

Study created by Christie.Wright@vermont.gov on 12/5/2022 at 10:12 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1634865152	654-206-10996	BARNARD BRIAN Location: 331 VT ROUTE 105E	ESTATE OF DONALD A. ...	0.94	10/25/2019	125,000	83,200	66.56			
615529536	654-206-10313	BEAUCHAMP, EMMA Location: 95 NASON TERRACE	LANGLANDS, ROBERT	0.37	11/19/2021	175,000	62,700	35.83			
17194048	654-206-10258	BONNEAU, ROBERT Location: 62 NORTH PLEASANT STREET	GLODGETT, WANDA	0.12	9/13/2021	109,500	84,000	76.71			
L1737072640	654-206-10828	BOURASSA JOCELYN Location: 4224 VT ROUTE 101	LABBEE MARCEL	0.25	10/4/2019	102,300	71,100	69.50			
L429404160	654-206-10808	BOWERS JASON Location: 5589 EAST HILL ROAD	ROBILLARD DAVID	0.53	7/8/2019	185,000	171,400	92.65			
1710410816	654-206-11196	CAMERON, JAMES R Location: 165 AUTUMN RIDGE	LEMAY, MARK	0.71	8/27/2021	329,000	267,600	81.34			
864984128	654-206-10708	CHEVALIER, WINIFRED ... Location: 34 NASON TERRACE	MCNALLY, ANDREW	0.21	11/12/2021	90,000	59,800	66.44			
L526946304	654-206-11047	CLAY TIMOTHY Location: 202 HIGHLAND AVENUE	PAFUMI DWAYNE	2.50	3/26/2021	230,000	180,900	78.65			
1248676928	654-206-10011	CODERRE, JR, ROLAND Location: 120 PINE STREET	MCALLISTER, RICHARD	0.21	8/20/2021	125,000	66,000	52.80			
L1111982080	654-206-10529	COURSON MICHAEL Location: 23 MEADOW LANE CIRCLE	KEATING ROBERT	1.40	8/12/2019	180,000	153,800	85.44			
925920320	654-206-11033	DE REDON, TIM J Location: 4079 VT ROUTE 101	VINCENT, DENNIS RAY	0.85	9/23/2021	285,000	194,200	68.14			
L1172910080	654-206-10292	DENNISON LINDA Location: 252 NORTH PLEASANT STREET	THOMPSON GAIL	0.32	4/24/2019	143,000	162,800	113.85			
92640320	654-206-10699	DICKINSON, BRYAN C Location: 225 PINE STREET	WEBSTER, VERA M	0.34	6/4/2021	118,000	93,600	79.32			
49649728	654-206-10715	DRM PROPERTIES, LLC Location: 90 NORTH PLEASANT STREET	MYERS, DANIEL E	0.22	4/9/2021	85,000	85,900	101.06			
250793024	654-206-10653	DUDLEY, MICHAEL Location: 18 HIGHLAND AVE.	SALIMBAY, DOLORES C	4.82	8/27/2021	142,000	102,000	71.83			
L1645125632	654-206-10273	DUINO JUSTIN Location: 20 ELM STREET	KHAN NAFIS	0.36	11/6/2020	165,000	124,700	75.58			
1185751616	654-206-10662	DZIOB, JR., EDWARD G Location: 146 MILL STREET	DUNCAN, CHRISTOPHER	0.36	1/18/2022	180,000	81,900	45.50			
L1835630592	654-206-10191	ELWOOD THOMAS CASEY Location: 6455 VERMONT ROUTE 100	LEMIEUX EVA	0.28	7/30/2019	155,000	114,100	73.61			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1989904960	654-206-10750	FARLEY, SEAN PATRICK Location: 265 EAST MAIN STREET	PARENTEAU, KATLIN	0.16	2/22/2022	99,999	46,900	46.90			
1888518720	654-206-10317	FRENCH, AARYN Location: 62 ELM STREET	DONOVAN, THERESA ANN	0.17	1/14/2022	150,000	91,700	61.13			
1926474816	654-206-10792	GAYLOR, KEVIN Location: 6122 RIVER ROAD	FLYNN, KURK	1.00	9/30/2021	219,000	126,400	57.72			
L2107080704	654-206-10883	GLUCK ANGUS Location: 34 HIGH STREET	LANGLANDS ROBERT	0.08	12/22/2020	99,000	78,300	79.09			
L362536960	654-206-10876	GOOD WILLIAM Location: 43 GERALDINE AVENUE	WILLIS DANNY	0.33	9/19/2019	65,000	108,600	167.08	O	O	O
L1861083136	654-206-10786	GRAY SANDRA Location: 3039 BEAR MOUNTAIN ROAD	WARREN GARY	4.00	8/5/2019	199,000	191,200	96.08			
