

Study created by Christie.Wright@vermont.gov on 12/5/2022 at 7:08 AM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1972494336	696-221-11361	ACETO WENDY Location: 26 CLOVER LANE	ARSENAULT PETER	0.35	6/30/2020	320,000	285,200	89.13			
L1196691456	696-221-11496	ACEVES SARAH Location: 73 ASHFORD LANE	MACCHIONE KEITH	0.33	9/11/2020	355,000	309,000	87.04			
L1391575040	696-221-11176	ADAMS DOUGLAS Location: 119 METAYER COURT	FISK SHANE	0.70	1/28/2021	240,000	188,900	78.71			
962210880	696-221-10683	ADAMSKI, MICHAEL J Location: 3079 WATERBURY-STOWE ROAD	EVANS, CYNTHIA J	2.53	9/3/2021	552,500	291,000	52.67			
1644544576	696-221-10670	AMATO, FERNANDO Location: 583 PERRY HILL ROAD	GALLANT, RONALD H	2.00	1/14/2022	245,000	188,600	76.98			
L1826332672	696-221-11805	ARNOLD BRANDON Location: 307 RUBY RAYMOND ROAD	SILVER BRIAN	1.00	1/31/2020	226,805	221,500	97.66			
L496762880	696-221-10649	ASAM LAWRENCE Location: 156 SUNSET DRIVE	FRIED MITCHELL	1.00	7/25/2019	229,750	222,600	96.89			
L1827831808	696-221-10870	ASWAD NICHOLAS Location: 472 SPRUCE HAVEN RD	SPRUCE HAVEN LLC	1.57	11/30/2020	285,000	183,600	64.42			
L635600896	696-221-10332	BABIN RACHEL Location: 1115 RIPLEY ROAD	LAMPHERE JEFFREY	5.00	12/23/2019	431,000	343,800	79.77			
L252731392	696-221-12380	BANK ADAM Location: 77 TYLER RIDGE	CAPOFREDDI MATTHEW	0.19	9/11/2020	475,000	379,500	79.89			
L1417818112	696-221-10789	BARRY STEPHEN Location: 65 GUILD HILL ROAD	NDIONE ANN	1.80	7/30/2019	313,000	282,900	90.38			
L547966976	696-221-12117	BEAN JONATHAN Location: 1209 HARVEY FARM ROAD	ZIMMERMAN JOHN	2.05	5/26/2020	575,000	588,900	102.42			
606868544	696-221-10472	BENNETTE, NICHOLAS B Location: 751 KNEELAND FLATS ROAD	OGELBY, MATTHEW R	2.10	6/1/2021	590,000	364,900	61.85			
1630682176	696-221-10263	BERSTEIN, FRANZ Location: 32-34 HIGH STREET	BUTLER, ROBERT G	0.09	11/29/2021	382,500	210,000	54.90			
964287552	696-221-12196	BETTS, ALYSSA Location: 55 NORTH HARVEY ROAD	EAGAN, MICHAEL S	1.83	10/15/2021	588,000	415,000	70.58			
L1718288384	696-221-11711	BIRMINGHAM JOHN THOM... Location: 461 TWIN PEAKS ROAD	SIMON PHYLLIS	3.39	4/30/2020	415,000	360,000	86.75			
L1567481856	696-221-11474	BIXLER ERYLE Location: 53 S. HARVEY ROAD	WEINMAN TODD	0.83	7/31/2019	499,000	448,100	89.80			
L867442688	696-221-11999	BLUM ALEXANDER Location: 75 TWIN PEAKS ROAD	LLEWELLYN REALTY LLC	2.00	5/15/2020	275,000	228,800	83.20			

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L424075264	696-221-11035	BOOTH SIMON Location: 750 HARVEY FARM ROAD	LOEWER JEFFERY	2.11	2/21/2020	437,500	412,500	94.29			
L845717504	696-221-10125	BOYEA ANN MARIE Location: 5 MEADOW CREST LANE	PERRON MICHELLE	0.45	8/9/2019	345,000	256,400	74.32			
788618304	696-221-11587	BRAYDEN, JENNIFER Location: 1211 RIPLEY ROAD	KELLET, CANDACE R	1.50	11/2/2021	210,000	175,400	83.52			
309898304	696-221-10396	BROOKS, CARISSA Location: 6 SEABURY PLACE	AYLWARD, KIMBERLY	0.82	9/17/2021	420,000	299,000	71.19			
L1886871552	696-221-10498	BUTLER STREET PROPER... Location: 61 NORTH MAIN STREET	DOW KIMBERLEE ANN	0.44	3/5/2020	350,000	341,500	97.57			
L758714368	696-221-11402	CADWALLADER-STAUH MA... Location: 115 STOWE ST	CEDENO DORIEENNE	0.17	11/18/2019	350,000	240,700	68.77			
L113106944	696-221-12057	CALI SHANNON Location: 229 HOWARD AVENUE	MIKUS RAYMOND	0.25	6/8/2020	357,900	250,000	69.85			
L421134336	696-221-12380	CAPOFREDDI MATTHEW Location: 77 TYLER RIDGE	JOHNSON AARON	0.19	1/2/2020	458,000	379,500	82.86			
L258551808	696-221-11083	CHARLES A. BARRY 201... Location: 1470 SHAW MANSION RD	RIVERA FELIPE	5.02	7/16/2019	395,000	368,500	93.29			
L1128849408	696-221-11997	CHARTRAND JAMES Location: 1712SHAW MANSION RD	MCDOWELL AVERILL	1.10	4/5/2019	322,865	207,400	64.24			
L1576833024	696-221-10194	CHENEY DANIEL Location: 3654 GREGG HILL ROAD	BIXLER ERYLE	5.42	7/31/2019	365,000	337,300	92.41			
1113328704	696-221-10204	CLARK-JOHNSON, KATHE... Location: 40 RANDALL STREET	40 RANDALL, LLC	0.15	7/16/2021	310,000	209,200	67.48			
1259932736	696-221-11232	CLOTHES QUARTERS LLC Location: 35 NO MAIN ST	MCCARTY, MICHAEL L	0.30	5/25/2021	75,000	72,800	97.07			
L1526870016	696-221-11889	COMMO ANNE Location: 11 ELM STREET	HACKETT KELLEY JO	0.34	12/20/2019	300,000	255,800	85.27			
L590614528	696-221-11434	COUSINS PATRICK Location: 271 NORTH PINNACLE RIDGE ROAD	LINDA MARIE PARKS RE...	5.30	8/31/2020	540,000	587,400	108.78			
1428846656	696-221-12173	CRABBE, JR., JOHN H Location: 185 WEST PINNACLE RIDGE ROAD	JOSE AND RAQUEL ABAD...	2.00	4/16/2021	755,000	598,400	79.26			
721972288	696-221-11065	CROUCH REVOCABLE LIV... Location: 444 WATERBURY-STOWE RD	GORDON FAMILY REVOCA...	1.00	9/16/2021	200,000	188,200	94.10			
450923584	696-221-10551	DAWSON, JESSE LYNN Location: 1027 GUPTIL RD	COFFIN, MICHAEL W	1.00	8/4/2021	278,500	166,400	59.75			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1351265344	696-221-10606	DENNING, MARK T Location: 19 HILLCREST TERRACE	BAKER, PHILIP G	0.75	10/8/2021	457,000	250,000	54.70			
L1793843200	696-221-10591	DESANTO DANIEL Location: 370 LOOMIS HIGHLANDS	FILKOWSKI ERIC	1.36	9/30/2019	532,500	526,400	98.85			
334679104	696-221-10843	DILLER, RYAN M Location: 2135 BLUSH HILL ROAD	HASKINS, STEWART J	0.89	8/31/2021	370,000	241,600	65.30			
L966201344	696-221-11175	DOWEY COLIN Location: 192 LAUREL LANE	ADAMS CHARLES	1.00	8/13/2020	279,000	202,400	72.54			
L1938571264	696-221-10430	DOWNING EDWARD Location: 1 BATCHELDER STREET	MASON CHRISTOPHER	0.15	7/24/2020	285,000	182,800	64.14			
L281628672	696-221-12106	DURST WILLIAM Location: 22 RANDALL STREET	LAVOIE ERICA	0.07	6/7/2019	186,000	158,500	85.22			
L1425838080	696-221-11409	FAIRBURN JOHN Location: 1442 GREGG HILL RD	SCHNALL ANTHONY	5.70	10/9/2019	419,000	381,200	90.98			
709075520	696-221-11279	FINNEGAN, HALEY Location: 220 HOLLOW ROAD	GRAY, CYNTHIA	0.75	1/27/2022	380,000	260,000	68.42			
L324452352	696-221-10935	FORTNEY ELI Location: 995 LOOMIS HILL RD	INNAMORATI JOHN	1.00	11/22/2019	299,000	317,600	106.22			
L622477312	696-221-10508	GALVIN JESSE Location: 165 MAPLE ST	DUFFY ALAN	1.20	12/6/2019	335,000	316,600	94.51			
L902356992	696-221-11814	GANZENMULLER AUGUST Location: 819 MAPLE STREET	CHARLES S. TAYLOR FA...	4.10	3/16/2020	425,000	272,600	64.14			
L2121842688	696-221-10303	GEBA SCOTT Location: 11 RANDALL STREET	SHAFFER ELIZABETH	0.18	9/25/2020	410,000	236,700	57.73			
2082779712	696-221-11318	GEORGE, GEOFFREY Location: 483 VALLEY VIEW ROAD	MORRELL JR, CHARLES	2.50	2/25/2022	785,000	495,000	63.06			
L1779597312	696-221-12220	GLASSER SCOTT Location: 420 LONESOME TRAIL ROAD	THE MAIZEL AND RENNE...	3.63	12/4/2019	708,000	685,400	96.81			
L1119227904	696-221-12119	GLOOR THOMAS Location: 90 CLOVER LANE	VANNAVONG VILAYSACK	0.83	6/7/2019	463,000	423,300	91.43			
917992512	696-221-11521	GLUNIAK, OWEN J Location: 895 COUNTRYSIDE ROAD	REID, JOSHUA S	1.30	7/29/2021	650,000	466,000	71.69			
1541762112	696-221-11800	GOLDBERG, RUBIN B Location: 21 WALLACE ST	PIERCE, SHENA L	0.11	9/22/2021	339,000	173,500	51.18			
1732992064	696-221-11398	HARDY, ANDREW O Location: 2935 PERRY HILL ROAD	LANK, GORDON	2.90	11/12/2021	390,000	280,400	71.90			

