

Study created by Christie.Wright@vermont.gov on 10/21/2022 at 7:49 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L635174912	681-216-10046	118 DEPOT STREET LLC Location: 118 DEPOT STREET	BAKER DIANE	0.44	11/6/2020	150,000	160,600	107.07			
L1741144064	681-216-10449	ADAMS II CHARLES Location: 368 OLDE PINE LANE	WHITEHORNE DARCI	4.25	12/14/2020	350,000	292,800	83.66			
14875712	681-216-10051	ADAMS, BENJAMIN Location: 625 WEST HILL RD	HART, JAMES R	5.00	12/16/2021	315,000	200,100	63.52			
1813828160	681-216-10577	ALLEN, MEGAN L Location: 226 RAILROAD STREET	KENNEDY, PATRICK C	0.26	2/11/2022	165,000	130,900	79.33			
L1330978816	681-216-10311	BIANCA LLC Location: 150 SOUTH MAIN STREET	GOLDEN RULE INVESTME...	1.20	7/3/2020	161,000	202,600	125.84			
1141548096	681-216-10307	CAIRNS PROPERTY MANA... Location: 96 HAWKINS ROAD	FAY, CAROL A	2.40	5/20/2021	79,900	124,800	156.20	O	O	O
L745439232	681-216-10963	COSTON DIANE Location: 1739 VERMONT ROUTE 140 EAST	SEWARD MICHAEL	1.01	9/28/2020	258,000	188,100	72.91			
L1009672192	681-216-10237	DAILEY MARK Location: 2056 VT ROUTE 140 EAST	ROST STEPHANIE	3.14	4/5/2019	190,000	161,400	84.95			
930602048	681-216-10541	DANDENEAU, KENNETH J Location: 109 SCHOOL STREET	JONES, DANA V	0.32	10/8/2021	233,500	176,700	75.67			
885406784	681-216-10296	DESARIO, JACK V Location: 135 SCHOOL STREET	MAZUR, NANCY L	0.24	11/15/2021	260,000	151,700	58.35			
L630530048	681-216-10143	DHARA RAMAKRISHNA Location: 41 CHURCH STREET	CARROLL JOHN	0.24	9/30/2020	215,000	181,100	84.23			
L1646637056	681-216-10885	DUHAMEL MARK Location: 109 MEACHAM STREET	BOUDREAU KEVIN	0.30	10/30/2019	139,500	112,800	80.86			
L1794977792	681-216-11177	DURGIN JACOB Location: 400 NORTH MAIN STREET	CHURCH PATRICIA	0.50	9/6/2019	99,000	83,500	84.34			
1233296448	681-216-11073	EBERHARD, CLIFFORD H Location: 63 PROSPECT STREET	ESTATE OF JANET TIFF...	0.22	10/15/2021	163,500	134,000	81.96			
L111484928	681-216-10576	ELWOOD DREW Location: 207 EAST STREET	KENLAN A JAY	5.07	7/31/2020	495,000	492,500	99.49			
L659087360	681-216-11390	F.A.S. TRUCKING INC. Location: 1281 U.S. ROUTE 7 SOUTH	PATCH JEFFREY	2.17	10/15/2019	159,000	131,400	82.64			
1972087360	681-216-11246	FAHOURY, ANTHONY T Location: 390 HAVEN HILL RD	GOELZ, JEFFREY S	1.46	3/22/2022	585,000	379,500	64.87			
L1030303744	681-216-10622	FARMER CHARLES Location: 238 SOUTH MAIN STREET	LATTUCA REV. TRUST R...	0.47	8/23/2019	220,000	220,400	100.18			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2104606720	681-216-10910	FREEBORN MARY Location: 145 LIDSTONE LANE	RUSSO CHARLES	0.33	10/8/2019	86,600	131,600	151.96	O	O	O
408480320	681-216-11068	GELLENTHIEN, CHLOE Location: 41 CREEK ROAD	THOMPSON III, PAUL T	0.62	3/18/2022	166,500	148,900	89.43			
L34668544	681-216-11167	GILLETT PAUL Location: 112 NORTH MAIN STREET	WEEKS TERRY	0.36	6/30/2020	235,000	217,200	92.43			
L858624000	681-216-10914	HERBST KASSIE Location: 4751 ROUTE EAST 140	RYAN JOHN	5.08	10/29/2020	419,000	394,900	94.25			
155576896	681-216-11087	JACKSON, DAVID Location: 236 NASH DRIVE	COLE, BRYAN J	1.50	3/28/2022	185,000	141,000	76.22			
L49590272	681-216-10100	JANKUS JORDAN Location: 143 SOUTH MAIN STREET	BLAIR CHRISTOPHER	0.75	6/21/2019	190,000	252,000	132.63			
L697876480	681-216-10277	JOHNSON LEAANN Location: 93 VILLAGE STREET	LOWE KARLYN	0.45	10/31/2019	180,000	193,500	107.50			
L839811072	681-216-10247	KEICHER JASON Location: 73 CARRIAGE ROAD	IMHOF FLOYD	1.59	5/24/2019	176,500	184,700	104.65			
L1228505088	681-216-10182	LACROIX JASON Location: 122 SOUTH MAIN STREET	BUTLER GARRY	0.45	3/31/2021	275,000	206,900	75.24			
