

Study created by Christie.Wright@vermont.gov on 11/29/2022 at 3:59 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
80100416	675-214-11112	ADAMS, BRYCE Location: 1283 NORTH ROAD	WIMBLE, JAMES B	0.75	10/29/2021	260,000	188,700	72.58			
L728219648	675-214-10173	ANDREWS BENJAMIN Location: 7267 MAIN STREET	LANGLAIS JOSHUA	2.13	9/18/2020	300,000	222,600	74.20			
386587712	675-214-10951	ANDRZEJKIEWICZ, MONI... Location: 4125 MAIN ST, THE SCHOOLHOUSE CONDO, UNIT 1	FISHER, BARRIE	0.00	10/14/2021	234,034	147,300	62.94			
1644915776	675-214-11179	BAMFORD, MARK Location: 861 ROLSTON ROAD	ESTATE OF JEAN F. SH...	4.00	9/27/2021	887,500	664,900	74.92			
L736878592	675-214-10766	BLOOD MATTHEW Location: 606 SKI VALLEY ROAD	MOUNTAIN VALLEY CONS...	1.30	9/3/2019	380,000	306,400	80.63			
L770605056	675-214-11141	BOBBIT SARA Location: 756 SPRING HILL ROAD	NEFF STEPHEN	1.82	8/28/2020	480,000	378,000	78.75			
L1309937664	675-214-10451	BOUCHER-DENNING YVET... Location: 7437 MAIN ST	WARREN AMY	1.40	9/12/2019	225,000	202,400	89.96			
L1604845568	675-214-10819	BRAY SARAH Location: 150 ROLSTON ROAD, MAD BUSH UNIT #203	LABORDE KENT	0.00	6/26/2020	72,500	53,700	74.07			
L54808576	675-214-10712	BUNDREN WILLIAM Location: 438 RIVERVIEW ROAD,	ODELL MICHAEL	1.45	12/11/2020	395,000	323,800	81.97			
L1098780672	675-214-10546	CARDONE TARA Location: 2316 EAST WARREN ROAD	WEIN BRENT	1.13	11/19/2020	463,000	298,600	64.49			
1044071488	675-214-10550	CARROLL, MARK Location: BUTTERNUT HILL CONDO UNIT H-6	COOK, ERIC A	0.00	5/14/2021	156,000	144,500	92.63			
L1133125632	675-214-10744	CLEMENT AIMEE Location: 850 SPRING HILL ROAD	MORSE KAREN	1.07	4/26/2019	265,000	251,100	94.75			
L258121728	675-214-10252	COLE BETH Location: 702 SKI VALLEY ROAD	FAIR III JAMES	1.00	4/3/2020	550,000	458,400	83.35			
2050765888	675-214-10547	COTTAGE REAL ESTATE,... Location: 987 COMMON ROAD	WORDEN, TODD A	1.50	6/11/2021	561,000	453,000	80.75			
1203817536	675-214-10821	CRAIG, KEVIN Location: 274 RIVERVIEW ROAD	STEIN, ELLEN	2.30	8/23/2021	525,000	302,000	57.52			
952433728	675-214-11135	DEMAGGIO, CHRISTOPHE... Location: 470 NORTH FAYSTON ROAD	LONG, BRADLEY	1.00	11/12/2021	270,000	176,400	65.33			
L953307136	675-214-10802	DIEHL RYAN Location: 670 NORTH FAYSTON ROAD	RICHARD ROBERT	1.35	12/20/2019	325,000	283,000	87.08			
L173670400	675-214-10553	EDWARDS JENNIFER Location: 120 GRAVES FARM ROAD	LEPP BRANWELL	1.55	9/30/2020	449,000	277,100	61.71			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L474537984	675-214-10538	ESTABROOKS MATTHEW Location: 246 ROLSTON ROAD	HANNA DORCAS	1.50	5/1/2019	420,000	400,100	95.26			
1789537344	675-214-10555	FENTON, JONATHAN Location: 347 HIGH BRIDGE HILL RD EXTENSION	ALBRECHT, MEGHAN	3.00	8/24/2021	520,000	272,800	52.46			
L410107904	675-214-10726	FETHEROLF ALEXANDRA Location: 58 DUGWAY ROAD	LAWAICH JODI	0.86	5/1/2019	241,000	257,900	107.01			
1541356096	675-214-10301	GALLAGHER, CAITLIN Location: 4125 MAIN STREET, UNIT #3, SCHOOLHOUSE CONDOMINIUM	WILLIAMS, LISA M	0.00	3/31/2022	189,000	84,500	44.71			
