

Study created by Christie.Wright@vermont.gov on 11/28/2022 at 9:32 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1811972096	663-210-10911	ADREON RYAN Location: 33 MACDONOUGH DRIVE	CHRISTINE BRADFORD L...	0.22	12/16/2019	205,000	171,400	83.61			
L1326407680	663-210-10955	AFTUCK ALEX Location: 60 WEST MAIN STREET	CASE ROY	0.60	5/15/2020	344,900	360,000	104.38			
129555520	663-210-10915	APODACA, JR., MICHAEL... Location: 82 MAIN STREET	WILLIAM C. WALSH, TR...	2.00	10/18/2021	728,000	559,000	76.79			
L1683750912	663-210-10498	ARNSTEIN CODY Location: 110 PANTON ROAD	ALLEN SCOTT	0.20	8/13/2019	210,000	169,200	80.57			
L322785280	663-210-10437	ASHLEY RICHARD Location: 93 WEST MAIN STREET	GREEN WANDA	0.34	10/7/2020	178,750	165,000	92.31			
L1237262336	663-210-10607	BALLARD ARIEL Location: 3 ADELE DRIVE	KIDDER BRENNAN	0.55	3/24/2021	320,000	228,000	71.25			
1046301760	663-210-10405	BARRY, JORDAN K Location: 191 GREEN STREET	CARSON-HOFFMANN, CAN...	0.84	7/6/2021	390,000	265,900	68.18			
L1104416768	663-210-10777	BECHER LOGAN Location: 15 BOOTHWOODS	RIVERS AMY	0.28	4/23/2020	230,000	201,900	87.78			
1374182464	663-210-10668	BESSETTE, KATHY Location: 5 BOWMAN ROAD UNIT 101	NOELA T. BRUNET 1995...	0.00	6/11/2021	210,000	150,600	71.71			
L2052214784	663-210-10647	BIELLO FAMILY TRUST Location: 30 NORTH STREET	THE NANCY C. BLACK R...	0.20	7/31/2019	650,000	482,600	74.25			
L987791360	663-210-10944	BOELEN THEODORE Location: 8A COUNTRY COMMONS	BUTLER TREG	0.00	11/16/2020	210,000	179,300	85.38			
L1850744832	663-210-10477	BONGES IV HENRY Location: 159 SOUTH MAPLE ST.	SILVESTRI DAVID	0.30	9/13/2019	210,300	195,700	93.06			
1741263936	663-210-10235	BRANDENBERGER, LAURI... Location: 119 WEST MAIN STREET	DEGRAAF, JOHN G	0.57	5/6/2021	327,000	215,700	65.96			
L1355833344	663-210-10886	BREVD A WILLIAM Location: 125 MAIN STREET	TERRY TRUSTEE STEPHE...	0.30	7/31/2020	535,000	391,800	73.23			
L619339776	663-210-10420	BRICKNER-MCDONALD RO... Location: 1A COUNTRY COMMONS	WALLIS NANCY	0.00	8/20/2020	210,000	177,600	84.57			
2029556800	663-210-10670	BROSSEAU, DEBORAH Location: 19 MAIN STREET	FRANCIS F. TROMBLEY,...	0.20	5/10/2021	215,000	175,500	81.63			
1358097472	663-210-10035	BROTHERS, THOMAS J Location: 18 NORTH MAPLE STREET	BADORE, HAROLD W	0.10	8/25/2021	269,000	188,700	70.15			
L713478144	663-210-10612	BULLEY TY Location: 87 W. MAIN STREET	MARSCHKE NICOLE	0.35	5/22/2019	188,000	172,800	91.91			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1877614592	663-210-10745	BUSHEY ALEXANDER Location: 15 NORTH ST	SANSONE ANDREW	0.20	12/15/2020	235,000	212,000	90.21			
L1750851584	663-210-10246	BYNUM JENNIFER Location: 41 SOUTH WATER STREET	FRYMOYER JOHN	0.30	6/3/2020	304,500	206,700	67.88			
855260224	663-210-10127	CALLAWAY, SCOTT I Location: 16 EAST STREET	ELEANOR M. GARDNER T...	0.10	10/1/2021	325,000	161,900	49.82			
L269516800	663-210-10047	CARTULARO VINCENT Location: 64 WEST MAIN STREET	CASE ROY	0.60	11/12/2020	249,600	221,000	88.54			