L1049370624	681-216-10325	LAROCK KALEB Location: 96 PROSPECT STREET	BARONE MARK	0.47	1/20/2021	154,900	142,500	91.99			
L764903424	681-216-10077	LATUCCA RUSSELL Location: 72 TAFT AVENUE	GRAHAM KANDI	0.22	4/20/2020	147,500	139,000	94.24			
L1308397568	681-216-10422	MACMURRAY SHAWN Location: 85 MEACHAM STREET	GILMAN DAVID	0.12	9/18/2019	146,600	127,200	86.77			
1897169984	681-216-10850	METCALFE, RYAN Location: 144 ELM STREET	PUSILO, ROBERT J	0.41	5/6/2021	155,500	99,400	63.92			
L1970176000	681-216-11134	MOLASKI LUKE Location: 1809 HARTSBORO RD	WALKER BRUCE	1.00	6/25/2020	212,500	171,200	80.56			
L494362624	681-216-11174	MULCOCK ANDREW Location: 33 PROSPECT STREET	WELLS LEO	0.21	9/29/2020	81,000	82,500	101.85			
L441671680	681-216-11203	NASCARELLA MARC Location: 3576 VT ROUTE 140E	WILLIS ALBERT	4.00	3/23/2020	150,000	170,400	113.60			
1018182720	681-216-10892	OVITT, THOMAS Location: 3000 HARTSBORO ROAD	ROBERTS, THOMAS I	3.76	12/1/2021	180,000	146,000	81.11			
L2145419264	681-216-10460	PANTALEO CHRISTOPHER Location: 97 SCHOOL STREET	POHL-MOORE TABITHA-A...	0.25	2/16/2021	245,000	211,700	86.41			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1262002176	681-216-10142	PAPPERMAN DEBORAH Location: 189 HIGHLAND ROAD	BROWN TRUSTEE DANIEL	2.25	10/7/2020	265,000	223,300	84.26			
L236584960	681-216-10533	PATCH JEFFREY Location: 222 CREEK ROAD	HERRICK KAREN	0.38	10/17/2019	120,000	176,200	146.83	O	O	O
1488579648	681-216-10166	PEDERSEN, KRISTIAN M Location: 4298 US RTE 7 SOUTH	BURKE, KEVIN M	0.63	10/12/2021	132,000	180,600	136.82			
L218247168	681-216-10820	PHELPS CHRISTIAN Location: 2436 HARTSBORO ROAD	PHILBIN TIMOTHY	1.00	8/27/2019	234,900	162,800	69.31			
L1904074752	681-216-10488	ROSER MATTHEW Location: 140 WHITE ROCKS PICNIC RD.	WEST JOHN	1.40	9/4/2020	228,800	301,300	131.69			
L2046185472	681-216-10380	SANDERSON MICHAEL Location: 49 RIVER STREET	RICE PATRICK	0.74	10/16/2020	165,000	143,500	86.97			
922864704	681-216-10365	SEDAILLE, BRIAN R Location: 164 NORTH MAIN STREET	LUNNA, GORDON	0.30	9/1/2021	220,000	199,900	90.86			
L702152704	681-216-10305	SHEPARD BRENDAN Location: 218 SOUTH MAIN STREET	DIIONNO PAUL	0.43	10/9/2020	329,000	271,500	82.52			
L170905600	681-216-10933	SIMON ANNE-MARIE Location: 71 VILLAGE STREET	SCHULZ LINDA	0.83	7/10/2020	187,500	215,300	114.83			
L1851727872	681-216-10810	SLIVKA COLTON Location: 25 RIVER STREET	BOOSKA NOREEN	0.50	6/15/2020	85,000	104,300	122.71			
L1532051456	681-216-10509	STALNAKER ANTHONY Location: 68 WHITE ROCKS PICNIC ROAD	BROWN KEVIN	1.50	9/15/2020	260,000	216,500	83.27			
L1226387456	681-216-11368	STEWART JOHN Location: 34 HATEFUL HILL ROAD	PARK BRETT	1.09	6/29/2020	137,800	148,000	107.40			
L240295936	681-216-10793	VALENTIN PETER Location: 4934 RT 140 EAST	RUSSO STEVEN	4.50	3/5/2021	258,000	219,400	85.04			
L1634172928	681-216-10516	WARNECKE ALYSSA Location: 514 EAST STREET	BENJAMIN NICK	2.00	4/23/2020	265,000	245,600	92.68			
L363315200	681-216-11280	WEST JOSHUA Location: HARTSBORO ROAD	NEMETH JR ARTHUR	1.38	9/16/2020	33,000	36,300	110.00			
1975868480	681-216-10322	WILLIAM AND DEBORAH ... Location: 53 MILL STREET	DUDA, STEPHEN P	0.52	10/29/2021	270,000	190,500	70.56			
75963456	681-216-10813	WOOD, BRIAN C Location: 937 CHURCH STREET	PHILLIPS, SEAN M	1.00	10/1/2021	240,000	175,100	72.96			
L386043904	681-216-10106	YOUNG MAX Location: 149 NORTH MAIN STREET	BEEBE ALAN	0.24	10/15/2019	210,500	173,400	82.38			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>70.95</b>		<b>11,266,500</b>	<b>10,069,000</b>				