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L1687760896	696-221-11554	HUCKINS JEREMY Location: 101 GUILD HILL ROAD	BROCK MARY	1.80	8/19/2020	450,500	293,700	65.19			
L1076019200	696-221-10719	HUNG STEVEN Location: 171 KNEELAND HILL	GORHAM KEVIN	5.10	7/30/2020	620,000	538,200	86.81			
1295127104	696-221-11136	IMMORDINO, PATRICK Location: 24-26 RANDALL STREET	LAGGIS, MARGARET	0.08	1/20/2022	408,050	203,600	49.90			
1112904768	696-221-11940	JOAN, BOREEN I Location: 861 MAGGIES WAY	ROBINSON, JULIA	5.73	6/9/2021	898,000	633,000	70.49			
L95092736	696-221-12139	JOYCE EDWARD Location: 10 SEABURY PLACE	DEDELL ANN	0.46	7/6/2020	150,000	109,600	73.07			
L213843968	696-221-10722	KELLEY BRYAN Location: 96 HUBBARD FARM RD	DUNBAR CARLA	0.75	12/18/2019	325,000	262,400	80.74			
L718946304	696-221-10951	KENYON HOLLI Location: 84 GROVE LANE	SCHWIEDER PAUL	1.02	9/13/2019	271,000	239,400	88.34			
1582263360	696-221-10156	KING, BRUCE ALAN Location: 320 STOWEBURY ROAD	HOLLERAN, MEGAN C	0.80	9/9/2021	420,000	281,500	67.02			
L1138954240	696-221-11932	KUKENBERGER BRADLEY Location: 967 MAPLE AVENUE	TRUSTEE POWERS KATHE...	2.01	3/22/2021	399,000	251,200	62.96			
L1061797888	696-221-11187	LAMBRIGHT JUSTINE Location: 23 WINOOSKI ST	MARSHALL JEFFREY	0.42	9/23/2020	364,000	265,000	72.80			
L274292736	696-221-10702	LAMSON SCOTT Location: 465 MAPLE STREET	GILBERT GREGORY	0.25	10/18/2019	235,000	224,400	95.49			
L621088768	696-221-11862	LANDER KARL Location: 1566 SHAW MANSION ROAD	PARTRIDGE TIMOTHY	3.00	3/10/2021	535,000	383,500	71.68			
L569540608	696-221-10127	LANE HUNTER Location: 1581 GREGG HILL ROAD	MCCARTHY JAMES	1.00	7/15/2020	280,000	237,900	84.96			
1691298880	696-221-10089	LANE, GERRIT T Location: 89 SUNSET DRIVE	HASKINS, GREGORY A	0.50	9/14/2021	250,000	184,400	73.76			
L575340544	696-221-12238	LAVALLEE AARON Location: 41 PERRY HILL ROAD	TERRIEN JESSICA	0.48	10/18/2019	303,500	228,900	75.42			
L278335488	696-221-11276	LINCOLN TYLER LANDE ... Location: 770 HARVEY FARM ROAD	BENJAMIN SCOTT EVAN	1.62	3/31/2020	420,000	373,300	88.88			
1315277888	696-221-12325	LINDA B. DUCHARME, T... Location: 80 KELTAN HEIGHTS ROAD	DIXON, RHONDA K	0.44	8/2/2021	390,000	286,200	73.38			
L588161024	696-221-10287	LONGE BRYAN Location: 37 TWIN PEAKS ROAD	CAREY DENNIS	2.10	7/31/2020	232,000	219,100	94.44			