1880848448	675-214-10365	GLOW, STEPHEN Location: 901 AND 903 JOSLIN HILL ROAD	PLAYTER, ROBERT R	5.10	4/16/2021	725,000	697,400	96.19			
1948247104	675-214-10372	GREELEY, CHRISTOPHER... Location: 120 SUGARHOUSE LANE	KOZINSKI, JAMES	4.97	5/7/2021	660,000	416,500	63.11			
L1447673856	675-214-10347	HANOFEE RYAN Location: 83 RIVER RIDGE ROAD	GILBERT JR. JOHN	1.20	5/29/2020	340,000	399,800	117.59			
1434825792	675-214-10531	HARRISON, CLINTON Location: 3718 EAST WARREN RD	LANDA, JULIE BETH	3.60	6/30/2021	255,000	211,500	82.94			
1920394304	675-214-10988	HARTNETT, SEAN P Location: 75 OLD COUNTY ROAD	MCDONOUGH, MEGAN R	1.00	5/14/2021	445,000	313,500	70.45			
L1959698432	675-214-10526	HEALY LAWRENCE Location: 956 BUTTERNUT HILL ROAD	KOVAL JANET	0.00	3/12/2021	142,000	138,100	97.25			
1771912256	675-214-10414	HEBERT, MORGAN W Location: 956 BUTTERNUT HILL ROAD, UNIT E6	HARTNETT, SEAN P	0.00	11/4/2021	236,500	137,000	57.93			
L1962192896	675-214-11039	HESS PAUL Location: 299 CROSS ROAD	VON TRAPP HALL ELISA...	2.73	8/23/2019	282,000	286,500	101.60			
1284025408	675-214-10914	HMIELEWSKI, ERIC Location: 149C AIRPORT RD, UNIT C FLY-IN CHALETS	DREW, STEPHANIE	0.00	8/6/2021	121,000	77,200	63.80			
L1096417280	675-214-10715	IRELAND PETER Location: 118 RADCLIFFE DRIVE	ORR KATHI	2.89	6/15/2020	445,000	414,900	93.24			
L671297536	675-214-10702	KOCH DANIEL Location: 818 JOSLIN HILL ROAD	OSMOND CELESTINE	3.00	8/1/2019	475,000	370,600	78.02			
L1654988800	675-214-11181	KRIVITZKY AARON Location: 164 BERTHA SPRINGS ROAD	BEDFORD NATHAN	3.21	9/8/2020	550,000	425,000	77.27			
L1481142272	675-214-10323	LASHAR ERIN Location: 302 HIGH BRIDGE HILL ROAD EXTENSION	FURLANI MICHAEL	4.50	10/30/2019	383,000	360,100	94.02			
1124758592	675-214-10952	LAUREN, VEVERKA Location: 4125 MAIN ST., UNIT #10	GABOR, HOWARD	0.00	7/23/2021	235,000	177,700	75.62			
L941080576	675-214-11139	LEWIS IV STEPHEN	DEFLAVIO PAUL	2.06	8/17/2020	845,000	544,500	64.44			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1432920064	675-214-10730	LILLARD MATTHEW	HAMEL DEAN	1.63	1/14/2020	420,000	393,200	93.62			
		Location: 161 BRIGHTENBACK LANE									
L1510232064	675-214-10302	MACDONALD KERRY	KOCH DANIEL	1.10	6/14/2019	299,000	227,600	76.12			
		Location: 664 SPRING HILL ROAD									
L202391552	675-214-10825	MARTINSON RUSSELL	ROBINSON MARTIN	0.00	10/4/2019	175,000	154,500	88.29			
		Location: 1027 BUTTERNUT HILL ROAD, UNIT G5									
L216272896	675-214-10145	MCCAMP SCOTT	BUTTERNUT HILL HOME ...	0.00	10/15/2020	128,000	130,600	102.03			
		Location: 1023 F2 BUTTERNUT HILL ROAD									
2062611520	675-214-10771	MCCAUSLAND, KENDALL ...	SMITH, MICHAEL S	1.00	7/23/2021	325,000	209,700	64.52			
		Location: 26 OLD COUNTY ROAD									
1762356288	675-214-10010	MCGARRY, RYAN	SMITH, GREGORY M	3.20	9/24/2021	520,000	276,600	53.19			
		Location: 292 DEER RUN LANE									
L911228928	675-214-11025	MCCLOUD JEFF	BARIL DEANNA	3.10	11/6/2020	256,000	210,300	82.15			
		Location: 348 NORTH FAYSTON ROAD									