R1 - Residential with less than 6 acres

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
55 Total Transactions	80.86	Low InterQuartile Value	85.14 Low 90% Value of Aggregate
207,207 Average Sales Price	107.07	High InterQuartile Value	93.87 High 90% Value of Aggregate
185,458 Average Listed Price	26.21	InterQuartile Range	89.50 Aggregate Ratio
94.23 Average Ratio			4.88% Sampling Error
86.77 Median Ratio	41.55	Value of Outlier Low Limit	0 Number of Low Outliers
58.35 Low Ratio	146.38	Value of Outlier High Limit	3 Number of High Outliers
156.20 High Ratio	2.24	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	185.69	Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.15 COD			
4 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1255931904	681-216-10194	ABBOTT KENNETH Location: 394 HOUNDS HILL LANE	DRESNER SUSAN	92.50	8/28/2020	692,000	606,200	87.60			
L2048376832	681-216-10484	BROWN MARK Location: 1245 WEST HILL ROAD	HARRIS JERI	20.85	6/10/2020	705,000	585,700	83.08			
1997570624	681-216-10936	CHRISTINE RICCIO REV... Location: 170 SCRANTON LANE	WILLIAM AND DEBORAH ...	60.80	1/11/2022	755,000	388,300	51.43			
832784960	681-216-11043	COLE, BRYAN J Location: 340 HAWKINS ROAD	GUSTAFSON, J. PAUL	11.40	3/18/2022	324,000	251,300	77.56			
420428864	681-216-10250	CRESCAS, ROBERT Location: 3353 SUGAR HILL ROAD	CONOVER, CURTIS	10.06	11/30/2021	495,000	371,500	75.05			
L1995292672	681-216-11287	CRUM BRIAN Location: 277 EAST STREET	JASON ERIC	25.52	11/18/2020	114,840	97,400	84.81			
L1164648448	681-216-11186	CSIZMESIA TERRY Location: 36 MOONEY ROAD	HOULT JENNIFER	13.00	11/2/2020	270,000	203,400	75.33			
L1217560576	681-216-10648	ELLIS MICHAEL Location: 798 HAVEN HILL ROAD	WHITEHORNE NATHAN	12.66	9/27/2019	294,000	287,300	97.72			
L2005516288	681-216-10342	FAHOURY ANTHONY Location: 2351 SUGAR HILL ROAD	ZALOUDEK KEVIN	12.01	8/13/2020	312,000	292,800	93.85			
L1197498368	681-216-10214	FORT THOMAS Location: 530 CHAPIN ROAD	CHAFFEE THERESA	47.20	6/24/2019	419,000	422,700	100.88			
339143232	681-216-10342	GANNON, JAMEY Location: 2351 SUGAR HILL ROAD	FAHOURY, ANTHONY T	12.01	3/18/2022	340,000	292,800	86.12			
L1802182656	681-216-11050	GAZZILLO JONATHAN Location: 668 PARKER ROAD	DAMBRACKAS JESSE	10.85	6/25/2020	250,000	221,600	88.64			
L952631296	681-216-10432	GRAY WARREN Location: 1309 WEST HILL ROAD	GORMAN JOHN	10.01	6/14/2019	635,000	577,800	90.99			