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L1765834752	696-221-12175	LUDINGTON TYLER Location: 74 BEAVER POND ROAD	NOLAN CRAIG	3.42	8/21/2020	475,000	404,900	85.24			
L484904960	696-221-12451	LUKASIK DANIEL Location: 20 MAVIS LANE	WATERBURY COMMONS LL...	0.98	6/27/2019	475,541	337,600	70.99			
L1048608768	696-221-11720	MACCHIONE KEITH Location: 156 BLUSH HILL ESTATES	SKEDZUHN TIMOTHY	2.10	9/4/2020	400,000	337,500	84.38			
1090141248	696-221-11636	MAJKA, ALISON Location: 35 RANDALL STREET	CATHERINE HILL, AS A...	0.20	10/21/2021	350,000	210,000	60.00			
L1096011776	696-221-11847	MANDIGO CHELSEA Location: 491 MAPLE STREET	BOMBARD TONALEE	0.40	11/20/2019	240,000	210,000	87.50			
L1303531520	696-221-11213	MARINO JEFFREY Location: 48 SNOW HILL ROAD	MATTHEWS DONALD	1.20	3/20/2020	370,000	291,500	78.78			
1647254592	696-221-11862	MATOS, PAULO Location: 1566 SHAW MANSION ROAD	LANDER, KARL D	3.00	10/15/2021	650,000	383,500	59.00			
L755535872	696-221-11476	MCCALLUM KEVIN Location: 189 HOWARD AVENUE	THE PETERSON FAMILY ...	5.90	4/8/2019	276,000	282,900	102.50			
L651927552	696-221-10541	MCCOLLOUGH JAMIE Location: 6 SWASEY COURT	GRACE JAMES	0.20	8/26/2020	385,000	203,900	52.96			
L440139776	696-221-10599	MCCUE WILLIAM Location: 103 PERRY LEA SIDE ROAD	BURGOYNE RICHARD	5.50	9/24/2020	690,000	563,000	81.59			
L782761984	696-221-12183	MCEACHERN CATHERINE Location: 104 LONESOME TRAIL	CHERRIER LAWRENCE JR...	2.00	9/2/2020	439,000	379,200	86.38			
L753819648	696-221-12416	MCGLYNN JOHN Location: 50 CARRIE LANE	BROOKS ADAM	0.18	1/3/2020	438,200	351,700	80.26			
221987904	696-221-11137	MCGOWAN, BRIAN T Location: 28 RANDALL STREET	28 RANDALL STREET, L...	0.36	5/17/2021	450,000	275,900	61.31			
L1025531904	696-221-12225	MCKEITH KARLIN Location: 330 E. COUNTRYSIDE RD	KANNER DAVID	5.82	7/19/2019	415,000	388,900	93.71			
L1726857216	696-221-12284	MCKIBBEN JENNIFER Location: 85 SHARKYVILLE ROAD	THORPE TREVOR	3.31	7/23/2020	385,000	322,500	83.77			
L248926208	696-221-12177	MIDDLEMAN MICHAEL Location: 98 N HARVEY FARM ROAD	GOLDEN RONI	1.29	9/10/2019	495,000	428,900	86.65			
L429088768	696-221-10588	MILLARD GREGORY Location: 1 UNION ST/36 STOWE ST	LFIDY LLC	0.19	5/3/2019	282,000	231,500	82.09			
L1703690240	696-221-10052	MINAHAN SR. MICHAEL ... Location: 358 S PINNACLE RIDGE RD	ARNOT PAUL	2.11	11/19/2020	880,000	514,900	58.51			

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387566656	696-221-11160	MOSHER, DAVID W Location: 15 EAST STREET	MAGNUS, JOHN O	0.50	8/24/2021	460,000	206,900	44.98			
646288448	696-221-10851	NEVILLE, CHRISTOPHER... Location: 200 COUNTRYSIDE ROAD	HAZARD, ROBERT	4.10	6/4/2021	485,000	315,400	65.03			
L1832013824	696-221-12302	NILAND JUSTIN Location: 15 COOPERS LANDING	PROVENCHER JAY	2.32	2/14/2020	700,000	680,800	97.26			
1082674240	696-221-11311	NORMANDEAU III, JOSE... Location: 825 LOOMIS HILL ROAD	WASHBURN, KRISTAL	0.68	8/12/2021	240,000	159,400	66.42			
1834968128	696-221-11157	NOWLAN, MARTHA Location: 90 STOWE STREET	MAGEE, JAMES S	0.27	5/28/2021	360,800	236,300	65.49			
2019920960	696-221-11678	OBERG-SIMEONE FAMILY... Location: 216 BEAVER POND ROAD	HAMMOND, ERIC A	3.00	8/2/2021	476,000	330,200	69.37			
219401280	696-221-12035	OSTRUM, ANDERS Location: 195 N PINNACLE RIDGE ROAD	WHITNEY, JAMES L	5.24	9/10/2021	560,000	330,500	59.02			
L1327050752	696-221-12152	PFEIFFER KATHERINE Location: 66 PINNACLE POINT	MICELI JOHN	2.00	7/10/2020	597,500	524,700	87.82			
753445952	696-221-11627	POLCARI, JOHN D Location: 661 RIPLEY ROAD	J3 PARADISE HOLDINGS...	5.01	9/8/2021	1,100,000	543,500	49.41			
L1260249088	696-221-11743	POQUETTE KYLE Location: 531 KNEELAND FLATS	SPAULDING JESSICA	1.90	1/28/2020	250,000	217,900	87.16			
L2047328256	696-221-10207	POUPORE ASHLEY Location: 120 WORCESTER VIEW ROAD	GREINER EDWARD	2.25	6/19/2019	300,000	239,200	79.73			
L326680576	696-221-12443	PRUITT KRISTOPHER HO... Location: 167 EAST COUNTRYSIDE ROAD	JOHNSON JESSICA	3.45	10/23/2020	505,000	392,800	77.78			
L1780006912	696-221-11250	REEDER BRENDA Location: 52 STOWE STREET	FRIER MARK	0.43	6/28/2019	375,500	318,500	84.82			
720342080	696-221-10467	RIST, BRANDON Location: 1971 GUPTIL ROAD	DE VITO, JOHN	0.12	8/6/2021	321,590	197,300	61.35			
85029952	696-221-11286	ROBERT J. OWEN LIVIN... Location: 31 SUNSET DRIVE	MILLER, JR., EDWIN J	0.50	7/9/2021	208,000	182,500	87.74			
L656973824	696-221-10823	RONALD LESLIE RAEBUR... Location: 1450 SHAW MANSION ROAD	HAND SARKIS	2.20	4/5/2019	225,000	255,000	113.33			
L921427968	696-221-12045	RONDEAU RONALD Location: 10 HILLCREST TERRANCE	WILDER MICHAEL	0.30	9/5/2019	305,000	249,600	81.84			
L1099866112	696-221-11473	ROTHENBERG JEFFREY Location: 37 RANDALL STREET	HAGNER ANDREW	0.18	6/23/2020	310,000	239,000	77.10			