L337821696	675-214-10881	MIRACLE HALEN	THE SHAW VERMONT REA...	0.00	9/22/2020	129,000	132,000	102.33			
		Location: 1027 BUTTERNUT HILL ROAD, UNIT G-3									
1919398464	675-214-10910	MONTGOMERY, JANICE C	PAIGE, LAURA	0.00	2/25/2022	125,000	53,300	42.64			
		Location: 150 ROLSTON ROAD, MADBUSH #102									
790375488	675-214-10786	MURRAY IV, DANIEL F	REDDING, DANIEL J	3.00	8/27/2021	412,000	243,500	59.10			
		Location: 552 NORTH ROAD									
L2042363904	675-214-10119	OHAYON STEPHANE	4976 MAIN STREET LLC	3.20	10/15/2020	540,000	434,400	80.44			
		Location: 4976 MAIN STREET									
901311552	675-214-10221	OTTESEN, KENNETH	HALL, DOUGLAS L	0.00	10/4/2021	230,000	158,600	68.96			
		Location: UNIT G, FLY-IN CONDOMINIUM, 149 AIRPORT ROAD									
L1132765184	675-214-10910	PAIGE LAURA	WETZEL HILARY	0.00	2/22/2021	87,500	53,300	60.91			
		Location: 150 ROLSON RD., UNIT 102									
2108853312	675-214-11070	PATTERSON, KRISTINA ...	WAITSFIELD UNITED CH...	0.50	7/23/2021	340,000	230,500	67.79			
		Location: 55 PARSONAGE LANE									
2045742144	675-214-10562	PERLEY, FREDERICK A	FORWARD, DAVID	0.00	8/13/2021	116,000	51,300	44.22			
		Location: 150 ROLSTON RD, MADBUSH UNIT 202									
L1916674048	675-214-10240	PROWS JESTICE JR. TA...	DAVIS BARBARA	0.00	7/22/2019	145,000	136,500	94.14			
		Location: 102 DUGWAY ROAD #8									
L457052160	675-214-10132	QUIRIN RICHARD	JUENEMANN JESSICA	0.00	10/23/2019	132,000	130,600	98.94			
		Location: 1027 BUTTERNUT HILL UNIT G-2									
L1268719616	675-214-10487	REID ELOISE	DOWNSTREET HOUSING &...	0.00	8/10/2020	140,000	107,100	76.50			
		Location: 4125 MAIN ST., UNIT #6									

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
911627328	675-214-10052	RICHTER, JACK A Location: 1902 COMMON ROAD	BARNARD, STEPHEN C	5.30	6/11/2021	700,000	568,700	81.24			
L1626935296	675-214-11128	SEAVER MARC Location: 85 COMMON ROAD	GROSS STEVEN	0.60	7/24/2019	239,875	190,100	79.25			
L947773440	675-214-10194	SNYDER MAC Location: 954 BUTTERNUT HILL ROAD #D3	SMITH SUSAN	0.00	8/10/2020	127,000	132,000	103.94			
L303640576	675-214-10739	SPORN PAUL Location: 149 AIRPORT ROAD, UNIT E FLY-IN CHALET	HALL DOUGLAS	0.00	12/17/2020	180,000	157,800	87.67			
1954919488	675-214-10821	STEIN, ELLEN Location: 274 RIVERVIEW ROAD	RIVERS, JR., RICHARD...	2.30	6/29/2021	510,000	302,000	59.22			
L850960384	675-214-10299	THE DANIEL R. ABRAMS... Location: 954 BUTTERNUT HILL ROAD, D4	BASS POINT INVESTMEN...	0.00	12/17/2020	85,000	79,600	93.65			
L131833856	675-214-10349	THOMPSON CHARLES Location: 169 WALLIS DRIVE	GILBERT BRIAN	2.00	6/18/2020	290,000	232,800	80.28			
1136403008	675-214-10427	THOMPSON, CAROL M Location: 149 AIRPORT ROAD, UNIT B FLY-IN CHALETS	MARTIN, NATHAN J	0.00	1/28/2022	120,000	74,200	61.83			
1044965440	675-214-10867	TURKA, JOSHUA R Location: 664 OLD COUNTY ROAD	DEFREEST, ANNEMARIE	1.50	4/2/2021	1,150,000	731,800	63.63			
2011300928	675-214-10335	TUTHILL, MARY Location: 735 JOSLIN HILL ROAD	MOUNTAIN VALLEY CONS...	1.10	4/30/2021	240,000	212,700	88.63			
