

Study created by Christie.Wright@vermont.gov on 11/21/2022 at 4:27 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1365134400	660-209-10012	2020 TROVER-SMITH TR... Location: 5 BEARTOWN ROAD	BARTON, STEPHEN S	0.39	7/21/2021	575,000	489,300	85.10			
L920592384	660-209-10038	ALEXANDER DANIEL Location: 147 BEARTOWN ROAD	WHELAN CHRISTOPHER	5.10	12/9/2020	750,000	685,400	91.39			
L788344832	660-209-10852	ALLEN LAURA Location: 284 RIVER ROAD	MOREL ARMAND	0.52	7/31/2019	422,000	469,700	111.30			
1003944000	660-208-10206	ANDERSON, KATHRYN Location: 427 VERMONT ROUTE 15	RUSSELL, SANDRA M	1.00	4/2/2021	268,000	266,400	99.40			
L1388597248	660-208-10172	AUSTIN COREY Location: 63 SUGAR HILL	PALLOTTA JEANNE	1.86	8/7/2020	360,000	380,300	105.64			
L2125324288	660-209-10523	BAKER TYLER Location: 90 NORTH UNDERHILL STATION ROAD	PAIG SHERMAN	4.10	8/30/2019	283,000	341,200	120.57			
409877056	660-209-10198	BAUER, ANDREW Location: 35 EVERGREEN LN	NEWMAN, BRET	4.22	3/18/2022	675,000	615,900	91.24			
L2024243200	660-209-10767	BERARD JAKE ROLAND Location: 10 ROY DRIVE	ESTATE OF JOHN R. GR...	2.00	3/23/2020	209,000	233,300	111.63			
1434016832	660-209-10107	BISTER, JASON Location: 384 CILLEY HILL ROAD	LITCHFIELD, CATHRYN ...	2.40	10/25/2021	310,183	335,300	108.10			
L1067180032	660-209-10367	BOUCHETT FRANCOIS Location: 2 KRUG ROAD	MACKENZIE TODD	0.25	7/20/2020	304,500	312,000	102.46			
L1360510976	660-209-11118	BOYDEN SARA Location: 365 IRISH SETTLEMENT ROAD	LETCHER SCOTT	4.05	6/30/2020	380,000	418,700	110.18			
1096377408	660-208-10142	BRANSON, SILAS E Location: 2 ROARING BROOK DRIVE	STOCKING, HOLLY-RUTH	3.92	5/14/2021	230,000	242,300	105.35			
L1943232512	660-209-11210	BRIAN MARCOTTE Location: 10 SHEPHERDS WAY	ALBERTINI RICHARD	2.74	6/30/2020	155,000	613,900	396.06	E	E	E
1830771776	660-208-10162	BUTLER, KENNETH M Location: 38 SUGAR HILL	O'NEILL, EDWARD C	1.16	11/5/2021	425,000	404,800	95.25			
1147087936	660-209-10817	CANNIZZARO, VITO Location: 133 RIVER ROAD	ROGERS, DAVID	5.20	9/15/2021	375,000	398,900	106.37			
L413171712	660-209-10848	CARR WESLEY Location: 277 RIVER ROAD	MCCORD DENISE	1.00	9/10/2020	325,000	333,500	102.62			
L160272384	660-209-10556	DACEK KIM Location: 229 POKER HILL ROAD	DROZDOWSKI MITCHELL	2.00	12/13/2019	415,000	451,500	108.80			
L1229733888	660-209-10039	DEL TORO DAVID ALAN Location: 153 BEARTOWN ROAD	HAWLEY C. RICHARD	5.10	12/1/2020	577,000	600,300	104.04			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1247293440	660-209-10454	DIETZEL EDMUND Location: 24 MAPLE RIDGE ROAD	FITZGERALD JAMES	1.00	12/30/2019	360,000	386,500	107.36			
410817600	660-209-10912	DIRKMAAT, ADAM Location: 67 STEVENSVILLE RD	LUBITZ, CLIFFORD G	1.00	4/30/2021	399,000	386,700	96.92			
984886336	660-208-10209	DUPONT, CLARK Location: 4 VT FARMHOUSE ROAD	GEISE, PETER	1.09	7/29/2021	295,000	295,200	100.07			
141165120	660-209-10332	ELLINGER, MATTHEW B Location: 497 IRISH SETTLEMENT RD	BUTLER, ANDREW R	3.00	11/29/2021	533,000	472,400	88.63			