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315862080	696-221-11583	ROWLEY, BETH Location: 19 EAST STREET	RIEGEL-GARRETT, MELI...	0.31	9/30/2021	349,000	265,400	76.05			
L1501335552	696-221-10056	RUSSELL FLOYD Location: 2161 WATERBURY-STOWE RD.	ASHLEY JAMES	1.25	4/23/2019	235,000	230,000	97.87			
L1179983872	696-221-11066	SANCHEZ GABRIEL Location: 1535 US RTE 2	LAPLANT JAMES	1.00	7/6/2020	299,000	206,800	69.16			
739593280	696-221-10102	SAWYER, BRUCE Location: 3 HEALY COURT	MCCONNELL, JOHN	0.22	8/6/2021	225,000	152,500	67.78			
1541397568	696-221-10867	SAYDAH, MARK W Location: 1463 BLUSH HILL ROAD	HERMANOWSKI, JAMES C	4.00	10/28/2021	630,000	389,400	61.81			
L1494253568	696-221-10967	SCARBROUGH SHANNON Location: 694 MAPLE STREET	FINKS CLARISSA	0.18	3/22/2021	230,000	171,200	74.43			
L544153600	696-221-11251	SCRIBNER TARA Location: 14 NORTH STREET	ADAMS NICHOLAS	0.62	9/30/2019	355,000	253,500	71.41			
L1035558912	696-221-10266	SHAY BRYAN Location: 86 STOWE ST	FITZGERALD ANDREW	0.26	9/8/2020	249,600	202,300	81.05			
L2039808000	696-221-11629	SHEA BRENDAN Location: 1 WINOOSKI STREET	RYAN ETHEL	0.11	9/1/2020	415,000	271,000	65.30			
L482906112	696-221-10809	SICK CLAIRMARIE Location: 3438 WATERBURY-STOWE ROAD	BARAN JOHNA	0.20	7/8/2020	225,000	162,000	72.00			
167113792	696-221-12433	SIMPSON, SCOTT Location: 70 CARRIE LANE	ZIMMERMAN, RONALD A	0.21	7/23/2021	532,000	331,500	62.31			
L1837998080	696-221-10046	SISLER LUCAS Location: 56 STOWE STREET	ANDREWS BENJAMIN	0.28	5/19/2020	220,000	183,800	83.55			
L554307584	696-221-12008	SMITH JONATHON Location: 9 ASHFORD LANE	CLARK CHRISTIAN	0.66	12/31/2020	435,000	271,200	62.34			
L432521216	696-221-11687	SOMERS SHARON Location: 27 THURSTON LANE	SCRIBNER SUSAN	1.00	9/18/2020	400,000	240,000	60.00			
1804717120	696-221-10458	SPENCE, DUSTIN Location: 41 RANDALL STREET	DAYE, KATHLEEN	0.18	8/5/2021	360,000	205,300	57.03			
L1887645696	696-221-11135	STETSON CHELSEA Location: 501 KNEELAND FLATS	SIMPSON LINDSAY	0.40	11/25/2020	300,000	206,400	68.80			
L362700800	696-221-10301	STEWART BRECK Location: 93 STOWE ST	CATTANACH SHAUN	0.53	3/8/2021	307,500	198,800	64.65			
143125568	696-221-11414	STEWART, BRECK Location: 89 STOWE STREET	OSTLER, CURTIS P	0.40	10/8/2021	410,000	210,000	51.22			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
636412480	696-221-10511	STIBICH, SCOTT Location: 8 HILLCREST TERRACE	ESTATE OF PAULETTE L...	0.13	2/10/2022	255,000	204,800	80.31			
L455970816	696-221-11088	STIMSON THERESA Location: 14 N PINNACLE RIDGE RD	KIMMICH JR. RONALD	2.26	6/26/2020	585,000	464,400	79.38			
L1870475264	696-221-12151	STUESSI GREGG Location: 35 NORTH PINNACLE RIDGE ROAD	MCGLYNN JOHN	5.07	10/15/2019	617,000	518,700	84.07			
595893312	696-221-10109	SUSAN K. GLEINER LIV... Location: 27 APPLE BLOSSOM DRIVE	CLICHE, ELAINE	0.86	10/22/2021	400,000	258,300	64.58			
L1095913472	696-221-12093	TOLSTOI JORDAN Location: 240 LAUREL LANE	WOODRUFF CATHERINE F...	1.00	5/3/2019	399,000	318,400	79.80			
L1001832448	696-221-12077	TOWERS EDEN Location: 1325 MAPLE STREET	COMMO ALFRED	0.75	7/14/2020	269,000	199,000	73.98			
1771234368	696-221-10059	TREMBLAY, GLENN A Location: 79 WINDRIDGE LANE	ATWOOD, JULIE L	2.17	5/3/2021	549,000	399,500	72.77			
L1014898688	696-221-11189	TUNSTALL MICHAEL Location: 654 BLUSH HILL ROAD	MARSHALL PETER	1.00	12/3/2019	235,000	247,900	105.49			
L475385856	696-221-10803	VISI JACOB Location: 3682 WATERBURY-STOWE RD	GUYETTE MARICA A. TR...	1.40	7/31/2019	289,750	231,200	79.79			
L2083741696	696-221-11537	WALLS ANNA Location: 1359 PERRY HILL ROAD	ROBSON III GEORGE	3.50	8/14/2020	410,000	280,000	68.29			
L1576280064	696-221-11419	WARYAS MICHAEL Location: 116 KEEFE LANE	TERRI-LEE CAMPBELL P...	5.20	8/7/2020	466,000	443,600	95.19			
L655106048	696-221-10167	WENNERHOLM SCOTT Location: 221 VALLEY VIEW ROAD	BISCEGLIA LEONARD	2.50	10/16/2020	778,000	637,000	81.88			
L1107247104	696-221-12088	WHITAKER CHRISTOPHER Location: 35 LOOMIS HILL RD	WOODMANSEE ELIZABETH	0.75	1/8/2021	210,000	148,800	70.86			
L786939904	696-221-10763	WILLIAMSON GERALD Location: 111 MILLER LANE	GRENIER DAVID	5.06	10/8/2020	600,000	500,000	83.33			
L65613824	696-221-10618	WINTERS SAMANTHA Location: 151 SUNSET DR.	HOMMEL SANDRA	1.00	9/3/2019	260,000	220,400	84.77			
L65921024	696-221-10986	YACOS KAREN Location: 600 LOOMIS HIGHLANDS	KAUFMAN ALEXANDER	2.30	7/17/2019	565,000	550,700	97.47			
L750305280	696-221-10405	YALICKI JOSEPH Location: 124 SPRUCE HAVEN ROAD	MONTLIN LLC	1.33	8/11/2020	248,000	149,500	60.28			
L1506205696	696-221-12417	YORK JASON Location: 1025 MAPLE STREET	LAMSON SCOTT	1.13	12/18/2020	495,000	333,500	67.37			



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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L120999936	696-221-10347	ZIVADINOVIC ALEKSAND...	COLLINS C. MICHAEL	0.13	1/22/2020	169,900	139,300	81.99			
Location: 21 HIGH ST											