L2118676480	663-210-10043	CHARRON KAYLA Location: 4A COUNTRY COMMONS	BARROWS DOREEN	0.00	12/5/2019	185,000	162,700	87.95			
L57466880	663-210-10798	CLARK RACHEL Location: 17 HIGH STREET	HEITKAMP MICHELLE	0.10	7/26/2019	149,900	112,900	75.32			
L304726016	663-210-10807	COPPENRATH EMILY Location: 111 MAIN STREET	ZIMMERMAN ASHLEY	0.10	1/8/2021	221,000	157,000	71.04			
L1948454912	663-210-10136	CURTIS KATLIN Location: 47 BOOTH WOODS	AMAO CIFFO GRACE	0.00	7/25/2019	159,000	122,500	77.04			
L710135808	663-210-10754	DANYOW JACK Location: 21 UNION STREET	SCRIBNER TRAVIS	0.40	12/2/2019	180,000	153,200	85.11			
1197997120	663-210-10553	DENU, DOUGLAS Location: 34 SOUTH WATER STREET	CROCKER, DEREK	0.40	11/23/2021	302,000	234,300	77.58			
1314737216	663-210-10439	DILLENDER, JAMES Location: 30 SCHOOL STREET	BESSETTE, DYLAN M	0.10	7/30/2021	265,000	136,700	51.58			
L1817853952	663-210-10081	DOWNER DAVID Location: 8 BOOSKA COURT	BOOSKA JOSEPH	0.46	8/12/2019	340,000	309,100	90.91			
L1389527040	663-210-10776	DWINELL ALLISON Location: 78 MACDONOUGH DRIVE	HUSKINSON SIDNEY	0.40	2/18/2020	259,900	174,200	67.03			
596155456	663-210-10598	EDWARDS-ORR, TRUSTEE... Location: 59 NEW HAVEN ROAD	O'BRIEN, JEFFREY J	0.40	6/22/2021	350,000	213,800	61.09			
L1060675584	663-210-10408	ELYSABETHE ANN JAMES... Location: 5 GREEN MEADOW ACRES	HABLE DAVID	0.30	6/19/2020	340,000	293,200	86.24			
1701866048	663-210-10754	ERIC B. BERGLAND REV... Location: 21 UNION ST	DANYOW, JACK	0.40	1/28/2022	245,000	153,200	62.53			
L870883328	663-210-10328	FARNSWORTH TYLER Location: 8 CRESCENT DRIVE	THOMPSON DONNA RAE	0.30	2/28/2020	219,000	193,500	88.36			
L1557258240	663-210-10403	FLINT KAYLIE Location: 26 MOUNTAIN VIEW LANE	BIRKETT IAN	0.40	6/19/2020	219,000	164,000	74.89			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
11621440	663-210-10101	FOGEL, NIV Location: 10 - 12 MONKTON ROAD	BRATTON, DARRELL	0.40	5/5/2021	245,000	183,000	74.69			
L1928736768	663-210-10786	GEBO BRIAN Location: 7 GREEN MEADOW ACRES	BURDICK GREGORY	0.30	6/12/2019	425,000	394,000	92.71			
L736944128	663-210-10672	GREENWOOD MICHAEL Location: 8 ICE HOUSE COURT	PRICE TIMOTHY	0.50	1/24/2020	280,500	212,500	75.76			
L1142562816	663-210-10028	GRIMES ADAM Location: 14 VICTORY STREET	DELISLE LYNETTE	0.20	11/6/2020	217,000	171,900	79.22			
1870076992	663-210-10587	HALLIDAY, MARC Location: 7 COURTNEY DRIVE	MORSE, JUDITH	0.70	6/4/2021	260,000	176,000	67.69			
1317575744	663-210-10810	HARDER-HYDE, CARSON Location: 49 SCHOOL STREET	WEST, MELISSA	0.10	6/18/2021	180,000	152,300	84.61			
1413673536	663-210-10002	HARRIS, LUCAS B Location: 8 EAST STREET	WEST, MELISSA L	0.10	1/7/2022	345,000	175,500	50.87			
L1251217408	663-210-10480	HARTWELL DOUGLAS Location: 18 EAST STREET	LAFAVE RONALD	0.10	1/30/2020	160,000	111,200	69.50			
L122834944	663-210-10865	HAUTER SEAN Location: 8 SCHOOL STREET	IOVU MARCEL	0.20	5/15/2019	215,000	153,600	71.44			
L1242734592	663-210-10099	HAYYAT EMAN Location: 4 MEADOW LANE	BHUIYAN NY-VT REAL E...	0.30	2/5/2021	280,000	204,600	73.07			
