

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

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2094678016	540-170-18090	105-109 SOUTH MAIN S... Location: 82 CRESCENT STREET	BOYER JR PAUL	0.23	11/1/2019	119,900	150,800	125.77			
L1631444992	540-170-17829	105-109 SOUTH MAIN S... Location: 59 GROVE STREET	59 GROVE STREET LLC	0.10	10/14/2020	148,460	135,100	91.00			
L1657700352	540-170-10572	24 JEFFERSON ST LLC Location: 24 JEFFERSON STREET	BOYLE BRUCE	0.32	1/31/2020	145,500	128,700	88.45			
1949371456	540-170-13537	51 CHESTNUT AVE LLC Location: 51 CHESTNUT AVENUE	DUDLEY, STEPHEN	0.22	7/20/2021	129,900	137,300	105.70			
L270483456	540-170-13349	60 GROVE LLC Location: 60 GROVE STREET	ESTATE OF CYNTHIA MA...	0.22	8/22/2019	40,000	157,500	393.75	E	E	E
1587563584	540-170-11178	90 CENTER LLC Location: 90 CENTER STREET	CONWAY, THOMAS D	0.38	7/23/2021	300,000	322,600	107.53			
294839360	540-170-15994	93 CENTER STREET LLC Location: 93 CENTER STREET	WOODARD, REBECCA A	0.50	6/2/2021	325,000	217,200	66.83			
1013754944	540-170-14745	ABATIPELL, CLEMENT J Location: 55 BAXTER STREET	ROSS, CHARLENE K	0.11	9/9/2021	100,000	93,500	93.50			
L509632512	540-170-11111	ABRAMS DAVID Location: 8 BILLINGS AVENUE	DOENGES DANIEL	0.37	11/22/2019	217,500	133,400	61.33			
L1599692800	540-170-11305	ACKLEY NICHOLAS Location: 216 LINCOLN AVENUE	BROWN DEBORAH	0.25	9/12/2019	134,900	121,400	89.99			
L1848115200	540-170-17589	ADAMS ALEXANDER Location: 43 PHILLIPS STREET	ISABELLE LISA	0.42	6/6/2019	155,000	137,700	88.84			
L1405427712	540-170-10331	ADAMS JAMES Location: 17 MELROSE AVENUE	BASSETT SANFORD	0.26	8/29/2019	165,000	101,400	61.45			
L368103424	540-170-12833	ADAMS NICOLE Location: 130 WALNUT STREET	CLIFFORD MICHAEL	0.20	8/23/2019	112,000	92,900	82.95			
L2021179392	540-170-15840	ADAMS PAULINE Location: 147 CHURCH STREET	WELCH MARTHA	0.39	7/31/2020	176,000	131,700	74.83			
L1452740608	540-170-12561	AGUIAR MELANIE Location: 14 NORTHEAST DRIVE	DENICOLA JAMES	0.34	9/25/2020	211,000	203,100	96.26			
L1683251200	540-170-17396	ALGER JR. MARK Location: 5 BELMONT AVENUE EXTENSION	MITIGUY ARTHUR	0.21	4/25/2019	157,000	126,100	80.32			
125451328	540-170-10640	ALH PROPERTIES, LLC Location: 5 SPELLMAN TERRACE	FIVE SPELLMAN TERRAC...	0.17	10/20/2021	95,000	169,100	178.00	O	O	O
L1566146560	540-170-14792	ALI MAZEN Location: 45 EAST WASHINGTON STREET	RUGGIERO JOHN	0.38	8/5/2020	159,900	159,800	99.94			

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1698659392	540-170-13835	ALLEN, JUSTIN Location: 158 ADAMS STREET	BARBASH, GEORGE	0.21	12/23/2021	80,000	92,800	116.00			
L1808474112	540-170-10480	AMIDON TILAR Location: 120 ROBBINS STREET	BOUCHARD CHRISTOPHER	0.18	10/16/2020	23,500	49,100	208.94	E	E	E
604894272	540-170-10807	ANDERSON, MICHAEL L Location: 52 LITCHFIELD AVENUE	KITTS, DAVID L	0.13	7/30/2021	345,000	182,900	53.01			
37839936	540-170-14254	ANGUR, SATISH Location: 4 FOSTER PLACE	CHAMBERLAIN, BRENDAN	0.51	5/27/2021	160,000	148,900	93.06			
561724480	540-170-12775	AQUISTAPACE, ZACHARY Location: 4 SONIA DRIVE	JOHNSON, HANS A	0.43	11/17/2021	380,000	239,600	63.05			
L1705545728	540-170-12991	ARNADO HOLLY Location: 63 HOWE STREET	JOHNSON LEAANN	0.21	2/26/2021	143,500	111,400	77.63			
776139328	540-170-14258	ARROYO, CASIANA V Location: 49 KENDALL AVENUE	PERKINS, BRIAN W	0.17	3/10/2022	170,000	128,300	75.47			
L1227964416	540-170-13649	AUMICK CHRISTOPHER Location: 25 ROYCE STREET	MCPHEE RONALD	0.22	1/15/2021	80,000	125,100	156.38	O	O	O
L1103532032	540-170-10174	AUMICK CHRISTOPHER Location: 34 ENGREM AVENUE	SPALLIERI VITO	0.17	12/31/2019	121,000	140,800	116.36			
L723853312	540-170-17898	AYTCHE DAMIEN Location: 32 HOWE STREET	VANGUILDER HERBERT	0.09	6/6/2019	79,500	76,200	95.85			
L1112129536	540-170-13516	BACCEI RITA Location: 12 HARVARD STREET	CROSS JOAN	0.34	8/28/2020	242,500	222,900	91.92			
1243135040	540-170-10402	BAKER, CHRISTOPHER J Location: 7 PORTER STREET	LOMBARDO, EXEL A	0.34	12/3/2021	194,000	156,200	80.52			
L194109440	540-170-10714	BALKCOM DEVIN Location: 5 AVENUE B	BASSETT ROBERT	0.33	2/27/2020	143,000	151,100	105.66			
L1013825536	540-170-14089	BARBER STEPHANIE Location: 13 RACHEL DRIVE	OUELLETTE RICHARD	0.35	2/10/2020	246,450	220,200	89.35			
1902780992	540-170-13046	BARBER, JENNA M Location: 45 KILLINGTON AVE	BARTLETT, RYAN M	0.23	1/12/2022	252,000	160,200	63.57			
809741376	540-170-13338	BARCLAY, AARON S Location: 89 HAZEL STREET	PIOTROWSKI, CHARLES	0.34	9/30/2021	218,000	174,400	80.00			
266429504	540-170-15283	BARNES, PATRICK Location: 69 STRATTON ROAD	BENNETT, THEODORE W	0.16	5/26/2021	150,000	110,500	73.67			
1387078208	540-170-17730	BARNETT, CHRISTOPHER... Location: 129 OAK STREET	RONFELD, NICHOLAS H	0.25	1/28/2022	160,000	139,600	87.25			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L758685696	540-170-11452	BAXTER III CHARLES Location: 142 LIBRARY AVE	ESTATE OF PATRICIA R...	0.05	8/7/2020	69,900	66,300	94.85			
468010048	540-170-12211	BAXTER, III, CHARLES... Location: 90 LIBRARY AVENUE	GILMAN, JR, EDWARD F	0.14	4/30/2021	40,000	108,200	270.50	E	E	E
L1324658688	540-170-11483	BEAUDRY DYLAN Location: 196 ADAMS STREET	PITTS ERICA	0.30	4/22/2019	113,400	123,700	109.08			
1023102016	540-170-17482	BECKER, JENNIFER D Location: 59 EAST WASHINGTON STREET	COOK, JEFFREY D	0.42	9/3/2021	215,500	131,200	60.88			
L1025511424	540-170-15937	BEDNARCHIK JOSEPH Location: 22 EAST STREET	ESTATE OF MARY M. WI...	0.26	1/28/2021	169,000	125,500	74.26			
L1125724160	540-170-12917	BEGLEY ROBERT Location: 19 KENDALL AVENUE	PERRY DARLENE	0.15	12/16/2020	105,000	139,900	133.24			
L583901184	540-170-17364	BELLOMO ERIN Location: 8 DURHAM AVENUE	SNYDER HARRY	0.39	3/30/2021	240,000	193,800	80.75			
L1214742528	540-170-12189	BERALDI MATTHEW Location: 23 LAFAYETTE STREET	GIBEAULT BRAD	0.23	12/15/2020	145,000	128,300	88.48			
L2049441792	540-170-17559	BERGER DAVID Location: 18 DEER STREET	GIBEAULT DIANE	0.22	12/19/2019	153,000	146,600	95.82			
L1473732608	540-170-12085	BERNIER BRENDAN Location: 167 STRATTON ROAD	SMITH EVAN	0.21	8/29/2019	152,000	107,800	70.92			
L2025283584	540-170-15131	BINNIE BERNADETTE Location: 4 LAVERNE DRIVE	CUSIMANO ROBERT	0.23	12/16/2019	159,000	167,600	105.41			
L1889087488	540-170-11573	BIXBY JOHNATHAN Location: 18 HILLTOP TERRACE	DUHAMEL MARK	0.34	10/16/2020	265,000	214,700	81.02			
L506302464	540-170-10893	BIZZARRO JULIA Location: 64 TEMPLE STREET	UNDERHILL DAVID	0.14	6/4/2020	150,000	121,400	80.93			
L476577792	540-170-11896	BLAIR MITCHELL Location: 9 AVENUE B	BARBARA G. FOLEY TRU...	0.33	8/28/2020	156,000	140,300	89.94			
L337502208	540-170-11217	BLAKE THOMAS Location: 82 BROWN ST	HAYDEN MELISSA	0.20	7/23/2019	159,000	124,800	78.49			
L397271040	540-170-12346	BLANCHARD RANDALL Location: 10 CLEMATIS AVE	FREDETTE JUSTIN	0.34	8/30/2019	150,000	139,500	93.00			
1547930688	540-170-10900	BONSIGNORE, WILLIAM ... Location: 10 HAYWOOD AVENUE	KEOUGH, ANTHONY R	0.36	8/2/2021	260,000	186,200	71.62			
523524160	540-170-11410	BORDULIS, JOHN Location: 209 PEARL STREET	MCLEOD, MELISSA L	0.43	4/15/2021	149,000	114,900	77.11			

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96967744	540-170-12521	BORKOWSKI, MARK Location: 151 CHURCH STREET	HENDERSON, RONALD	0.76	10/29/2021	290,160	155,800	53.69			
L772161536	540-170-12703	BOSCH AARON Location: 67 FIELD AVENUE	IRON MAVEN LLC	0.48	1/20/2021	145,000	192,900	133.03			
L341323776	540-170-10295	BOURASSA MARY Location: 41 NICHOLS STREET	BARNHART JOAN	0.30	1/16/2020	128,000	101,200	79.06			
L304578560	540-170-15964	BOURASSA MICHAEL Location: 165 LINCOLN AVENUE	WILTON IV CHARLES	0.25	10/10/2019	194,700	126,600	65.02			
490966080	540-170-12876	BOURN, HEATHER E Location: 32 CHURCH STREET	SILVA, ROBERT JR J	0.24	8/5/2021	174,900	144,300	82.50			
L1636978688	540-170-14696	BOVE KATHERINE Location: 56 IVES AVENUE	GARWIN JEFFREY	0.21	6/27/2019	231,000	178,000	77.06			
1890736192	540-170-11223	BOX PROPERTIES LLC Location: 55 PROSPECT STREET	DRISCOLL, DAVID J	0.21	4/15/2021	175,000	132,400	75.66			
1916486720	540-170-12862	BOX, STEPHEN M Location: 48 KENDALL AVENUE	SHUTE, JASON D	0.13	5/19/2021	175,000	121,000	69.14			
L1333821440	540-170-14329	BRADLEY ALLYSON Location: 61 BELLEVUE AVENUE	HENRY-BEAUCHAMP LEAH	0.23	6/30/2020	177,900	143,200	80.49			
1864117312	540-170-17726	BREWER, MIKAL P Location: 16 WASHINGTON STREET	ANDERSON, CHRISTINE ...	0.22	9/3/2021	260,000	124,300	47.81			
L438484992	540-170-12757	BRIDE SETH Location: 7 TUTTLE MEADOW DRIVE	CLARK DAVID	0.55	8/17/2020	312,500	247,900	79.33			
L83144704	540-170-14246	BRIGHAM RACHEL Location: 21 CENTRAL AVENUE	JUDITH R. PERHAM 201...	0.30	12/4/2019	132,900	147,600	111.06			
L1963663360	540-170-11320	BRISSON KEVIN Location: 29 GIORGETTI BOULEVARD	CROWTHER JOHN	0.28	6/25/2019	250,000	172,000	68.80			
L138289152	540-170-10313	BRITT MATTHEW Location: 97 DAVIS STREET	BARRETT LORI	0.46	7/1/2019	145,000	141,700	97.72			
L1900748800	540-170-17718	BRITTNEY SISK Location: 5 KINGSLEY COURT	BAKER JESSIE	0.24	6/28/2019	115,000	98,500	85.65			
1475736640	540-170-14564	BROUGHAM, PATRICIA L Location: 86 DAVIS ST	SOWARDS, TRUSTEE, JA...	0.25	7/30/2021	210,000	157,000	74.76			
L584138752	540-170-14162	BROWER DAVID Location: 23 MELROSE AVENUE	HART JEAN	0.20	11/6/2020	115,000	103,500	90.00			
L927387648	540-170-12226	BROWN DOUGLAS Location: 6 DOGWOOD LANE	BAI DINGRONG	0.36	10/28/2019	217,500	184,200	84.69			

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L188289024	540-170-15572	BROWN HIRAM Location: 226 ADAMS STREET	BYRNE KERRI	0.29	6/14/2019	140,000	116,800	83.43			
L788074496	540-170-10676	BROWN JENNIFER Location: 59 CRAMTON AVENUE	MCKEEN JASON	0.27	9/14/2020	145,000	141,600	97.66			
20632640	540-170-10521	BRUCE, JEFFEREY M Location: 96 KILLINGTON AVE	SELF, CORY	0.48	6/24/2021	205,000	117,000	57.07			
L874364928	540-170-16037	BRUNO PETER Location: 61 LAFAYETTE STERET	CAIRNS PROPERTY MANA...	0.32	3/31/2021	164,250	123,300	75.07			
L911548416	540-170-17486	BRYANT MEGAN Location: 11 EDGEWOOD DRIVE	FERRARA JOSEPH	0.29	10/7/2020	189,000	172,600	91.32			
L346972160	540-170-12106	BUDROW BRIAN Location: 110 FAIRVIEW AVENUE	CORMIER TIMOTHY	0.22	7/22/2019	156,000	145,500	93.27			
L1593712640	540-170-15510	BUDROW BRIAN Location: 51 KINGSLEY AVENUE	SMATHERS RANDAL	0.24	3/12/2020	144,900	128,400	88.61			
688186432	540-170-11135	BURGESS, BRIAN K Location: 121 HARRINGTON AVENUE	COLLINS, KERRY	0.24	6/4/2021	170,000	121,100	71.24			
L1715638272	540-170-11214	BURKE MICHAEL Location: 19 ELMWOOD DRIVE	LIU PEI	0.43	9/23/2020	242,000	200,700	82.93			
L1266823168	540-170-10861	BURNS DAVID Location: 11 TEMPLE STREET	CARTIER LIZBETH	0.25	10/3/2019	158,000	134,000	84.81			
1055859776	540-170-17618	BURT, SUE A Location: 7 VICTOR PLACE	ESTATE OF LAWRENCE R...	0.20	5/1/2021	159,100	159,100	100.00			
L1083834368	540-170-13898	BUSSARD KOLTON Location: 62 BELLEVUE AVENUE	KAPITANSKI CORTNI	0.17	7/3/2019	125,000	108,400	86.72			
L1366564864	540-170-12485	CAISSE LISA Location: 7 OAK STREET EXTENSION	LEESON MARK	0.48	10/8/2020	165,000	110,300	66.85			
L1686769664	540-170-15184	CAMPBELL PAUL Location: 38 STONE RIDGE DR	LAFASO STEPHANIE	0.30	1/11/2021	245,000	162,100	66.16			
L605372416	540-170-14619	CAMPOPIANO RICHARD Location: 105 LINCOLN AVENUE	REED MONICA	0.28	12/23/2020	65,000	118,400	182.15	O	O	O
L1776082944	540-170-10785	CANAVAN THOMAS Location: 55 HOWE STREET	HOLMES DEBBIE	0.27	3/26/2021	80,000	80,500	100.63			
L1697120256	540-170-12064	CANNEY CHARLES Location: 53 EVERGREEN AVENUE	GARROW GERALD	0.25	6/6/2019	120,000	139,100	115.92			
L1236668416	540-170-13746	CARBONNEAU DENIS Location: 130 CURTIS AVENUE	JOHNSON JASON	0.30	10/21/2019	155,000	90,000	58.06			

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686275648	540-170-17499	CARLSON, NEIL W Location: 220 CHURCH STREET	MCCLALLEN, GREGORY R	0.33	11/16/2021	310,000	147,300	47.52			
L668565504	540-170-13094	CARMICHAEL SCOTT Location: 17 CATHERINE DRIVE	LARIVIERE GASTON	0.40	3/12/2021	163,000	174,700	107.18			
620604480	540-170-11662	CARPENTER, ERIC T Location: 10 LEONARD STREET	MCCORMACK, EDWARD G	0.27	9/21/2021	245,000	141,900	57.92			
78756928	540-170-14040	CASA JAS LLC Location: 17 CRESCENT STREET	PVC VT PROPERTIES, I...	0.19	12/23/2021	118,000	135,200	114.58			
L775380992	540-170-15896	CASE ALIC Location: 36 STRATTON ROAD	WHITEHILL BETTY LOU	0.34	4/26/2019	123,600	140,800	113.92			
1580835904	540-170-12089	CASSARINO, ANDREW J Location: 13 CENTRAL AVENUE	CHENEY, JONATHAN D	0.24	5/20/2021	175,000	149,200	85.26			
329015872	540-170-13921	CAULFIELD, ARIADNA Location: 105 PARK AVENUE	NAGIN, LUCILLE A	0.25	1/31/2022	145,000	134,500	92.76			
L602882048	540-170-17514	CELENTANO JOSEPH Location: 23 PERRY LANE	RADAKER DAVID	0.18	8/30/2019	255,000	254,500	99.80			
L376332288	540-170-14254	CHAMBERLAIN BRENDAN Location: 4 FOSTER PLACE	ANNIS LOUISE	0.51	12/20/2019	150,000	148,900	99.27			
831556672	540-170-13602	CHAMPINE, DOMENICO W Location: 39 CRAMTON AVENUE	MCKEE, JEFFREY D	0.36	8/12/2021	225,000	138,400	61.51			
L521306112	540-170-17696	CHAMPION CARL Location: 99 FRANKLIN STREET	HOSKINS JENNIFER	0.11	7/18/2019	99,000	85,200	86.06			
L1955860480	540-170-13725	CHANEY KATHELEEN Location: 14 PORTER STREET	WATERMAN STEVEN	0.25	3/13/2020	100,000	130,500	130.50			
372982848	540-170-13555	CHENEY, JONATHAN D Location: 58 STONE RIDGE DRIVE	DELLISANTI, MATTHEW ...	0.39	5/20/2021	230,000	156,600	68.09			
L1881825280	540-170-13001	CHIARELLA VINCENT Location: 146 STRATTON ROAD	ESTATE OF MONA ANN K...	0.23	4/19/2019	119,500	143,100	119.75			
L716742656	540-170-15319	CHILDS DARREN Location: 22 EASTERLY AVENUE	MOYER MICHAEL	0.33	12/17/2020	167,000	143,200	85.75			
L1324834816	540-170-17497	CHURCH LIONEL Location: 125 GROVE STREET	RTW LLC	0.19	12/7/2020	197,000	100,700	51.12			
L1993805824	540-170-11998	CLAPP LIAM Location: 17 MOON BROOK DRIVE	FREDETTE THOMAS	0.37	3/26/2021	315,000	217,100	68.92			
L1186865152	540-170-15332	CLARK SCOTT Location: 5 GENO AVENUE	STEWART JOHN	0.40	4/30/2019	94,900	132,500	139.62			