L24231936	660-209-10801	FARRELL KRYSTEN Location: 3 RUSSIN DRIVE	DESCLOS RUSSELL	3.00	8/14/2019	285,000	315,200	110.60			
L228962304	660-209-10663	FARRELL LIAM Location: 79 PLEASANT VALLEY ROAD	TOMASI LIVING TRUST	5.37	6/14/2019	337,000	418,900	124.30			
278416448	660-209-10169	FARRELL, MICHAEL Location: 11 DOWNS ROAD	CROCKETT, BRUCE	5.48	8/6/2021	415,000	404,100	97.37			
L519249920	660-209-10902	FRANCIS JEREMY Location: 20 STEVENSVILLE ROAD	DUNPHEY ROY	1.50	5/2/2019	390,000	405,200	103.90			
L1655332864	660-209-10453	GIROUX ROBBY Location: 23 MAPLE RIDGE ROAD	ROBERGE SCOTT	1.09	8/11/2020	359,900	391,700	108.84			
L89571328	660-209-10881	GOSELIN AMANDA Location: 98 SAND HILL ROAD	TOOLIN ROBERT	4.00	12/4/2019	424,900	496,700	116.90			
L897724416	660-209-10465	GRADY ELIZABETH Location: 70 MAPLE RIDGE ROAD	TURCOT JAMES	3.00	12/3/2019	390,000	485,800	124.56			
L1152393216	660-209-10250	GRAHAM LAURE Location: 11 HIGH MEADOWS ROAD	GUCKERT III JOHN	2.34	11/14/2019	305,000	335,500	110.00			
L1488199680	660-209-11125	HARDY DAVID Location: 70 MAPLE LEAF ROAD	FREDERICKS JAMES	5.03	10/9/2020	789,000	819,700	103.89			
L1918132224	660-208-10113	HAZEN JAMES Location: 17 POKER HILL ROAD	LASZLO EMESE	1.01	8/20/2019	340,000	374,000	110.00			
861547584	660-208-10063	INGALLS, KELLEN T Location: 25 MEADOW LANE	HIER, BRANDON K	2.50	9/3/2021	457,000	393,500	86.11			
L2103906304	660-209-10761	ISRAEL BRANDON Location: 74 RANGE ROAD	HERRERO STEPHEN	4.73	7/1/2019	275,000	323,400	117.60			
1860807744	660-209-11082	KELSEY, DANIEL P Location: 22 PINNACLE RIDGE	MARTELL, JOHN	5.40	9/10/2021	880,000	893,000	101.48			
1223810112	660-208-10052	LANDI, MATTHEW S Location: 12 KEDS LANE	BREARLEY, KIM E	3.00	11/12/2021	515,000	378,700	73.53	O	O	O

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L688009216	660-209-10496	MARANVILLE THOMAS Location: 19 MULLEN ROAD	FRENCH ANDREW	1.50	8/1/2019	225,000	276,500	122.89			
L997957632	660-209-10031	MATTERA ANDREW Location: 108 BEARTOWN RD	PIGEON JUSTIN	5.00	3/29/2021	320,000	319,500	99.84			
L1636499456	660-209-10847	MILLER DOUGLAS Location: 275 RIVER ROAD	JASKIEWICZ JUSTIN	0.45	10/7/2019	276,000	297,600	107.83			
1255386176	660-209-11208	MONNIG, MICHAEL JUST... Location: 330 IRISH SETTLEMENT ROAD	MOORE, MICHAEL	3.21	9/30/2021	530,000	509,600	96.15			
L1864933376	660-208-10037	MOYNIHAN TIMOTHY Location: 8 DEER RUN	FLEMING REVOCABLE LI...	2.09	8/13/2019	316,000	344,600	109.05			
L2134933504	660-209-10089	MULLIN DAVID Location: 18 CLOVERDALE RD	DECHERT TONY	4.80	7/31/2020	321,000	356,200	110.97			
602385472	660-209-11048	MUSHAWEH, NEIL Location: 18 WARNER CREEK	COTA, THOMAS J	5.87	9/17/2021	451,450	451,800	100.08			
L1930330112	660-208-10035	NELSON ALEXANDREA Location: 3 DEER RUN	ROY BRIAN	1.58	5/9/2019	285,000	310,400	108.91			
L1172574208	660-208-10045	NELSON STEVEN Location: 4 HARVEST RUN	SHANNON DEBORAH	1.00	8/2/2019	361,000	393,900	109.11			
806239296	660-209-10198	NEWMAN, BRET Location: 35 EVERGREEN LANE	HALLER, DEAN E	4.22	11/8/2021	625,000	615,900	98.54			
L34504704	660-208-10038	NOLAND HEIDI Location: 7 FOX RUN ROAD	VANDERPLOEG RICKY	3.83	6/7/2019	340,000	408,800	120.24			