L703709184	663-210-10694	HEKKERS MARK Location: 54 EAST STREET	ESTATE OF MICHAEL RU...	0.30	10/23/2020	180,000	157,100	87.28			
L972939264	663-210-10832	HENDRICK JUNE Location: 14 NORTH STREET	CONROY BRENDAN	0.20	1/11/2021	267,500	223,300	83.48			
L1859276800	663-210-10464	HURLBURT KERA Location: 1 COUNTRY COMMONS UNIT 1B	DEGRAAF JOHN	0.00	7/12/2019	189,000	180,600	95.56			
L21274624	663-210-10093	JABLONSKI DAVID Location: 90 MAIN STREET	LAFLAM JAMES	0.30	3/29/2021	325,000	248,800	76.55			
59284544	663-210-10534	JACOBSON, ERIC Location: 75 WEST MAIN STREET	LUMBRA, LORI L	0.50	6/25/2021	232,000	182,000	78.45			
1126267968	663-210-10700	JOHNSON, SAMUEL J Location: 33 NORTH MAPLE STREET	33 NORTH MAPLE, LLC	1.00	11/19/2021	352,400	282,400	80.14			
L205393920	663-210-10100	KADAR KENNETH Location: 7 MAPLE MANOR	GAVIN JASON	0.40	7/1/2019	235,000	208,300	88.64			
L230866944	663-210-10409	KADRIC SAMIR Location: 74 MEIGS ROAD	HOTTE MATTHEW	0.97	3/27/2020	145,000	136,800	94.34			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
948001856	663-210-10453	KAYHART, KIMBERLY A Location: 7 WEST STREET	ROBERTS, JENNIFER L	0.30	11/1/2021	265,000	168,200	63.47			
L1338740736	663-210-10172	KENNEDY JONATHAN Location: 16 SCOVEL LANE	PRIME CODY	0.10	7/19/2019	192,000	183,300	95.47			
L1003929600	663-210-10607	KIDDER BRENNAN Location: 3 ADELE DRIVE	NORTHROP WILLIAM	0.55	11/4/2019	257,000	228,000	88.72			
L568360960	663-210-10802	KRECHEL JOSHUA Location: 114 GREEN STREET	BERGERON JESSICA	0.40	10/29/2020	332,000	209,400	63.07			
L456245248	663-210-10666	LAMOTHE CHRISINE Location: 40 MONKTON ROAD	PARKER JR. ROGER	0.30	10/22/2019	189,900	173,500	91.36			
L2011201536	663-210-10792	LETENDRE ERIC Location: 12 SUNSET DRIVE	SOUTIERE STEVEN	0.53	12/4/2020	250,000	207,200	82.88			
920073280	663-210-10656	LEWIS, STEPHANIE P Location: 5 BOWMAN ROAD, UNIT 102	HUIZENGA, IAN C	0.00	5/18/2021	200,000	163,900	81.95			
L1182150656	663-210-10380	MACK DOUGLAS Location: 2 BATTERY HILL	MACKINNON GILLIAN	0.20	11/4/2019	235,000	211,500	90.00			
L911237120	663-210-10706	MACLEOD ANNE Location: 11 BOWMAN ROAD	CLAIRE ELEANOR RIVE...	0.00	4/1/2020	168,000	150,600	89.64			
1778322496	663-210-10878	MANEEN, TINA C Location: 6 PANTON ROAD	WEST, MELISSA	0.10	5/19/2021	217,000	162,700	74.98			
L1280577536	663-210-10593	MANKEDICK WINGS Location: 151 SOUTH MAPLE STREET	WILLWERTH PATRICK	0.50	8/3/2020	230,000	196,400	85.39			
L159793152	663-210-10040	MCCAFFREY SEAN Location: 20 MOUNTAIN VIEW LANE	BARROWS CECILIA	0.50	2/12/2021	228,000	181,700	79.69			
2005736512	663-210-10601	MCGOVERN, KARYN Location: 70 MEIGS ROAD	NEWTON, ALEXANDER V	0.50	11/1/2021	265,000	234,800	88.60			
1335249984	663-210-10001	MCGUIRE, ALEX Location: 32 BOOTH WOODS	MCENTEE, SHEILA	0.37	7/23/2021	215,000	183,700	85.44			
L1061769216	663-210-10294	MORSE TIMOTHY Location: 24 MEADOW LANE	CHARBONNEAU TINA	0.30	7/15/2019	197,750	196,200	99.22			