<b>Totals for R1 - Residential with less than 6 acres</b>	<b>234.26</b>	<b>57,983,751</b>	<b>44,077,900</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	
145 Total Transactions	65.40	Low InterQuartile Value	73.94	Low 90% Value of Aggregate
399,888 Average Sales Price	86.92	High InterQuartile Value	78.09	High 90% Value of Aggregate
303,986 Average Listed Price	21.53	InterQuartile Range	76.02	Aggregate Ratio
77.11 Average Ratio			2.72%	Sampling Error
77.78 Median Ratio	33.10	Value of Outlier Low Limit	0	Number of Low Outliers
44.98 Low Ratio	119.22	Value of Outlier High Limit	0	Number of High Outliers
113.33 High Ratio	0.81	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	151.51	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.09 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
1%	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
L2134835200	696-221-10625	ALCORTA ANDREW Location: 3311 PERRY HILL ROAD	HINCKLEY ELIZABETH	18.15	4/15/2019	1,130,000	864,000	76.46			
L530096128	696-221-11388	AUERBACH JOSHUA Location: 33 MARSHALL LANE	MARTINEZ FERNANDO	6.62	10/21/2020	480,000	370,000	77.08			
491783232	696-221-10881	BJORNSSON, SEAN Location: 1888 LOOMIS HILL ROAD	HOARE, JAMES	10.40	4/19/2021	550,000	349,600	63.56			
1260088384	696-221-11353	CASARI, MATTHEW Location: 491 PERRY LEA ROAD	MURRY, HERSCHELL F	10.68	10/4/2021	715,000	495,000	69.23			
L653676544	696-221-10590	CENTRAL VERMONT HOLD... Location: 2742 US ROUTE 2	FIELD JOANN	10.20	9/18/2020	411,000	330,200	80.34			
L2107154432	696-221-12085	CHALMERS JASON Location: 924 LOOMIS HILL ROAD	RUSSELL JR. RICHARD	8.07	7/24/2020	587,000	472,000	80.41			
L56016896	696-221-10100	DAVIS ROBERT Location: 154 APPLE HILL ROAD	BALLARD BRENT	12.10	7/9/2019	495,157	522,000	105.42			
L1338015744	696-221-10859	DUNN BRANDON KENNETH Location: 1465 PERRY HILL RD	KITTRIDGE GARY	7.60	9/25/2020	700,000	555,000	79.29			
1872753728	696-221-11771	FRIEDLAND, ALLAN S Location: 1553 PERRY HILL ROAD	EDWARD E. STEELE REV...	38.90	7/26/2021	1,320,000	1,044,500	79.13			
L24711168	696-221-10836	GEIBEL JUSTIN Location: 416 BLACKBERRY LANE	PARKER ALLYSON	10.60	10/3/2019	350,000	323,600	92.46			
L1078874112	696-221-12079	GRACE JAMES Location: 49 APPLE HILL ROAD	LESKE KEVIN	10.10	7/3/2020	530,000	465,300	87.79			
L2113044480	696-221-11944	HEILAKKA SAMUEL Location: 833 SHAW MANSION ROAD	WOODARD MATTHEW	10.09	6/29/2020	630,000	679,500	107.86			
L1429970944	696-221-11033	JOHNSON PAUL Location: 350 GUILD HILL ROAD	JOHN H KUEFFNER LIVI...	13.06	8/17/2020	573,000	486,400	84.89			
L430673920	696-221-10529	JONATHAN THOMAS Location: 2605 GREGG HILL ROAD	DURKIN ROBERT	10.08	10/29/2020	570,000	409,000	71.75			
1424454720	696-221-11097	KING IV, THOMAS Location: 64 PERRY LEA ROAD	O'KANE, PAUL J	10.13	7/19/2021	950,000	502,000	52.84			
L1836920832	696-221-12211	LANDE LINCOLN Location: 141 HIGH BIRCHES	TAYLOR WILLIAM	9.30	5/6/2019	680,000	758,400	111.53			
L594018304	696-221-10484	MACNICOLL TRACY Location: 1341 KNEELAND FLATS	DOANE BRADFORD	10.20	12/8/2020	565,000	433,600	76.74			
L636166144	696-221-10497	MANGAN REID Location: 3540 GREGG HILL ROAD	DOW JEAN	8.40	9/25/2020	437,500	474,200	108.39			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L961810432	696-221-12410	MARKOW MONTY Location: 200 SNOWSHOE TRAIL	SWEENEY DANIEL	9.65	11/20/2020	585,000	362,700	62.00			
2046663744	696-221-11413	MARTIN, PAUL G Location: 1571 SHAW MANSION RD	CHRISTINE M. OSMOND ...	6.80	11/5/2021	705,000	385,000	54.61			
668898368	696-221-10265	MATTESSICH, ADAM Location: 2811 GREGG HILL ROAD	BUTTURA, JR, JOHN V	7.00	5/28/2021	375,000	338,600	90.29			
L2018942976	696-221-12300	MATUKAITIS CHRISTA Location: 401 STAGECOACH LANE	CARBONE STEPHEN	10.08	6/14/2019	275,000	312,000	113.45			
70401088	696-221-10564	MCMANMON, KASEY Location: 1648 SWEET RD	NORAT, BARBARA	10.10	11/22/2021	652,000	466,000	71.47			
L907239424	696-221-12194	NIBBELINK BRIAN Location: 125 STAGECOACH LANE	FRANK KENNETH	9.77	4/30/2019	835,000	694,000	83.11			
468182080	696-221-11628	OSELBY, MATTHEW R Location: 220 BLACK BEAR HOLLOW	RUTLEDGE, GARRY A	46.00	6/1/2021	865,000	468,000	54.10			
L314433536	696-221-11436	PEARCE ANDREW Location: 1211 GUPTIL ROAD	ALLI SHAAN	13.00	9/8/2020	570,000	376,200	66.00			
924771392	696-221-12154	PETERSON, HALEY Location: 810 GUPTIL ROAD	PIATEK, SARAH K	21.50	5/10/2021	660,000	419,000	63.48			
L1087418368	696-221-11255	RICHARDSON CORY Location: 1756 PERRY HILL ROAD	LAIRD NANCY	13.30	5/1/2019	499,000	498,900	99.98			
L1369411584	696-221-10725	ROSENBERG SCOTT Location: 355 MICHIGAN AVENUE	MECKERT III GEORGE	29.22	7/26/2019	1,200,000	1,006,000	83.83			
643519552	696-221-12199	SACKETT, DANIEL D Location: 300 BEAR CREEK LANE	OLESEN, ROBERT W	10.83	6/2/2021	1,250,000	874,000	69.92			
L1961558016	696-221-11919	SAEMC FORT MYERS CAP... Location: 1130 RING ROAD	ROSZKOWSKI JOSEPH	10.07	7/28/2020	702,000	725,800	103.39			
199875648	696-221-11342	SANTORO, PAUL J Location: 35 DEACON'S WAY	MULHERN, WILLIAM	12.80	11/19/2021	1,200,000	708,500	59.04			
L1573310464	696-221-11670	SCHNEIDER DANIEL Location: 1006 PERRY HILL ROAD	SCHERK DAVID	13.80	9/17/2019	420,000	489,000	116.43			
L473157632	696-221-11612	SEYMOUR ROBERT Location: 450 WEST PINNACLE RIDGE ROAD	ROTHMAN ROBERT	6.33	1/15/2020	650,000	648,800	99.82			
1724564544	696-221-10165	SONIER, JR, EDWARD J Location: 379 GUILD HILL ROAD	OBERG-SIMEONE FAMILY...	15.20	5/14/2021	950,000	570,000	60.00			
170095680	696-221-11865	STEVEN KATZ FAMILY T... Location: 193 PERRY LEA SIDE ROAD	LINDA B DUCHARME REV...	11.56	7/20/2021	840,000	457,200	54.43			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L539725824	696-221-10864	THERESA ROONEY MEIS ...	MERK TOBY	14.70	4/5/2019	1,075,000	696,000	64.74			
		Location: 127 WEST BARNES HILL ROAD									
1377352768	696-221-12419	VINEYARD, RYAN	KENT, ERIN G	12.13	12/2/2021	2,841,500	964,400	33.94			
		Location: 811 BEAR CREEK LANE									
L59940864	696-221-11179	VON ALT CHRISTOPHER	ELIASON ERIK	11.15	2/24/2021	425,000	326,200	76.75			
		Location: 3303 GREGG HILL ROAD									
L871260160	696-221-10160	WHITMAN SUSAN	SGANTAS MARK	53.00	7/6/2020	855,000	538,200	62.95			
		Location: 2824 GREG HILL ROAD									