L679100416	681-216-11356	HERBERT ALEXANDER Location: 205 HATEFUL HILL ROAD	PAUL H. GRAHAM TRUST	143.20	12/1/2020	999,995	748,000	74.80			
L1162661888	681-216-10253	KOSHY MATHAI MATHEW Location: 2067 140 EAST ROUTE,	D.D.K.B. ASSOCIATES ...	65.00	12/31/2019	476,500	447,300	93.87			
1072073280	681-216-10016	MCKIBBEN, MICHAEL Location: 2210 SUGAR HILL ROAD	PACILIO, MICHAEL J	27.10	3/9/2022	2,000,000	986,800	49.34			
1691049024	681-216-10254	MCQUILKEN, KARL E Location: 4201 WEST HILL ROAD	COONEY, TRUSTEE, PET...	34.00	11/11/2021	600,000	412,100	68.68			
L1322262528	681-216-11322	MORRIS KURT Location: 2920 US ROUTE 7 SOUTH	CRICKENBERGER DEAN	10.10	10/8/2019	265,000	248,000	93.58			

**R2 - Residential with 6 or more acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
391101504	681-216-10086	OLEKSY, JOSEPH L Location: 964 WEST HILL ROAD	JEFFREY & THERESA BI...	10.10	12/3/2021	395,000	325,500	82.41			
L1522405376	681-216-10860	POLHEMUS AARON Location: 900 HAVEN HILL ROAD	RAMUNTO ROBERT	10.51	8/2/2019	310,000	296,400	95.61			
L409894912	681-216-11091	SHEEHAN ROGER Location: 476 HAWKINS ROAD	TURGEON GILES	21.10	6/15/2020	431,000	466,800	108.31			
L173281280	681-216-10907	SOGHOIAN RICHARD Location: 294 CREEK ROAD	RUDOLPH MARY ELLEN	7.29	9/3/2020	275,000	232,600	84.58			
L88571904	681-216-10360	STONEHOCKER ARIANNE Location: 108 MEARS MEADOW TRAIL	FARMER CHARLES	10.30	8/22/2019	235,000	202,300	86.09			
31353920	681-216-10486	THAXTON, PAUL V Location: 313 MEARS MEADOW TRAIL	MOUNTAIN ESCAPE LLC	7.08	9/10/2021	120,000	88,800	74.00			
1561803840	681-216-10823	ULLRICH, EDWARD S Location: 188 HAVEN HILL ROAD	PHILLIPS, THOMAS J	39.07	11/23/2021	495,000	304,500	61.52			
1358449728	681-216-10772	UTTECH, SCOTT T Location: 942 DAWSON HILL ROAD	PAGANO, F. FRANK	108.00	8/27/2021	250,000	327,000	130.80			O
622054464	681-216-10606	VANNEMAN, ANN J Location: 323 NASH DRIVE	STAFFORD, PAULA L	14.30	9/9/2021	340,000	216,900	63.79			
L409608192	681-216-11245	WARING JR. WILLIAM Location: 280 HAVEN HILL	RICE PATRICK	6.86	6/26/2020	320,000	293,400	91.69			
597871680	681-216-10919	WHITEHOUSE, COLIN Location: 921 SUGAR HILL ROAD	CREWDSON, TRAVIS J	11.63	8/6/2021	350,000	352,700	100.77			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>864.51</b>		<b>13,468,335</b>	<b>10,547,900</b>				