L445808640	660-209-11045	PERHAM NATHANIEL Location: 13 WARNER CREEK	STADFELD RACHEL	5.45	9/4/2019	299,900	341,000	113.70			
L248537088	660-209-10254	RAND COLIN Location: 12 HAWK RIDGE	CARINI PETER	2.60	12/11/2020	355,000	373,200	105.13			
397017664	660-208-10061	RIDEN, CARL J Location: 17 MEADOW LANE	TRIPP, DONALD	1.00	12/1/2021	450,000	425,600	94.58			
L1427001344	660-209-10103	ROBERTS JONATHAN TOD Location: 74 CLOVERDALE ROAD	MAJOR DARENN PURNELL	3.77	9/22/2020	300,000	304,400	101.47			
L463413248	660-209-10161	ROCHELEAU ELLIOT Location: 4 DOON ROAD	LEONARD ADAM	4.10	9/3/2020	325,000	400,000	123.08			
L256360448	660-208-10161	SEDLAK MEGAN Location: 34 SUGAR HILL ROAD	FARRELLY RACHEL	1.87	8/30/2019	298,000	321,700	107.95			
L187703296	660-209-10396	SELIG MARK Location: 29 LOWER ENGLISH SETTLEMENT ROAD	RICHARDSON DWIGHT	3.12	8/2/2019	349,000	380,800	109.11			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2110029824	660-208-10230	SHEA JULIE Location: 505 VT ROUTE 15	CROWLEY PATRICK	3.50	7/1/2020	265,000	281,000	106.04			
L1035210752	660-209-10394	SOBEL ADAM Location: 4 PINEY GROVE LANE	ALLENDORF RYAN	5.65	1/8/2021	440,000	484,800	110.18			
2136591424	660-209-10094	STEARNS, JONATHAN Location: 43 CLOVERDALE ROAD	FULTON, WILLIAM F	2.00	7/28/2021	385,000	377,300	98.00			
1173013056	660-209-10985	STEINHAGEN, PAUL Location: 646 VT ROUTE 15	ROMANO, ROBERT R	4.28	1/13/2022	305,000	295,900	97.02			
1347703872	660-209-10036	STRONG, ELLIOT W Location: 143 BEARTOWN ROAD	TURNER, ANDREW A	5.60	6/11/2021	525,000	501,500	95.52			
L1229492224	660-209-10641	SUSSMAN JAMES Location: 27 PINE RIDGE ROAD	DEMUYNCK DAVID	5.00	5/26/2020	455,000	596,300	131.05			O
L228540416	660-209-10829	SWEENEY BRIAN Location: 184 RIVER ROAD	BOLTON JR JOSEPH	5.87	6/28/2019	405,000	457,000	112.84			
L1853915136	660-209-10432	TOY JOANNA Location: 29 METCALF VIEW	LAMBERT MARGARET	4.10	9/10/2020	265,000	261,200	98.57			
L412426240	660-208-10071	TROMBLEY ROBERT Location: 68 MEADOW LANE	WEBER SAMANTHA	2.42	10/2/2020	310,000	370,900	119.65			
L1056997376	660-209-10840	WHITCOMB BENJAMIN Location: 252 RIVER ROAD	CUSHING SCOTT	2.83	9/30/2020	290,000	288,000	99.31			
L326049792	660-208-10146	WILKINSON JESSE Location: 11 ROARING BROOK ROAD	DACEK KIM	0.68	12/12/2019	287,000	326,400	113.73			
L518995968	660-209-10098	WILSON STEPHEN Location: 54 CLOVERDALE ROAD	TERRY DAVID	1.60	7/8/2019	262,000	307,000	117.18			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>199.54</b>		<b>25,409,833</b>	<b>26,947,700</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
66 Total Transactions	99.12 Low InterQuartile Value		101.96 Low 90% Value of Aggregate
388,536 Average Sales Price	111.38 High InterQuartile Value		106.58 High 90% Value of Aggregate
405,135 Average Listed Price	12.26 InterQuartile Range		104.27 Aggregate Ratio
105.83 Average Ratio			2.22% Sampling Error
106.37 Median Ratio	80.73 Value of Outlier Low Limit	1 Number of Low Outliers	
73.53 Low Ratio	129.77 Value of Outlier High Limit	2 Number of High Outliers	