L295591936	675-214-10072	TUTUNJIAN CHRISTOPHE... Location: 147 BRIDGE STREET	BENNETT ARTHUR	0.50	2/22/2021	333,000	167,800	50.39			
L1086771200	675-214-10281	URSPRUNG JONATHAN PE... Location: 2692 EAST WARREN ROAD	HANSELMANN SETH	5.42	7/18/2019	361,500	248,400	68.71			
L282394624	675-214-10968	USHKOW DANIEL Location: 232 BIG ROCK ROAD	MYRTO NANCY LEE	1.30	1/14/2021	349,000	271,100	77.68			
L927084544	675-214-10546	WEIN BRENT Location: 2316 EAST WARREN ROAD	LAWLISS ROBERT	1.13	9/6/2019	240,000	298,600	124.42			
L798138368	675-214-11185	WEST ERIC Location: 107 BRIDGE STREET #4	TRIHV VICTORIA	0.00	2/19/2021	189,500	195,300	103.06			
Totals for R1 - Residential with less than 6 acres				101.25		23,941,909	18,314,000				

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
70 Total Transactions	64.28 Low InterQuartile Value		73.35 Low 90% Value of Aggregate
342,027 Average Sales Price	93.33 High InterQuartile Value		79.64 High 90% Value of Aggregate
261,629 Average Listed Price	29.05 InterQuartile Range		76.49 Aggregate Ratio
78.43 Average Ratio			4.12% Sampling Error
78.39 Median Ratio	20.70 Value of Outlier Low Limit	0 Number of Low Outliers	
42.64 Low Ratio	136.91 Value of Outlier High Limit	0 Number of High Outliers	
124.42 High Ratio	- 22.88 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	180.49 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.01 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
3% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L80244736	675-214-10256	COPELAND WILLIAM Location: 906 SHERMAN RD	DICKIE LAWRENCE	49.50	10/11/2019	2,000,000	3,084,500	154.23	O	O	O
340499520	675-214-10256	CRISP, FLORENCE A Location: 906 SHERMAN ROAD	COPELAND, WILLIAM A	49.50	10/14/2021	3,450,000	2,014,900	58.40			
1363541056	675-214-11033	DE PAPP, JOHN Location: 401 RIVER RIDGE ROAD	IENTILE, JAMES R	16.50	12/15/2021	1,053,001	830,500	78.87			
L2007154688	675-214-10215	DUCKWORTH GEOFFREY Location: 365 QUARRY ROAD	LUXENBERG LINDA	7.60	6/26/2020	390,000	479,700	123.00			
L560889856	675-214-11076	GALLOWAY WILLIAM Location: 1939 EAST WARREN ROAD	BURLEY JILL	7.60	8/28/2020	410,000	332,800	81.17			
1912941632	675-214-10384	GOSLING, CATHERINE H Location: 819 NORTH ROAD	BURKE, JOHN L	7.47	8/16/2021	850,000	437,700	51.49			
L1158586368	675-214-10125	HELENEK ERIC Location: 114 OLD SUMMER CAMP ROAD	THE DANA B. DONALDSO...	10.10	8/10/2020	1,450,000	1,104,500	76.17			
2031445056	675-214-10563	JORDAN, IAN Location: 129 EURICH FARM ROAD	KALICHSTEIN, AVSHALO...	23.88	6/1/2021	2,099,906	1,502,500	71.55			
912002112	675-214-10356	LUX, JONATHAN R Location: 441 RIVERVIEW ROAD	GOODMAN, IV, CHARLES...	8.50	7/19/2021	885,000	493,600	55.77			
L1961938944	675-214-10215	LUXENBERG LINDA Location: 365 QUARRY ROAD	COSENTINO TIMOTHY	7.60	11/26/2019	430,000	479,700	111.56			
L803069952	675-214-10830	MONTALBANO ANDREW Location: 550 OLD COUNTY RD	YELLOW PASTURE LLC	10.20	11/16/2020	800,000	745,200	93.15			
L230637568	675-214-10454	MOUNTAINAIR LLC Location: 914 MAIN STREET	JACKSON IRA	7.50	9/4/2020	900,000	819,600	91.07			
