low 90% Value of Aggregate
543,900 Average Sales Price	69.48 High InterQuartile Value	67.61 High 90% Value of Aggregate
325,080 Average Listed Price	17.10 InterQuartile Range	59.77 Aggregate Ratio
60.44 Average Ratio		13.12% Sampling Error
58.45 Median Ratio	26.73 Value of Outlier Low Limit	0 Number of Low Outliers
48.28 Low Ratio	95.13 Value of Outlier High Limit	0 Number of High Outliers
69.62 High Ratio	1.08 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	120.78 Value of Extreme High Limit	0 Number of High Extremes/Influentials
11.70 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
L540631040	519-163-10870	ALLEN AND LYNN KNOWL... Location: 71 E MAIN ST	LAVIGNE WINONA	0.45	10/9/2020	370,000	234,400	63.35			
L243478528	519-163-11416	WHITMAN LARS Location: 20 WEST MAIN STREET	SIEGRIEST C. RONALD	0.23	10/19/2020	315,000	262,600	83.37			
Totals for CA - Commercial Apartments				0.68		685,000	497,000				

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	63.35	Low InterQuartile Value	11.77	Low 90% Value of Aggregate
342,500 Average Sales Price	83.37	High InterQuartile Value	133.33	High 90% Value of Aggregate
248,500 Average Listed Price	20.01	InterQuartile Range	72.55	Aggregate Ratio
73.36 Average Ratio			83.78%	Sampling Error
73.36 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
63.35 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
83.37 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
13.64 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			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
637867072	519-163-11149	ANDORS, ALEX Location: 70 APPLE TREE LANE	CANEEL, LLC	2.43	5/17/2021	170,000	136,000	80.00			
L1764876288	519-163-11818	BARSKY ADAM Location: 121 BRADFORD TERRACE	POTTER DAVID	1.87	3/3/2021	154,900	110,600	71.40			
1514381888	519-163-11839	HERGENROTHER CONSTRU... Location: 110 WOLF LANE	MICHAEL E. SIPE LIVI...	1.97	1/7/2022	190,000	59,800	31.47			
L1033961472	519-163-10738	MOORE JAMES Location: 350 MOUNTAIN VIEW ROAD	ARENDR JESSICA	15.66	1/23/2020	208,000	125,200	60.19			
L1432879104	519-163-11709	NOVOGROSKI BENJAMIN Location: 725 SOUTHVIEW DRIVE	BELLIS JAMES	46.90	11/20/2020	280,000	216,500	77.32			
1203063360	519-163-11818	VERMONT LAND AND BUI... Location: 121 BRADFORD TERR	BARSKY, ADAM	1.87	2/17/2022	188,000	110,600	58.83			
Totals for M - Miscellaneous				70.70		1,190,900	758,700				

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	51.99	Low InterQuartile Value	49.67	Low 90% Value of Aggregate
198,483 Average Sales Price	77.99	High InterQuartile Value	77.75	High 90% Value of Aggregate
126,450 Average Listed Price	26.00	InterQuartile Range	63.71	Aggregate Ratio
63.20 Average Ratio			22.04%	Sampling Error
65.80 Median Ratio	12.99	Value of Outlier Low Limit	0	Number of Low Outliers
31.47 Low Ratio	116.99	Value of Outlier High Limit	0	Number of High Outliers
80.00 High Ratio	- 26.01	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	155.99	Value of Extreme High Limit	0	Number of High Extremes/Influentials
19.82 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
153 Total Transactions	62.99 Low InterQuartile Value		69.67 Low 90% Value of Aggregate
379,029 Average Sales Price	86.68 High InterQuartile Value		73.79 High 90% Value of Aggregate
271,861 Average Listed Price	23.70 InterQuartile Range		71.73 Aggregate Ratio
75.58 Average Ratio			2.87% Sampling Error
73.72 Median Ratio	27.44 Value of Outlier Low Limit	0 Number of Low Outliers	
36.75 Low Ratio	122.23 Value of Outlier High Limit	3 Number of High Outliers	
142.50 High Ratio	- 8.10 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	157.77 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
18.66 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
3% 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
7 Total Transactions	56.49 Low InterQuartile Value		55.21 Low 90% Value of Aggregate
486,357 Average Sales Price	69.62 High InterQuartile Value		69.48 High 90% Value of Aggregate
303,200 Average Listed Price	13.14 InterQuartile Range		62.34 Aggregate Ratio
64.13 Average Ratio			11.45% Sampling Error
63.35 Median Ratio	36.78 Value of Outlier Low Limit	0 Number of Low Outliers	
48.28 Low Ratio	89.32 Value of Outlier High Limit	0 Number of High Outliers	
83.37 High Ratio	17.08 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	109.03 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
13.33 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	51.99 Low InterQuartile Value		49.44 Low 90% Value of Aggregate
198,483 Average Sales Price	77.99 High InterQuartile Value		77.98 High 90% Value of Aggregate
126,450 Average Listed Price	26.00 InterQuartile Range		63.71 Aggregate Ratio
63.20 Average Ratio			22.40% Sampling Error
65.80 Median Ratio	12.99 Value of Outlier Low Limit	0 Number of Low Outliers	
31.47 Low Ratio	116.99 Value of Outlier High Limit	0 Number of High Outliers	
80.00 High Ratio	- 26.01 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.99 PRD (Regression Index)	155.99 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.82 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
166 Total Transactions	62.67	Low InterQuartile Value	69.09 Low 90% Value of Aggregate
377,017 Average Sales Price	86.21	High InterQuartile Value	73.03 High 90% Value of Aggregate
267,903 Average Listed Price	23.54	InterQuartile Range	71.06 Aggregate Ratio
74.64 Average Ratio			2.77% Sampling Error
72.74 Median Ratio	27.37	Value of Outlier Low Limit	0 Number of Low Outliers
31.47 Low Ratio	121.51	Value of Outlier High Limit	3 Number of High Outliers
142.50 High Ratio	- 7.93	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	156.81	Value of Extreme High Limit	1 Number of High Extremes/Influentials
18.79 COD			
4	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
2%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		