L784269312	663-210-10188	PANDARAKUTTY EMAYAVA... Location: 16 THOMAS CIRCLE	HURLBURT KERA	0.30	7/12/2019	240,000	194,800	81.17			
687488064	663-210-10946	PAQUIN, HEATHER L Location: 8C COUNTRY COMMONS	FLYNN, ADAM M	0.00	8/4/2021	207,000	132,300	63.91			
L494788608	663-210-10504	RAQUET CHRISTIAN Location: 28 MONKTON ROAD	VALLIERES LINDA	0.20	7/23/2020	253,000	184,700	73.00			

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L1262419968	663-210-10111	REID-ST JOHN MICHAEL Location: 9 SHORT STREET	KAREN A. LEGERE REVO...	0.30	7/8/2019	265,000	218,400	82.42			
354171968	663-210-10778	RENOUF, CHRISTOPHER ... Location: 31 MOUNTAINVIEW LANE	GOULD, MATTHEW S	0.40	9/29/2021	210,000	191,300	91.10			
625542720	663-210-10903	ROBBINS, MAXWELL Location: 42 BOWMAN ROAD	SULLIVAN, MICHAEL R	0.30	3/18/2022	380,000	219,700	57.82			
L1236131840	663-210-10080	ROBINSON MAGGIE Location: 14 PANTON ROAD	BOYCE STEPHEN	0.40	10/23/2019	225,000	209,100	92.93			
1699284544	663-210-10660	ROCK, CASEY T Location: 81 MAIN STREET	PLANKEY, TRUSTEE U/...	0.82	3/29/2022	395,000	271,700	68.78			
415562816	663-210-10545	ROFFE, III, ROBERT G Location: 7 BOOSKA COURT	PAUL, RAYMOND	0.37	11/22/2021	360,000	285,500	79.31			
L11747328	663-210-10108	ROSSIER ERIC Location: 24 VICTORY STREET	BRINKMAN HENRY	0.20	5/28/2020	156,000	172,600	110.64			
L562319360	663-210-10287	SCRIBNER TRAVIS Location: 125 WEST MAIN STREET	EMERSON PATRICIA	1.70	12/2/2019	295,000	269,600	91.39			
L131235840	663-210-10392	SENEAC HAYDEN Location: 15 MAPLE MANOR	HAYES SUSAN	0.30	2/28/2020	275,000	354,800	129.02	O	O	O
L1717174272	663-210-10701	SHUTE SKYLER Location: 29 MAIN STREET	RINGER PATRICK	0.40	8/3/2020	167,000	166,600	99.76			
217246784	663-210-10459	SIKKEMA, KATIE Location: 10 PANTON ROAD	LAMOTHE, SCOTT	0.20	8/13/2021	305,000	278,000	91.15			
1448954944	663-210-10424	SILMAN, EMILY Location: 12 SCOVEL LANE	PANICUCCI, THEODORE	0.10	8/3/2021	240,000	179,900	74.96			
2137520704	663-210-10042	SMITH, GRANT Location: 14 SUNSET DRIVE	BARROWS, DAVID R	0.21	3/28/2022	300,000	152,100	50.70			
687008832	663-210-10762	TELLING, GORDON R Location: 36-38 EAST STREET	ROONEY, KEVIN T	0.20	8/27/2021	341,200	230,000	67.41			
562517056	663-210-10838	THE HERRESHOFF HOUSE... Location: 18 SOUTH WATER ST., VERGENNES	EDGEWOOD PROPERTY HO...	0.58	5/4/2021	516,000	292,000	56.59			
L1599291392	663-210-10836	VAN AUKEN DENNIS Location: 192 SOUTH MAPLE STREET	TARTE REBECCA	0.90	5/15/2019	220,000	194,600	88.45			
1130888256	663-210-10894	VANSANT, LLC Location: 70 GREEN STREET	PARADIS, MARK	0.10	12/1/2021	233,250	128,500	55.09			
1290296384	663-210-10464	VIGNE, CATHERINE Location: 1B COUNTRY COMMONS	LAPIERRE, KERA	0.00	8/31/2021	222,200	180,600	81.28			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1235980288	663-210-10843	VTOPZ LLC Location: 44 NORTH STREET	THIESS KEVIN	0.60	6/19/2020	255,000	225,400	88.39			
L236494848	663-210-10918	WHEELER JASMINE Location: 34 EAST STREET	BOSS CARL	0.10	3/19/2020	129,900	112,700	86.76			