900758592	654-206-10733	GRIGO, BENJAMIN Location: 6271 RIVER ROAD	OLDEN, CECILE C	3.40	11/12/2021	208,000	124,900	60.05			
L2024701952	654-206-11235	GRISWOLD KEITH Location: 2627 EAST HILL ROAD	BATHALON ETHAN	5.13	9/4/2020	220,000	242,300	110.14			
1517509696	654-206-10357	JORTBERG, SAMUEL J Location: 6570 VT ROUTE 100	FORBES, LELAND	0.35	11/5/2021	150,000	131,700	87.80			
L1970757632	654-206-10568	KHAN NAFIS Location: 3 VT ROUTE 243	SCHROCK BELINDA	0.59	10/15/2020	85,000	94,000	110.59			
L922124288	654-206-10612	KOSMATKO THOMAS Location: 72 NASON TERRACE	BRASSETT SUSAN	0.61	11/22/2019	94,000	80,900	86.06			
L1780453376	654-206-11228	LARAMEE JASON Location: 149 AUTUMN RIDGE	STEVENSON VERNON	0.72	5/24/2019	205,000	214,100	104.44			
1299799104	654-206-10081	LEGACY, TRELLA Location: 35 NORTH PLEASANT STREET	ESTATE OF RICHARD BE...	0.34	10/22/2021	125,000	108,800	87.04			
L1418739712	654-206-10814	LETCHER SCOTT Location: 2802 VT ROUTE 101	RONDEAU JEROME L.P.	4.20	2/19/2020	340,000	303,600	89.29			
L2023165952	654-206-10584	MALM PAVEL Location: 91 MEADOWLANE CIRCLE	KENNISON JUSTIN	1.34	9/20/2019	169,000	191,400	113.25			
L1163120640	654-206-11117	MAYHEW EUGENE Location: 2690 VT ROUTE 101	PERRAULT MANON	2.57	6/21/2019	200,000	175,900	87.95			
L726224896	654-206-10622	MYERS DANIEL Location: 584 HIGHLAND AVENUE	MAYNARD DALE	0.77	7/22/2019	120,000	134,800	112.33			
L312811520	654-206-10368	NICKERSON CLIFFORD Location: 12 HIGH STREET	WOOD CHARLES	0.12	9/18/2020	155,000	107,700	69.48			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
155079744	654-206-10132	PESTORICH, STEVEN G Location: 6563 VT RTE 100	GRISWOLD, KELLY E	0.40	6/24/2021	120,000	60,800	50.67			
981420608	654-206-11086	PROVONCHA, MARIA Location: 95 PLEASANT STREET	YOUNG, JEFFREY	0.32	3/4/2022	138,000	109,300	79.20			
L1582792704	654-206-10938	ROBERTS STEPHEN Location: 5504 LOOP ROAD	MACFARLANE JOSHUA	3.10	9/18/2020	209,000	157,200	75.22			
L378871808	654-206-10387	ROONEY THOMAS Location: 7021 VT ROUTE 100	PRUE CHAD	0.50	10/30/2020	209,000	108,500	51.91			
462137920	654-206-10132	SALATI, JOANNA P Location: 6563 VT ROUTE 100	PESTORICH, STEVEN G	0.40	3/10/2022	135,000	60,800	45.04			
L445399040	654-206-11085	SHEPERD MONIQUE Location: 73 NORTH JAY ROAD	SALIMBAY DOLORES	0.40	8/13/2020	68,000	144,000	211.76	E	E	E
1887212096	654-206-10094	SHINE, LUCAS JOHN J Location: 306 NORTH PLEASANT STREET	BLAY, DURWOOD F	0.24	2/3/2022	99,000	94,600	95.56			
L2112323584	654-206-10753	SMARTT AARON Location: 87 SCHOOL STREET	DOBLER RICK	0.85	10/26/2020	175,000	163,700	93.54			
L337248256	654-206-10256	THOMPSON RICHARD Location: 22 WOODLAND DRIVE	DAIGLE PROPERTIES LL...	0.37	11/25/2019	125,000	128,800	103.04			
L903479296	654-206-10559	TOWNE RAYMOND Location: 31 SOUTH STREET	TUTTLE BRYANT	0.18	12/2/2020	132,000	121,400	91.97			
L1517150208	654-206-11217	TROMBLY STEPHEN Location: 2418 VT RT 101	LEGRAND PAUL	3.82	10/7/2019	227,000	177,900	78.37			
328322112	654-206-10269	VALENCIA PROPERTY MA... Location: 364 N PLEASANT STREET	FOUR SEASONS PROPERT...	0.14	8/6/2021	94,000	103,000	109.57			
1749759040	654-206-10838	VILBON, KEVIN Location: 370 HIGHALND AVENUE	SALIMBAY, DOLORES	0.50	6/10/2021	125,500	103,700	82.63			
Totals for R1 - Residential with less than 6 acres				51.89		7,683,299	6,246,600				