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L122904576	540-170-12699	CLARK ST PROPERTIES ... Location: 7 CLOVER STREET	INGLEX AND JOHMOL LT...	0.08	12/9/2020	27,500	35,800	130.18			
L1424723968	540-170-12797	CLOUGH JR EDWIN Location: 169 ST. JOHN STREET	BURGESS KENNETH	0.61	8/20/2020	150,000	115,600	77.07			
L135929856	540-170-17393	COBB PATRICIA Location: 145 ADAMS STREET	BARKER BRADFORD	0.22	3/5/2021	157,500	121,400	77.08			
1911151680	540-170-15117	COCKEY, BARTON M Location: 189 MUSSEY STREET	MACLEOD, MARY H	0.17	11/22/2021	138,000	95,200	68.99			
1179610176	540-170-11836	COHEN, LEE M Location: 195 ADAMS STREET	MCDOUGALL, ROBERT A	0.25	9/27/2021	175,000	107,000	61.14			
L1163984896	540-170-17736	COLEMAN JESSICA Location: 15 SHEDD PLACE	GOULD KYLIE	0.75	3/31/2020	192,000	134,200	69.90			
L1481310208	540-170-11622	COMBS GLENN Location: 78 EAST WASHINGTON STREET	DUVAL SUSAN	0.36	4/17/2020	170,000	127,500	75.00			
L39362560	540-170-14741	CONNER CHRISTINE Location: 17 EMERITUS STREET	ROSENHAHN CAROL	0.24	8/27/2020	170,000	155,700	91.59			
L1620959232	540-170-15886	COOK MATTHEW Location: 225 LINCOLN AVENUE	PFENNING KEVIN	0.25	1/28/2020	220,000	150,400	68.36			
L704716800	540-170-13757	COOMBS LAURIE Location: 51 EDGERTON STREET	MITCHELL R. JOHN	0.17	4/30/2020	135,500	122,600	90.48			
260574272	540-170-17627	CORBETT, SCOTT E Location: 224 STATE STREET	JAKUBOWSKI, KRISTEN ...	0.55	7/13/2021	265,000	139,300	52.57			
1793144896	540-170-15480	CORKINS, JAMES Location: 116 STRATTON ROAD	JOSELYN, SR., STEVE...	0.45	4/16/2021	239,000	159,100	66.57			
L1345445888	540-170-11470	CORREIA JOSHUA Location: 87 KILLINGTON AVENUE	BEEHLER CECIL	0.93	3/19/2021	285,000	179,500	62.98			
L1208647680	540-170-14606	COTA SUSAN Location: 60 WATKINS AVENUE	FONTAINE DONALD	0.16	1/29/2021	140,000	108,300	77.36			
L1750237184	540-170-13674	COULTER MARTHA Location: 3 RACHEL DRIVE	MAHER STACY	0.43	4/30/2019	255,000	221,600	86.90			
L809238528	540-170-15218	CRAM JR LEONARD Location: 50 CHURCH STREET	ACKERMAN LAWRENCE	0.17	7/24/2020	137,000	138,200	100.88			
471114304	540-170-11403	CRAM, COURTNEY Location: 15 JAMES ST	FLETCHER, KASEY	0.13	1/24/2022	105,000	87,900	83.71			
L1903058944	540-170-15258	CROWTHER DANIEL Location: 30 NORTH STREET	CRAIN VICTORIA	0.23	4/9/2019	244,900	122,000	49.82			

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1317483584	540-170-17433	DALEY, LLOYD Location: 26 CRESCENT STREET	CAMPBELL, RYAN J	0.17	6/30/2021	150,000	104,800	69.87			
L327323648	540-170-13688	DALLAS SAMUEL Location: 32 HILLCREST ROAD	MERRILL KEVIN	0.34	11/10/2020	188,900	184,700	97.78			
276259904	540-170-10860	DANNENBRINK, DENNIS ... Location: 189 KILLINGTON AVENUE	DAVIS, III, CARROLL ...	0.27	5/19/2021	146,000	146,700	100.48			
282940480	540-170-15985	DANYOW, LYMAN W Location: 251 LINCOLN AVENUE	SAVERY, TRUSTEE, PHI...	0.50	6/15/2021	249,900	139,300	55.74			
L1117061120	540-170-12781	DAVID KLOEPFER Location: 12 SARGENT AVENUE	SMITH NANCY	0.34	9/4/2020	210,000	136,600	65.05			
1553583168	540-170-11458	DAVIDSON, DANIEL Location: 1 TUTTLE MEADOW DRIVE	GREENOUGH, JAMES F	0.59	8/24/2021	249,000	166,700	66.95			
L1812168704	540-170-13329	DAVIS MARIA Location: 48 BAXTER STREET	DLRE LLC	0.08	5/30/2019	108,000	74,900	69.35			
1055978560	540-170-12118	DEAN, MICHAEL C Location: 15 LAVERNE DRIVE	KERMANJ, DARIUS M	0.30	7/27/2021	245,000	178,200	72.73			
2136030272	540-170-10651	DEBLASIO, JR., LOUIS Location: 29 EMMETT AVENUE	BROWN, NATALIE	0.38	10/28/2021	187,500	120,400	64.21			
L846364672	540-170-13234	DEDUSHI AGIM Location: 19 DEER STREET	LAFOND MICHAEL	0.24	1/4/2021	170,000	136,300	80.18			
L574849024	540-170-12238	DEDUSHI QAZIM Location: 14 ROYCE STREET	GODDARD MARSHA	0.26	9/22/2020	58,000	121,300	209.14	E	E	E
242998336	540-170-12009	DELORME, DENISE M Location: 6 CHARTER HILL DRIVE	SHORTLE, CARA	0.35	11/24/2021	215,000	188,000	87.44			
1325901888	540-170-17394	DENBEAUX, JOSHUA W Location: 87 TEMPLE STREET	PRESSON, JOSHUA B	0.35	4/1/2021	150,000	157,300	104.87			
L1333411840	540-170-14588	DERBY HAL Location: 165 GRANGER STREET	FOLSOM GARY	0.25	9/8/2020	120,000	109,100	90.92			
L1732419584	540-170-13061	DEVEREUX JAMES Location: 115 PLAIN STREET	GAUTHIER HOME SERVIC...	0.19	1/15/2020	82,000	105,000	128.05			
L737091584	540-170-13743	DIEMAND SAMANTHA Location: 5 DARTMOUTH STREET	KERNS AUDREY	0.22	5/15/2020	175,000	134,500	76.86			
L2137939968	540-170-12236	DOBBS ASHLEY Location: 41 A BAXTER STREET	GOAD BLAINE	0.16	12/9/2019	57,000	138,200	242.46	E	E	E
L651337728	540-170-13852	DODGE BENJAMIN Location: 39 STONE RIDGE DRIVE	MOSTUPANICK ROBERT	0.33	3/31/2021	194,000	154,200	79.48			