L315645952	663-210-10365	WILK KRISTEN Location: 5 ICE HOUSE COURT	JONAS FREDERIC	0.30	6/19/2020	271,000	209,400	77.27			
L101978112	663-210-10084	WILLIAMS RUTH Location: 7 CRESCENT DRIVE	BORDEAUX BRADLEY	0.20	7/24/2019	185,000	195,100	105.46			
2104085056	663-210-10242	WIMMER, DAVID A Location: 21 SCHOOL STREET	DEMATTIES, THOMAS T	0.50	1/10/2022	325,000	182,100	56.03			
L178229248	663-210-10852	WINTERS SUSAN Location: 116 PANTON ROAD	LAPLANTE MARK	0.40	7/16/2019	241,500	213,600	88.45			
294165568	663-210-10896	WISELL, KAREN H Location: 17 SUNSET DRIVE	WHITNEY, DANIEL J	0.20	8/11/2021	225,900	194,300	86.01			
L1332154368	663-210-10441	WORTHINGTON SALLY Location: 30 MAIN STREET	SOBRERO JEFFREY	1.18	7/23/2019	425,000	301,400	70.92			
L860553216	663-210-10590	YOUNG BENJAMIN Location: 13 SOUTH WATER STREET	DION JOANNE	0.10	6/20/2019	180,000	170,300	94.61			

<b>Totals for R1 - Residential with less than 6 acres</b>	<b>34.79</b>	<b>26,198,850</b>	<b>20,548,700</b>
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**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
99 Total Transactions	71.25	Low InterQuartile Value	76.18 Low 90% Value of Aggregate
264,635 Average Sales Price	88.64	High InterQuartile Value	80.69 High 90% Value of Aggregate
207,563 Average Listed Price	17.39	InterQuartile Range	78.43 Aggregate Ratio
80.15 Average Ratio			2.88% Sampling Error
81.28 Median Ratio	45.17	Value of Outlier Low Limit	0 Number of Low Outliers
49.82 Low Ratio	114.72	Value of Outlier High Limit	1 Number of High Outliers
129.02 High Ratio	19.09	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	140.80	Value of Extreme High Limit	0 Number of High Extremes/Influentials
13.10 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			

**MHU - Mobile home un-landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L577437696	663-210-10669	BRINKMAN HENRY Location: 8 SECOND STREET	BESSETTE SANDRA	0.00	7/10/2020	20,000	33,500	167.50	E	E	O
553065536	663-210-10513	DUPOISE, ALEXANDER T Location: 8 FIRST STREET	COUSINO, GREGORY D	0.00	6/18/2021	45,000	40,800	90.67			
L64577536	663-210-10346	HALLOCK JUNE Location: 26 FIRST STREET	RIVERS FREDRICK	0.00	3/25/2020	67,500	61,700	91.41			
435102784	663-210-10913	JERRY, AMANDA Location: 30 FIRST STREET	NOLAN, JAMES D	0.00	4/2/2021	40,000	43,900	109.75			
L2002173952	663-210-10058	JEWELL RALPH Location: 21 SECOND STREET	HALLOCK SYLVIA	0.00	7/29/2019	38,000	35,800	94.21			
L1152782336	663-210-10805	LALUMIERE LAURA Location: 20 FIRST STREET	MURPHY LAURIE	0.00	4/1/2019	38,000	43,800	115.26			
L1839632384	663-210-10522	LAWYER DONALD Location: 24 SECOND STREET	PIERCE JODY	0.00	4/14/2020	25,000	26,400	105.60			
782027328	663-210-10805	PERKINS, KRISTOPHER ... Location: 20 FIRST STREET	LALUMIERE, LAURA	0.00	1/28/2022	42,000	43,800	104.29			
L1438031872	663-210-10158	REID PATRICIA Location: 32 FIRST STREET	ADREON RYAN	0.00	2/27/2020	33,000	27,400	83.03			
L662994944	663-210-10236	SALLEY AVERI Location: 11 SECOND STREET	CHAMPINE DAVID	0.00	12/23/2019	36,000	34,800	96.67			