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
49 Total Transactions	67.35 Low InterQuartile Value		75.46 Low 90% Value of Aggregate
158,652 Average Sales Price	95.82 High InterQuartile Value		84.81 High 90% Value of Aggregate
127,138 Average Listed Price	28.47 InterQuartile Range		80.14 Aggregate Ratio
81.62 Average Ratio			5.83% Sampling Error
79.26 Median Ratio	24.65 Value of Outlier Low Limit	0 Number of Low Outliers	
35.83 Low Ratio	138.52 Value of Outlier High Limit	2 Number of High Outliers	
167.08 High Ratio	- 18.05 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	181.22 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
22.24 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
2% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1284623424	654-206-10106	ACHESON, NIKOLAS Location: 4828 VT ROUTE 100	BEFORE, HELEN M	10.88	8/2/2021	400,000	331,700	82.93			
L794308608	654-206-11166	ALBRINCK ZAKARY Location: 3948 EAST HILL ROAD	HANNA DOUGLAS	69.95	1/31/2020	250,000	271,800	108.72			
919843904	654-206-10211	API REAL ESTATE LLC Location: 5261 LOOP ROAD	DAVIS, CARL B	7.00	7/8/2021	177,850	169,600	95.36			
12909632	654-206-10344	ARMSTRONG, DEREK Location: 371 BELLE VISTA ROAD	FELLOWS, IRVING F	26.00	12/17/2021	285,000	299,800	105.19			
2044957760	654-206-10322	BURKE, MAILINE S Location: 119 GERALDINE AVENUE	DUNN, BRIAN	6.60	6/4/2021	34,000	27,900	82.06			
17568832	654-206-10923	CRAMER, WILLIAM Location: 551 VT ROUTE 101	STARR, VIRGIL E	9.00	5/24/2021	339,500	251,000	73.93			
L161824768	654-206-10319	DENITTO MARK Location: EAST HILL ROAD	DUNN DENNIS	10.00	11/8/2019	38,000	53,000	139.47			O
L1420218368	654-206-10025	EICKLEBERRY GARRETT Location: 3186 BEAR MOUNTAIN ROAD	ARCHER PAMELA	48.10	8/21/2020	252,000	206,000	81.75			
648113216	654-206-10509	FURLAN, II, WILLIAM ... Location: 4920 LOOP ROAD	MORRISSETTE, DENIS J	7.00	9/17/2021	265,000	199,300	75.21			
L682295296	654-206-10799	GANNON LIAM Location: 3072 EAST HILL ROAD	ROWLEY SUNSHINE	11.00	7/17/2020	152,000	173,000	113.82			
L1896034304	654-206-10246	GUYETTE CHAD Location: 1244 LOOP ROAD	BYERS DAVID	43.00	8/14/2019	115,000	97,900	85.13			
716209216	654-206-10511	HESSE, AARON M Location: 3905 LOOP ROAD	PARADIS, NATHAN	47.00	11/12/2021	340,000	300,600	88.41			
1182358592	654-206-10428	ISEN, JEFFREY A Location: 857 N. JAY ROAD, NORTH TROY, VT 05859	VERCHOT, FRANCIS X	18.20	10/18/2021	365,000	233,900	64.08			
L759799808	654-206-11094	KANE EUFEMIA Location: 124 BEAUDRY DRIVE	PELLETIER YVON	8.60	8/28/2020	157,000	112,400	71.59			
L1856737280	654-206-11116	KELLEY MELISSA Location: 168 MAPLE CROFT	COLE GEORGE EDWARD	14.12	6/12/2020	500,900	462,700	92.37			
L698814464	654-206-10705	LIBERTA MICHAEL Location: 68 SANVILLE ROAD	SOBKOWSKI PATRICK	12.30	11/25/2019	200,000	173,800	86.90			
2124790848	654-206-10140	MACK, BRUCE Location: 629 SANVILLE ROAD	WEST, MARK D	18.99	12/10/2021	318,800	205,300	64.40			
L1247776768	654-206-10561	MCALLISTER RICHARD Location: 4857 EAST HILL ROAD	PATENAUE SR. PAUL	70.00	11/8/2019	105,000	107,200	102.10			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L854220800	654-206-10110	MERRILL RYAN Location: 2056 EAST HILL ROAD	BONNEAU ROBERT	16.50	7/15/2020	175,000	190,300	108.74			
L292757504	654-206-11192	MIKKOLA JOSHUA PAUL Location: 482 ROUTHIER ROAD	BATHALON ISAAC MICHA...	7.28	5/2/2019	206,000	117,900	57.23			
L1155874816	654-206-10689	OSMUN DARRELL Location: 350 BOWENVILLE ROAD	GIROUARD ANDRE	12.40	1/14/2020	98,000	89,700	91.53			
L212185088	654-206-10560	REILLY CHRISTOPHER Location: 213 ROUTHIER ROAD	LIMOGES NORMAN	20.24	5/10/2019	370,000	212,200	57.35			
L1234075648	654-206-10868	ROBILLARD DAVID Location: 5391 LOOP ROAD	FLYNN KEITH	11.80	8/14/2019	312,500	312,900	100.13			
L275189760	654-206-10098	RODRIGUEZ NATHALIE Location: 3903 LOOP ROAD	POULIN MARCELLE	8.20	10/4/2019	230,000	211,200	91.83			
L1035866112	654-206-11234	ST. CYR JOSHUA Location: 158 NORDIC VALLEY WAY	ASHMAN TONYA	6.96	11/25/2019	262,000	238,100	90.88			
L2082086912	654-206-10959	STIRNWEISS MATTHEW Location: 3006 VT ROUTE 101	COIL MARLENE	10.20	2/25/2021	330,000	354,000	107.27			
L1751703552	654-206-10140	WEST MARK Location: 629 SANVILLE ROAD	BAUER KLAUS	19.09	12/29/2020	220,000	206,600	93.91			
Totals for R2 - Residential with 6 or more acres				550.41		6,498,550	5,609,800				