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L158007296	540-170-17438	DOENGES DANIEL Location: 41 WASHINGTON STREET	CARRARA JARED	0.21	9/30/2020	153,000	135,700	88.69			
L1579016192	540-170-17880	DOENGES MICHAEL Location: 134 HARRINGTON AVENUE	TOWNSHENDIII. ROBER...	0.32	12/13/2019	112,200	128,800	114.80			
114535488	540-170-10775	DOENGES, DANIEL Location: 17 EAST WASHINGTON STREET	SOUTHWORTH, JOHN D	0.25	10/4/2021	200,000	163,300	81.65			
1127762496	540-170-17550	DOHERTY, GREGORY Location: 29 CHURCH ST	GAGNE, DANIEL J	0.15	3/8/2022	110,000	127,400	115.82			
569303616	540-170-14132	DOHERTY, MICHAEL Location: 109 SOUTH MAIN STREET	105-109 SOUTH MAIN S...	0.10	2/10/2022	80,000	90,100	112.63			
L1551417344	540-170-14271	DOUGHERTY RYAN Location: 441 WEST ST	OVING LORI	0.19	9/17/2020	103,000	83,600	81.17			
L837713920	540-170-11660	DOUGLAS DEAN Location: 193 KILLINGTON AVE	CARROLL JOYCE	0.68	6/22/2020	198,000	164,500	83.08			
L1722372096	540-170-10126	DOUGLASS BRUCE Location: 85 GRANGER STREET	ADAIR BRADLEY	0.13	10/9/2020	55,000	81,400	148.00	O	O	O
L593465344	540-170-12374	DRAGO JOSEPH Location: 20 SHEDD PLACE	ROSER MATTHEW	0.44	1/17/2020	145,000	112,800	77.79			
L947884032	540-170-13335	DUNKLEE JESSE Location: 6 BARRON DR	KHALIL MOHAMED	0.37	2/12/2021	252,000	157,900	62.66			
L1617022976	540-170-14296	DURKIN MICHAEL Location: 34 HILLCREST ROAD	PETTIT NAOMI	0.46	8/29/2019	172,000	172,000	100.00			
L1144479744	540-170-13858	DYER JOHN Location: 261 NORTH CHURCH STREET	STANSBERRY NATHANIEL	1.74	5/15/2019	220,000	163,600	74.36			
L134946816	540-170-10128	EAST WASHINGTON STRE... Location: 24 E WASHINGTON ST	M K PHOENIX LLC	0.20	8/1/2019	193,275	123,900	64.11			
L827576320	540-170-16007	EASTMAN KYLE Location: 136 DORR DRIVE	THOMAS DAVID	0.23	12/23/2019	90,000	80,300	89.22			
L767102976	540-170-10187	EASTMAN ZACHARIA Location: 4 NELSON PLACE	ARCESE BETTY	0.25	9/6/2019	100,900	114,800	113.78			
L1222434816	540-170-10026	EATON JACOB Location: 66 LITCHFIELD AVENUE	HALNON CHRISTOPHER	0.17	1/28/2021	270,000	213,200	78.96			
L1205927936	540-170-14636	EDDY NANCY Location: 10 EAST CENTER STREET	CHARTRAND CONSTANCE	0.00	2/21/2020	152,000	89,200	58.68			
731270208	540-170-13073	ELLISON, CAROL J Location: 63 EAST STREET	NAPOLITANO, MICHAEL ...	0.24	8/23/2021	185,000	148,100	80.05			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L12812288	540-170-14158	ENO DAVID Location: 36 BURNHAM AVENUE	36 BURNHAM AVENUE LL...	0.14	11/25/2020	139,000	133,800	96.26			
1021836352	540-170-12699	ENRIGHT, PATRICK Location: 7 CLOVER STREET	CLARK ST PROPERTIES ...	0.08	12/21/2021	40,000	36,000	90.00			
251970624	540-170-10876	ENRIGHT, PATRICK D Location: 78 RIVER STREET	CASSIDY, JON T	0.15	5/7/2021	45,000	82,300	182.89	O	O	O
L834617344	540-170-12724	EPPS AARON Location: 21 HOWARD AVENUE	JAKUBOWSKI WILLIAM	0.28	8/31/2020	183,200	143,800	78.49			
L1336004608	540-170-14015	ESPOSITO MICHAEL Location: 168 SPRUCE STREET	GIANCOLA PETER	0.13	12/10/2019	103,000	75,800	73.59			
891149376	540-170-20016	ETCHESON, BRADLEY W Location: 73 WILLIAMS ST	MICHELLE, MADELINE L	0.36	11/19/2021	209,000	125,200	59.90			
887663680	540-170-18157	FABER, JEFFREY R Location: 1 CALLIE WAY	ROUNDS, THOMAS M	0.81	9/8/2021	344,000	272,100	79.10			
1397029952	540-170-12106	FAIRVIEW AVE LLC Location: 110 FAIRVIEW AVENUE	BUDROW, BRIAN W	0.22	12/16/2021	211,000	145,500	68.96			
1591260224	540-170-10294	FARNUM, NATASHA E Location: 85 ENGREM AVENUE	BARNES, PATRICK A	0.27	6/18/2021	265,000	183,000	69.06			
791959616	540-170-13169	FASONE, JOSEPH J Location: 71 HARRISON AVENUE	LENDWAY, BERNICE	0.25	4/15/2021	115,000	146,300	127.22			
L866844672	540-170-15230	FELIX-CHANDLER SHARO... Location: 29 ELM STREET	KADIMA-MAZELA BONIFA...	0.19	10/23/2020	142,000	88,800	62.54			
L1958363136	540-170-13152	FELKL JARED Location: 136 MAPLE STREET	HICKEY SUSAN	0.22	3/27/2020	70,000	84,200	120.29			
L1243226112	540-170-13498	FELTNER CURTISS Location: 2 OLMSTEAD PLACE	2 OLMSTEAD PLACE LLC	0.15	3/3/2021	140,000	135,800	97.00			
L1873186816	540-170-13344	FENN KEVIN Location: 93 BAXTER ST	MACLEOD SADIE	0.16	11/19/2020	117,000	125,600	107.35			
L1280933888	540-170-13242	FERMIN LORETTA Location: 71 EAST WASHINGTON STREET	HAYES SARAH	0.35	2/12/2020	75,000	99,600	132.80			
L1186205696	540-170-15278	FESSENDEN DON Location: 27 HOWARD AVENUE	TUEPKER LINDHOLM RAN...	0.22	1/20/2021	200,000	126,200	63.10			
L566566912	540-170-12841	FITZGERALD ROBERT Location: 130 SOUTH STREET	KALLAHAN PATRICIA	0.45	11/5/2019	58,000	98,900	170.52	O	O	O
L970604544	540-170-11874	FLOYD TAMMIE Location: 54 EAST CENTER STREET	BORDERS ORIN	0.42	7/20/2019	126,000	126,200	100.16			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
274772544	540-170-12771	FORBES, RONALD A Location: 28 BURNHAM AVENUE	RAUCH, ROBERT M	0.22	2/11/2022	249,000	168,900	67.83			
L1840685056	540-170-13603	FORGUITES WILLIAM Location: 78 STRATTON ROAD	MCKEE VERNON	0.23	3/20/2020	147,000	125,100	85.10			
L915578880	540-170-17463	FORREST JERMAINE Location: 103 PLAIN STREET	SEWARD MARK	0.28	2/23/2021	90,000	71,300	79.22			
41696320	540-170-12585	FORTUNE, KENNETH Location: 60 BAXTER STREET	BORKOWSKI, MARK	0.21	10/29/2021	180,000	104,300	57.94			
L317833216	540-170-12798	FOX ZACHARY Location: 64 EAST STREET	FROST AARON	0.22	1/25/2021	165,000	122,900	74.48			
L1541988352	540-170-17419	FRAISER III ALAN Location: 27 STRATTON ROAD	DINGLER HOLDINGS LLC	0.28	3/31/2021	144,500	117,800	81.52			
L1746870272	540-170-10863	FREDETTE JR. RONALD Location: 10 ELM STREET	WRIGHT JAVON	0.13	7/10/2020	145,000	98,600	68.00			
L1301884928	540-170-17828	FREDETTE KEGAN Location: 3 CLARK STREET	SCHILLER LAWRENCE	0.26	10/9/2020	135,000	132,100	97.85			
L718065664	540-170-14245	FREEMAN BARBIE Location: 12 KINGSLEY AVENUE	HOGAN BRIAN	0.25	7/13/2020	185,000	111,000	60.00			
2027834432	540-170-17452	FRENCH, KERRY Location: 122 FOREST STREET	GILMAN, RUSSELL	0.24	8/6/2021	149,900	81,500	54.37			
L1842020352	540-170-17737	FROST ELLIOT Location: 79 RIVER STREET	LOUGHRAN DAVID	0.37	5/29/2020	98,000	90,000	91.84			
1181871168	540-170-13031	FUREY, THOMAS J Location: 8 ROBINWOOD LANE	LUMMER, EDWARD G	0.48	8/20/2021	255,000	174,000	68.24			
L1513709568	540-170-15409	GANDEE KEVIN Location: 10 WENDY LANE	BERTELLONI JOSEPH	0.46	10/1/2020	278,000	242,200	87.12			
L1411719168	540-170-10747	GARDNER BRIAN Location: 8 MOON BROOK DRIVE	ROJECKI TODD	0.44	4/30/2019	229,900	187,000	81.34			
192023104	540-170-17801	GARDNER, EMMA R Location: 73 SCHOOL STREET	GREEN MOUNTAIN FAMIL...	0.18	3/4/2022	132,000	84,200	63.79			
L433717248	540-170-15634	GAWET KAITLYN Location: 231 MUSSEY STREET	MCDEVITT APRIL	0.37	9/4/2020	135,000	118,500	87.78			
L1324060672	540-170-16017	GERARD JR RAY Location: 14 HILLTOP TERRACE	NEWMAN JODI	0.34	3/5/2021	289,900	227,100	78.34			
1996960832	540-170-17718	GEROW, ASHLEY Location: 5 KINGSLEY CT	SISK, BRITTNEY	0.24	6/29/2021	163,400	98,500	60.28			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2120253440	540-170-14210	GIBEAULT CONOR Location: 26 PERKINS ROAD	PECK KEVIN	0.60	2/12/2021	185,000	121,800	65.84			
1926759488	540-170-17629	GILBERT, JAY E Location: 45 PINE STREET	LAPRE PROPERTY, MANA...	0.10	4/30/2021	80,000	80,000	100.00			
7824448	540-170-17660	GLADDING, GRABRIELLE... Location: 167 CHURCH STREET	U.S. BANK TRUST NATI...	0.25	5/13/2021	208,832	178,100	85.28			
L2078478336	540-170-14451	GMBH LLC Location: 42 JACKSON AVENUE	POPOVITCH DEBBIE	0.25	3/17/2021	145,000	149,400	103.03			
1602569280	540-170-14632	GOLDEN, CRYSTAL Location: 18 BRIGHTVIEW AVENUE	GAUTHIER, SR., RICH...	0.34	4/28/2021	190,000	159,300	83.84			
L784629760	540-170-16068	GONDELLA ROBERT Location: 158 JACKSON AVE	ZOTTI VALERIE	0.31	11/6/2020	119,000	122,700	103.11			
1933812800	540-170-11907	GORRUS0, ROBERT E Location: 8 DARTMOUTH STREET	FORREST, ELLEN M	0.19	5/28/2021	161,500	124,600	77.15			
L1785520128	540-170-17405	GOUCHBERG MATTHEW Location: 87 LAFAYETTE STREET	BIRAJICLIAN GREG	0.16	11/7/2019	75,000	104,900	139.87			
L2007924736	540-170-12592	GOULD THOMAS Location: 47 UNION STREET	LAFOND MICHAEL	0.11	4/16/2020	95,000	90,300	95.05			
L567267328	540-170-12036	GRAGEN DEBORAH Location: 78 NORTH STREET EXTENSION	HAYNES MORGAN	0.15	7/24/2020	87,000	112,500	129.31			
L672047104	540-170-14140	GRAHAM ANTHONY Location: 92 CHURCH STREET	NEW HAMPSHIRE ANIMAL...	0.25	12/18/2020	75,000	171,300	228.40	E	E	E
2006291520	540-170-15258	GRAM, JAMES Location: 30 NORTH STREET	CROWTHER, DANIEL A	0.23	6/10/2021	262,000	122,000	46.56			
L444928000	540-170-12345	GRAVELLE BILLIE Location: 3 NEWPORT DRIVE	GREENOUGH JAMES	0.32	3/12/2021	169,000	170,500	100.89			
280052800	540-170-14181	GREEN MOUNTAIN FAMIL... Location: 21 ROYCE STREET	WULNICK PROPERTIES, ...	0.22	5/13/2021	177,500	149,700	84.34			
L353542144	540-170-17827	GREEN TOP HAT LLC Location: 50 CLEVELAND AVE	SCHILLER LAWRENCE	0.32	1/8/2021	99,000	151,500	153.03	O	O	O
L1834295296	540-170-12414	GRIES FRANCIS Location: 21 GRANDVIEW TERRACE	SMITH MICHAEL	0.45	10/30/2020	268,500	211,200	78.66			
353025088	540-170-15748	GRIFFIN, KEVIN P Location: 69 SCHOOL STREET	69 SCHOOL LLC	0.18	11/22/2021	119,900	70,100	58.47			
L1762283520	540-170-10189	GRISMORE ANDREW Location: 176 PEARL STREET	ESATE OF LUCY ANN AR...	0.41	9/28/2020	124,000	123,400	99.52			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1141915648	540-170-17712	GUBAN WILLIAM Location: 169 ASH STREET	GILBERT TAMI	0.57	5/28/2019	180,000	178,500	99.17			
L625123328	540-170-14629	HADLEY GARY Location: 44 WATER STREET	WILLIAM REITH JR. EX...	0.34	8/29/2019	75,000	104,600	139.47			
L1958105088	540-170-17623	HALEY AMY Location: 6 RIDGEWOOD LANE	LABRECQUE MICHAEL	0.27	1/15/2020	170,000	162,100	95.35			
L84959232	540-170-10152	HAMBLIN SAMUEL Location: 60 CAMPBELL ROAD	ARNOLD TIMOTHY	0.49	12/23/2020	255,000	155,200	60.86			
1076190272	540-170-12740	HANDRAHAN, SHANNON Location: 124 OAK STREET	PURO, MARY	0.17	10/29/2021	174,900	99,800	57.06			
L970498048	540-170-14207	HARDINA CHRISTOPHER Location: 15 BRIGHTVIEW AVENUE	PEARSON THERON	0.37	9/1/2020	207,000	203,300	98.21			
1090718784	540-170-15695	HARDY, OLIVER R Location: 90 HARRINGTON AVENUE	ANDERSON, MICHAEL L	0.19	7/30/2021	210,000	145,400	69.24			
L1030901760	540-170-14256	HARRISON KAREN Location: 6 RACHEL DRIVE	PERKINS ROBERT	0.70	11/20/2020	209,500	184,500	88.07			
2052627008	540-170-10702	HARRY WITHINGTON PRO... Location: 113 GRANGER STREET	FAULKNER, THOMAS A	0.21	3/31/2022	55,000	93,900	170.73	O	O	O
L286588928	540-170-12115	HAYWOOD II JOHN Location: 65 LITCHFIELD AVENUE	GERRETSON EVELYN	0.35	3/2/2020	249,500	215,000	86.17			
L328540160	540-170-10427	HEAVENLY HEIGHTS LLC Location: 36 LINCOLN AVENUE	BIANCHI GERALD	0.17	6/11/2020	38,000	139,900	368.16	E	E	E
L1681440768	540-170-14594	HEILLMAN TRUSTEE JER... Location: 20 JAMES STREET	GARMAN LYNDSEY	0.20	4/1/2020	164,000	136,000	82.93			
L1457233920	540-170-12013	HEWES SR HERBERT Location: 2 EXETER ROAD	WYMAN KATHERINE	0.33	11/16/2020	260,000	179,000	68.85			
142382144	540-170-10963	HEWITT II, JAMES P Location: 66 NORTH STREET	CHENEY, CHARLENE	0.39	6/8/2021	200,000	132,000	66.00			
L805142528	540-170-12388	HICKS KATHLEEN Location: 43 ENGREM AVENUE	HACKETT BRIAN	0.18	7/1/2019	112,700	122,000	108.25			
L875151360	540-170-10262	HILL JOLI Location: 136 CURTIS AVENUE	GARROW LISA	0.30	3/17/2021	118,500	95,700	80.76			
L440852480	540-170-12545	HINTERNEDER AMBER Location: 20 BRIGHTVIEW AVENUE	HETZEL JAMES	0.61	2/28/2020	200,000	197,700	98.85			
L1108680704	540-170-12063	HIRSCHBERG RENEE Location: 195 STATE STREET	W.J. BANFIELD & ASSO...	0.12	12/16/2020	123,000	148,100	120.41			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2002296832	540-170-15507	HOCK JR ANDREW Location: 11 BRIGHTVIEW AVE	STEVEN C THOMPSON TR...	0.37	9/4/2020	165,000	185,900	112.67			
L1321238528	540-170-14739	HODULIK GEORGE Location: 29 EAST WASHINGTON STREET	GRIES FRANCIS	0.14	10/30/2020	199,999	160,700	80.35			
L1482424320	540-170-17425	HOFFMANN ERICA Location: 10 BUTTERFLY AVENUE	KENTILE BERNARD	0.29	10/10/2019	175,000	116,600	66.63			
L1075781632	540-170-13888	HOLLAN JOHN Location: 182 BAXTER STREET	SAMPLE BRANDON	0.19	11/25/2020	325,000	98,800	30.40			
L357126144	540-170-19967	HOLMES JR PETER Location: 26 MAROLIN STREET	KURCHENA JR ROBERT	0.61	4/18/2019	316,000	271,300	85.85			
L1008189440	540-170-11727	HOOKEER CODY Location: 23 CENTRAL AVE	SMITH JENNIFER	0.35	6/25/2020	148,400	142,900	96.29			
2143042624	540-170-10071	HOPP, JR., GEORGE L Location: 52 NORTH STREET	EHMANN, JONATHAN D	0.17	10/29/2021	205,000	121,100	59.07			
913435712	540-170-17708	HORTON, LARRY S Location: 126 GRANGER STREET	POLCARO, LISA	0.34	10/1/2021	104,000	99,800	95.96			
L1955504128	540-170-12610	HORVATH ROBERT Location: 20 DANA AVENUE	BELLANY LEWIS	0.17	7/3/2020	85,000	104,000	122.35			
253504576	540-170-11322	HOWARD JR, DAVID K Location: 62 JACKSON AVENUE	ANDERSON, FRANCES E	0.28	9/3/2021	223,000	145,400	65.20			
671786048	540-170-13106	HOWARD, PERRY W Location: 130 CHURCH STREET	JOHN JOSEPH DOHERTY,...	0.18	5/25/2021	160,000	141,000	88.13			
L990515200	540-170-11251	HOWE JAMES Location: 5 BRENTWOOD DRIVE	BOUDREAU MICHAEL	0.22	7/24/2020	200,000	153,500	76.75			
L734732288	540-170-14061	HUBERT JOHN HENRY Location: 14 SARGENT AVENUE	OPSAHL THOMAS	0.37	9/30/2020	350,000	184,600	52.74			
L423448576	540-170-12524	HUGHES DOUGLAS Location: 8 PERRY LANE	BROWN MONICA	1.20	1/28/2021	135,000	168,800	125.04			
L1868664832	540-170-13785	HUGHES JOHN Location: 48 ENGREM AVENUE	ALGER CHRISTOPHER	0.23	6/28/2019	169,000	154,100	91.18			
L886702080	540-170-12449	HUGHES M KATRINE Location: 2 JACKSON HEIGHTS	HARRISON DOLORES	0.30	9/2/2020	148,000	135,900	91.82			
1319124032	540-170-15816	HUGHES, DOUGLAS Location: 7 ALTA TERRACE	ESTATE PF SHARON L. ...	0.51	11/19/2021	185,000	171,900	92.92			
470156352	540-170-13565	HUGHES, M. KATRINE Location: 112 JACKSON AVENUE	MCDONALD, MARK A	0.27	4/30/2021	108,000	139,700	129.35			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1636250688	540-170-13018	INFINITY FLIPPING, L... Location: 112 CURTIS AVENUE	CONWAY, FRANCIS	0.27	6/30/2021	33,500	45,200	134.93			
L550064128	540-170-13062	IRISH MICHAEL Location: 19 JASMIN LANE	ESTATE OF MARY D. LA...	0.32	7/3/2019	142,000	115,800	81.55			
L286326784	540-170-13104	JACOBS JOHN Location: 174 ASH STREET	LATHEY MICHAEL	0.39	8/28/2020	253,000	179,500	70.95			
1357380672	540-170-12360	JACOBS, TAYLOR G Location: 64 BELLEVUE AVENUE	TROMBETTA, MATTHEW J	0.16	12/20/2021	220,000	127,100	57.77			
L698470400	540-170-12612	JAKUBOWSKI ERIC Location: 178 ADAMS STREET	EISER ALLISON	0.25	6/27/2019	125,000	101,400	81.12			
L619184128	540-170-18078	JAKUBOWSKI WILLIAM Location: 51 STONE RIDGE DRIVE	JOHNSON RANDALL	0.33	8/28/2020	285,000	181,000	63.51			
L1930919936	540-170-10054	JAMIESON JACOB Location: 12 NORTH STREET	POPLAWSKI DEBRA	0.12	6/26/2020	135,000	123,600	91.56			
L1308008448	540-170-15496	JOHANNESSEN TRUST AGM... Location: 22 HILLSIDE ROAD	PETERSON ROBERT	0.27	9/21/2020	193,000	165,600	85.80			
L1951014912	540-170-14464	JOHNSON KATHLEEN Location: 26 JACKSON AVENUE	POTTER JAMES	0.25	11/15/2019	165,000	117,600	71.27			
L161374208	540-170-10887	JOHNSON MICHAEL Location: 18 EMMETT AVE	HALL JASON	0.18	3/12/2021	208,000	143,000	68.75			
L261632000	540-170-14259	JOHNSON ZAK Location: 31 RONALDO COURT	LOYNACHAN DONALD	0.28	1/29/2020	124,000	135,600	109.35			
L634802176	540-170-13490	JOHNSTON LINDSEY Location: 128 LINCOLN AVENUE	VEILLEUX TRISTAN	0.22	5/21/2019	154,000	110,700	71.88			
L1235341312	540-170-17547	JONES TODD Location: 94 SOUTH STREET	BARBARA FREDETTE IRR...	0.29	8/2/2019	114,900	89,500	77.89			
911776320	540-170-18447	JONES, VIRGINIA Location: 3 GRISWOLD DRIVE	SMITH, MICHAEL	0.11	3/28/2022	250,000	134,100	53.64			
1408136256	540-170-13210	JONES, WILLIAM Location: 10 WOODLAND DRIVE	LISCINSKY, MARY T	0.49	7/19/2021	215,000	150,000	69.77			
605780032	540-170-17523	JOOHAEKANG LLC Location: 2 EAST STREET	ELTINGE IV, CHARLES ...	0.27	4/16/2021	70,000	131,000	187.14	O	O	O
L353386496	540-170-11415	JURADO SUSAN Location: 48 ALLEN STREET	DEERING EMOGENE	0.45	3/27/2020	73,500	108,700	147.89	O	O	O
935382080	540-170-11690	KARAKUS, KAMURAN Location: 171 LINCOLN AVENUE	ELLISON, BARRY K	0.25	9/1/2021	275,000	131,600	47.85			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1355912256	540-170-11856	KAY, III, JOSEPH W Location: 23 FREEMAN AVENUE	DEAN, BARRY S	1.00	6/15/2021	195,000	101,700	52.15			
L1822625792	540-170-10827	KEARNEY LORI Location: 90 JACKSON AVE	MCCLALLEN MATTHEW	0.23	9/16/2019	160,000	124,300	77.69			
1812900928	540-170-13401	KEENER, ROGER R Location: 31 KILLINGTON AVE	CARLSON, NEIL E	0.15	9/24/2021	180,000	148,400	82.44			
L1309515776	540-170-18747	KELLA STEPHEN Location: 16 EDGEWOOD DRIVE	OSGOOD CRAIG	0.39	4/2/2019	257,500	201,400	78.21			
L803241984	540-170-10023	KENNEDY BRANDON Location: 73 PHILLIPS STREET	JAMES S. ABATIELL JR...	1.23	3/4/2021	200,000	196,900	98.45			
L1395363840	540-170-15752	KENNEY MICHAEL Location: 44 HILLCREST ROAD	MCLOUGHLIN MARY	0.23	7/25/2019	217,450	168,600	77.54			
1378077760	540-170-11759	KENTFIELD, PHILLIP D Location: 2 RIDGEWOOD LANE	FAIR, DAVID H	0.38	9/8/2021	279,000	166,400	59.64			
L576782336	540-170-13728	KESSOP THOMAS Location: 79-81 GRANGER STREET	BROWN LINDA	0.27	1/24/2020	89,000	112,000	125.84			
249345088	540-170-14164	KHASNAVEES, SRAVYA Location: 18 CRESCENT STREET	BUCKLEY, DANIEL T	0.17	7/16/2021	185,710	150,100	80.82			
L412241920	540-170-12250	KIERNAN CHRISTOPHER Location: 240 STATE ST	GODNICK BRENT	0.09	11/22/2019	279,000	163,300	58.53			
L925179904	540-170-15928	KIERNAN JON Location: 131 KILLINGTON AVENUE	CONSTANCE CHARTRAND ...	0.54	9/12/2019	100,000	133,400	133.40			
1366383680	540-170-10451	KINSMAN, DAVID Location: 91 NORTH STREET EXT.	MARIE C. BIRKENHEAD ...	0.51	10/13/2021	270,000	183,800	68.07			
L1726611456	540-170-17811	KLEMENTOWSKI MISTY Location: 125 DORR DRIVE	MAYHEW HARLAN	0.65	9/27/2019	240,000	159,200	66.33			
1345339968	540-170-11494	KLEMETT, ERIK D Location: 125 BELLEVUE AVENUE	DIEHL, KATHLEEN	0.28	1/14/2022	205,000	144,200	70.34			
2020551232	540-170-14602	KLINE, BARBARA Location: 20 MADISON STREET	WALSH, MARGARET R	0.23	3/14/2022	169,000	135,600	80.24			
1298395712	540-170-14425	KLM SQUARED, LLC Location: 88 PARK AVENUE	HUGHES, DOUGLAS	0.36	2/24/2022	168,000	115,600	68.81			
222172224	540-170-15881	KNAPP, CHRISTINE Location: 86 CURTIS AVE	JOHNSON, JASON	0.30	5/27/2021	149,900	92,200	61.51			
L1772265472	540-170-15461	KNPIPE MARTEL Location: 25 WILLIAMS STREET	ELLIS JANINE	0.17	5/28/2020	55,000	112,600	204.73	E	E	E