**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
29 Total Transactions	74.93 Low InterQuartile Value		69.95 Low 90% Value of Aggregate
464,425 Average Sales Price	93.86 High InterQuartile Value		86.68 High 90% Value of Aggregate
363,721 Average Listed Price	18.93 InterQuartile Range		78.32 Aggregate Ratio
84.58 Average Ratio			10.67% Sampling Error
86.09 Median Ratio	46.52 Value of Outlier Low Limit	0 Number of Low Outliers	
49.34 Low Ratio	122.26 Value of Outlier High Limit	1 Number of High Outliers	
130.80 High Ratio	18.12 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.08 PRD (Regression Index)	150.66 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
14.18 COD			
2 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			

**MHL - Mobile home landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L703324160	681-216-10921	WILLARD LAWRENCE Location: 80 NASH DRIVE	SANTOR MARTIN	0.31	11/8/2019	136,900	74,300	54.27			

<b>Totals for MHL - Mobile home landed</b>				<b>0.31</b>		<b>136,900</b>	<b>74,300</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	54.27	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
136,900 Average Sales Price	54.27	High InterQuartile Value	0.00	High 90% Value of Aggregate
74,300 Average Listed Price	0.00	InterQuartile Range	54.27	Aggregate Ratio
54.27 Average Ratio				Sampling Error
54.27 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
54.27 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
54.27 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			





**S2 - Seasonal home with 6 or more acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1947864128	681-216-10001	DISANTO, PETER P Location: 729 ABATIELL ROAD	ABATIELL JR, CLEMENT...	136.80	5/17/2021	610,000	256,400	42.03			
L139350016	681-216-10486	MOUNTAIN ESCAPE LLC Location: 313 MEARS MEADOW TRAIL	BLAKE DANIEL	7.08	7/23/2020	48,300	88,800	183.85	E	E	
<b>Totals for S2 - Seasonal home with 6 or more acres</b>				<b>143.88</b>		<b>658,300</b>	<b>345,200</b>				

**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
2 Total Transactions	42.03	Low InterQuartile Value	(63.65) Low 90% Value of Aggregate
329,150 Average Sales Price	183.85	High InterQuartile Value	168.52 High 90% Value of Aggregate
172,600 Average Listed Price	141.82	InterQuartile Range	52.44 Aggregate Ratio
112.94 Average Ratio			221.36% Sampling Error
112.94 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
42.03 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
183.85 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
2.15 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
62.78 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			



**CA - Commercial Apartments**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1708023808	681-216-11047	BEARDMORE DERK	STRUTZ PAUL	0.45	11/7/2019	110,000	137,300	124.82			
Location: 6098 ROUTE 140 EAST											

<b>Totals for CA - Commercial Apartments</b>				<b>0.45</b>		<b>110,000</b>	<b>137,300</b>				
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**CA - Commercial Apartments**

*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	124.82	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
110,000 Average Sales Price	124.82	High InterQuartile Value	0.00	High 90% Value of Aggregate
137,300 Average Listed Price	0.00	InterQuartile Range	124.82	Aggregate Ratio
124.82 Average Ratio				Sampling Error
124.82 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
124.82 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
124.82 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
L396824576	681-216-10665	FERREIRA CATHERINE Location: ICE BED ROAD	EDWARDS DOUGLAS	361.00	10/30/2019	175,000	322,400	184.23	E		
L1333723136	681-216-10358	LUKE CHAPMAN Location: 41 HOMER STONE ROAD	FERNFIELD FARMS	25.30	1/31/2020	65,000	72,300	111.23			
L1348501504	681-216-10122	THE BALLARD FAMILY R... Location: 1251 CENTERVILLE ROAD	FARO ROBERT	33.64	2/16/2021	160,000	84,300	52.69			
<b>Totals for W - Woodland</b>				<b>419.94</b>		<b>400,000</b>	<b>479,000</b>				