R2 - Residential with 6 or more acres

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
27 Total Transactions	75.21	Low InterQuartile Value	80.76	Low 90% Value of Aggregate
240,687 Average Sales Price	102.10	High InterQuartile Value	91.89	High 90% Value of Aggregate
207,770 Average Listed Price	26.89	InterQuartile Range	86.32	Aggregate Ratio
89.34 Average Ratio			6.45%	Sampling Error
90.88 Median Ratio	34.88	Value of Outlier Low Limit	0	Number of Low Outliers
57.23 Low Ratio	142.43	Value of Outlier High Limit	0	Number of High Outliers
139.47 High Ratio	- 5.46	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	182.76	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.47 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4%	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
L1944788992	654-206-10702	GENTILE JOSEPH Location: 93 JOE ROBERTS ROAD	REAGLE ELIZABETH	10.10	5/22/2020	90,000	63,700	70.78			
L709468160	654-206-11039	PAXMAN TYLER Location: 1238 VT ROUTE 105E	MIKKOLA JOSHUA	0.92	5/2/2019	125,800	104,600	83.15			
Totals for MHL - Mobile home landed				11.02		215,800	168,300				

MHL - Mobile home landed

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
2 Total Transactions	70.78	Low InterQuartile Value	41.00	Low 90% Value of Aggregate
107,900 Average Sales Price	83.15	High InterQuartile Value	114.98	High 90% Value of Aggregate
84,150 Average Listed Price	12.37	InterQuartile Range	77.99	Aggregate Ratio
76.96 Average Ratio			47.43%	Sampling Error
76.96 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
70.78 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
83.15 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
8.04 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
492333632	654-206-10449	SULLIVAN, MICHAEL R Location: 6144 RIVER ROAD	BREITMAIER, JEAN REN...	3.00	3/18/2022	325,500	193,800	59.54			
1760681024	654-206-10288	TYSON PROPERTIES INC Location: 180 VT ROUTE 101	DESROSIERS, DANIEL	4.10	11/12/2021	380,000	189,700	49.92			
Totals for S1 - Vacation home with less than 6 acres				7.10		705,500	383,500				