<b>Totals for MHU - Mobile home un-landed</b>				<b>0.00</b>		<b>384,500</b>	<b>391,900</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
10 Total Transactions	91.22	Low InterQuartile Value	93.35 Low 90% Value of Aggregate
38,450 Average Sales Price	111.13	High InterQuartile Value	110.50 High 90% Value of Aggregate
39,190 Average Listed Price	19.91	InterQuartile Range	101.92 Aggregate Ratio
105.84 Average Ratio			8.42% Sampling Error
100.48 Median Ratio	61.36	Value of Outlier Low Limit	0 Number of Low Outliers
83.03 Low Ratio	140.99	Value of Outlier High Limit	1 Number of High Outliers
167.50 High Ratio	31.50	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	170.85	Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.57 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			



**MHL - Mobile home landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1709726784	663-210-10787	ATHERTON, JOEL E Location: 61 MAIN STREET	CARTER, ROBERT B	0.20	6/17/2021	234,000	158,500	67.74			

<b>Totals for MHL - Mobile home landed</b>				<b>0.20</b>		<b>234,000</b>	<b>158,500</b>				
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**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	
1 Total Transactions	67.74	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
234,000 Average Sales Price	67.74	High InterQuartile Value	0.00	High 90% Value of Aggregate
158,500 Average Listed Price	0.00	InterQuartile Range	67.74	Aggregate Ratio
67.74 Average Ratio				Sampling Error
67.74 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
67.74 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
67.74 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
425431616	663-210-10640	7 GREEN, LLC Location: 7 GREEN STREET	3BD, LLC	0.09	12/22/2021	727,000	434,900	59.82			
L2045386752	663-210-10273	BEACHUM NINA Location: 135 MAIN STREET	OTTER CREEK HOLDINGS...	0.53	9/10/2020	158,000	162,500	102.85			
L2099757056	663-210-10129	HORTON III ALDEN Location: 187 MAIN STREET	BOUNINCONTRO SUSAN	0.05	12/18/2020	195,000	142,700	73.18			
821226560	663-210-10385	MACK, DOUGLAS J Location: 185 MAIN STREET	HAWLEY, DOUGLAS C	0.10	8/19/2021	350,000	263,000	75.14			
2086626368	663-210-10616	R.L. VALLEE, INC. Location: 2 SOUTH WATER STREET	SMALL CITY PROPERTIE...	0.22	4/29/2021	1,900,000	463,700	24.41	O		
L615456768	663-210-10202	STRONG HORSE HOSPITA... Location: 94 WEST MAIN STREET	CORSAIR LLC	4.90	5/24/2019	875,000	999,900	114.27			
<b>Totals for C - Commercial</b>				<b>5.89</b>		<b>4,205,000</b>	<b>2,466,700</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
6 Total Transactions	50.97 Low InterQuartile Value	17.59 Low 90% Value of Aggregate
700,833 Average Sales Price	105.70 High InterQuartile Value	99.73 High 90% Value of Aggregate
411,117 Average Listed Price	54.74 InterQuartile Range	58.66 Aggregate Ratio
74.95 Average Ratio		70.01% Sampling Error
74.16 Median Ratio	- 31.14 Value of Outlier Low Limit	0 Number of Low Outliers