R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L832012288	540-170-17609	KNUST EMILY Location: 182 LINCOLN AVENUE	LAMBERT WILLIAM	0.25	12/28/2020	132,000	96,000	72.73			
1430490176	540-170-13596	KOENSE, LORI A Location: 210 ADAMS STREET	BOULEY, DIANE	0.28	8/6/2021	107,000	95,300	89.07			
L298131456	540-170-15935	KURANT EVAN Location: 22 BUTTERFLY AVENUE	WILDER CONSTANCE	0.19	11/22/2019	155,000	152,500	98.39			
L1503682560	540-170-13523	KURCHENA JR ROBERT Location: 25 JACKSON AVENUE	MCCLELLAN PAUL	0.11	8/9/2019	98,000	114,400	116.73			
L1653563392	540-170-10741	LABOUNTY MICHAELA Location: 124 PEARL STREET	PATCH SCOTT	0.25	10/21/2020	147,000	109,600	74.56			
L1030430720	540-170-18644	LAFFERTY MICHELE Location: 30 GRISWOLD DRIVE	SHERMAN HADWIN	0.11	10/20/2020	150,000	146,500	97.67			
2109787200	540-170-10394	LAFRANCIS, ROBERT F Location: 1 KINGSLEY COURT	BEMIS, SHAWN H	0.39	9/3/2021	94,000	92,500	98.40			
L120295424	540-170-15235	LALANCETTE RICHARD Location: 71 NORTH STREET EXTENSION	ESTATE OF NATHANIEL ...	0.24	6/25/2019	172,500	153,700	89.10			
L14798848	540-170-17902	LANGSTON SHAWN Location: 179 GROVE STREET	MARINI ELLIOT	0.23	6/3/2019	245,000	157,600	64.33			
871341120	540-170-12410	LAROE, DIANNE M Location: 191 GRANGER STREET	HALL, GENE E	0.56	10/18/2021	150,000	132,900	88.60			
L1419567104	540-170-12066	LATTUCA STEVEN Location: 79 BELLEVUE AVENUE	EDWARD C. GARROW AND...	0.11	6/15/2020	155,000	144,800	93.42			
937518144	540-170-16065	LAWRENCE & KATHLEEN ... Location: 29 HOWARD AVENUE	HUGHES, FAMILY TRUST...	0.25	5/27/2021	215,000	149,400	69.49			
L1377046528	540-170-14335	LEAR JEFFREY Location: 79 HARRISON AVENUE	MANIERY JULIANA	0.22	8/7/2019	70,000	117,500	167.86	O	O	O
L1704271872	540-170-11677	LEE ALEX Location: 133 DORR DRIVE	DEVINNY STEPHEN	0.90	10/2/2020	213,000	166,400	78.12			
L1307033600	540-170-15821	LEIGH DAVID Location: 14 BARLEYFIELD PLACE	DONNA M. WEIGLE TRUS...	0.00	5/1/2020	135,000	121,200	89.78			
L854269952	540-170-13884	LENSING MARIAH Location: 78 JACKSON AVENUE	BIXBY JOHNATHAN	0.20	10/16/2020	155,000	127,100	82.00			
L1742606336	540-170-15733	LENTINI WALTER Location: 64 RIVER STREET	MONAHAN WILLIAM	0.35	11/12/2019	95,000	103,900	109.37			
L118390784	540-170-12039	LEONARD GREGORY Location: 87 BELLEVUE AVE	WALLSTROM DAVID	0.25	6/20/2019	220,000	143,500	65.23			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1674846208	540-170-13115	LEONE STEPHEN Location: 8 WALLACE AVENUE	ADAMS BRENT	0.16	6/26/2019	170,000	129,600	76.24			
L460333056	540-170-18452	LEVINS CHRISTOPHER Location: 29 GRISWOLD DR	HOVER CAPRICE	0.10	10/13/2020	171,500	158,800	92.59			
1383685184	540-170-15936	LEWIS, KIMBERLY H Location: 17 BUTTERFLY AVENUE	MAISONET, HERIBERTO ...	0.23	10/12/2021	144,900	100,200	69.15			
2037926976	540-170-14030	LEWIS, MARK P Location: 27 BURNHAM AVENUE	O'CONNOR, ARLENE I	0.15	8/30/2021	185,000	101,500	54.86			
633908288	540-170-15381	LIEBIG, NICHOLAS S Location: 49 ENGREM AVENUE	DUMAS, TRAVIS J	0.23	8/9/2021	165,000	150,700	91.33			
L470876160	540-170-14700	LINCOLN LORI Location: 24 MADISON STREET	ROCK TIMOTHY	0.20	8/24/2020	176,500	149,900	84.93			
L1916968960	540-170-18190	LINK JOEL Location: 286 DORR DRIVE	BRONSON SETH	0.28	5/10/2019	175,000	133,000	76.00			
713503808	540-170-13546	LINKE, TONI E Location: 12 BRENTWOOD AVE	THE ESTATE OF TIMOTH...	0.22	6/29/2021	223,000	172,600	77.40			
L1364762624	540-170-13927	LIVAK SARAH Location: 92 JACKSON AVENUE	NAPOLITANO MICHAEL	0.40	8/24/2020	179,000	120,000	67.04			
698832960	540-170-12865	LOSO, MARIE L Location: 94 JACKSON AVENUE	THE CLIVIA M. KEENAN...	1.02	4/14/2021	157,600	157,600	100.00			
984169536	540-170-10763	LOWELL, ALLISON J Location: 167 HOLLY STREET	CALVIN, GREGORY H	0.35	11/22/2021	270,000	167,000	61.85			
L710557696	540-170-13060	LUCIAN PATRICIA Location: 116 PLAIN STREET	HORTON-OWEN CAROL	0.25	9/9/2019	75,000	55,000	73.33			
L597659648	540-170-14116	LUCIE MICHAEL Location: 81 DAVIS STREET	SOROKA MATTHEW	0.24	8/5/2019	156,500	142,300	90.93			
L56565760	540-170-15404	LUEBBE CARA Location: 8 CHAPLIN AVENUE	SWENOR JOHN	0.16	9/28/2020	72,500	107,000	147.59		O	O
1857488448	540-170-13647	MACK, RYAN L Location: 12 GILRAIN AVENUE	MCPHEE, MIRANDA	0.49	8/16/2021	127,000	118,300	93.15			
L2137333760	540-170-15790	MACKIN JR. JOHN Location: 11 THOMAS STREET	ZULLO AUDREY	0.29	4/24/2020	152,900	146,800	96.01			
L1407868928	540-170-14589	MAILHOIT SR. JAMES Location: 238 STATE STREET	NEWTON ROY	0.22	1/29/2021	42,000	49,400	117.62			
L1819951104	540-170-10743	MAINOLFI JASON Location: 12 DEER STREET	WATERHOUSE (JR.) DAV...	0.24	10/9/2020	158,000	119,300	75.51			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L184582144	540-170-11771	MALKIN SARAH Location: 150 CHURCH STREET	GRAM LEONARD	0.15	4/17/2020	150,000	97,300	64.87			
L564797440	540-170-15805	MALONEY JR. MICHAEL Location: 89 BROWN STREET	CASSARINO JAMES	0.15	9/25/2020	159,900	114,800	71.79			
2088212544	540-170-11880	MANGIARACINA, BRIANA Location: 106 JACKSON AVENUE	FOGRASHY, JOHN J	0.69	4/9/2021	150,000	124,000	82.67			
891696192	540-170-12576	MANNING, CODY Location: 174 CHURCH STREET	SMITH, ANDREW	0.25	6/17/2021	262,000	151,800	57.94			
1982388288	540-170-15052	MARBLE CITY PROPERTI... Location: 75 WILLIAMS STREET	BURNS, LAUREL A	0.08	4/16/2021	160,900	110,900	68.92			
1445186624	540-170-14121	MARBLE CITY PROPERTI... Location: 88 FRANKLIN STREET	WRIGHT, JENNY K	0.11	9/8/2021	141,500	89,100	62.97			
L133206016	540-170-10844	MARCELL OLIVIA Location: 272 GROVE STREET	MAHONEY HENRY	1.82	8/15/2019	240,000	210,500	87.71			
L873635840	540-170-13190	MARGETA-CACACE PHILL... Location: 19 PHILLIPS STREET	LEWIS JEFFREY	0.30	3/31/2021	145,000	139,100	95.93			
L219873280	540-170-10917	MARMILLO NICOLE Location: 102 TEMPLE STREET	PAPINEAU JAMES	0.25	10/30/2020	118,000	121,500	102.97			
L1369391104	540-170-11321	MARMOLEJO MARSHALL Location: 4 HILLTOP TERRACE	CRUISE JAMES	0.48	7/19/2019	245,000	190,100	77.59			
137344064	540-170-10337	MARRO, MARY K Location: 134 CURTIS AVENUE	BOMBARDIER, KELLY	0.30	7/9/2021	165,000	108,200	65.58			
542528576	540-170-10470	MARSDEN, MICHAEL Location: 142 STRATTON ROAD	PETERSEN, RACHEL M	0.43	6/17/2021	191,000	155,200	81.26			
L145461248	540-170-14645	MARSH MEAGHAN Location: 56 CHURCH STREET	BROAD JUMP COMPANY I...	0.13	5/10/2019	75,000	108,600	144.80			O
L1855983616	540-170-14111	MARTIN NICHOLAS Location: 97 JACKSON AVENUE	PALLOTTA LIVING TRUS...	0.35	2/25/2021	180,000	149,700	83.17			
L1326600192	540-170-13452	MARTIN TIFFANY Location: 23 KINGSLEY AVENUE	ESTATE OF ROBERT F. ...	0.24	7/9/2019	149,000	112,900	75.77			
1648416832	540-170-12059	MARTIN, AARON W Location: 93 TEMPLE STREET	PETSCHKE, STEVEN G	0.30	4/12/2021	209,000	132,900	63.59			
1733821504	540-170-12612	MARTIN, JR., WILLIAM... Location: 178 ADAMS STREET	JAKUBOWSKI, ERIC J	0.25	4/30/2021	165,000	101,400	61.45			
L1913012224	540-170-11852	MARY H KOHLER TRUSTE... Location: 116 BELLEVUE AVENUE	DAVIS HOLLY	0.38	1/20/2021	264,000	138,900	52.61			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L236048384	540-170-12008	MASALSKY PAUL Location: 156 ADAMS STREET	COURCELLE ANDRE	0.34	2/7/2020	219,000	121,100	55.30			
L295870464	540-170-11879	MATHIAS TANNER Location: 247 KILLINGTON AVENUE	FOGG BRIAN	0.37	11/2/2020	260,000	203,200	78.15			
L1214316544	540-170-14145	MATTELL MARY Location: 158 KILLINGTON AVENUE	PARKER MARY	0.49	1/31/2020	139,000	124,700	89.71			
L387006464	540-170-11204	MATTHEW EMILY Location: 68 STRATTON ROAD	STEWART KATHERINE	0.23	9/11/2020	178,000	147,100	82.64			
376564800	540-170-10738	MATTSON, SCOTT Location: 39 CRESCENT STREET	CIOFFI, KARIN A	0.21	10/2/2021	275,000	136,800	49.75			
L1619562496	540-170-17567	MAYER DALE Location: 50 EAST CENTER STREET	GRECO BONNIE	0.21	9/12/2019	139,900	119,600	85.49			
55905344	540-170-12924	MAYHEW, HARLAN M Location: 57 IVES AVENUE	KEYES, ALLAN R	0.62	7/16/2021	329,000	173,300	52.67			
1560833088	540-170-12001	MAZUREK, JONATHAN E Location: 23 TEMPLE STREET	STAGE, ERIK M	0.29	9/30/2021	238,000	149,500	62.82			
L1020272640	540-170-13930	MAZZARIELLO CARL Location: 11 HARVARD STREET	2003 AUGUSTUS NASMIT...	0.17	6/12/2019	147,000	137,300	93.40			
L1346600960	540-170-15343	MCBRIDE SHANNON Location: 59 CHURCH STREET	CIUFO TEDDY	0.14	10/30/2020	177,000	102,300	57.80			
L824475648	540-170-12772	MCCANN JOHN Location: 46 LINCOLN AVE	BOUDREAU MICHAEL	0.20	3/12/2021	160,000	93,100	58.19			
L1058521088	540-170-14486	MCCARTHY KILLIAN Location: 21 MANSFIELD PLACE	WINTERS WILMA	0.18	12/7/2020	265,900	200,400	75.37			
L509153280	540-170-10252	MCCLALLEN MATTHEW Location: 7 SONIA DRIVE	BERALDI MATTHEW	0.43	9/16/2019	262,000	243,300	92.86			
170177088	540-170-15291	MCCLALLEN, MICHAEL E Location: 16 GIORGETTI BLVD	DENTON, CHAD M	0.33	3/1/2022	260,000	174,500	67.12			
L1448706048	540-170-11736	MCDUGALL STEPHEN Location: 16 RACHAEL DRIVE	TRIPLETT ANDREW	0.69	7/23/2020	205,000	180,800	88.20			
L1523490816	540-170-10648	MCFADDEN CHERYL Location: 180 GROVE STREET	BROWN SHARON	0.97	3/15/2021	345,000	195,800	56.75			
874069056	540-170-17544	MGEE, STEPHEN Location: 29 BURNHAM AVENUE	MCFARREN, JEFFFREY	0.17	11/30/2021	130,000	144,700	111.31			
L1354285056	540-170-12586	MCINTOSH JOAN Location: 3 OLMSTEAD PLACE	PARKER CODY	0.15	9/2/2020	165,000	112,200	68.00			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L151326720	540-170-13733	MCINTOSH PATRICIA Location: 3 AVENUE B	BRIDE SETH	0.44	8/17/2020	175,000	121,600	69.49			
575681088	540-170-10563	MCINTYRE, GREGORY Location: 3 SPELLMAN TERRACE	WALKER, MELODIE D	0.12	2/15/2022	173,000	83,000	47.98			
L1474158592	540-170-13128	MCKEEN JASON Location: 1 SHERWOOD ROAD	PATTERSON DALE	0.62	8/21/2020	375,000	305,600	81.49			
L2078294016	540-170-14398	MCKIE JACINTH Location: 8 RUTLAND AVENUE	POULIN JAIME	0.21	9/30/2019	194,000	157,900	81.39			
L1450082304	540-170-17826	MCLAUGHLIN GEOFF Location: 61 BAXTER ST	SCHILLER LAWRENCE	0.16	10/22/2020	60,000	62,400	104.00			
L1183993856	540-170-11179	MECIER RON Location: 15 MAROLIN STREET	CONWAY KAREN	0.60	12/18/2019	268,000	188,500	70.34			
L860790784	540-170-10788	MEDEIROS MORGAN Location: 21 WILLIAMS STREET	CANDON II JAMES	0.34	3/15/2021	222,000	146,000	65.77			
1865960000	540-170-15092	MEGAW, CAMERON R Location: 30 EAST CENTER STREET	CROWTHER, DANIEL	0.12	3/4/2022	122,400	120,300	98.28			
L961880064	540-170-17919	MEIERDIERCKS KERYN Location: 12 PARK COURT	ROMEO CHARLES	0.24	12/8/2020	189,900	133,300	70.19			
L2104385536	540-170-17755	MELENDY FRANK Location: 146 HARRINGTON AVENUE	SAMPSON STEPHEN	0.39	9/27/2019	145,000	155,400	107.17			
L328114176	540-170-15505	MENJIVAR OSCAR Location: 14 GREEN KNOLLS LANE	ESTATE OF LAWRENCE J...	0.39	2/4/2021	169,500	171,800	101.36			
1492736576	540-170-17495	MERA, NICHOLAS Location: 23 LAVERNE DRIVE	SEIGFRIED, STEVEN A	0.51	3/31/2022	300,000	206,800	68.93			
L116985856	540-170-17424	MERRILL JORDAN Location: 188 STRATTON ROAD	BURNETT JOHN	0.80	12/9/2020	119,600	99,100	82.86			
1792848960	540-170-20838	MERRILL, JUSTIN Location: 4 EMERITUS ST	ST. PHILLIPS, MATTHE...	0.23	7/13/2021	325,000	189,000	58.15			
L1758683136	540-170-10171	MERRITT SR. STEVEN Location: 1 HILL POND ROAD	ANDERSON WILLIAM	0.67	12/14/2020	229,500	176,500	76.91			
789081152	540-170-11565	MET PROPERTY PARTNER... Location: 126 MAPLE STREET	LAMBERT, JAMES B	0.20	9/30/2021	40,000	119,300	298.25	E	E	E
L1549533184	540-170-10240	METCALF ANNIKA Location: 15 CLARK STREET	BAITLER BRUCE	0.21	7/12/2019	164,000	149,600	91.22			
1418353728	540-170-11340	METCALFE, STEPHEN E Location: 6 UPLAND DRIVE	CZACHOR, THERESA	0.64	11/5/2021	350,000	255,300	72.94			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
357542976	540-170-13664	MICCIO, MARIO Location: 48 CRESCENT STREET	MEDLIN, LAURA A	0.21	10/7/2021	295,000	201,100	68.17			
L1608859648	540-170-13634	MILES SARA Location: 1 WOODLAND DRIVE	MCMAHON ROBERT	0.25	9/29/2020	179,900	180,700	100.44			
L1719480320	540-170-18087	MILLER EVAN Location: 112 HARRINGTON AVENUE	GRACE JR. THOMAS	0.11	10/28/2019	127,500	127,100	99.69			
L1118363648	540-170-13281	MILLIGAN REBECCA Location: 78 GRANGER STREET	LOWELL DIANE	0.43	10/29/2020	75,000	58,300	77.73			
1366846016	540-170-14745	MINARD, ROY W Location: 55 BAXTER STREET	ABATIELL JR, CLEMENT...	0.11	3/23/2022	149,000	93,500	62.75			
651220032	540-170-15690	MITCHELL, TIMOTHY Location: 228 CHURCH STREET	VARDY, LYNN M	0.29	6/25/2021	122,230	156,700	128.20			
L1227169792	540-170-17456	MOKEYEV SERGEY Location: 122 BELLEVUE AVENUE	CHAPLEAU JR CHARLES	0.48	9/12/2019	237,500	161,600	68.04			
L1365909504	540-170-17913	MOLLISON AMY Location: 44 CLEVELAND AVENUE	DONNELLY VINCENT	0.16	1/8/2021	135,000	143,200	106.07			
L419463168	540-170-13783	MONTGOMERY MARK Location: 39 BURHAM AVENUE	STONE JAMES	0.17	11/20/2020	90,000	108,400	120.44			
L897613824	540-170-11361	MOORE CHRISTOPHER Location: 96 FOREST STREET	DALTO ANTHONY	0.24	11/17/2020	132,000	114,200	86.52			
L1608003584	540-170-17740	MOORE ERIC Location: 190 STRATTON ROAD	BURNETT JOHN	0.27	11/4/2020	87,000	66,900	76.90			
L427679744	540-170-10508	MOORE RICHARD Location: 251 KILLINGTON AVENUE	GUYETTE PATRICK	0.63	9/17/2020	198,500	155,800	78.49			
2066879040	540-170-11303	MOORE, CHRISTOPHER Location: 47 CLEVELAND AVENUE	CROSSMAN, JAMES	0.31	1/19/2022	187,500	134,000	71.47			
L2137505792	540-170-11355	MORGAN NICHOLAS Location: 6 CLEMATIS AVENUE	DALEY MICHAEL	0.17	11/6/2020	198,000	159,300	80.45			
808469056	540-170-18452	MORICETTE, REBECCA Location: 29 GRISWOLD DRIVE	LEVINS, CHRISTOPHER ...	0.10	1/7/2022	260,000	158,800	61.08			
659885120	540-170-14572	MORRISON, ELLEN A Location: 42 SOUTH MAIN STREET	FAST HOUSE CLOSING, ...	0.26	7/15/2021	195,000	130,400	66.87			
L205471744	540-170-14295	MULLIN CURTIS Location: 8 HILLTOP TERRACE	PETT KATHLEEN	0.48	6/12/2020	255,000	226,000	88.63			
L1696890880	540-170-16057	MUNROE JENNIFER Location: 11 JASMIN LANE	ZIEGLER CHRISTOPHER	0.36	3/11/2021	126,000	108,400	86.03			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
337273920	540-170-15742	MUTHERSBAUGH, JOHN R Location: 34 KILLINGTON AVENUE	VUMBACO, ROSS V	0.14	6/7/2021	172,500	112,500	65.22			
L691453952	540-170-15270	MUTRIE PAMELA Location: 50 BELLEVUE AVENUE	O'BRIEN GAIL	0.16	1/31/2020	144,100	136,000	94.38			
L1374097408	540-170-14034	MYERS KEITH Location: 16 JEFFERSON STREET	O'GORMAN JAMES	0.29	8/30/2019	100,000	137,900	137.90			
L1756073984	540-170-12043	MYRICK JAMES Location: 24 NEWPORT DRIVE	KHALIL MOHAMED	0.26	8/16/2019	218,100	161,600	74.09			
L1604886528	540-170-17837	MYSTIC WORK HANDLE L... Location: 5 CURTIS AVENUE	SHAPPY HELEN	0.36	6/6/2019	120,000	155,300	129.42			
L733818880	540-170-12023	NEARY DEVON Location: 32 KILLINGTON AVENUE	RIECKER REALESTATE D...	0.19	8/30/2019	113,000	98,000	86.73			
L233275392	540-170-10975	NEE DANIEL Location: 39 JACKSON AVENUE	ROY MATTHEW	0.22	12/10/2020	152,500	156,100	102.36			
118495296	540-170-14780	NELB, JEFFREY J Location: 140 HOLLY STREET	CLAPP, LIAM J	0.20	4/9/2021	185,000	114,400	61.84			
427772480	540-170-11134	NELSON, JESSICA Location: 68 JACKSON AVENUE	ST GERMAIN, DAVID J	0.21	2/14/2022	234,900	135,400	57.64			
L98832384	540-170-14672	NEWMAN PAUL Location: 74 ENGREM AVENUE	MOORE MELISSA	0.32	5/17/2019	165,000	175,300	106.24			
L96329728	540-170-14301	NHKUM HIKUM Location: 18 SONIA DRIVE	SWEET RICHARD	0.42	12/2/2020	290,000	213,200	73.52			
1708839488	540-170-12010	NISBET, CHRISTOPHER Location: 1 IRVING HEIGHTS	FUCCI, GINA M	0.35	1/10/2022	290,000	200,000	68.97			
911970880	540-170-12228	NUTBROWN, TRAVIS Location: 127 ROBBINS STREET	WRVT001 TRUST	0.20	1/31/2022	97,000	89,000	91.75			
1851731008	540-170-12887	OAKLEY, JR, JOHN H Location: 22 MANSFIELD PLACE	CHILL, ADAM P	0.25	9/17/2021	270,000	135,700	50.26			
1736463424	540-170-10086	OAKMAN, JEANMARIE Location: 12 SONIA DRIVE	ALDERMAN, LORI A	0.43	6/25/2021	346,000	209,400	60.52			
L627539968	540-170-14876	OBBERG MICHAEL Location: 13 BIRCHWOOD AVENUE	SAWYER JEFFREY	0.19	7/28/2020	200,000	200,200	100.10			
L1203965952	540-170-11103	OGDEN HERBERT Location: 19 PIEDMONT DRIVE	OBRIEN BARBARA	0.37	7/26/2019	231,360	174,700	75.51			
L1907261440	540-170-13294	O'HAGEN KATHLEEN Location: 19 GIORGETTI BOULEVARD	ROOKER JACQUELINE	0.28	11/25/2020	235,000	163,100	69.40			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1981442624	540-170-15578	OII, LLC Location: 24 CRESCENT STREET	T SQUARED LLC	0.13	3/18/2022	185,000	141,500	76.49			
108780608	540-170-13115	OJALA, MARGARET A Location: 8 WALLACE AVE	LEONE, STEPHEN	0.16	11/22/2021	220,000	129,600	58.91			
L1934127104	540-170-12244	OJEDA KENNETH Location: 101 GIBSON AVE	P&E OWNERS LLC	0.18	10/21/2019	95,000	133,300	140.32			
L1895600128	540-170-11908	OLESON KARINDA ANNE Location: 21 BIRCHWOOD AVENUE	FORSHAY PETER	0.15	6/5/2019	170,000	133,100	78.29			
2141748288	540-170-11485	OLSSON, JON Location: 43 EVERGREEN AVENUE	DIANGELO, LOUIS C	0.24	12/8/2021	195,000	176,100	90.31			
1487961152	540-170-17588	ORANGE TOP HAT LLC Location: 146 LIBRARY AVE	EVANS, SCOTT	0.08	11/12/2021	110,000	112,500	102.27			
1499722304	540-170-14859	ORANGE TOP HAT LLC Location: 36 BAXTER STREET	MORRIS, ADRIANNE	0.22	2/25/2022	124,900	108,400	86.79			
L632856576	540-170-17388	ORELLANA RICHARD Location: 113 JACKSON AVENUE	ESTATE OF WILLIAM J ...	0.34	12/11/2020	145,000	128,000	88.28			
L637255680	540-170-12319	ORVIS III JOSEPH DAV... Location: 58 CRAMTON AVENUE	GRANT BEATRICE	0.30	8/30/2019	123,600	142,400	115.21			
L1868050432	540-170-14271	OVING LORI Location: 441 WEST STREET	PERRY ROBERT	0.19	2/3/2020	97,000	83,600	86.19			
503403584	540-170-13536	OWENS, AMANDA B Location: 18 MANSFIELD PLACE	FAGAN, WILLIAM D	0.24	6/28/2021	255,000	151,500	59.41			
1196436544	540-170-15493	PAINE, NATHANIEL W Location: 206 CHURCH STREET	FABIAN, MARIE T	0.25	8/20/2021	249,000	123,800	49.72			
L1528856576	540-170-10048	PALMER CAROLYN Location: 12 SHARON DRIVE	JUDITH ADAMS PATCH C...	0.57	8/20/2020	150,000	130,600	87.07			
L1850351616	540-170-14600	PALM-STIKKERS EMILY Location: 40 MORSE PLACE	READ MICHAEL	0.12	12/30/2020	120,000	115,200	96.00			
L274464768	540-170-10812	PARADEE MELISSA Location: 57 PHILLIPS STREET	VINCENT DAVID	0.35	12/31/2019	150,000	134,700	89.80			
L962658304	540-170-11385	PARKER ADEN Location: 74 KILLINGTON AVENUE	MASSIE III JAMES	0.19	3/31/2020	130,000	143,300	110.23			
1085411904	540-170-11150	PARKER, DAVID Location: 150 RIVER STREET	MAGI, THELMA	0.29	1/21/2022	120,000	117,300	97.75			
510782528	540-170-14573	PATTEN, CONOR M Location: 62 LAFAYETTE STREET	WIEGERS, STEVEN J	0.18	10/4/2021	250,000	130,900	52.36			