S1 - Vacation home with less than 6 acres

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
2 Total Transactions	49.92	Low InterQuartile Value	27.06	Low 90% Value of Aggregate
352,750 Average Sales Price	59.54	High InterQuartile Value	81.66	High 90% Value of Aggregate
191,750 Average Listed Price	9.62	InterQuartile Range	54.36	Aggregate Ratio
54.73 Average Ratio			50.22%	Sampling Error
54.73 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
49.92 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
59.54 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
8.79 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
395222080	654-206-10831	CARR, THOMAS Location: BOWENVILLE ROAD	ROYER, REV. YVON J	12.10	11/12/2021	125,000	83,300	66.64			

Totals for S2 - Seasonal home with 6 or more acres

12.10 125,000 83,300

S2 - Seasonal home with 6 or more acres

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
1 Total Transactions	66.64	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
125,000 Average Sales Price	66.64	High InterQuartile Value	0.00	High 90% Value of Aggregate
83,300 Average Listed Price	0.00	InterQuartile Range	66.64	Aggregate Ratio
66.64 Average Ratio				Sampling Error
66.64 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
66.64 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
66.64 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			

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1188478976	654-206-10048	SANTAW MARC Location: 71 RIVER ROAD	BARNETT'S INC.	0.81	7/18/2019	80,000	83,000	103.75			

Totals for C - Commercial

0.81 80,000 83,000

C - Commercial

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

Category Statistics

Limits Established by Original Sales Data

Ratios/Confidence Intervals

1 Total Transactions	103.75 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
80,000 Average Sales Price	103.75 High InterQuartile Value	0.00 High 90% Value of Aggregate
83,000 Average Listed Price	0.00 InterQuartile Range	103.75 Aggregate Ratio
103.75 Average Ratio		Sampling Error
103.75 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
103.75 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
103.75 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		

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
53505088	654-206-10379	BOUCHARD, NICHOLAS Location: EAST HILL ROAD	GALAT, DAVID	11.00	9/23/2021	56,000	54,100	96.61			
L1185091584	654-206-10718	CLARK TRACY Location: LOOP ROAD	NAPIER WILLIAM	29.00	2/7/2020	34,000	43,300	127.35			
933233216	654-206-10003	GUNTHER, PAUL Location: EAST HILL ROAD	ADAMS, KATHLEEN A	10.80	12/17/2021	45,000	41,900	93.11			
Totals for W - Woodland				50.80		135,000	139,300				

W - Woodland

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
3 Total Transactions	93.11	Low InterQuartile Value	78.20	Low 90% Value of Aggregate
45,000 Average Sales Price	127.35	High InterQuartile Value	128.17	High 90% Value of Aggregate
46,433 Average Listed Price	34.24	InterQuartile Range	103.19	Aggregate Ratio
105.69 Average Ratio			24.21%	Sampling Error
96.61 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
93.11 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
127.35 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
11.81 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
1931523136	654-206-10074	ALEXANDER, RICHARD A Location: 0 EAST HILL ROAD	WHEELER, JR., RALPH ...	17.50	6/29/2021	54,000	61,400	113.70			
1619418176	654-206-10037	BLAIS, RICHARD Location: VERMONT ROUTE 243	AUSTIN, EMILY	0.68	9/10/2021	15,100	13,400	88.74			
565977664	654-206-10491	BURR II, EDMOND C Location: LOOP ROAD	TERRENCE K JOHNSON T...	63.00	1/28/2022	65,000	61,000	93.85			
623260736	654-206-10798	CONRAD, KEVIN Location: 0 RIVER ROAD	CAVANAUGH, LINDA	10.10	6/15/2021	40,700	34,000	83.54			
L262709248	654-206-10306	DOUGLAS DAVID Location: BEAR MOUNTAIN ROAD	LEWIS FAMILY REVOCAB...	16.00	7/31/2019	39,500	39,500	100.00			
L1358888960	654-206-10145	FARMAN VINCENZA Location: LOOP ROAD	BROOKMAN JR. HAROLD	11.95	2/4/2020	16,500	27,400	166.06	O		
L1876688896	654-206-11156	GILBERT RICHARD Location: EAST HILL	BLAIS MATTHEW	10.42	11/24/2020	24,000	36,700	152.92	O		
82642496	654-206-10177	J & T REALTY TRUST Location: NORTH JAY ROAD	DEWEES, ROSEMARY C	66.00	3/31/2022	75,000	95,100	126.80			
379709504	654-206-11208	KHAN, NAFIS Location: 35 VT ROUTE 243	QUATTROCELLI, ROBERT	7.20	4/1/2021	42,000	28,500	67.86			
1579201600	654-206-10945	MCGUIRE, KEVIN Location: 0 EAST HILL ROAD	COOK, BRIAN H	20.67	6/29/2021	67,500	53,000	78.52			
852986944	654-206-11080	NGUYEN, CANDI Location: HIGHLAND AVENUE	SALIMBAY, DOLORES C	93.80	8/5/2021	155,000	123,100	79.42			
66636864	654-206-11280	ROBINSON, GENE C Location: VT ROUTE 105 WEST, TROY, VT	ST. PIERRE, MARK	7.70	8/24/2021	43,000	29,100	67.67			
2029361216	654-206-11206	ROBITAILLE, ROBERT W Location: VT ROUTE 100	BENNETT, DALE	3.58	4/9/2021	33,000	21,800	66.06			
51378752	654-206-10176	VISCARIELLO, ANTONIO Location: NORTH JAY ROAD	ROSEMARY C. DEWEES, ...	55.00	3/31/2022	65,000	81,900	126.00			
Totals for M - Miscellaneous				383.60		735,300	705,900				