131.05 High Ratio	62.34 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.01 PRD (Regression Index)	148.16 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
7.57 COD			
10 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
15% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L36851712	660-209-11119	ADJOVU ADELAIDE Location: 40 HOBART HILL	JONES SEAN	60.37	1/10/2020	410,000	540,600	131.85			
L710500352	660-208-10183	ARNOLD CHRISTOPHER Location: 78 UPPER ENGLISH SETTLEMENT ROAD	BARRETT CHRISTOPHER	18.00	6/28/2019	459,000	539,400	117.52			
L1486741504	660-209-10673	BAILEY STEVEN ALAN Location: 196 PLEASANT VALLEY ROAD (A PORTION OF)	ESTATE OF MARY S. PA...	24.00	1/6/2020	410,000	550,900	134.37	O	O	
L1710641152	660-209-10874	BIRNBAUM DAVID Location: 61 SAND HILL ROAD	MARILYN J. KIMBALL T...	6.02	8/19/2020	572,000	659,500	115.30			
L880328704	660-209-10994	BURKE SEAN Location: 696 VT ROUTE 15	BURNOR CAMERON	10.10	7/15/2020	230,000	240,000	104.35			
L546930688	660-209-10168	CARROLL ANNA Location: 8 DOWNS ROAD	DISTEFANO CHRISTOPHE...	10.50	5/30/2019	449,000	457,400	101.87			
L1668554752	660-209-11027	CASEY STEPHEN Location: 39 HOBART HILL	CARTER KEITH	28.05	10/30/2020	459,000	540,900	117.84			
L280641536	660-209-11167	CURRAN FRANK Location: 23 WARNER CREEK	KOENIG KYLE	6.20	3/25/2020	405,000	465,800	115.01			
L1671454720	660-209-10821	DAVID BURTON Location: 152 RIVER ROAD	WILLARD MICHAEL	10.07	10/30/2019	570,000	671,300	117.77			
101745216	660-209-10171	DEYO, SCOTT C Location: 23 DOWNS ROAD	JUTRAS, JAMES	6.00	1/12/2022	435,000	413,600	95.08			
15850560	660-209-10937	FRANCIS, JEREMY Location: 260 STEVENSVILLE ROAD	TOWLE, WILLIAM B	15.20	11/10/2021	575,000	582,200	101.25			
L1602506752	660-209-10603	FRANCO SARA Location: 436 POKER HILL ROAD	OLSEN GARY	15.00	8/16/2019	278,000	358,500	128.96			
L1089044480	660-209-10062	FRYE JR. ALBERT Location: 13 BEAVERCREEK HILL	BERG CINDY	6.00	11/22/2019	285,000	301,600	105.82			
L1996005376	660-209-10467	GORDON DONNA Location: 73 MAPLE RIDGE	COLBURN JOHN	10.10	7/1/2020	405,000	436,400	107.75			
L954118144	660-209-10684	HAZELTON BRYANT Location: 261 PLEASANT VALLEY ROAD	LYMAN ARTHUR	12.00	9/27/2019	399,900	484,000	121.03			
907590720	660-209-10970	JEROME, DAVID T Location: 95 UPPER ENGLISH SETTLEMENT	TOENSING, TODD	25.08	11/8/2021	1,025,000	983,100	95.91			
6967872	660-209-10408	JOHNSON, DAVID M Location: 99 LOWER ENGLISH SETTLEMENT ROAD	CAVANAGH, DAVID A	5.00	1/31/2022	949,000	750,000	79.03	O	O	O
L204595200	660-209-10626	KELLEY ERIC Location: 600 POKER HILL ROAD	HUNNEMAN ERIKA	10.00	3/2/2021	275,000	311,400	113.24			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1336066048	660-209-10775	KMETZ PHILLIP Location: 37 REPA ROAD	BOLDUC CHRISTOPHER	6.60	6/12/2020	334,900	347,600	103.79			
342829632	660-209-10752	KNAUSS, ANDREAS Location: 42 RANGE ROAD	RUSZAS, THEODORE B	24.38	2/23/2022	605,000	574,500	94.96			
L607997952	660-209-11010	LOWE JENNIFER Location: 817 VERMONT ROUTE 15	COLLINS ROBERT	6.00	11/1/2019	299,000	344,500	115.22			