L1638400000	675-214-10311	OREM TRUSTEE ROBERT Location: 1317 BROOK RD	DARRYL C. FORREST RE...	10.60	12/15/2020	950,000	690,000	72.63			
L513540096	675-214-11182	PETER HARRISON Location: 162 BERTHA SPRINGS ROAD	GOLDSTEIN JOSEPH	8.13	4/29/2019	610,000	643,600	105.51			
L1103269888	675-214-11147	PHELAN MICHAEL Location: 222 RAPHAEL ROAD	CHAMBERLAIN GEORGE	6.63	10/15/2020	615,000	593,200	96.46			
L1503551488	675-214-10684	RAJSICH LEE Location: 1887 EAST WARREN ROAD	NEILL BRYAN	8.20	2/26/2021	358,000	320,000	89.39			
L849809408	675-214-10200	ROOD L. MACRAE Location: 7512 MAIN STREET	SCHULMAN SONN STEFAN...	10.60	1/23/2020	250,000	291,800	116.72			
L35504128	675-214-11078	SENERFITT ETHAN Location: 1947 SOUTH HILL ROAD	HERBICK THOMAS	10.00	3/31/2021	530,824	515,600	97.13			
L2128560128	675-214-10600	SHAFFER ELIZABETH BA...	BERGEN GEOFFREY	11.10	9/11/2020	780,000	627,900	80.50			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L78555456	675-214-10800	Location: 221 EURICH FARM ROAD SHEPARD BROOK LLC		107.50	10/16/2020	1,325,000	1,035,200	78.13			
L913424384	675-214-10493	Location: 90 NORTH FAYSTON ROAD SHULMAN CODY		7.30	8/30/2019	570,000	532,200	93.37			
L1699422208	675-214-10261	Location: 617 VILLAGE WOODS ROAD TANZER DAVID		7.46	10/4/2019	585,000	520,700	89.01			
L262590464	675-214-10352	Location: 3055 EAST WARREN ROAD THE MOONEY FAMILY TR...		26.70	1/15/2021	1,070,000	629,700	58.85			
Location: 476 PADDY HILL ROAD											

Totals for R2 - Residential with 6 or more acres				420.17		22,361,731	18,725,100				
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R2 - Residential 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
23 Total Transactions	72.63 Low InterQuartile Value	70.69 Low 90% Value of Aggregate
972,249 Average Sales Price	97.13 High InterQuartile Value	96.79 High 90% Value of Aggregate
814,135 Average Listed Price	24.50 InterQuartile Range	83.74 Aggregate Ratio
88.01 Average Ratio		15.58% Sampling Error
89.01 Median Ratio	35.88 Value of Outlier Low Limit	0 Number of Low Outliers
51.49 Low Ratio	133.88 Value of Outlier High Limit	1 Number of High Outliers
154.22 High Ratio	- 0.87 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	170.63 Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.93 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
1520053312	675-214-11029	QUENNEVILLE, JOSEPH	VIENS, STANLEY R	3.24	8/30/2021	165,000	146,500	88.79			
Location: 416 TREMBLAY ROAD											

Totals for MHL - Mobile home landed				3.24		165,000	146,500				
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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	88.79	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
165,000 Average Sales Price	88.79	High InterQuartile Value	0.00	High 90% Value of Aggregate
146,500 Average Listed Price	0.00	InterQuartile Range	88.79	Aggregate Ratio
88.79 Average Ratio				Sampling Error
88.79 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