**Totals for R2 - Residential with 6 or more acres** **562.67** **30,103,157** **21,858,800**

R2 - Residential with 6 or more acres

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
40 Total Transactions	63.50	Low InterQuartile Value	65.61	Low 90% Value of Aggregate
752,579 Average Sales Price	91.92	High InterQuartile Value	79.62	High 90% Value of Aggregate
546,470 Average Listed Price	28.41	InterQuartile Range	72.61	Aggregate Ratio
78.72 Average Ratio			9.65%	Sampling Error
76.92 Median Ratio	20.89	Value of Outlier Low Limit	0	Number of Low Outliers
33.94 Low Ratio	134.53	Value of Outlier High Limit	0	Number of High Outliers
116.43 High Ratio	- 21.73	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	177.15	Value of Extreme High Limit	0	Number of High Extremes/Influentials
20.18 COD				
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
5% 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
L942882816	696-221-11113	AMERIO BRENDA Location: 46 EAST TRAILER PARK ROAD	LONGE BRYAN	0.00	7/30/2020	60,000	41,800	69.67			
L884940800	696-221-10275	GALLAGHER RYAN Location: 150 KNEELAND FLATS MOBILE HOME PARK	KNEE HIGH TO A GRASS...	0.00	2/12/2021	19,500	17,600	90.26			
L1006149632	696-221-10388	HASKINS DYLAN Location: 256 EAST WIND DR	ESTATE OF CORLISS BA...	0.00	9/1/2020	43,000	36,000	83.72			
L1981423616	696-221-10486	KASONGO JOSEPH Location: 294 LOT 16 EAST WIND	BILODEAU MICHAEL	0.00	11/16/2020	35,000	23,500	67.14			
270261312	696-221-10256	PECK, DONALD J Location: KNEELAND FLAT MOBILE HOME 274	LANE, LAURE	0.00	8/24/2021	14,900	14,900	100.00			
L1574690816	696-221-10486	SMITH KRISTIN Location: 294 LOT 16 EAST WING DRIVE	KASONGO OKITO	0.00	3/11/2021	45,000	23,500	52.22			
2028452928	696-221-10158	TALBOT, DEB Location: 151 KNEELAND FLATS TP	CANTON, SEAN	0.00	11/12/2021	27,500	15,800	57.45			
L264056832	696-221-10968	WELLS KERRY Location: 168 EAST WIND DRIVE	JOHNSON EDNA	0.00	5/6/2019	23,500	13,900	59.15			
<b>Totals for MHU - Mobile home un-landed</b>				<b>0.00</b>		<b>268,400</b>	<b>187,000</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	
8 Total Transactions	57.88	Low InterQuartile Value	60.73	Low 90% Value of Aggregate
33,550 Average Sales Price	88.62	High InterQuartile Value	78.62	High 90% Value of Aggregate
23,375 Average Listed Price	30.74	InterQuartile Range	69.67	Aggregate Ratio
72.45 Average Ratio			12.85%	Sampling Error
68.40 Median Ratio	11.76	Value of Outlier Low Limit	0	Number of Low Outliers
52.22 Low Ratio	134.74	Value of Outlier High Limit	0	Number of High Outliers
100.00 High Ratio	- 34.36	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	180.86	Value of Extreme High Limit	0	Number of High Extremes/Influentials
19.68 COD				
1	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			

**MHL - Mobile home landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L59613184	696-221-12025	HASKINS KASEY Location: 17 HUNGER MOUNTAIN ROAD	WHEELOCK DOROTHY	0.12	7/20/2020	40,000	53,400	133.50	O	O	
L957251584	696-221-10386	ISORA LLC Location: 5725 WATERBURY-STOWE ROAD	CORLISS RONALD	1.96	4/15/2019	150,000	135,500	90.33			
301124672	696-221-10944	NELSON, KENNETH Location: 808 MAPLE ST	CHARLES S. TAYLOR FA...	1.33	9/1/2021	115,000	95,600	83.13			
L177168384	696-221-12013	PLOOF CHAD ARLAND Location: 1580 US ROUTE 2	MONGILLO PAUL	1.00	8/21/2020	225,000	161,400	71.73			
L2114822144	696-221-10853	UTTON JONATHAN Location: 405 EAST WIND DR	HEATH BONNIE	2.00	5/17/2019	106,000	117,500	110.85			

<b>Totals for MHL - Mobile home landed</b>				<b>6.41</b>		<b>636,000</b>	<b>563,400</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
5 Total Transactions	77.43 Low InterQuartile Value	71.30 Low 90% Value of Aggregate
127,200 Average Sales Price	122.17 High InterQuartile Value	105.87 High 90% Value of Aggregate
112,680 Average Listed Price	44.74 InterQuartile Range	88.58 Aggregate Ratio
97.91 Average Ratio		19.52% Sampling Error
90.33 Median Ratio	10.32 Value of Outlier Low Limit	0 Number of Low Outliers
71.73 Low Ratio	189.29 Value of Outlier High Limit	0 Number of High Outliers
133.50 High Ratio	- 56.80 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	256.40 Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.81 COD		
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		



**C - Commercial**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1790192704	696-221-10093	25 CROSSROAD LLC Location: 25 CROSSROAD	F.O.R.E., LLC	0.12	8/17/2021	400,000	334,900	83.73			
1341586496	696-221-10379	FLINT BROTHERS LLC Location: 224 HOWARD AVENUE	YOUNG, JAMES L	0.52	11/15/2021	340,000	205,600	60.47			
L933793792	696-221-11426	JEFF AND ANNICK COOP... Location: 1320 WATERBURY STOWE ROAD	PARKER BARBARA	1.50	2/26/2021	390,000	313,800	80.46			
1325722688	696-221-11765	KCOS HOLDINGS LLC Location: 35 FOUNDRY STREET	SUPERIOR DEVELOPMENT...	0.91	10/1/2021	325,000	155,500	47.85			
1726948416	696-221-11397	ONE STOWE STREET, LL... Location: 1 STOWE STREET	MADCAM REAL ESTATE, ...	0.05	5/17/2021	1,400,000	442,900	31.64			
L895279104	696-221-11462	P&P FUNERAL SERVICES... Location: 48 SOUTH MAIN STREET	VL PERKINS CO. INC.	0.06	9/21/2020	360,000	310,500	86.25			
311982144	696-221-12263	PEAK PROPERTIES, LLC Location: 70 - 76 MCNEIL ROAD	FARMHOUSE PROPERTIES...	14.98	4/15/2021	1,220,000	1,040,700	85.30			
L2023776256	696-221-10220	SEAM PROPERTIES LLC Location: 112 SOUTH MAIN STREET	COFFEY COMMERCIAL PR...	1.06	5/31/2019	160,000	210,000	131.25	O		O
1007565888	696-221-11412	SPD REAL ESTATE, LLC Location: 13 STOWE STREET	BLUE STONE HOLDINGS,...	0.07	12/3/2021	685,000	365,500	53.36			
1671736384	696-221-10074	STOWE STREET PROPERT... Location: 29 STOWE STREET	SYLVIA JEAN AYLWARD ...	0.06	9/24/2021	800,000	393,200	49.15			
L1912811520	696-221-11954	VON BRIESEN HANS Location: HIGH STREET EXTENSION	WATEBURY EQUITY PART...	0.65	5/22/2019	154,900	108,400	69.98			
L147873792	696-221-12471	W.S.C. LLC Location: 7 PARK ROW	NOLES PROPERTIES LLC	0.00	10/2/2020	200,000	278,000	139.00	O		O O
727214656	696-221-10171	WATERBURY 102 S MAIN... Location: 102 SOUTH MAIN STREET	BJORNLUND, GEORGIANA...	0.66	3/18/2022	342,500	213,900	62.45			
<b>Totals for C - Commercial</b>				<b>20.64</b>		<b>6,777,400</b>	<b>4,372,900</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
13 Total Transactions	51.25	Low InterQuartile Value	49.07 Low 90% Value of Aggregate
521,338 Average Sales Price	85.78	High InterQuartile Value	79.98 High 90% Value of Aggregate
336,377 Average Listed Price	34.52	InterQuartile Range	64.52 Aggregate Ratio
75.45 Average Ratio			23.96% Sampling Error
69.98 Median Ratio	- 0.53	Value of Outlier Low Limit	0 Number of Low Outliers
31.64 Low Ratio	137.56	Value of Outlier High Limit	1 Number of High Outliers
139.00 High Ratio	- 52.31	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.17 PRD (Regression Index)	189.35	Value of Extreme High Limit	0 Number of High Extremes/Influentials
33.09 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
L1085849600	696-221-11553	COMBATES PETER Location: 14 STOWEBURY ROAD	RENECLE KEITH	1.60	4/10/2020	275,000	204,000	74.18			
795016256	696-221-10830	FOLEY, KRISTIN Location: 3 BATCHELDER STREET	EDITH J. BRONNER REV...	0.15	12/15/2021	399,000	247,800	62.11			
L1839374336	696-221-12076	GRAVES NEIL Location: 1825 GUPTIL ROAD (LOT 1A, LOT 1B AND LOT 5)	ESTATE OF BERNARD R....	7.19	10/23/2020	382,000	334,800	87.64			
L115679232	696-221-10600	MAPLE STREET INVESTM... Location: 646 MAPLE STRET	MAPLE STREET STABLES...	12.86	11/19/2020	600,000	410,400	68.40			
L1909481472	696-221-11394	STROMME MICHAEL Location: 62 STOWE STREET	COBB HILL HOLDINGS L...	0.19	1/5/2021	121,900	121,900	100.00			