24.41 Low Ratio	187.81 Value of Outlier High Limit	0 Number of High Outliers
114.27 High Ratio	- 113.25 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.28 PRD (Regression Index)	269.92 Value of Extreme High Limit	0 Number of High Extremes/Influentials
30.31 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
110 Total Transactions	71.65	Low InterQuartile Value	76.39 Low 90% Value of Aggregate
245,847 Average Sales Price	90.96	High InterQuartile Value	80.83 High 90% Value of Aggregate
193,262 Average Listed Price	19.31	InterQuartile Range	78.61 Aggregate Ratio
81.59 Average Ratio			2.82% Sampling Error
82.88 Median Ratio	42.68	Value of Outlier Low Limit	0 Number of Low Outliers
49.82 Low Ratio	119.92	Value of Outlier High Limit	2 Number of High Outliers
129.02 High Ratio	13.71	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	148.89	Value of Extreme High Limit	1 Number of High Extremes/Influentials
13.52 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
6 Total Transactions	50.97	Low InterQuartile Value	17.15 Low 90% Value of Aggregate
700,833 Average Sales Price	105.70	High InterQuartile Value	100.17 High 90% Value of Aggregate
411,117 Average Listed Price	54.74	InterQuartile Range	58.66 Aggregate Ratio
74.95 Average Ratio			70.76% Sampling Error
74.16 Median Ratio	- 31.14	Value of Outlier Low Limit	0 Number of Low Outliers
24.41 Low Ratio	187.81	Value of Outlier High Limit	0 Number of High Outliers
114.27 High Ratio	- 113.25	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.28 PRD (Regression Index)	269.92	Value of Extreme High Limit	0 Number of High Extremes/Influentials
30.31 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
0 Total Transactions	0.00	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
Average Sales Price	0.00	High InterQuartile Value	0.00 High 90% Value of Aggregate
Average Listed Price	0.00	InterQuartile Range	100.00 Aggregate Ratio
0.00 Average Ratio			Sampling Error
0.00 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
0.00 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
0.00 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
<b>COD</b>			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
N/A 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
116 Total Transactions	71.51 Low InterQuartile Value		70.31 Low 90% Value of Aggregate
269,586 Average Sales Price	91.05 High InterQuartile Value		81.50 High 90% Value of Aggregate
204,629 Average Listed Price	19.54 InterQuartile Range		75.90 Aggregate Ratio
81.24 Average Ratio			7.38% Sampling Error
82.42 Median Ratio	42.20 Value of Outlier Low Limit	1 Number of Low Outliers	38.52% Weighted Standard Deviation
24.41 Low Ratio	120.36 Value of Outlier High Limit	2 Number of High Outliers	
129.02 High Ratio	12.89 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.07 PRD (Regression Index)	149.67 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
14.47 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			