88.79 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
88.79 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
1341103168	675-214-10613	108 BLESSINGS, LLC Location: 5267 MAIN STREET	INN SPIRED INVESTMEN...	1.15	10/21/2021	870,000	955,900	109.87			
1855234624	675-214-10577	340 MAD RIVER PARK, ... Location: 340 MAD RIVER PARK	M5 LEASING COMPANY L...	2.46	1/14/2022	1,150,000	1,164,300	101.24			
672105024	675-214-10090	4429 MAIN LLC Location: 4429 MAIN ST	MSR HOLDINGS-WAITSFI...	0.00	1/11/2022	195,000	221,400	113.54			
1016187968	675-214-10433	5070 MAIN STREET LLC Location: 5070 MAIN ST.	TD BANK NA	2.00	8/6/2021	415,000	738,900	178.05	O	O	O
1797551168	675-214-10696	5197 MAIN PROPERTIES... Location: 5197 MAIN STREET, UNIT 2	NOACK, KARIN M	0.00	7/14/2021	150,000	134,200	89.47			
2030897728	675-214-10838	5275 LLC Location: 5275 MAIN STREET	KBS TRUST	2.50	2/9/2022	648,000	550,400	84.94			
1167932480	675-214-10068	ADLER, JONATHAN Location: 7575 MAIN STREET	TWO ROUTE SEVENTEEN ...	15.00	11/5/2021	1,500,000	534,000	35.60			
1219338816	675-214-10457	BEHN, ANNE KIRSTIN Location: 5523 MAIN STREET	JAMIESON FAMILY LLC	0.40	1/14/2022	290,000	260,000	89.66			
1963934784	675-214-10032	BERGSTROM, KURTIS R Location: `1673 MAIN STREET, UNIT #4 NORTH BRANCH	AUSTIN, LIZABETH G	0.00	4/30/2021	70,000	52,300	74.71			
764439104	675-214-10905	BRAYDEN, BENJAMIN Location: 150 ROLSTON ROAD #104	CICCHETTI, JULIA	0.00	3/10/2022	121,000	53,700	44.38			
L1985740800	675-214-10561	BROTHERS BUILDING CO... Location: 438 MAD RIVER PARK, UNIT #2	LINDSAY HERBERT	0.00	6/18/2019	320,000	203,800	63.69			
L2001235968	675-214-10829	FARRELL'S REMARK LLC Location: 2150 WEST MAIN STREET	C & D ENTERPRISES LL...	15.00	8/22/2019	750,000	890,300	118.71			
733178944	675-214-10440	KORROW REAL ESTATE L... Location: 5197 MAIN STREET, UNIT 3	HP SHEA HOLDINGS, LL...	0.00	9/30/2021	160,000	150,700	94.19			
1985248320	675-214-10002	K-SHRED LLC Location: 5677 MAIN STREET	HOPKINS, PATRICIA A	1.20	1/4/2022	250,000	188,600	75.44			
L1021108224	675-214-10912	MAD SOAK LLC Location: 6163 MAIN STREET	MR WOOLERY PROPERTIE...	1.50	1/15/2021	356,250	395,900	111.13			
278670400	675-214-10601	NAYLOR, BRANDON Location: 243 TREMBLAY	MARANDA, LUC H	4.23	8/31/2021	715,000	604,700	84.57			
L1616007168	675-214-10218	ROOKWOOD PROPERTIES ... Location: 5864 MAIN STREET	T & L GARNDER INCORP...	20.29	12/3/2019	750,000	889,500	118.60			
1454332992	675-214-10921	SHEA PROPERTY SERVIC... Location: 4276 MAIN STREET	4276 MAIN STREET, LL...	0.63	11/1/2021	339,000	345,500	101.92			
1288645696	675-214-10248	SHELTER 4412 LLC	DEHEER, MARTIN	0.20	9/3/2021	315,000	321,500	102.06			

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
389577792	675-214-10061	THE DOG HOUSE, LLC Location: 4412 MAIN STREET Location: 168 FIDDLERS GREEN	PITT HOLDINGS LLC	1.77	12/21/2021	240,000	225,000	93.75			
Totals for C - Commercial				68.33		9,604,250	8,880,600				

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	
20 Total Transactions	77.72	Low InterQuartile Value	75.73	Low 90% Value of Aggregate