R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1901399104	540-170-11651	PATTERSON, KEVIN S Location: 36 SUMMER STREET	EBBIGHAUSEN, CHAD R	0.16	7/15/2021	160,000	119,300	74.56			
L1485791232	540-170-14395	PECK SANDRA Location: 126 JACKSON AVENUE	BRIGGS JAMES	0.33	9/28/2020	100,000	95,900	95.90			
L736116736	540-170-17363	PELKEY ROBERT Location: 69 JACKSON AVENUE	ACKER KARL	0.23	11/18/2019	78,000	108,200	138.72			
L1854025728	540-170-16005	PENWARDEN JESSICA Location: 42 FREEMAN AVENUE	FORTIER KEITH	0.68	10/29/2019	112,500	97,200	86.40			
L452530176	540-170-15098	PEREZ JESSICA Location: 82 STRATTON ROAD	MATTESON LEAH	0.23	11/12/2020	199,000	163,400	82.11			
L1467363328	540-170-10470	PETERSEN RACHEL Location: 142 STRATTON ROAD	BLAIS RONALD	0.43	6/28/2019	179,900	155,200	86.27			
L781271040	540-170-13935	PETERSON JR ROBERT Location: 45 HAZEL STREET	AMERIO ANDREW	0.21	4/24/2020	146,000	118,800	81.37			
L1683984384	540-170-13371	PETRARCA CHELSEY Location: 119 FOREST STREET	JONES AARON	0.44	11/25/2019	138,700	78,600	56.67			
L1621708800	540-170-11336	PETT KATHLEEN Location: 3 THOMAS STREET	CUSHMAN JEANNE	0.14	6/12/2020	132,000	122,700	92.95			
L975740928	540-170-10028	PHILLIPS JORDAN Location: 45 FIELD ROAD	POCKETTE CLAIRE	1.62	12/13/2019	193,300	151,300	78.27			
682705984	540-170-15769	PICCININNI, DANIEL Location: 12 EAST CENTER STREET	DUHAIME, DENNIS J	0.08	5/14/2021	158,300	152,400	96.27			
1540858432	540-170-15777	PIETKOSKI, KALEB B Location: 25 CATHERINE DRIVE	PICON, JOSE E	0.42	2/4/2022	310,000	189,400	61.10			
L1096540160	540-170-12425	PLOG HOROWITZ MAX Location: 162 STATE STREET	M&L BAILEY ENTERPRIS...	0.17	2/10/2021	179,000	132,200	73.85			
L1936162816	540-170-14224	PLOOF KAYLA Location: 95 RIVER STREET	BRANCHAUD SAISHA	0.17	8/31/2020	94,900	99,600	104.95			
689726016	540-170-11096	POPP, DOMINICK Location: 80-82 CLEVELAND AVENUE	CONLEY, JENNIFER	0.17	2/4/2022	40,000	121,900	304.75	E	E	E
L2022547456	540-170-11477	PORO MATTHEW Location: 15 VICTOR PLACE	DESAUTELS FRANCESE	0.23	9/21/2020	157,100	155,300	98.85			
L194011136	540-170-10427	POSCH HOMES LLC Location: 36 LINCOLN AVENUE	HEAVENLY HEIGHTS LLC	0.17	7/10/2020	65,000	139,900	215.23	E	E	E
1374609984	540-170-13920	POSCH, JEREMY J Location: 27 CRAMTON AVENUE	NAGIN, LUCILLE A	0.33	2/11/2022	210,000	123,200	58.67			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1627799552	540-170-10177	PRATT CADE Location: 119 CHURCH STREET	ANDRUS SR. DENNIS	0.25	1/14/2021	140,000	111,500	79.64			
L874795008	540-170-13741	PRATT JASON Location: 111 JACKSON AVENUE	BROWN KIMBERLY	0.48	11/13/2020	117,000	117,700	100.60			
823583296	540-170-13765	PRATT, ZACHARY L Location: 97 NORTH STREET EXT	SANCHEZ, AKHNATON A	0.34	1/27/2022	277,500	175,000	63.06			
L1130967040	540-170-10167	PROBST DANIEL Location: 3 MEADOW LANE	EDWARDS LAURA	0.20	5/30/2019	159,900	87,000	54.41			
L420581376	540-170-12204	RADOVIC NENAD Location: 88 LIBRARY AVENUE	VAN ZANDT THOMAS	0.09	3/17/2020	79,000	84,800	107.34			
1277542976	540-170-13487	RAMAGLIA, JR., JAMES... Location: 108 LIBRARY AVENUE	VICAR, ANTON	0.19	1/14/2022	115,000	93,300	81.13			
L2053791744	540-170-11073	REBBE GABRIELE Location: 28 NICHOLS STREET	CLIFFORD CHRISTOPHER	0.29	10/13/2020	145,000	106,100	73.17			
L1271910400	540-170-10352	REED ISAIAH Location: 6 HAYWOOD AVENUE	ESTATE OF JEANNE L. ...	0.34	4/8/2020	165,000	182,500	110.61			
L217108480	540-170-14694	RHOADES DARRELL Location: 215 LINCOLN AVE	JACKSON-HERBERT KATH...	0.25	6/25/2019	169,900	110,600	65.10			
204051520	540-170-14624	RHODES, CLINTON J Location: 117 PARK STREET	ADAMS, ELIZABETH D	1.25	6/22/2021	185,000	82,900	44.81			
L1885519872	540-170-10471	RIBERA MITCHELL Location: 135 BAXTER STREET	URICH TIMOTHY	0.45	7/10/2020	206,000	143,000	69.42			
1857694784	540-170-15870	RICHARDSEN, SUSAN I Location: 7 PIEDMONT DRIVE	WESTCOT, MARGARET S	0.69	9/8/2021	265,000	131,100	49.47			
L1395662848	540-170-13084	RICHARDSON TERRANCE Location: 117 RIVER STREET	RESNICK ERIC	0.18	11/18/2019	101,000	130,100	128.81			
L1188519936	540-170-14692	RICHARDS-PEELLE LILL... Location: 26 HOWARD AVENUE	ROBERTS MICHAEL	0.17	8/29/2019	167,500	147,900	88.30			
2107763776	540-170-11716	RICKETTS, KEVIN Location: 5 LAVERNE DRIVE	KELLY, MICHAEL A	0.33	9/17/2021	231,750	182,600	78.79			
L483958784	540-170-10901	RIECKER DONALD Location: 8 WOODLAND DRIVE	CELENTANO TERESA	0.50	10/14/2020	202,000	199,600	98.81			
1897556544	540-170-18821	RILEY, VINCENT M Location: 12 GRISWOLD DRIVE	BARTLETT, SCOTT	0.11	3/17/2022	215,000	133,200	61.95			
L801406976	540-170-15149	RIVERA JR. PEDRO Location: 25 EAST WASHINGTON STREET	W.J. BANFIELD & ASSO...	0.25	10/22/2020	145,000	144,400	99.59			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
256906304	540-170-15957	RIVERA, WILLMARIE Location: 120 JACKSON AVENUE	MULLAN, BRADLEY S	0.29	6/1/2021	184,000	126,300	68.64			
L1580474368	540-170-15250	ROACH STEPHANIE Location: 51 PIERPOINT AVENUE	MANFREDI TIMOTHY	0.18	11/10/2020	119,900	114,900	95.83			
L1241767936	540-170-10508	ROBERTSON COLIN Location: 251 KILLINGTON AVENUE	MOORE RICHARD	0.63	3/15/2021	243,000	155,800	64.12			
L1477709824	540-170-14880	ROBLES ERIC Location: 47 MORSE PLACE	JACKSON CHRISTOPHER	0.10	6/27/2019	140,000	110,000	78.57			
L1162313728	540-170-12091	ROCQUE CLIFFORD Location: 15 GREEN KNOLLS LANE	GEE RICHARD	0.27	9/30/2019	157,000	178,600	113.76			
L520028160	540-170-12904	RODRIGUEZ RAMON Location: 10 RACHEL DRIVE	KELLY JOHN	0.70	2/6/2020	260,000	213,000	81.92			
L2117197824	540-170-14871	RODRIGUEZ WENDY Location: 89 SOUTH STREET	LI JINGZHU	0.10	3/11/2021	85,360	98,900	115.86			
L1690599424	540-170-15523	ROMEO CHARLES Location: 131 BELLEVUE AVENUE	TOBIN PETER	0.31	11/6/2020	249,900	174,300	69.75			
L61263872	540-170-17501	ROSE CONSTANCE Location: 36 MOON BROOK DRIVE	SMITH RONALD	0.33	1/20/2021	277,500	189,800	68.40			
L197832704	540-170-16080	ROSENAU PAUL Location: 137 CRESCENT STREET	ZULLO ERIN	0.20	5/29/2019	112,849	91,800	81.35			
L546390016	540-170-17418	ROSENMILLER DIANE Location: 43 CRAMTON AVENUE	BOUSQUET CHRISTOPHER	0.27	7/2/2020	140,000	113,700	81.21			
L1475198976	540-170-18124	ROSS KARLA Location: 10 WATKINS AVENUE	CLIFFORD CHARLENE	0.22	1/7/2021	81,250	114,200	140.55			
L505749504	540-170-10601	ROSS TYLER Location: 51 EAST CENTER STREET	LI MING	0.21	12/11/2019	144,500	113,800	78.75			
678081600	540-170-11222	ROSS, ANNIE Location: 10 HIGH STREET	KING, LOUIS A	0.22	7/2/2021	126,500	137,000	108.30			
4285504	540-170-12651	ROSS, CHRISTOPHER Location: 102 BROWN STREET	KUSTER, CHRISTINA L	0.18	5/26/2021	172,000	43,700	25.41			
732511296	540-170-17427	ROUNDY, GERALD G Location: 14 CHARTER HILL DRIVE	GROESBECK, EDWARD R	0.22	11/22/2021	240,000	163,900	68.29			
1237544000	540-170-12191	RTL GIBSON, LLC Location: 122 GIBSON AVE	GIBEAULT, ERNEST	0.17	9/15/2021	18,500	74,200	401.08	E	E	E
1510997056	540-170-14650	RUGGLES, MELANIE M Location: 47 ALLEN STREET	RICHARDS, MARION L	0.84	1/6/2022	100,000	116,700	116.70			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L483807232	540-170-11215	RUSIECKI MARY Location: 18 VICTOR PLACE	ESTATE OF LORETTA M...	0.22	10/29/2019	135,000	179,800	133.19			
1572482112	540-170-12970	RUSIECKI, KARL J Location: 10 ALTA TERRACE	DANLEY, CHERYL L	0.48	9/10/2021	175,000	116,100	66.34			
1114602560	540-170-12839	RUTLAND 786, LLC Location: 127 HOLLY STREET	RICHARDS, BETH M	0.26	12/10/2021	65,000	99,100	152.46	O	O	O
1338914880	540-170-13836	RUTLAND PROPERTIES L... Location: 38 PINE STREET	MORTENSEN, BRIAN R	0.19	4/23/2021	155,000	119,600	77.16			
501529664	540-170-17868	RUTLAND VALLEY REAL ... Location: 33 WOODSTOCK AVENUE	THEODORE, JAMES T	0.45	11/30/2021	280,000	161,500	57.68			
204618816	540-170-12684	RUTLAND VALLEY REAL ... Location: 18 CHURCH STREET	THEODORE, JAMES T	0.15	11/30/2021	186,000	148,900	80.05			
1843706944	540-170-12551	RUTLAND VALLEY REAL ... Location: 60 ELM STREET	THEODORE, JAMES T	0.17	11/30/2021	186,000	171,300	92.10			
130538560	540-170-18513	RUTLAND VALLEY REAL ... Location: 20 CHURCH STREET	THEODORE, JAMES T	0.08	11/30/2021	95,000	129,700	136.53			
1500381760	540-170-11325	RVT INVESTMENTS LLC Location: 9 CHAPLAN AVENUE	REVERE PROPERTIES, L...	0.29	1/14/2022	118,500	119,700	101.01			
1326144	540-170-17614	RVT INVESTMENTS, LLC Location: 52 ROBERTS AVENUE	KENNY, KANDACE	0.24	11/16/2021	135,000	178,900	132.52			
L638328832	540-170-15326	RYER KAREN Location: 35 LAFAYETTE STREET	SHIELDS DAVID	0.33	6/22/2020	185,000	135,900	73.46			
L769757184	540-170-13204	SABATASO JAMES ROBER... Location: 35 HOWARD AVENUE	LINDGREN II THEODORE	0.24	8/16/2019	180,000	150,600	83.67			
1010662464	540-170-10434	SABITUS, NICHOLAS J Location: 25 BURNHAM AVE	STYGLES, DAVID D	0.13	1/7/2022	216,000	125,900	58.29			
1787006016	540-170-15738	SADAKIERSKI, ETHAN Location: 101 JACKSON AVENUE	SHERMAN, VALERIE D	0.37	7/30/2021	150,000	155,900	103.93			
L1819394048	540-170-11189	SALAMONE MICHAEL Location: 1-3 KINGSLEY AVENUE	COUGHLIN CHARLES	0.30	10/15/2019	180,000	156,100	86.72			
L738705408	540-170-10882	SALOTTI PAGE JANET E... Location: 134 CRESCENT STREET	WOLINSKY JULIE	0.40	10/28/2019	132,000	114,600	86.82			
L721043456	540-170-12834	SANCHEZ ENDY Location: 42 STONE RIDGE DRIVE	SHAPPY CRAIG	0.53	6/19/2020	215,000	166,800	77.58			
1175459904	540-170-14711	SANCHEZ, JUAN J Location: 62 EAST WASHINGTON STREET	ROGERS, HOPE M	0.34	4/9/2021	228,500	150,900	66.04			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1693682752	540-170-12347	SARAJIAN, KAYLA Location: 277 DORR DRIVE	GREGORIO, JEAN	0.29	7/28/2021	165,000	105,700	64.06			
L29999104	540-170-11835	SARNO SAMANTHA Location: 4 PARK COURT	PARK COURT LLC	0.37	2/5/2021	160,000	101,400	63.38			
1078174272	540-170-14103	SARNO, MARK D Location: 83 EAST WASHINGTON STREET	CAIRNS PROPERTY MANA...	0.16	1/28/2022	193,000	116,800	60.52			
879578176	540-170-12352	SCANGAS, ALEXIS Location: 4 IRVING HEIGHTS	PARKER, MATTHEW T	0.35	8/27/2021	258,000	165,000	63.95			
L264421376	540-170-17397	SCHECK JR. THOMAS Location: 31-33 MADISON STREET	TEICHMAN DANIEL	0.15	4/1/2020	118,000	119,200	101.02			
L2129367040	540-170-12505	SCHNEIDER ERIK Location: 128 CONVENT AVENUE	REYNOLDS WILLIAM	0.17	2/25/2021	49,000	70,900	144.69			O
L1334747136	540-170-12626	SCOTT AMY Location: 18 NORTH STREET	HOWARD FOSTER	0.18	2/5/2021	222,000	150,900	67.97			
L1535258624	540-170-14332	SCOTT TRUSTEE JENNIF... Location: 14 KINGSLEY AVENUE	PETERSON ROBERT	0.25	7/8/2019	243,500	159,400	65.46			
L997089280	540-170-13964	SCOTT WESLEY Location: 36 RONALDO COURT	KLEMENTOWSKI MISTY	0.09	9/27/2019	164,000	173,000	105.49			
239465536	540-170-12567	SEAL, JEAN W Location: 5 TAFT AVENUE	PREEDOM, ROBERT G	0.33	4/28/2021	225,000	142,100	63.16			
L800636928	540-170-15762	SEGAL ROSIE HARLOW Location: 55 HILLSIDE ROAD	STEWART JOHN	0.34	5/20/2020	202,500	186,700	92.20			
L1382531072	540-170-17495	SEIGFRIED STEVEN Location: 23 LAVERNE DRIVE	KEELER DWIGHT	0.51	6/30/2020	214,000	206,800	96.64			
L849526784	540-170-14496	SENECAL BENJAMIN Location: 44 ROBERTS AVE	LAWYER SHANE	0.25	12/2/2020	200,000	130,300	65.15			
1754219584	540-170-15987	SESEMANN, MICHAEL Location: 82 FOREST STREET	ESTATE OF CHRISTOPHE...	0.11	5/6/2021	157,000	109,400	69.68			
L266215424	540-170-12637	SHAIKH KIRA Location: 17 WATKINS AVENUE	HOWLAND VERONICA	0.21	11/4/2019	129,500	121,300	93.67			
L1119444992	540-170-10580	SHAMBO ZACHARY Location: 9 DEER ST	LADUC ROBIN	0.21	11/9/2020	153,000	152,700	99.80			
1232022080	540-170-13333	SHANNON, MACGREGOR J Location: 13 MELROSE PLACE	T SQUARED LLC	0.17	3/15/2022	178,000	133,500	75.00			
L1251487744	540-170-13264	SHAW STEPHANIE Location: 68 LITCHFIELD AVENUE	LOURAS NICHOLAS	0.18	6/5/2019	210,000	154,300	73.48			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L275447808	540-170-10321	SHELDON GREG Location: 5 EMERITUS STREET	ESTATE OF PAULINE M....	0.28	5/22/2020	200,000	193,200	96.60			
L668024832	540-170-10072	SHELDON TROY Location: 88 CRESCENT STREET	ALBERICO JOSEPH	0.20	1/8/2021	127,500	113,500	89.02			
1684538432	540-170-13788	SHEMTOV, ELLIE Location: 22 BURNHAM AVENUE	HARRIS, SHAUNA A	0.19	4/23/2021	163,900	109,200	66.63			
L1513365504	540-170-15847	SHERIDAN KYLE Location: 30 RONALDO CT	WELCH STEVEN	0.22	4/9/2020	129,900	133,300	102.62			
1805134912	540-170-15147	SHERWOOD, ERIC Location: 20 TUTTLE MEADOW DR	SHORTLE, BRENDA B	0.47	9/2/2021	269,000	205,800	76.51			
L233127936	540-170-12862	SHUTE AMANDA Location: 48 KENDALL AVENUE	U.S. BANK TRUST N.A....	0.13	6/5/2019	85,000	121,000	142.35			
L2099773440	540-170-12876	SILVA JR ROBERT Location: 32 CHURCH STREET	HUGHES JARED	0.24	5/31/2019	155,000	144,300	93.10			
1604963392	540-170-17655	SIMONS, DAVID M Location: 38 BURNHAM AVENUE	KREITZER, DONNA R	0.12	8/23/2021	168,000	109,700	65.30			
L464785408	540-170-12012	SLOAN DANA Location: 61 CRAMTON AVENUE	FUCCI YVONNE	0.27	2/4/2021	138,000	126,300	91.52			
L1141489664	540-170-13091	SMAKHTIN IURII Location: 62 MEADOW BROOK ROAD	ZETELSKI FRANK	0.30	8/21/2020	195,500	165,600	84.71			
L1788157952	540-170-12078	SMITH CHRISTOPHER Location: 3 HEALY LANE	EDWARD M. GARTNER PA...	0.44	10/16/2020	205,000	211,100	102.98			
L339689472	540-170-18447	SMITH MICHAEL Location: 3 GRISWOLD DRIVE	LEBARON JEREMY	0.11	6/19/2020	157,000	134,100	85.41			
L786894848	540-170-17501	SMITH RONALD Location: 36 MOON BROOK DRIVE	EURICH CHRIS	0.33	9/30/2019	230,000	189,800	82.52			
L958570496	540-170-10628	SMITH TREVOR Location: 58 IVES AVENUE	COLLINS BRENDAN	0.19	6/25/2020	180,000	185,200	102.89			
823485504	540-170-12327	SMITH, ALAN Location: 93 PARK AVENUE	BEMIS, ARTHUR C	0.38	6/3/2021	220,500	137,300	62.27			
441412672	540-170-16002	SMITH, ALLEN H Location: 105 SOUTH STREET	MAILHIOT, SR., JAMES...	0.16	9/24/2021	228,000	112,400	49.30			
2001009728	540-170-15071	SMYRSKI, CHRISTOPHER... Location: 9 EMMETT AVENUE	BARRY, JOANNE M	0.33	12/15/2021	200,000	164,400	82.20			
676422208	540-170-10324	SNOW, ANDREW J Location: 93 NORTH STREET	HYDE, DAVID J	0.20	1/31/2022	245,000	155,800	63.59			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1031301696	540-170-12417	SOLOMON, JOHN Location: 45 ROBERTS AVE	MCINTOSH, JODY	0.25	3/23/2022	330,000	137,700	41.73			
419255360	540-170-13043	SOLSAA, EMILY BALIVE... Location: 70 EAST WASHINGTON STREET	LAGRO, DONALD	0.30	6/22/2021	159,000	123,100	77.42			
L471539712	540-170-12392	SPECIALIZED COMMUNIT... Location: 10 CENTRAL AVENUE	ESTATE OF IRENE F. ...	0.11	6/12/2020	87,000	70,200	80.69			
L1451859968	540-170-15143	ST JOHN DONALD Location: 5 SEABURY STREET	JOSELYN GREGORY	0.16	9/5/2019	162,500	108,200	66.58			
L1287831552	540-170-11132	ST. LAWRENCE BRYTON Location: 199 MUSSEY STREET	HOWLAND MATTHEW	0.26	3/25/2020	108,000	120,500	111.57			
219355712	540-170-14689	STAFFORD, JAMES A Location: 29 CRAMTON AVE	STAGE, JORDAN	0.21	3/28/2022	160,000	111,800	69.88			
L558071808	540-170-14461	STANLEY NICHOLAS Location: 45 PIEDMONT PARKWAY	BATES KATHARINE	0.60	8/24/2020	184,000	153,100	83.21			
1014774848	540-170-18823	STEIN, ROBERT R Location: 24 GRISWOLD DRIVE	GODDARD, ROBERT G	0.14	10/28/2021	280,000	175,800	62.79			
1765467200	540-170-10291	STEINBRECHER, BARBAR... Location: 135 BELLEVUE AVE	BARNARD, ROYAL W	0.63	5/14/2021	375,000	233,900	62.37			
L403922944	540-170-15701	STEPHENS GARY Location: 35 THRALL AVENUE	VELLER FAMILY TRUST ...	0.21	6/20/2019	140,000	131,500	93.93			
L527585280	540-170-12212	STEWART JUSTIN Location: 233 STRATTON ROAD	GILMAN III FRANCIS	0.29	12/18/2020	105,000	71,500	68.10			
1390491712	540-170-15809	STILWELL, DOMINIC Location: 211 PEARL STREET	PARKER, FRANCES W	0.42	4/16/2021	80,000	101,500	126.88			
L1461444608	540-170-14737	STOECKERT TERENCE Location: 12 HILLTOP TERRACE	LOVEJOY II LARRY	0.34	1/17/2020	240,000	219,100	91.29			
1879981120	540-170-12321	STOUTES, ROCCO Location: 135 SOUTH STREET	BUSSARD, RICHARD	0.18	12/3/2021	142,500	98,000	68.77			
L1869664256	540-170-17912	STUART GARY Location: 31 HILLCREST ROAD	DAZZI RICHARD	0.32	12/2/2019	159,500	168,300	105.52			
L417988608	540-170-12453	SUID FIDA Location: 29 CATHERINE DRIVE	HART JAMES	0.37	8/22/2019	270,000	222,300	82.33			
L459071488	540-170-13472	SULLIVAN HAL Location: 14 CROWN STREET	CARRENO EDWARD	0.15	1/29/2021	143,500	123,700	86.20			
427965504	540-170-11345	SULLIVAN, ROBIN M Location: 9 HOWARD AVENUE	POND, MATTHEW R	0.20	11/16/2021	255,000	138,500	54.31			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1121583104	540-170-14127	SUZANNE GRIMALDI Location: 37 LAFAYETTE STREET	THABAULT NOELLE	0.21	8/24/2020	111,400	108,200	97.13			
913861184	540-170-10419	SWARTZ, ERIC Location: 26 NICHOLS STREET	JOSELYN, GREGORY V	0.17	3/23/2022	205,000	111,100	54.20			
L674799616	540-170-15818	TAGGART BRYAN Location: 34 GIORGETTI BOULEVARD	WEBSTER NANCY	0.31	8/6/2020	176,000	208,400	118.41			
L341839872	540-170-10109	TAUBMAN-WALKER TODD Location: 41 HOWE STREET	ESTATE OF ALLEN GWEN...	0.15	3/31/2021	55,000	78,300	142.36			
L1334091776	540-170-12720	TAYLOR BRITTANY Location: 20 ROYCE STREET	JACQUES THOMAS	0.50	3/12/2021	134,000	181,300	135.30			
L1344446464	540-170-15199	THAKKER PARTH Location: 17 KENDALL AVENUE	SMITH LON	0.19	10/16/2020	89,500	125,000	139.66			
L1809580032	540-170-12457	THE DAVID E. RUBY AN... Location: 47 NORTH STREET EXTENSION	CARBONELL ANITA	0.20	8/31/2020	178,000	148,900	83.65			
101577792	540-170-13797	THE DUANE AND ROYIA ... Location: 4 NICOLE PLACE (FORMERLY VICTOR PLACE)	MOORE, MICHAEL D	0.44	7/30/2021	295,000	178,900	60.64			
1868624960	540-170-17832	THEODORE D. AND LOIS... Location: 35 PIEDMONT DRIVE	HOCHBERG, JEFFREY S	0.52	7/15/2021	323,127	189,600	58.68			
1034976320	540-170-10554	THEODOROU, EVANGELIN... Location: 14 1/2 KINGSLEY AVENUE	SEUS, JILL	0.25	11/15/2021	195,000	127,700	65.49			
1310024768	540-170-13851	THIVIERGE, JAMES C Location: 207 KILLINGTON AVENUE	XU, SHILIN	0.68	6/2/2021	249,900	147,700	59.10			
L1811161088	540-170-19973	THOMAS COLBY Location: 6 STAFFORD LANE	LAFFERTY MICHELE	0.19	10/16/2020	225,000	188,700	83.87			
L1244340224	540-170-10172	THOMAS JOHN Location: 3 ORCHARD DRIVE	ODDO ODILE	0.71	3/27/2020	210,000	158,700	75.57			
L1877680128	540-170-13241	THOMPSON RACHEL Location: 142 CRESCENT STREET	LOSEBY MARION	0.11	8/10/2020	160,000	110,700	69.19			
L1956646912	540-170-12137	TIMBERS KADE Location: 199 LINCOLN AVENUE	GIANCOLA JOSEPH	0.25	2/24/2021	119,000	77,100	64.79			
L661504000	540-170-11832	TONER SUSAN Location: 2 NEWTON STREET	FISH RAYMOND	0.22	12/11/2020	162,000	138,200	85.31			
L1561239552	540-170-15807	TONER W. RYAN Location: 12 SEABURY STREET	GURD ALEXANDRA	0.16	10/19/2020	129,000	112,900	87.52			
L1269833728	540-170-17734	TORRALBA MATTHEW Location: 110 LIBRARY AVENUE	RYAN MILLICENT	0.09	4/29/2019	75,000	89,300	119.07			