<b>Totals for CA - Commercial Apartments</b>				<b>21.99</b>		<b>1,777,900</b>	<b>1,318,900</b>				
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**CA - Commercial Apartments**

*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	
5 Total Transactions	65.25	Low InterQuartile Value	63.46	Low 90% Value of Aggregate
355,580 Average Sales Price	93.82	High InterQuartile Value	84.91	High 90% Value of Aggregate
263,780 Average Listed Price	28.57	InterQuartile Range	74.18	Aggregate Ratio
78.47 Average Ratio			14.46%	Sampling Error
74.18 Median Ratio	22.40	Value of Outlier Low Limit	0	Number of Low Outliers
62.11 Low Ratio	136.68	Value of Outlier High Limit	0	Number of High Outliers
100.00 High Ratio	- 20.46	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	179.53	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.41 COD				
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
20% 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
1910330432	696-221-11227	GRACE, A. JAMES	MCCAFFERTY, JOHANNA	62.00	6/15/2021	30,000	31,000	103.33			
Location: LITTLE RIVER RD											
<b>Totals for W - Woodland</b>				<b>62.00</b>		<b>30,000</b>	<b>31,000</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**

1 Total Transactions	103.33 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
30,000 Average Sales Price	103.33 High InterQuartile Value	0.00 High 90% Value of Aggregate
31,000 Average Listed Price	0.00 InterQuartile Range	103.33 Aggregate Ratio
103.33 Average Ratio		Sampling Error
103.33 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
103.33 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
103.33 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		

**M - Miscellaneous**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1536385024	696-221-10641	AINSWORTH PROPERTIES... Location: US RTE 2	KCOS HOLDINGS LLC	8.90	7/25/2019	30,000	34,200	114.00			
1615676480	696-221-12156	BAUMANN, JANE Location: LOT 2, BURT FARM LANE	ANTKOWIAK, JON P	2.22	5/7/2021	122,500	81,800	66.78			
1128688704	696-221-12439	BEGLEY, GRANT Location: STAGE COACH LANE	MANAS LLC	10.55	10/5/2021	235,000	149,500	63.62			
52472896	696-221-12295	CAROLINE, BLANCHARD Location: WOOD FARM ROAD	DUFFY, JOSEPH J	11.40	9/17/2021	375,000	276,000	73.60			
L933027840	696-221-10032	CIVIL PROPERTY INVES... Location: 21 HILL STREET EXTENSION	CHARLES O'BRIEN SR. ...	0.16	7/31/2020	50,000	19,200	38.40			
L135946240	696-221-12078	CIVIL PROPERTY INVES... Location: 1809 GUPTIL ROAD	WOODARD WANDA	0.50	2/12/2021	70,000	85,000	121.43			
L616079360	696-221-10250	COLON CLARKE Location: 0 PERRY HILL ROAD	LAIRD NANCY	12.00	9/10/2020	190,000	145,800	76.74			
L984227840	696-221-12376	DONALDSON MARK Location: BLUSH HILL ROAD	BLUSH HILL TRUST JAM...	22.00	9/3/2020	225,000	170,700	75.87			
L1567096832	696-221-12396	EASTRIDGE DAVID Location: 779 BEAR CREEK	D'AVOLIO GENE	6.37	12/11/2020	249,000	242,800	97.51			
L885170176	696-221-10528	FRECHETTE THOMAS Location: 0 WOODWARD HILL EXT	GRIFFITHS EDWARD	110.65	1/13/2020	135,000	177,000	131.11	O		
L325550080	696-221-11815	LAPORTE ZACHARY Location: 1051 RING ROAD	CHARLES S. TAYLOR FA...	27.00	9/9/2020	72,500	79,500	109.66			
L166137856	696-221-11837	PERRY HILL PARTNERS ... Location: 28 STOWE STREET	VAN ESEN TRUSTEE STE...	0.28	6/20/2019	169,028	151,000	89.33			
L1185456128	696-221-11293	POULIN ERIC Location: LOT 41 COUNTRYSIDE	MILLER TRUSTEE HOWAR...	2.01	4/24/2019	70,000	84,200	120.29			
L306634752	696-221-10076	PROVENCHER JAY Location: LOT #36 COUNTRYSIDE SUBDIVISION, S. COUNTRYSIDE ROAD	AZULAY RAMONA	3.60	2/18/2020	80,000	99,000	123.75	O		
L220233728	696-221-12449	RUSSELL GARY Location: GUPTIL ROAD, THE KNOLLS, LOT #3	BEAL STEVEN	3.14	9/11/2020	137,500	118,500	86.18			
2110278720	696-221-12449	SMITH, FRANCIS J Location: LOT 3, GUPTIL ROAD, THE KNOLLS	RUSSELL, GARY M	3.14	8/13/2021	153,000	118,500	77.45			
L2134724608	696-221-12328	SOLTESZ JEFFREY Location: SWEET ROAD	LUISI FRANK	2.28	1/14/2021	175,000	98,100	56.06			
710894656	696-221-12414	TARRACCIANO, JR, THO... Location: 404 EVERGREEN WOODS ROAD	TARBOX, BRIAN D	5.03	5/28/2021	150,000	100,000	66.67			

**M - Miscellaneous**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1816188992	696-221-12446	TITTERTON, PATRICK S Location: LOT 17 RING ROAD	SCHINDLER DEVELOPMEN...	5.29	4/7/2021	232,500	130,000	55.91			
1211026496	696-221-10413	WEST FAMILY PROPERTI... Location: 891 WATERBURY STOWE ROAD	LAM, SUONG	0.17	8/20/2021	37,500	77,800	207.47	E	O	O
L1176109056	696-221-11519	WURTZBACHER JOSEPH Location: LOT 6, LOOMIS HIGHLANDS	THE MARY BETH SYKAS ...	1.56	9/3/2019	100,000	118,800	118.80			
<b>Totals for M - Miscellaneous</b>				<b>238.25</b>		<b>3,058,528</b>	<b>2,557,400</b>				

**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	
21 Total Transactions	66.72	Low InterQuartile Value	75.36	Low 90% Value of Aggregate
145,644 Average Sales Price	119.54	High InterQuartile Value	91.87	High 90% Value of Aggregate
121,781 Average Listed Price	52.82	InterQuartile Range	83.62	Aggregate Ratio
93.84 Average Ratio			9.87%	Sampling Error
86.18 Median Ratio	- 12.51	Value of Outlier Low Limit	0	Number of Low Outliers
38.40 Low Ratio	198.78	Value of Outlier High Limit	1	Number of High Outliers
207.47 High Ratio	- 91.74	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	278.01	Value of Extreme High Limit	0	Number of High Extremes/Influentials
32.17 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			