L1923649536	660-209-10336	MATTHEWS CHRISTIAN Location: 543 IRISH SETTLEMENT ROAD	BOUCHER ROLAND	11.10	2/5/2021	395,000	438,600	111.04			
L609509376	660-209-10668	MCQUILKIN SCOTT Location: 144 PLEASANT VALLEY ROAD	SETH FRIEDMAN FAMILY...	15.60	8/26/2019	625,000	691,000	110.56			
L601055232	660-209-10871	MORELLI MICHAEL Location: 47 SAND HILL ROAD	FERGUSON ROSS	9.51	6/24/2020	485,000	530,100	109.30			
L493322240	660-209-10711	MULCAHY TYLER Location: 453 PLEASANT VALLEY ROAD	BRENDA F. HUDSON TRU...	11.00	10/21/2020	535,000	624,900	116.80			
L302882816	660-209-10580	NOYES WILLIAM JR Location: 317 POKER HILL ROAD	IBARRA MARIBELLA	10.10	7/8/2019	305,000	329,000	107.87			
L1041301504	660-209-10824	PAGE JONATHAN Location: 44 ORCHARD ROAD	WEIR MARK	8.30	7/2/2020	665,000	680,000	102.26			
L662732800	660-209-10600	PARIZO ERIN Location: 428 POKER HILL ROAD	DESSEAU-KUSHNER LIVI...	104.00	8/28/2020	450,000	510,200	113.38			
L1494110208	660-209-10404	PETERSON MATTHEW SCO... Location: 68 LOWER ENGLISH SETTLEMENT ROAD	KATHERINE F. LESSER ...	12.10	7/29/2020	655,000	636,500	97.18			
970173504	660-209-10416	POUNDSTONE, PATRICIA Location: 7 MACOMBER VIEW	CHARLAND, MICHAEL H	10.01	9/30/2021	487,500	508,600	104.33			
L876003328	660-209-11176	REYNOLDS NATHAN Location: 24 WARNER CREEK	BARNES MICHAEL	10.86	10/17/2019	375,000	421,900	112.51			
L225579008	660-209-10234	RIGGS COLIN Location: 63 HARVEY ROAD	WOOD SARAH	10.10	7/25/2019	360,000	400,100	111.14			
L1314521088	660-209-10292	SAYRE EDWARD Location: 150 IRISH SETTLEMENT ROAD	LETCHER SCOTT	10.21	8/11/2020	594,000	642,000	108.08			
1370188864	660-209-10516	STERLING, MARK Location: 41 NORTH UNDERHILL STATION ROAD	DAVIS, SHARON A	10.10	10/1/2021	339,900	349,300	102.77			
782904384	660-209-10469	STONE, ROBERT N Location: 75 MAPLE RIDGE ROAD	AMUNDSEN, LINDA M	31.50	8/27/2021	579,000	558,000	96.37			
81427520	660-209-10634	SUMNER, AMOS, JR. L Location: 84 BILL COOK ROAD (LOT 2)	SHAPIRO (FKA KRUEGER...	6.82	10/29/2021	290,000	277,600	95.72			





**MHL - Mobile home landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1450125888	660-208-11122	ARNUCO, ERWIN B Location: 437 VERMONT ROUTE 15	RUSSIN, JR., GERALD ...	0.25	3/1/2022	150,500	149,500	99.34			
L526876672	660-209-10765	JUAIRE AARON Location: 2 ROY DRIVE	RYAN CYNTHIA	1.25	10/6/2020	199,000	205,700	103.37			
463776832	660-209-11003	PEEPLES, DESMOND Location: 772 STATE ROUTE ROUTE 15	PECOR, SHAWN	10.48	9/27/2021	210,000	214,500	102.14			
2115550272	660-209-10093	RAYMOND, DYLAN Location: 41 CLOVERDALE ROAD	VEVERKA, DIANE M	1.60	11/19/2021	218,600	210,300	96.20			
L468656128	660-209-10307	RITCHIE NICOLE Location: 348 IRISH SETTLEMENT ROAD	ALEXANDER CHARLES	29.60	7/31/2020	275,000	338,800	123.20			O
1244601408	660-209-10768	ZIELINSKI, AMY L Location: 12 ROY DRIVE	WILLIAMS, DIANE	3.83	10/8/2021	227,500	224,700	98.77			
<b>Totals for MHL - Mobile home landed</b>				<b>47.01</b>		<b>1,280,600</b>	<b>1,343,500</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