M - Miscellaneous

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
14 Total Transactions	75.85	Low InterQuartile Value	83.95 Low 90% Value of Aggregate
52,521 Average Sales Price	126.20	High InterQuartile Value	108.05 High 90% Value of Aggregate
50,421 Average Listed Price	50.35	InterQuartile Range	96.00 Aggregate Ratio
100.80 Average Ratio			12.55% Sampling Error
91.29 Median Ratio	0.33	Value of Outlier Low Limit	0 Number of Low Outliers
66.06 Low Ratio	201.72	Value of Outlier High Limit	0 Number of High Outliers
166.06 High Ratio	- 75.19	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	277.24	Value of Extreme High Limit	0 Number of High Extremes/Influentials
27.19 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
7% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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
81 Total Transactions	68.81	Low InterQuartile Value	77.82 Low 90% Value of Aggregate
189,502 Average Sales Price	95.82	High InterQuartile Value	85.08 High 90% Value of Aggregate
154,344 Average Listed Price	27.01	InterQuartile Range	81.45 Aggregate Ratio
83.25 Average Ratio			4.46% Sampling Error
82.78 Median Ratio	28.30	Value of Outlier Low Limit	0 Number of Low Outliers
35.83 Low Ratio	136.33	Value of Outlier High Limit	3 Number of High Outliers
167.08 High Ratio	- 12.21	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	176.84	Value of Extreme High Limit	1 Number of High Extremes/Influentials
20.43 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
2% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
1 Total Transactions	103.75	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
80,000 Average Sales Price	103.75	High InterQuartile Value	0.00 High 90% Value of Aggregate
83,000 Average Listed Price	0.00	InterQuartile Range	103.75 Aggregate Ratio
103.75 Average Ratio			Sampling Error
103.75 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
103.75 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
103.75 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			

Class - Farm/Vacant (W, M, F)

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
17 Total Transactions	78.97	Low InterQuartile Value	86.80 Low 90% Value of Aggregate
51,194 Average Sales Price	126.40	High InterQuartile Value	107.43 High 90% Value of Aggregate
49,718 Average Listed Price	47.43	InterQuartile Range	97.12 Aggregate Ratio
101.66 Average Ratio			10.62% Sampling Error
93.85 Median Ratio	7.82	Value of Outlier Low Limit	0 Number of Low Outliers
66.06 Low Ratio	197.55	Value of Outlier High Limit	0 Number of High Outliers
166.06 High Ratio	- 63.32	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	268.69	Value of Extreme High Limit	0 Number of High Extremes/Influentials
24.10 COD			
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
6%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

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
99 Total Transactions	69.50 Low InterQuartile Value		78.92 Low 90% Value of Aggregate
164,392 Average Sales Price	101.06 High InterQuartile Value		85.89 High 90% Value of Aggregate
135,466 Average Listed Price	31.56 InterQuartile Range		82.40 Aggregate Ratio
86.66 Average Ratio			4.24% Sampling Error
85.29 Median Ratio	22.17 Value of Outlier Low Limit	0 Number of Low Outliers	21.88% Weighted Standard Deviation
35.83 Low Ratio	148.39 Value of Outlier High Limit	4 Number of High Outliers	
167.08 High Ratio	- 25.17 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	195.73 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
21.49 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
3% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			