**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	52.69	Low InterQuartile Value	(13.45) Low 90% Value of Aggregate
133,333 Average Sales Price	184.23	High InterQuartile Value	252.95 High 90% Value of Aggregate
159,667 Average Listed Price	131.54	InterQuartile Range	119.75 Aggregate Ratio
116.05 Average Ratio			111.23% Sampling Error
111.23 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
52.69 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
184.23 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.97 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
39.42 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
L2078900224	681-216-11093	BYRNE NICHOLAS Location: 650 CLARENDON ROAD	PATRICK DENISE	1.80	8/27/2019	147,800	140,000	94.72			
L1718624256	681-216-10943	DEPHILLIPS JERRY Location: 189 GREEN HILL LANE	PATCH JEFFREY	11.80	7/23/2020	65,000	73,600	113.23			
L1439375360	681-216-10723	DUNIGAN RETAIL GROUP... Location: 90 WALDO LANE	PHILLIPS THOMAS	3.20	8/14/2020	75,000	47,500	63.33			
L947535872	681-216-10529	WINTERS RANDOLF Location: 1710 ROUTE 140	WALTERS JENNIFER	4.95	5/11/2020	39,000	66,600	170.77	O		

<b>Totals for M - Miscellaneous</b>				<b>21.75</b>		<b>326,800</b>	<b>327,700</b>				
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**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	
4 Total Transactions	71.18	Low InterQuartile Value	67.12	Low 90% Value of Aggregate
81,700 Average Sales Price	156.38	High InterQuartile Value	133.43	High 90% Value of Aggregate
81,925 Average Listed Price	85.20	InterQuartile Range	100.28	Aggregate Ratio
110.51 Average Ratio			33.06%	Sampling Error
103.98 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
63.33 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
170.77 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
30.28 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
88 Total Transactions	76.55 Low InterQuartile Value		77.11 Low 90% Value of Aggregate
294,846 Average Sales Price	100.86 High InterQuartile Value		87.76 High 90% Value of Aggregate
243,067 Average Listed Price	24.30 InterQuartile Range		82.44 Aggregate Ratio
90.83 Average Ratio			6.45% Sampling Error
86.12 Median Ratio	40.10 Value of Outlier Low Limit	0 Number of Low Outliers	
42.03 Low Ratio	137.31 Value of Outlier High Limit	5 Number of High Outliers	
170.00 High Ratio	3.64 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.10 PRD (Regression Index)	173.76 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
19.08 COD			
6 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 - 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	82.56	Low InterQuartile Value	(25.94) Low 90% Value of Aggregate
135,000 Average Sales Price	124.82	High InterQuartile Value	225.49 High 90% Value of Aggregate
134,700 Average Listed Price	42.26	InterQuartile Range	99.78 Aggregate Ratio
103.69 Average Ratio			125.99% Sampling Error
103.69 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
82.56 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
124.82 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
20.38 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
7 Total Transactions	63.33	Low InterQuartile Value	64.37 Low 90% Value of Aggregate
103,829 Average Sales Price	170.77	High InterQuartile Value	157.62 High 90% Value of Aggregate
115,243 Average Listed Price	107.44	InterQuartile Range	110.99 Aggregate Ratio
112.89 Average Ratio			42.01% Sampling Error
111.23 Median Ratio	- 97.82	Value of Outlier Low Limit	0 Number of Low Outliers
52.69 Low Ratio	331.92	Value of Outlier High Limit	0 Number of High Outliers
184.23 High Ratio	- 258.97	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	493.08	Value of Extreme High Limit	0 Number of High Extremes/Influentials
33.07 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
97 Total Transactions	76.89 Low InterQuartile Value		77.50 Low 90% Value of Aggregate
278,668 Average Sales Price	103.25 High InterQuartile Value		87.95 High 90% Value of Aggregate
230,532 Average Listed Price	26.36 InterQuartile Range		82.73 Aggregate Ratio
91.74 Average Ratio			6.31% Sampling Error
86.41 Median Ratio	37.35 Value of Outlier Low Limit	0 Number of Low Outliers	32.02% Weighted Standard Deviation
42.03 Low Ratio	142.79 Value of Outlier High Limit	7 Number of High Outliers	
170.77 High Ratio	- 2.19 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.11 PRD (Regression Index)	182.33 Value of Extreme High Limit	2 Number of High Extremes/Influentials	
20.38 COD			
6 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			