R1 - Residential with less than 6 acres

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L480710656	540-170-10272	TORRES-BUZZELL TINA Location: 59 JACKSON AVENUE	HARRISON LORI	0.24	1/22/2020	18,800	16,800	89.36			
L1730121728	540-170-17762	TROMBLEY ERIN Location: 71 VERNON STREET	SANDERS KENNETH	0.16	7/22/2019	123,600	97,000	78.48			
L1797431296	540-170-15111	TRUDE DOUGLAS Location: 106 FAIRVIEW AVENUE	BAKER JESSIE	0.18	9/22/2020	85,500	84,600	98.95			
L1644240896	540-170-17733	TUGGLE MATTHEW Location: 201 LINCOLN AVENUE	EVANS RUSSELL	0.25	9/1/2020	141,000	134,400	95.32			
L1968300032	540-170-17763	TWAROG JOSEPH Location: 126 PEARL STREET	BINGHAM EDWARDS III ...	0.25	7/21/2020	226,000	132,400	58.58			
L151633920	540-170-10830	VALENT MARISA Location: 4 EAST STREET	IVANOFF STEPHAN	0.20	9/29/2020	143,685	130,000	90.48			
L896425984	540-170-11269	VALENTE CHRIS Location: 5 ROBINWOOD LANE	DALTON BARBARA	0.52	8/30/2019	175,000	171,000	97.71			
L1399902208	540-170-17534	VALLE-DOWNES CHRISTO... Location: 94-94A GROVE STREET	FAVILLE LINDA	0.22	6/5/2019	195,000	196,200	100.62			
1430862912	540-170-10480	VARGAS GARCIA, DIANA Location: 120 ROBBINS STREET	AMIDON, TILAR	0.18	11/19/2021	55,000	49,100	89.27			
L1670975488	540-170-10354	VASSALLO KENNETH Location: 162 BAXTER STREET	CRAM JR. LEONARD	0.19	5/10/2019	101,000	78,100	77.33			
L291475456	540-170-14626	VAUGHN ROBERT Location: 79 DAVIS STREET	REILLY STEPHEN	0.28	7/15/2019	142,000	167,000	117.61			
L1521754112	540-170-11451	VINCHIARELLO SUZANNE Location: 160 STRATTON ROAD	FULTON JAMES	0.26	4/30/2020	115,000	107,700	93.65			
L189235200	540-170-11948	VITAGLIANO RICHARD Location: 51 CRAMTON AVENUE	ROGERS DONNA	0.24	12/20/2019	148,900	150,000	100.74			
1989986880	540-170-15279	VITALE, MARTIN Location: 64 LITCHFIELD AVENUE	HASSAN, KAMRAN A	0.22	3/18/2022	361,000	192,100	53.21			
15598144	540-170-11446	WAKEMAN, ROGER F Location: 80 CRESCENT STREET	BOYER, JR, PAUL L	0.22	1/13/2022	285,000	201,400	70.67			
L1169170432	540-170-12939	WALKER ROBERT Location: 109 LIBRARY AVENUE	KING ROBERT	0.10	5/13/2019	40,000	75,000	187.50	O	O	O
L1327448064	540-170-13601	WALKER SCOTT Location: 3 CARDINAL PLACE	MCKEE DOUGLAS	0.38	11/15/2019	150,000	147,700	98.47			
L1630543872	540-170-13755	WALLSTROM DAVID Location: 18 HIGHLAND AVENUE	WHALEN BROOKE	0.37	6/20/2019	170,000	120,600	70.94			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L617086976	540-170-11654	WARNER NEAL Location: 105 LIBRARY AVENUE	KENYON III CLIFFORD	0.14	12/13/2019	93,300	110,600	118.54			
L1937285120	540-170-10338	WATERHOUSE JR. DAVID Location: 109 NORTH STREET EXT	BROADWELL KATHI	0.25	10/13/2020	200,000	177,800	88.90			
L1884782592	540-170-12401	WEAVER KELLY Location: 119 BAXTER STREET	HALL DEBORAH	0.17	11/30/2020	145,000	107,100	73.86			
L1389043712	540-170-17631	WEAVER NICHOLAS Location: 13 FIELD AVENUE	BAKER JERRY	0.28	3/6/2020	93,000	104,600	112.47			
L1871597568	540-170-14176	WEBB DALLIN Location: 23 EASTERLY AVENUE	BLONGY STEVEN	0.31	11/11/2020	168,900	132,300	78.33			
87770176	540-170-14424	WEBSTER, KYLE C Location: 48 EDGERTON STREET	HOOKER, HEMAN E	0.23	5/11/2021	169,500	109,900	64.84			
967846976	540-170-15125	WEBSTER, SUZANNE L Location: 123 MAPLE STREET	FITZSIMMONS, BRITTAN...	0.20	8/19/2021	110,000	100,100	91.00			
L1557516288	540-170-14351	WEHOF ALENA Location: 112 OAK STREET	HAYFORD TARA	0.23	11/25/2020	154,500	102,100	66.08			
91962432	540-170-15177	WEISS, LAUREN E Location: 35 WILLIAMS STREET	MESLI, LORI A	0.09	11/18/2021	133,000	108,400	81.50			
1900534848	540-170-14349	WETZEL, CHRISTOPHER ... Location: 2A HAYWOOD AVENUE	DODGE, JOANNE T	0.23	11/30/2021	192,500	151,300	78.60			
1397713472	540-170-15787	WHITE, KYLE A Location: 181 DORR DRIVE	ZAROTNY, GLORIA J	0.45	3/15/2022	139,900	93,300	66.69			
1115855936	540-170-17376	WHITTEMORE, DERRIK Location: 87 PLAIN STREET	ROBINSON, CHRISTOPHE...	0.31	10/15/2021	174,800	151,900	86.90			
433302592	540-170-15803	WIEGERS, STEVEN J Location: 136 LINCOLN AVENUE	WATSON JR, JAMES H	2.39	10/4/2021	450,000	204,600	45.47			
L1451458560	540-170-14011	WILCOX MICHAEL Location: 20 BURNHAM AVENUE	HARDING SCOTT	0.17	9/4/2020	112,500	113,900	101.24			
589081664	540-170-18827	WILKINS, ROBERTA R Location: 36 GRISWOLD DRIVE	ESTATE OF ANN HARRIN...	0.11	9/20/2021	242,500	136,400	56.25			
1444571712	540-170-13346	WILLIAMS, AMANDA Location: 139 OAK STREET	MADISON, JAMES E	0.23	3/18/2022	225,000	109,600	48.71			
L1478664192	540-170-13727	WINGATE JEANNE Location: 9 PIEDMONT DRIVE	LINDHOLM MICHAEL	0.44	10/19/2020	215,000	135,900	63.21			
57264704	540-170-11411	WINTERS, DYLLAN C Location: 205 STATE STREET	DEBLASIO JR, LOUIS	0.16	3/10/2022	215,000	175,700	81.72			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
672440896	540-170-12280	WITHERBY, JR., FREDE... Location: 66 STRATTON ROAD	VEILLEUX, STACEY M	0.32	1/25/2022	325,000	152,900	47.05			
1180062784	540-170-10730	WOLF II, ALLEN J Location: 97A JACKSON AVENUE	RAPPAPORT, ANDREW L	0.34	6/15/2021	165,000	118,200	71.64			
L1463418880	540-170-10669	WOOD CHRISTOPHER Location: 102 GIBSON AVANUE	BRUCE JON	0.45	8/31/2020	145,000	129,000	88.97			
L560619520	540-170-10668	WOOD CHRISTOPHER Location: 100 GIBSON AVENUE	BRUCE JON	0.45	6/12/2020	107,500	124,200	115.53			
L1701699584	540-170-15993	WOODARD BRETT Location: 75 EDGERTON STREET	OGUS ROBERT	0.63	9/24/2019	250,000	205,900	82.36			
L1819140096	540-170-17545	WOODCOCK GENE Location: 93 KILLINGTON AVENUE	BARNES KEITH	0.32	4/30/2019	159,900	110,700	69.23			
L378998784	540-170-17725	WOOLPY DAVID Location: 32 CAMPBELL ROAD	WEAVER RICHARD	1.82	8/31/2020	198,500	123,800	62.37			
90541120	540-170-11510	WOOSTER, SCOTT F Location: 206 ADAMS STREET	KIPHAUT, JOANNE D	0.29	8/2/2021	159,000	110,300	69.37			
L420495360	540-170-10264	WOROBE TRACY Location: 20 HILLSIDE ROAD	BAGLEY JUSTIN P.N.	0.40	3/30/2020	216,000	182,400	84.44			
L1479761920	540-170-14121	WRIGHT JENNY Location: 88 FRANKLIN STREET	RUSSELL ANTHONY	0.11	12/4/2020	58,000	89,100	153.62	O	O	O
667826240	540-170-18411	WRIGHT, JONATHAN B Location: 105 HARRINGTON AVENUE	SANBORN, TIFFANY T	0.15	4/23/2021	169,900	112,800	66.39			
846652480	540-170-12524	YOST, BRANDON J Location: 8 PERRY LANE	HUGHES, DOUGLAS	1.20	5/14/2021	281,900	168,800	59.88			
1872122944	540-170-17704	YOUNG, MAX F Location: 40 EAST CENTER STREET	PERRY, ROBERT A	0.11	6/17/2021	137,500	143,400	104.29			
L1783382016	540-170-14756	ZAMBON KATHRYN Location: 77 FOREST STREET	ROTELLA FAMILY 2015 ...	0.28	8/31/2020	135,000	136,200	100.89			
351505472	540-170-11334	ZANELLA, BIANCA AMIR... Location: 41 EDGERTON STREET	KALB, JESSICA S	0.10	7/30/2021	174,000	64,200	36.90			
1368107584	540-170-17592	ZARFATI, ZOHARA Location: 78 NORTH MAIN STREET	78 NORTH MAIN STREET...	0.39	3/23/2022	132,500	133,000	100.38			
759774272	540-170-12091	ZHANG, JINRONG Location: 15 GREEN KNOLLS LANE	ROCQUE, CLIFFORD J	0.27	11/19/2021	240,000	178,600	74.42			
L1395769344	540-170-15688	ZHENG XIAOJING Location: 3 SONIA DRIVE	WALKER STEVEN	0.43	8/2/2019	277,500	221,700	79.89			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2001575936	540-170-10092	ZHIRKOV ANTON Location: 47 ROBERTS AVE	ALEXANDER JANET	0.25	3/26/2021	164,350	147,400	89.69			
L592527360	540-170-12559	ZHONG MANDY Location: 60 CHESTNUT AVENUE	HILL JAMES	0.14	11/10/2020	135,000	187,300	138.74			
938560576	540-170-14708	ZOMCHEK, MARYANN Location: 92 LIBRARY AVE	ANDERSON, JUDITH E	0.11	8/30/2021	95,000	121,800	128.21			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>193.35</b>		<b>108,587,847</b>	<b>87,489,000</b>				