480,213 Average Sales Price	110.82	High InterQuartile Value	109.20	High 90% Value of Aggregate
444,030 Average Listed Price	33.09	InterQuartile Range	92.47	Aggregate Ratio
94.28 Average Ratio			18.09%	Sampling Error
93.97 Median Ratio	28.08	Value of Outlier Low Limit	0	Number of Low Outliers
35.60 Low Ratio	160.45	Value of Outlier High Limit	1	Number of High Outliers
178.05 High Ratio	- 21.55	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	210.09	Value of Extreme High Limit	0	Number of High Extremes/Influentials
21.98 COD				
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
10%	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
654429248	675-214-11155	AYERS, TIMOTHY F Location: LOT 3B SUGARHOUSE LANE	BENOIT, PAUL	5.00	8/27/2021	225,000	156,200	69.42			
1637016640	675-214-11188	CALABRO, BRIAN P Location: 200 BERTHA SPRINGS RD	KOEPELE, DAVID E	3.15	5/26/2021	97,000	74,000	76.29			
L593674240	675-214-10985	CUDDYER KELLY Location: EAST WARREN ROAD	O'LESSKER CHARLES	1.90	1/8/2021	89,000	84,000	94.38			
184259648	675-214-11187	DANILIUK, ERIK Location: LOT 1, BERTHA SPRINGS	TAMEZ, JESUS	6.20	6/18/2021	80,000	85,700	107.13			
L485122048	675-214-10934	DEL ROSAL ANA Location: 5+/- ACRES ON RAPHAEL ROAD	STILES JOHN	5.00	6/26/2020	89,000	122,400	137.53			
L504274944	675-214-10587	HANSON EMMA Location: 139 POST OFFICE ROAD	DONALDSON JAMES	0.76	10/29/2020	74,000	50,000	67.57			
L1682468864	675-214-11224	HOOGENBOOM ANN Location: GRAVES FARM ROAD	NORI GROUP LLC	2.90	6/5/2019	108,000	104,600	96.85			
L2055897088	675-214-11186	JULIAN CHRISTOPHER Location: LOT 2 RYLE ROAD	KALICHSTEIN AVSHALOM	3.49	3/30/2021	194,700	167,300	85.93			
L1239130112	675-214-10382	MANGO CHRIS Location: TREMBLAY ROAD	HADDEN ARNOLD	12.74	6/26/2020	75,000	146,300	195.07	E	E	E
1514519616	675-214-10361	ORIOLE-MORWAY, DANIKA Location: 0 NORTH ROAD	GRANDFIELD, CHERYL L	21.50	12/3/2021	200,000	195,200	97.60			
L1527029760	675-214-11202	RAYNES DEREK Location: AIRPORT RD, LOT #6	CLOUGH JONATHAN	10.17	12/15/2020	85,000	89,000	104.71			
L1192833024	675-214-10456	SULLIVAN JOHN Location: HUMMINGBIRD LANE	JAEGER SUSAN	10.10	12/18/2020	135,500	135,500	100.00			
1606048832	675-214-10747	URSPRUNG, ALEX W Location: EAST WARREN ROAD	RUTH ELLEN PESTLE TR...	8.60	10/29/2021	29,200	29,200	100.00			
Totals for M - Miscellaneous				91.51		1,481,400	1,439,400				

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
13 Total Transactions	81.11	Low InterQuartile Value	82.81 Low 90% Value of Aggregate
117,200 Average Sales Price	105.92	High InterQuartile Value	101.07 High 90% Value of Aggregate
107,758 Average Listed Price	24.81	InterQuartile Range	91.94 Aggregate Ratio
94.78 Average Ratio			9.93% Sampling Error
97.23 Median Ratio	43.90	Value of Outlier Low Limit	0 Number of Low Outliers
67.57 Low Ratio	143.13	Value of Outlier High Limit	1 Number of High Outliers
137.53 High Ratio	6.69	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	180.34	Value of Extreme High Limit	1 Number of High Extremes/Influentials