6 Total Transactions	98.13 Low InterQuartile Value	96.41 Low 90% Value of Aggregate
213,433 Average Sales Price	108.33 High InterQuartile Value	113.41 High 90% Value of Aggregate
223,917 Average Listed Price	10.20 InterQuartile Range	104.91 Aggregate Ratio
103.84 Average Ratio		8.10% Sampling Error
100.74 Median Ratio	80.74 Value of Outlier Low Limit	0 Number of Low Outliers
96.20 Low Ratio	120.74 Value of Outlier High Limit	1 Number of High Outliers
123.20 High Ratio	60.74 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	140.74 Value of Extreme High Limit	0 Number of High Extremes/Influentials
5.69 COD		
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
33% 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
1352514624	660-208-10200	419 VT RT 15 LLC Location: 419 VERMONT ROUTE 15	MAHEUX, MARC	0.39	11/30/2021	250,000	263,000	105.20			
2037328448	660-208-11121	POKER HILL STABLES L... Location: 77 POKER HILL ROAD	RN POKER HILL, LLC	6.89	3/1/2022	190,000	212,600	111.89			
<b>Totals for C - Commercial</b>				<b>7.28</b>		<b>440,000</b>	<b>475,600</b>				

**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	
2 Total Transactions	105.20	Low InterQuartile Value	88.78	Low 90% Value of Aggregate
220,000 Average Sales Price	111.89	High InterQuartile Value	127.40	High 90% Value of Aggregate
237,800 Average Listed Price	6.69	InterQuartile Range	108.09	Aggregate Ratio
108.55 Average Ratio			17.86%	Sampling Error
108.55 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
105.20 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
111.89 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
3.08 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
229521984	660-209-11159	ANTCZAK, ALEK B Location: LOT 3, PINEY GROVE LANE	GREEN VALLEY COLLECT...	5.18	3/31/2022	160,000	134,300	83.94			
1959337024	660-209-11217	LANG, CRAIG Location: 5 TATRO ROAD	TATRO, MICHAEL	3.78	10/1/2021	65,000	70,600	108.62			
1352063552	660-209-11159	LEVY, TRUSTEE, MAX G Location: LOT 4 PINEY GROVE LANE	GREEN VALLEY COLLECT...	6.01	3/31/2022	211,665	138,700	65.53	O		
1960725568	660-209-10783	OVERUNDERHILL LLC Location: 75 REPA ROAD	SERVON, DAWN M	20.13	7/21/2021	156,000	159,600	102.31			
L631767040	660-209-10924	REPERIO PROPERTIES L... Location: 142 STEVENSVILLE ROAD	RUPRIGHT MICHAEL	5.00	9/10/2020	70,000	112,800	161.14	E		
68909120	660-209-10666	TURSI, ALEXANDRA Location: 11 SHEPHERDS WAY	JOHN & CHRISTINE ALB...	10.19	4/12/2021	150,000	185,300	123.53			
<b>Totals for M - Miscellaneous</b>				<b>50.29</b>		<b>812,665</b>	<b>801,300</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
6 Total Transactions	79.34 Low InterQuartile Value	74.09 Low 90% Value of Aggregate
135,444 Average Sales Price	132.94 High InterQuartile Value	123.11 High 90% Value of Aggregate
133,550 Average Listed Price	53.60 InterQuartile Range	98.60 Aggregate Ratio
107.51 Average Ratio		24.86% Sampling Error
105.46 Median Ratio	- 1.07 Value of Outlier Low Limit	0 Number of Low Outliers
65.53 Low Ratio	213.34 Value of Outlier High Limit	0 Number of High Outliers