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

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
634 Total Transactions	68.58	Low InterQuartile Value	78.36 Low 90% Value of Aggregate
173,976 Average Sales Price	98.45	High InterQuartile Value	80.87 High 90% Value of Aggregate
138,514 Average Listed Price	29.87	InterQuartile Range	79.62 Aggregate Ratio
85.56 Average Ratio			1.57% Sampling Error
81.51 Median Ratio	23.77	Value of Outlier Low Limit	0 Number of Low Outliers
25.41 Low Ratio	143.27	Value of Outlier High Limit	29 Number of High Outliers
187.50 High Ratio	- 21.04	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	188.08	Value of Extreme High Limit	12 Number of High Extremes/Influentials
22.26 COD			
38 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			

**MHU - Mobile home un-landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1774281792	540-170-16105	CHAPLIN, NICHOLAS G Location: 21 BILLINGS MOBILE MANOR	VADNAIS, MICHAEL	0.00	5/27/2021	35,000	34,000	97.14			
660861504	540-170-18761	DELISLE, ANN M Location: 175 DORR DRIVE	ZANLUNGI, JOANNE T	0.00	2/28/2022	35,000	36,600	104.57			
L1960861696	540-170-20401	GLENN BIGELOW 2019 I... Location: 183A CURTIS AVENUE	BAILEY-WARNER JAMIE	0.00	11/21/2019	29,000	47,900	165.17	O	O	
1714543680	540-170-16194	GOULETTE, TYRA Location: 2 BROOKSIDE MOBILE PARK	JOKINEN JR, GERALD E	0.00	8/15/2021	18,000	22,900	127.22			
2029968448	540-170-16111	HAIN, SHAWN E Location: LOT #27 CURTIS AVE., BILLINGS MOBILE MANOR	CROSSMAN, NEIL E	0.00	10/21/2021	39,000	26,500	67.95			
L776392704	540-170-16194	JOKINEN JR GERALD Location: 2 BROOKSIDE MOBILE PARK	COOPER LINDA	0.00	6/27/2019	17,000	30,000	176.47	O	O	O
1364849728	540-170-16091	LAPRE, RAOUL P Location: 9 BILLINGS MOBILE MANOR	SARGEANT, CROSBY M	0.00	7/12/2021	28,000	21,800	77.86			
1991706176	540-170-17922	MILES, JAMES Location: 183 C CURTIS AVE LOT C	LINDENMUTH, LYNN	0.00	3/8/2022	21,500	23,400	108.84			
L1608376320	540-170-17983	PAGE PRESTON Location: 3 PRESTONS PARK	BLANCHARD RAYMOND	0.00	5/26/2020	25,000	24,800	99.20			
L960667648	540-170-17957	PRATICO MARION Location: 33 ALLEN STREET, LOT #11	MELENDY FRANK	0.00	9/27/2019	33,000	34,300	103.94			
L271093760	540-170-16198	RICKETTS GLADYS Location: 7 BROOKSIDE PARK	ESTATE OF RAYMOND D....	0.00	4/6/2020	30,000	37,100	123.67			
L1571717120	540-170-17987	SHARP GORDON Location: 8 PRESTONS PARK	DICANTO MARIAN	0.00	7/10/2020	25,000	27,600	110.40			
<b>Totals for MHU - Mobile home un-landed</b>				<b>0.00</b>		<b>335,500</b>	<b>366,900</b>				

**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
12 Total Transactions	97.66	Low InterQuartile Value	94.28 Low 90% Value of Aggregate
27,958 Average Sales Price	126.33	High InterQuartile Value	124.44 High 90% Value of Aggregate
30,575 Average Listed Price	28.68	InterQuartile Range	109.36 Aggregate Ratio
113.54 Average Ratio			13.79% Sampling Error
106.70 Median Ratio	54.64	Value of Outlier Low Limit	0 Number of Low Outliers
67.95 Low Ratio	169.35	Value of Outlier High Limit	1 Number of High Outliers
176.47 High Ratio	11.63	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	212.36	Value of Extreme High Limit	0 Number of High Extremes/Influentials
20.39 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
8% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**MHL - Mobile home landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1050853376	540-170-18290	BASHAW CHRISTINA Location: 185 LINCOLN AVENUE	CHARTRAND DORIS	0.25	6/19/2020	119,900	74,600	62.22			
1870507072	540-170-13461	BELOCK, WAYNE T Location: 128 CURTIS AVE.	BILLINGS, PRESTON T	0.30	9/21/2021	60,000	52,500	87.50			
L1951993856	540-170-17722	GLODZIK LOUIS Location: 141 ADAMS STREET	MONTGOMERY STEVEN	0.22	7/30/2019	138,000	113,400	82.17			
L609656832	540-170-15340	LAMB ANDREW Location: 11 NORTH STREET EXTENSION	STOCKER DANIEL	0.55	9/3/2019	70,000	72,600	103.71			
L2058469376	540-170-17484	LINDBERGH MARY Location: 93 JACKSON AVENUE	ALAN SAVERY TRUSTEE ...	0.42	7/26/2019	120,000	108,800	90.67			
L106479616	540-170-11368	PLUDE PENNY Location: 119 PLAIN STREET	GREGORY WILLIAM	0.24	11/19/2019	30,000	57,000	190.00	O	O	E
L497475584	540-170-11499	RIECKER REAL ESTATE ... Location: 235 LINCOLN AVENUE	DIMOND KAYCE	0.29	3/2/2021	42,500	37,400	88.00			
<b>Totals for MHL - Mobile home landed</b>				<b>2.27</b>		<b>580,400</b>	<b>516,300</b>				

**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	
7 Total Transactions	82.17	Low InterQuartile Value	71.61	Low 90% Value of Aggregate
91,733 Average Sales Price	103.71	High InterQuartile Value	95.28	High 90% Value of Aggregate
76,550 Average Listed Price	21.54	InterQuartile Range	83.45	Aggregate Ratio
85.71 Average Ratio			14.18%	Sampling Error
87.75 Median Ratio	49.86	Value of Outlier Low Limit	0	Number of Low Outliers
62.22 Low Ratio	136.02	Value of Outlier High Limit	1	Number of High Outliers
103.71 High Ratio	17.55	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	168.34	Value of Extreme High Limit	1	Number of High Extremes/Influentials
9.59 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
L379764736	540-170-17688	131 WOODSTOCK LLC Location: 115 PARK STREET	C.S. JOHNSON INC.	0.76	11/4/2020	85,500	82,600	96.61			
L1209679872	540-170-13672	131 WOODSTOCK LLC Location: 131 WOODSTOCK AVENUE	MELEN JON	0.97	12/20/2019	250,000	189,900	75.96			
L924139520	540-170-11569	200 WEST LLC Location: 190 WEST STREET	CHAMPLAIN VALLEY PLU...	0.44	12/31/2020	165,000	205,300	124.42			
591438400	540-170-11275	202 NORTH MAIN, LLC Location: 202 NORTH MAIN STREET	CRESTMARK INCORPORAT...	0.23	2/1/2022	250,000	195,200	78.08			
L1504649216	540-170-11423	235 MAIN STREET LLC Location: 235 SOUTH MAIN STREET	DEFORGE JR. OLIN	0.28	8/30/2019	300,000	200,800	66.93			
313808960	540-170-13773	ALTERNATIVE SOLUTION... Location: 130 POST STREET	MONADNOCK PROPERTIES...	0.42	4/14/2021	177,000	168,700	95.31			
906761280	540-170-14882	AZIMUTH LLC Location: 31 CENTER STREET	31-31 CENTER STREET ...	0.05	5/28/2021	240,000	191,300	79.71			
2083667008	540-170-11053	BOX PROPERTIES LLC Location: 140 NORTH MAIN ST	GREEN LEAF VERMONT L...	0.70	11/30/2021	469,000	245,400	52.32			
L162209792	540-170-15240	BURNS WILLIAM Location: 455 WEST STREET	SOMETHING SCOTTISH L...	0.28	6/30/2020	135,000	119,600	88.59			
L1881346048	540-170-10392	CAETANO FABIO Location: 23 WASHINGTON STREET	BELTRAMI CHRISTOPHER	0.50	12/6/2019	290,000	290,000	100.00			
1132989504	540-170-20147	CANDG PROPERTIES, LL... Location: 191 COLUMBIAN AVENUE	TRAPENI, DAVID	0.16	7/1/2021	100,000	89,900	89.90			
L1481801728	540-170-13260	CARRARA PAIGE Location: 15-17 CENTER STREET	LOURAS RUTH	0.61	9/5/2019	100,000	297,900	297.90	E	E	E
L622919680	540-170-17686	CCPR LLC Location: 186 STATE ST	186 STATE STREET LLC	0.44	6/25/2019	116,000	151,000	130.17			
L499552256	540-170-11569	CHAMPLAIN VALLEY PLU... Location: 190 WEST STREET	MORAN PROPERTY MANAG...	0.44	10/30/2019	300,000	205,300	68.43			
1047653440	540-170-11556	COMMUNITY HEALTH CEN... Location: 231 NORTH MAIN STREET	DREAMS OF VERMONT EN...	1.45	10/4/2021	1,795,000	1,281,600	71.40			
L1839095808	540-170-14119	CVCOTTAGE LLC Location: 33 COTTAGE STREET	PALUMBO THOMAS	0.22	3/12/2021	190,000	237,400	124.95			
1028983872	540-170-10726	DEER RUN ASSOCIATES,... Location: 49 NORTH MAIN STREET	REB, HOLDINGS LLC	0.69	7/15/2021	300,000	198,000	66.00			
L1139953664	540-170-14570	DELGADO LLC Location: 198 NORTH MAIN STREET	RAILROAD AVENUE PART...	0.00	6/30/2020	55,500	70,000	126.13			



C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L9773056	540-170-11562	FAIGNANT JANELLE Location: 224 STRATTON ROAD	HANLEY BRYAN	0.19	12/4/2020	66,000	105,900	160.45	O		
L752590848	540-170-17748	FELION GREGORY Location: 108 STRONGS AVENUE	CAT REALTY LLC	0.19	1/31/2020	140,000	96,100	68.64			
1583295552	540-170-13323	FOREST & PARK LLC Location: 129 FOREST STREET	MAC-SAM TENNIS, INC.	1.42	9/3/2021	333,800	493,200	147.75			
L1175654400	540-170-10746	GARRITY BRENDAN Location: 86 RIVER STREET	ESTATE OF CHRISTOPHE...	0.11	3/16/2021	142,000	136,900	96.41			
L1819684864	540-170-11825	HARCHIND BOBBY Location: 46 NORTH MAIN STREET	TAYLOR TRACY	0.73	5/8/2019	185,000	150,000	81.08			
L1883410432	540-170-12317	HERITAGE GROUP PROPE... Location: 109 NORTH MAIN STREET	GRANT JR GEORGE	0.17	7/10/2020	132,000	189,900	143.86			
L217362432	540-170-12028	JLC PROPERTIES LLC Location: 19 WEST STREET	GLW PROPERTY GROUP L...	0.32	11/22/2019	235,000	158,400	67.40			
1878501952	540-170-14430	JOHNSON, JACOB R Location: 144 STRATTON ROAD	POLGAR, THEODORE C	0.47	3/21/2022	220,000	142,000	64.55			
326650944	540-170-17593	LJ PROPERTIES, LLC Location: 165 WOODSTOCK AVENUE	PBS PROPERTIES, LLC	0.25	8/31/2021	220,000	199,200	90.55			
L1742675968	540-170-11105	MACHUDSON INC. Location: 71 ALLEN STREET, UNIT 202	COCO JOHN	0.00	2/2/2021	150,000	225,800	150.53	O		
310334016	540-170-14553	NEWSTORY CENTER, INC... Location: 92 GROVE STREET	PV REAL ESTATE LLC	0.25	2/15/2022	267,000	175,000	65.54			
1732977216	540-170-11424	OL REALTY PLC Location: 155 WOODSTOCK AVENUE	KILLINGTON NORDIC LL...	0.78	1/14/2022	675,000	476,100	70.53			
L525238272	540-170-15811	OL REALTY LLC Location: 198 NORTH MAIN STREET	WEBB SCOTT	0.00	1/17/2020	94,067	124,500	132.35			
L810389504	540-170-13471	OSJ OF RUTLAND VT LL... Location: 245 SOUTH MAIN STREET	HL INVESTMENTS LLC	8.49	5/31/2019	3,000,000	3,044,300	101.48			
L1300094976	540-170-15082	P & R PROPERTIES LLC Location: 124 STRONGS AVENUE	SEWARD THOMAS	0.28	8/31/2020	87,500	139,200	159.09	O		
L562974720	540-170-12332	PATTERSON DALE Location: 41 CENTER STREET	WAGENHEIM CHARLES	0.10	6/17/2020	225,000	154,400	68.62			
L634376192	540-170-13687	PISTOL AND ROSES Location: 12 BUSINESS ROUTE 4	MERRILL CENTER	0.25	6/30/2020	67,500	146,800	217.48	E	O	O
349176384	540-170-15978	PROPERTY INVESTORS 1... Location: 85 NORTH MAIN STREET	HALF N' HALF	0.41	1/7/2022	275,000	263,200	95.71			

**C - Commercial**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
510476864	540-170-11350	RAFFAELINE LLC Location: 57 JACKSON AVENUE	DAIGLE, DANIEL M	0.48	1/19/2022	297,500	230,500	77.48			
929296960	540-170-11632	REAL PROPERTY RENTAL... Location: 225 SOUTH MAIN STREET	E&K ASSET MANAGEMENT...	0.21	2/25/2022	615,000	545,200	88.65			
L1425997824	540-170-15337	RISE PROPERTY GROUP ... Location: 69 ALLEN STREET, UNIT 5	STICKNEY JR. PETER	0.00	2/24/2020	93,500	92,400	98.82			
L646205440	540-170-12863	RUTLAND DOWNTOWN LLC Location: 80 WEST STREET	EPO SBC 2016-1 REO 1...	0.91	9/27/2019	362,500	1,000,000	275.86	E	E	O
L1873747968	540-170-15499	RUTLAND FOUR LLC Location: 160 SOUTH MAIN STREET	MONARCHOS LLC	0.37	11/1/2019	70,000	78,300	111.86			
L211288064	540-170-15121	RUTLAND STRONGS AVEN... Location: 133 STRONGS AVE	SHEAHAN LEASING CORP...	0.50	7/21/2020	429,000	367,700	85.71			
1412578368	540-170-12683	RUTLAND VALLEY REAL ... Location: 80 STRONGS AVENUE	THEODORE, JAMES T	0.14	11/30/2021	467,000	197,100	42.21			
7306304	540-170-15728	SA3 AMBA HOSPITALITY... Location: 125 WOODSTOCK AVE	PATEL, ISHVERLAL	0.92	12/10/2021	1,025,000	489,600	47.77			
L1961492480	540-170-11655	SEWARD REALTY LLC Location: 50 WOODSTOCK AVENUE	ECKHARDT JAMES	0.18	9/16/2019	185,000	132,100	71.41			
L1250131968	540-170-11220	SHAHAN RINA Location: 201 WOODSTOCK AVENUE	COUGHLIN INC.	0.70	10/30/2020	135,000	271,700	201.26	E		O
L842088448	540-170-11543	SHAMI QUICK STOP INC... Location: 172 GRANGER STREET	DOWNS STEVEN	0.35	1/12/2021	160,000	182,500	114.06			
1169828928	540-170-15727	SNOWY CAPS REALTY LL... Location: 240 STRATTON ROAD, SOUTH UNIT	VIOLET SKY ASSET MAN...	0.00	9/13/2021	264,892	281,800	106.38			
924597312	540-170-11672	STATE STREET PROPERT... Location: 87 STATE STREET	87 STATE STREET, LLC	0.21	10/22/2021	190,000	209,700	110.37			
L1938726912	540-170-12736	STONEFIELD PROPERTI... Location: 9 COMMONS STREET, BUILDING B, UNIT 9	JANIK DALE	0.00	2/1/2021	265,000	245,600	92.68			
L519716864	540-170-12960	TANNER JEREMY Location: 122 NORTH MAIN STREET	KIRK PETER	0.13	11/20/2020	212,000	178,500	84.20			
1801649216	540-170-20105	THE VERMONT COUNTRY ... Location: 13 - 15 WEST STREET	KEITH, DANIEL J	0.77	12/20/2021	406,000	203,600	50.15			
L1616470016	540-170-17469	VERMONT JUVENILE FUR... Location: 100 FIRST STREET	KINGFISH LLC	2.11	12/17/2019	615,000	494,900	80.47			
403338304	540-170-10366	ZIVITSKI, DANIEL Location: 137 LIBRARY AVENUE	BEDARD, DONALD E	0.04	7/27/2021	75,900	92,800	122.27			
<b>Totals for C - Commercial</b>				<b>31.07</b>		<b>17,701,159</b>	<b>16,134,800</b>				

**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
54 Total Transactions	71.18 Low InterQuartile Value		80.18 Low 90% Value of Aggregate
332,097 Average Sales Price	124.56 High InterQuartile Value		99.78 High 90% Value of Aggregate
298,809 Average Listed Price	53.37 InterQuartile Range		89.98 Aggregate Ratio
101.48 Average Ratio			10.89% Sampling Error
90.55 Median Ratio	- 8.88 Value of Outlier Low Limit	0 Number of Low Outliers	
42.21 Low Ratio	204.61 Value of Outlier High Limit	3 Number of High Outliers	
275.86 High Ratio	- 88.94 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.13 PRD (Regression Index)	284.67 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
33.02 COD			
3 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			