13.42 COD			
2 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			

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
99 Total Transactions	64.52	Low InterQuartile Value	74.38 Low 90% Value of Aggregate
490,113 Average Sales Price	93.62	High InterQuartile Value	86.24 High 90% Value of Aggregate
393,608 Average Listed Price	29.10	InterQuartile Range	80.31 Aggregate Ratio
81.09 Average Ratio			7.38% Sampling Error
80.50 Median Ratio	20.88	Value of Outlier Low Limit	0 Number of Low Outliers
42.64 Low Ratio	137.26	Value of Outlier High Limit	1 Number of High Outliers
154.22 High Ratio	-22.76	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	180.91	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.59 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			

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
20 Total Transactions	77.72 Low InterQuartile Value		75.69 Low 90% Value of Aggregate
480,213 Average Sales Price	110.82 High InterQuartile Value		109.24 High 90% Value of Aggregate
444,030 Average Listed Price	33.09 InterQuartile Range		92.47 Aggregate Ratio
94.28 Average Ratio			18.14% Sampling Error
93.97 Median Ratio	28.08 Value of Outlier Low Limit	0 Number of Low Outliers	
35.60 Low Ratio	160.45 Value of Outlier High Limit	1 Number of High Outliers	
178.05 High Ratio	- 21.55 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	210.09 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
21.98 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
10% 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
14 Total Transactions	83.52	Low InterQuartile Value	85.32 Low 90% Value of Aggregate
131,646 Average Sales Price	105.31	High InterQuartile Value	100.93 High 90% Value of Aggregate
122,592 Average Listed Price	21.79	InterQuartile Range	93.12 Aggregate Ratio
95.07 Average Ratio			8.39% Sampling Error
97.60 Median Ratio	50.83	Value of Outlier Low Limit	0 Number of Low Outliers
67.57 Low Ratio	138.00	Value of Outlier High Limit	1 Number of High Outliers
137.53 High Ratio	18.14	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	170.69	Value of Extreme High Limit	1 Number of High Extremes/Influentials
12.41 COD			
3	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
21%	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
133 Total Transactions	69.19 Low InterQuartile Value		77.18 Low 90% Value of Aggregate
453,309 Average Sales Price	97.19 High InterQuartile Value		88.07 High 90% Value of Aggregate
374,557 Average Listed Price	28.00 InterQuartile Range		82.63 Aggregate Ratio
84.46 Average Ratio			6.58% Sampling Error
83.96 Median Ratio	27.18 Value of Outlier Low Limit	0 Number of Low Outliers	40.26% Weighted Standard Deviation
35.60 Low Ratio	139.20 Value of Outlier High Limit	3 Number of High Outliers	
178.05 High Ratio	- 14.82 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	181.20 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
19.85 COD			
8 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			