161.14 High Ratio	- 81.47 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	293.74 Value of Extreme High Limit	0 Number of High Extremes/Influentials
22.36 COD		
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

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

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
113 Total Transactions	99.62	Low InterQuartile Value	103.68 Low 90% Value of Aggregate
406,991 Average Sales Price	113.31	High InterQuartile Value	107.56 High 90% Value of Aggregate
429,858 Average Listed Price	13.68	InterQuartile Range	105.62 Aggregate Ratio
106.92 Average Ratio			1.84% Sampling Error
106.87 Median Ratio	79.10	Value of Outlier Low Limit	2 Number of Low Outliers
73.53 Low Ratio	133.83	Value of Outlier High Limit	3 Number of High Outliers
136.89 High Ratio	58.57	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	154.36	Value of Extreme High Limit	1 Number of High Extremes/Influentials
7.81 COD			
16	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		

**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
2 Total Transactions	105.20	Low InterQuartile Value	88.36 Low 90% Value of Aggregate
220,000 Average Sales Price	111.89	High InterQuartile Value	127.82 High 90% Value of Aggregate
237,800 Average Listed Price	6.69	InterQuartile Range	108.09 Aggregate Ratio
108.55 Average Ratio			18.25% Sampling Error
108.55 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
105.20 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
111.89 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
3.08 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
6 Total Transactions	79.34	Low InterQuartile Value	73.82 Low 90% Value of Aggregate
135,444 Average Sales Price	132.94	High InterQuartile Value	123.39 High 90% Value of Aggregate
133,550 Average Listed Price	53.60	InterQuartile Range	98.60 Aggregate Ratio
107.51 Average Ratio			25.14% Sampling Error
105.46 Median Ratio	- 1.07	Value of Outlier Low Limit	0 Number of Low Outliers
65.53 Low Ratio	213.34	Value of Outlier High Limit	0 Number of High Outliers
161.14 High Ratio	- 81.47	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	293.74	Value of Extreme High Limit	0 Number of High Extremes/Influentials
22.36 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	
121 Total Transactions	99.62	Low InterQuartile Value	103.52	Low 90% Value of Aggregate
392,989 Average Sales Price	113.31	High InterQuartile Value	107.35	High 90% Value of Aggregate
414,355 Average Listed Price	13.68	InterQuartile Range	105.44	Aggregate Ratio
106.53 Average Ratio			1.81%	Sampling Error
106.37 Median Ratio	79.10	Value of Outlier Low Limit	3	Number of Low Outliers
65.53 Low Ratio	133.83	Value of Outlier High Limit	4	Number of High Outliers
136.89 High Ratio	58.57	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	154.36	Value of Extreme High Limit	2	Number of High Extremes/Influentials
8.12 COD				
16	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
13%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			