CA - Commercial Apartments

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1954847296	540-170-12974	15 KINGSLEY COURT LL... Location: 15 KINGLSEY COURT	GREEN LEAF VERMONT, ...	0.17	3/31/2022	240,000	171,000	71.25			
1652857408	540-170-12975	17 KINGSLEY COURT LL... Location: 17 KINGSLEY COURT	GREEN LEAF VERMONT L...	0.17	3/31/2022	240,000	166,500	69.38			
1041235008	540-170-14227	23 MANSFIELD PLACE L... Location: 23 MANSFIELD PL	CBM NORTH ST LLC	0.24	12/30/2021	300,000	204,500	68.17			
1145279040	540-170-12690	37 KILLINGTON AVENUE... Location: 37 KILLINGTON AVENUE	TGC HOLDINGS LLC	0.33	2/14/2022	264,000	306,800	116.21			
138351168	540-170-12691	46 TERRILL STREET LL... Location: 46 TERRILL STREET	TGC HOLDINGS LLC	0.17	2/14/2022	216,000	234,000	108.33			
610483264	540-170-14520	52 CHESTNUT AVENUE L... Location: 52 CHESTNUT AVE	PULSIFER, RODNEY	0.13	11/19/2021	82,500	107,200	129.94			
789660736	540-170-15883	BETH TOWB RUTLAND IN... Location: 92 ALLEN STREET	WHEELER, JOHN C	0.47	5/12/2021	245,000	241,400	98.53			
1918176320	540-170-15456	BOX PROPERTIES LLC Location: 189 NORTH MAIN STREET	NAYLA LLC	0.36	7/15/2021	340,000	234,100	68.85			
322663488	540-170-15454	BOX PROPERTIES LLC Location: 44 BAXTER STREET	NAYLA LLC	0.06	7/15/2021	150,000	123,100	82.07			
971956800	540-170-14134	DOHERTY, MICHAEL Location: 105-107 SOUTH MAIN STREET	105-109 SOUTH MAIN S...	0.37	2/10/2022	235,000	193,700	82.43			
L1872486400	540-170-11092	DUNN DENNIS Location: 44 FOREST STREET	FELION GREGORY	0.12	7/2/2020	23,000	62,700	272.61	E	E	E
L1017122816	540-170-14241	GARRITY BRENDAN Location: 84 GROVE STREET	M&L BAILEY ENTERPRIS...	0.25	2/19/2021	205,000	214,200	104.49			
1062169152	540-170-14134	GM REAL ESTATE LLC Location: 105-107 SOUTH MAIN STREET	DOHERTY, MICHAEL	0.37	3/16/2022	193,700	193,700	100.00			
L1556697088	540-170-17504	MARIN JACOB Location: 24 ROYCE STREET	24 ROYCE STREET LLC	0.19	5/24/2019	144,000	189,400	131.53			
1919173696	540-170-14087	NORTHSHIRE TRANSITIO... Location: 16 CAMPBELL ROAD	EQUINOX MOUNTAIN PAR...	2.47	4/29/2021	3,142,360	3,140,000	99.92			
940457024	540-170-13510	RUGOVA, VALON Location: 32 MEADOW STREET	MAZZARIELLO, CARL	0.26	12/1/2021	210,000	179,900	85.67			
769965120	540-170-17867	RUTLAND VALLEY REAL ... Location: 15 WOODSTOCK AVENUE	THEODORE, JAMES T	0.18	11/30/2021	280,000	202,400	72.29			
566746176	540-170-12688	RUTLAND VALLEY REAL ... Location: 38 COTTAGE STREET	THEODORE, JAMES T	0.15	11/30/2021	326,000	161,800	49.63			

**CA - Commercial Apartments**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1539824704	540-170-17866	RUTLAND VALLEY REAL ... Location: 129 CURTIS AVE	THEODORE, JAMES T	0.36	11/30/2021	280,000	213,000	76.07			
1533936192	540-170-15549	RVT INVESTMENTS, LLC Location: 73 SOUTH MAIN STREET	BALTIC REALTY LLC	0.23	1/14/2022	151,000	167,900	111.19			
1718343744	540-170-12589	VERMONT BIG DREAM PA... Location: 91 CRESCENT ST	M K PHOENIX, LLC	2.25	4/23/2021	290,000	159,500	55.00			
L2126036992	540-170-12560	ZHONG MANDY Location: 18 WASHINGTON STREET	HILL JAMES	0.17	11/10/2020	165,000	113,100	68.55			
<b>Totals for CA - Commercial Apartments</b>				<b>9.47</b>		<b>7,722,560</b>	<b>6,979,900</b>				

**CA - Commercial Apartments**

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
22 Total Transactions	69.24	Low InterQuartile Value	81.43 Low 90% Value of Aggregate
366,646 Average Sales Price	109.05	High InterQuartile Value	98.25 High 90% Value of Aggregate
329,390 Average Listed Price	39.80	InterQuartile Range	89.84 Aggregate Ratio
88.07 Average Ratio			9.36% Sampling Error
82.43 Median Ratio	9.54	Value of Outlier Low Limit	0 Number of Low Outliers
49.63 Low Ratio	168.75	Value of Outlier High Limit	1 Number of High Outliers
131.53 High Ratio	- 50.17	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	228.46	Value of Extreme High Limit	1 Number of High Extremes/Influentials
23.37 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
14% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

I - Industrial											
Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2017551424	540-170-11786	STATE STREET SELF ST...	EDWARDS, RUSSELL	0.30	5/28/2021	85,000	110,800	130.35			
Location: 234 COLUMBIAN AVE											

<b>Totals for I - Industrial</b>				<b>0.30</b>		<b>85,000</b>	<b>110,800</b>				
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**I - Industrial**  
*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	130.35	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
85,000 Average Sales Price	130.35	High InterQuartile Value	0.00	High 90% Value of Aggregate
110,800 Average Listed Price	0.00	InterQuartile Range	130.35	Aggregate Ratio
130.35 Average Ratio				Sampling Error
130.35 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
130.35 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
130.35 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
903280704	540-170-20186	BARTLETT, RYAN Location: 15 SHERWOOD ROAD	SARGEANT, TRUSTEE, G...	0.76	4/13/2021	45,000	71,000	157.78	O		
1152468032	540-170-17608	BROWER, KATHERINE M Location: 180 LINCOLN AVENUE	JOSSELYN JR, CALVIN ...	0.25	5/12/2021	22,500	41,000	182.22	O		
644901440	540-170-21250	BRZOSKA, SLAWOMIR Location: 20 SHERWOOD ROAD	SURFACE, LUKE	0.49	3/18/2022	56,000	57,700	103.04			
362932288	540-170-20015	BUDROW, DEAN Location: 35 CENTER STREET	FIRST CHURCH OF CHRI...	0.03	4/1/2021	77,000	129,000	167.53	O		
722105408	540-170-10405	CALLAHAN, KEVIN M Location: 104 SOUTH STREET	BENNINGTON-RUTLAND O...	0.21	7/26/2021	21,000	28,600	136.19			
1986996800	540-170-10405	DEBERGALIS, ANDREW Location: 104 SOUTH STREET	CALLAHAN, KEVIN M	0.21	3/14/2022	22,000	28,600	130.00			
1930434624	540-170-20958	HAYDEN JACK, LLC Location: 181 WOODSTOCK AVENUE	CHIMAYO, LLC	2.33	4/7/2021	68,000	46,100	67.79			
1927789632	540-170-10953	MAILHIOT, SR., JAMES... Location: VICTOR PLACE	E&K ASSET MANAGEMENT...	0.66	11/19/2021	40,000	58,600	146.50			
1164788288	540-170-11349	RAFFAELINE LLC Location: ENGREM AVENUE	DAIGLE, DANIEL M	0.21	1/19/2022	52,500	40,800	77.71			
L1669406720	540-170-21172	RAGOSTA ROBBIN Location: LOT #2, JACKSON AVENUE	GENNETTE WAYNE	0.24	3/26/2020	21,000	56,400	268.57	E		
L390516736	540-170-20707	RESNICK ERIC Location: 19 NORTH STREET EXT	PURO TIMOTHY	1.38	11/29/2019	50,000	41,000	82.00			
L1240743936	540-170-11418	SURFACE LUKE Location: LOT #34 - SHERWOOD ROAD	MAROLIN ACRES LLC	0.49	1/31/2020	56,000	88,700	158.39	O		
L46587904	540-170-14098	TRAVERSE PLACE LLC Location: 74 TRAVERSE PLACE	RUTLAND INVESTMENTS ...	0.73	11/25/2020	45,000	30,100	66.89			
1822364224	540-170-19970	WILSON SR, MICHAEL A Location: 12 BILLINGS AVE.	BARRY, WILLIAM P	0.51	2/14/2022	62,000	57,800	93.23			
1028631616	540-170-17431	WRAGA, MICHAEL Location: LOT #12 MARILYN ACRES	CALLAHAN, MARK L	0.63	10/8/2021	31,000	70,200	226.45	E		
<b>Totals for M - Miscellaneous</b>				<b>9.13</b>		<b>669,000</b>	<b>845,600</b>				

**M - Miscellaneous**

*Category Sample Invalid: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.*

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
16 Total Transactions	78.79	Low InterQuartile Value	102.65 Low 90% Value of Aggregate
44,219 Average Sales Price	165.25	High InterQuartile Value	144.79 High 90% Value of Aggregate
54,706 Average Listed Price	86.46	InterQuartile Range	123.72 Aggregate Ratio
133.84 Average Ratio			17.03% Sampling Error
133.10 Median Ratio	- 50.91	Value of Outlier Low Limit	0 Number of Low Outliers
66.89 Low Ratio	294.94	Value of Outlier High Limit	0 Number of High Outliers
268.57 High Ratio	- 180.60	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	424.63	Value of Extreme High Limit	0 Number of High Extremes/Influentials
35.02 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			



O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L388923392	540-170-13279	ARNER THOMAS Location: 1 BARLEYFIELD PLACE	RICHARDS F/K/A LOVUL...	0.00	11/23/2020	169,000	129,400	76.57			
L863887360	540-170-12117	BERG DONALD Location: 155 DORR DR, UNIT 36	ROBERTS JR. LEE	0.00	12/21/2020	115,000	86,200	74.96			
L1229996032	540-170-15037	BERUBE JUDITH Location: 300 GROVE STREET #28	OWENS ROBERT	0.00	6/1/2020	209,000	175,800	84.11			
L807018496	540-170-17446	BOOTH HAROLD Location: 24 SOUTH MAIN STREET UNIT 1	MCLEOD BRIAN	0.00	3/1/2021	182,000	157,400	86.48			
L1917861888	540-170-10813	BROWNING PATRICIA Location: 18 BARLEYFIELD PLACE	FORSE RAY	0.00	11/13/2020	156,000	129,500	83.01			
L2094170112	540-170-12910	BULLARD JOHN Location: 198 N MAIN STREET UNIT A2	CONDRILL IRENE	0.00	5/3/2019	110,000	143,000	130.00			
L2091618304	540-170-13102	CONWAY ASHLEY Location: 155 DORR DRIVE, UNIT V3	HENNESSEY JAMES	0.00	12/9/2020	47,000	39,100	83.19			
L1402167296	540-170-13940	GIBEAULT DIANE Location: 11 BARLEYFIELD	SCHAFT DALE	0.00	9/23/2019	149,900	129,400	86.32			
L305897472	540-170-15207	GNAT ALBERT Location: 155 DORR DRIVE, UNIT V-5	WILBUR DEAN	0.00	5/6/2020	60,000	67,600	112.67			
L2102185984	540-170-17855	HUDSON II JAMES Location: 12 BARLEYFIELD	STELLA SHARON	0.00	1/9/2020	123,750	129,500	104.65			
1413721152	540-170-17713	JENSEN, KORT A Location: 36 COUNTRY GROVE CONDOMINIUM 300 GROVE ST	SARGEANT, GEORGE C	0.00	10/1/2021	210,000	148,900	70.90			
L351424512	540-170-11557	KEEFE LAUREN Location: 155 DORR DRIVE UNIT 33	BRADLEY ALLYSON	0.00	6/30/2020	118,000	95,000	80.51			
L663146496	540-170-10665	LAWSON MICHAEL Location: 10 EAST CENTER STREET UNIT 1A	ESTATE OF VERLA M BR...	0.00	5/21/2019	75,000	88,400	117.87			
L195698688	540-170-10897	MALEE-SAMANSOOK PATT... Location: 79 PINE STREET UNIT K-6	FREDETTE CRISTINA	0.00	11/9/2020	50,000	56,900	113.80			
1161428032	540-170-14427	MCCORMACK, EDWARD G Location: 155 DORR DRIVE - UNIT 14	FRANZONI, THOMAS A	0.00	1/3/2022	115,000	86,200	74.96			
1998531648	540-170-13219	MCDUGALL, FRANK Location: 6 COUNTRY GROVE	TAYLOR, TRACY	0.00	9/15/2021	229,000	169,500	74.02			
L733224960	540-170-10022	MITCHELL DANIEL Location: 300 GROVE STREET #23	MOORE RICHARD	0.00	8/28/2020	280,000	261,800	93.50			
L1558806528	540-170-13873	MITCHELL DANIEL Location: 300 GROVE STREET UNIT 21	PAYSON R. WEBBER REV...	0.00	9/12/2019	190,000	227,900	119.95			

**O - Other**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L796073984	540-170-10377	NELSON NICHOLLE Location: 155 DORR DRIVE UNIT 5	APPELT SAMUEL	0.00	9/12/2019	105,650	86,200	81.59			
581771840	540-170-15503	OLSEN, KEVIN K Location: 24 SOUTH MAIN STREET (UNIT 4)	WEMPLE, MARTHA	0.00	1/28/2022	140,000	133,600	95.43			
1524472896	540-170-11865	PICUCCI, ROBERT Location: 155 DORR DRIVE, UNIT 18	RONALD K. PARLMAN 20...	0.00	11/5/2021	130,000	87,600	67.38			
L1997561856	540-170-17685	RICH PRESTON Location: 79 PINE STREET, UNIT K-5	BRIAN O'CONNELL ESTA...	0.00	7/31/2020	45,000	55,200	122.67			
1947071552	540-170-14751	RIX, JONATHON S Location: 79 PINE STREET UNIT K-3	ROTELLA GROUP INC.	0.00	7/30/2021	110,000	62,400	56.73			
L975667200	540-170-12117	ROBERTS JR. LEE Location: 155 DORR DRIVE, UNIT 36	GETREUER THOMAS	0.00	4/15/2019	99,000	86,200	87.07			
448216128	540-170-10622	RODRIGUEZ, BARBARA C Location: 16 BARLEYFIELD PLACE	EDDY, NANCY C	0.00	11/30/2021	184,000	129,500	70.38			
L321814528	540-170-18755	SCHAFFER STEFANIE Location: 300 GROVE STREET, LOT D	GREGORY DAVID	0.00	5/28/2020	37,000	57,100	154.32	O	O	
L504209408	540-170-13756	SEAGER CYNTHIA Location: 300 GROVE STREET	MITCHELL JOHN M. EST...	6.00	7/26/2019	200,000	230,700	115.35			
L1096327168	540-170-13463	SMITH LINDA Location: 300 GROVE STREET, UNIT 39	ULLMAN CHERYL	0.00	6/18/2020	182,000	140,200	77.03			
L639635456	540-170-13219	TAYLOR TRACY Location: 6 COUNTRY GROVE	EDWARD M. GARTNER PA...	0.00	1/22/2021	140,000	169,500	121.07			
1078463552	540-170-14752	THOMAS, DEBORAH L Location: 79 PINE STREET	ROTELLA GROUP, INC	0.00	7/15/2021	140,000	76,400	54.57			
L2100305920	540-170-11347	TREDWELL RYLAND Location: 155 DORR DRIVE UNIT 17	FABIAN MEREDITH	0.00	4/29/2019	112,000	95,000	84.82			
L1240502272	540-170-14703	ULLMAN CHERYL Location: 300 GROVE STREET, UNIT 48	BROWN DANIEL	0.00	11/25/2019	212,000	202,000	95.28			
1443173440	540-170-11318	VUMBACO, ROSS S Location: 24-6 SOUTH MAIN STREET	HERLIHY ESTATE, JULI...	0.00	6/7/2021	121,000	120,300	99.42			
L1045331968	540-170-15503	WEMPLE MARTHA Location: 24 SOUTH MAIN STREET UNIT 4	THOMPSON KEVIN	0.00	1/16/2020	129,900	133,600	102.85			
695233088	540-170-14427	WILLIAMS, JR., MARK ... Location: 155 DORR DRIVE UNIT14	MCCORMACK, EDWARD G	0.00	3/17/2022	141,000	86,200	61.13			
<b>Totals for O - Other</b>				<b>6.00</b>		<b>4,817,200</b>	<b>4,273,200</b>				

**O - Other**

*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
35 Total Transactions	74.96	Low InterQuartile Value	83.84 Low 90% Value of Aggregate
137,634 Average Sales Price	112.67	High InterQuartile Value	93.58 High 90% Value of Aggregate
122,091 Average Listed Price	37.71	InterQuartile Range	88.71 Aggregate Ratio
91.84 Average Ratio			5.49% Sampling Error
86.32 Median Ratio	18.39	Value of Outlier Low Limit	0 Number of Low Outliers
54.57 Low Ratio	169.23	Value of Outlier High Limit	0 Number of High Outliers
154.32 High Ratio	- 38.17	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	225.80	Value of Extreme High Limit	0 Number of High Extremes/Influentials
20.40 COD			
1 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 - 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
688 Total Transactions	68.92	Low InterQuartile Value	78.91 Low 90% Value of Aggregate
168,559 Average Sales Price	99.49	High InterQuartile Value	81.36 High 90% Value of Aggregate
135,077 Average Listed Price	30.57	InterQuartile Range	80.14 Aggregate Ratio
86.54 Average Ratio			1.52% Sampling Error
82.40 Median Ratio	23.07	Value of Outlier Low Limit	0 Number of Low Outliers
25.41 Low Ratio	145.35	Value of Outlier High Limit	31 Number of High Outliers
190.00 High Ratio	- 22.78	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	191.20	Value of Extreme High Limit	12 Number of High Extremes/Influentials
22.45 COD			
40 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			

**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
77 Total Transactions	70.89	Low InterQuartile Value	81.37 Low 90% Value of Aggregate
338,152 Average Sales Price	119.24	High InterQuartile Value	93.39 High 90% Value of Aggregate
295,472 Average Listed Price	48.35	InterQuartile Range	87.38 Aggregate Ratio
95.71 Average Ratio			6.88% Sampling Error
89.28 Median Ratio	- 1.63	Value of Outlier Low Limit	0 Number of Low Outliers
42.21 Low Ratio	191.76	Value of Outlier High Limit	5 Number of High Outliers
217.48 High Ratio	- 74.15	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	264.28	Value of Extreme High Limit	3 Number of High Extremes/Influentials
28.16 COD			
6 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
8% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**Class - 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
16 Total Transactions	78.79	Low InterQuartile Value	102.60 Low 90% Value of Aggregate
44,219 Average Sales Price	165.25	High InterQuartile Value	144.83 High 90% Value of Aggregate
54,706 Average Listed Price	86.46	InterQuartile Range	123.72 Aggregate Ratio
133.84 Average Ratio			17.06% Sampling Error
133.10 Median Ratio	- 50.91	Value of Outlier Low Limit	0 Number of Low Outliers
66.89 Low Ratio	294.94	Value of Outlier High Limit	0 Number of High Outliers
268.57 High Ratio	- 180.60	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	424.63	Value of Extreme High Limit	0 Number of High Extremes/Influentials
35.02 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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
781 Total Transactions	68.98 Low InterQuartile Value		79.87 Low 90% Value of Aggregate
182,969 Average Sales Price	100.54 High InterQuartile Value		82.96 High 90% Value of Aggregate
148,960 Average Listed Price	31.56 InterQuartile Range		81.41 Aggregate Ratio
87.68 Average Ratio			1.90% Sampling Error
82.89 Median Ratio	21.63 Value of Outlier Low Limit	0 Number of Low Outliers	27.80% Weighted Standard Deviation
25.41 Low Ratio	147.88 Value of Outlier High Limit	44 Number of High Outliers	
190.00 High Ratio	- 25.71 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.08 PRD (Regression Index)	195.23 Value of Extreme High Limit	19 Number of High Extremes/Influentials	
23.31 COD			
46 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			