**O - Other**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L348618752	696-221-12288	BALZANO CHRISTOPHER	RIVERS CHRISTOPHER	0.00	6/6/2019	273,000	220,200	80.66			
		Location: 29 NORTH MAIN ST. CONDO UNIT 4									
L898142208	696-221-10730	BLANCO NICHOLAS	GAYLORD DEBRA	0.00	9/18/2019	160,000	114,400	71.50			
		Location: 9 HUNTINGTON PLACE									
L1413103616	696-221-12184	FOX CURTIS	SINGH PRIYANKA	0.00	7/17/2020	442,000	380,800	86.15			
		Location: 60 HOMESTEAD LANE									
L1429651456	696-221-12143	FRASCA GABRIEL	WURTZBACHER JOSEPH	0.00	1/27/2020	519,000	444,400	85.63			
		Location: 34 HOMESTEAD LANE, UNIT 1A									
L1950580736	696-221-12261	GARDNER THOMAS	TEMPLE CHRISTOPHER	0.00	4/3/2020	290,000	259,500	89.48			
		Location: 155 CROSSROAD UNIT 2C									
L1227870208	696-221-12142	GORHAM KEVIN	PLUMMER PAMELA	0.00	7/30/2020	457,000	362,500	79.32			
		Location: 15 HOMESTEAD LANE									
L766922752	696-221-11822	HALL CHRISTOPHER	THOMPSON KATHERINE	0.00	1/17/2020	159,000	118,400	74.47			
		Location: 2 HUNTINGTON PLACE									
L1832083456	696-221-11531	HAYES JOSEPH	MINK ROBERT	0.00	8/7/2020	150,000	125,500	83.67			
		Location: 18 HUNTINGTON PLACE									
L1014882304	696-221-10723	HOAR WILLIAM	FORTNEY ELI	0.00	11/17/2020	183,000	168,200	91.91			
		Location: 202 ACORN DRIVE, OAKWOOD CONDO UNIT 202									
793467968	696-221-10987	KENT, ARIEL	KLEIN, KAHLER A	0.00	11/10/2021	205,000	130,000	63.41			
		Location: 16 HUNTINGTON PLACE #16									
L243679232	696-221-10884	KEYS JR. WILLIAM	HODGE STEPHEN ESTATE...	0.00	3/31/2021	212,000	168,200	79.34			
		Location: 602 ACORN DRIVE									
L1635164160	696-221-11028	MYERS CHELSEA	CANNING CARLY	0.00	6/26/2020	176,000	168,200	95.57			
		Location: 200 ACORN DRIVE - UNIT 204									
554792000	696-221-10730	NEALON, MICHAEL	BLANCO, NICHOLAS M	0.00	7/7/2021	177,000	114,400	64.63			
		Location: 9 HUNTINGTON PLACE									
L1237827584	696-221-10623	PALMER MATTHEW	AMERIO BRENDA	0.00	9/4/2020	157,500	125,500	79.68			
		Location: 23 HUNTINGTON PLACE									
L450105344	696-221-11166	PARKER HEATHER	RICKERBY KENDRA	0.00	11/20/2020	200,000	168,200	84.10			
		Location: 302 ACORN DR OAKWOOD CONDO UNIT 302									
L1882816512	696-221-11301	SAWYER MATTHEW	GRACE BRIDGET	0.00	3/10/2021	153,000	118,400	77.39			
		Location: 1 HUNTINGTON PLACE #1									
L1412698112	696-221-12261	SEGRETTO STEPHANIE	GARDNER THOMAS	0.00	9/2/2020	295,000	259,500	87.97			
		Location: 155 CROSSROAD UNIT C-2									
608646208	696-221-11376	THOMPSON, ALISON	MARCELLINO, JOSHUA D	0.00	6/25/2021	214,000	168,200	78.60			
		Location: 200 ACORN DRIVE, UNIT 207									
<b>Totals for O - Other</b>				<b>0.00</b>		<b>4,422,500</b>	<b>3,614,500</b>				

**O - Other**

*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
18 Total Transactions	76.66	Low InterQuartile Value	79.01 Low 90% Value of Aggregate
245,694 Average Sales Price	86.61	High InterQuartile Value	84.45 High 90% Value of Aggregate
200,806 Average Listed Price	9.95	InterQuartile Range	81.73 Aggregate Ratio
80.75 Average Ratio			3.33% Sampling Error
80.17 Median Ratio	60.17	Value of Outlier Low Limit	0 Number of Low Outliers
63.41 Low Ratio	100.17	Value of Outlier High Limit	0 Number of High Outliers
95.57 High Ratio	40.17	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	120.17	Value of Extreme High Limit	0 Number of High Extremes/Influentials
8.09 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
217 Total Transactions	65.75	Low InterQuartile Value	72.64 Low 90% Value of Aggregate
431,031 Average Sales Price	87.77	High InterQuartile Value	77.93 High 90% Value of Aggregate
324,512 Average Listed Price	22.02	InterQuartile Range	75.29 Aggregate Ratio
78.11 Average Ratio			3.51% Sampling Error
79.13 Median Ratio	32.72	Value of Outlier Low Limit	0 Number of Low Outliers
33.94 Low Ratio	120.80	Value of Outlier High Limit	1 Number of High Outliers
133.50 High Ratio	- 0.31	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	153.83	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.74 COD			
5 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
18 Total Transactions	58.69 Low InterQuartile Value		54.29 Low 90% Value of Aggregate
475,294 Average Sales Price	86.60 High InterQuartile Value		78.77 High 90% Value of Aggregate
316,211 Average Listed Price	27.91 InterQuartile Range		66.53 Aggregate Ratio
76.29 Average Ratio			18.40% Sampling Error
72.08 Median Ratio	16.83 Value of Outlier Low Limit	0 Number of Low Outliers	
31.64 Low Ratio	128.46 Value of Outlier High Limit	2 Number of High Outliers	
139.00 High Ratio	- 25.03 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.15 PRD (Regression Index)	170.32 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
27.93 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
6% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			



**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
22 Total Transactions	66.75	Low InterQuartile Value	75.62 Low 90% Value of Aggregate
140,388 Average Sales Price	119.17	High InterQuartile Value	91.99 High 90% Value of Aggregate
117,655 Average Listed Price	52.42	InterQuartile Range	83.81 Aggregate Ratio
94.27 Average Ratio			9.76% Sampling Error
87.76 Median Ratio	- 11.89	Value of Outlier Low Limit	0 Number of Low Outliers
38.40 Low Ratio	197.81	Value of Outlier High Limit	1 Number of High Outliers
207.47 High Ratio	- 90.52	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	276.44	Value of Extreme High Limit	0 Number of High Extremes/Influentials
31.05 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
257 Total Transactions	65.40	Low InterQuartile Value	72.21 Low 90% Value of Aggregate
410,704 Average Sales Price	88.61	High InterQuartile Value	77.34 High 90% Value of Aggregate
307,116 Average Listed Price	23.21	InterQuartile Range	74.78 Aggregate Ratio
78.87 Average Ratio			3.42% Sampling Error
78.96 Median Ratio	30.58	Value of Outlier Low Limit	0 Number of Low Outliers
31.64 Low Ratio	123.43	Value of Outlier High Limit	6 Number of High Outliers
139.00 High Ratio	- 4.24	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	158.25	Value of Extreme High Limit	1 Number of High Extremes/Influentials
17.61 COD			
6	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		