

Study created by Christie.Wright@vermont.gov on 12/1/2022 at 4:40 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L229310464	705-224-10730	AMBROSE QUINTON Location: 25 BEAN HILL LANE	HAKE TRUSTEE DIANA	4.51	8/31/2020	159,000	143,400	90.19			
L382132224	705-224-11799	AMEDEN ALEXIS Location: 207 GARDEN WAY	WAITE WILLIAM	2.27	11/13/2020	355,000	258,100	72.70			
L882417664	705-224-11814	ANGELL STEPHEN Location: 24 APPLE RIDGE ROAD	BURKE KELLY	5.48	3/18/2020	175,000	183,100	104.63			
L1389846528	705-224-10993	BALZOTTI CINDY Location: 6176-78 VERMONT ROUTE 5	MARTIN NORMA	1.70	5/29/2019	225,000	204,700	90.98			
437935168	705-224-11287	BENOIT, RHONDA M Location: 22 MEADOW LANE	BROWN, RICHARD F	1.60	10/29/2021	166,000	172,200	103.73			
L1697157120	705-224-11786	BOARDMAN JESSE Location: 99 SUGAR LOT ROAD	KERR STUART	1.23	8/28/2020	357,000	271,400	76.02			
L286883840	705-224-11136	BOHN JAKE Location: 227 VICTORY DRIVE	LEE SUSAN	2.30	9/30/2019	162,250	144,000	88.75			
1679154240	705-224-10318	BROKMEYER, WADE G Location: 218 RILEY DR	COLE, CHARLES P	1.06	10/19/2021	387,000	199,200	51.47			
1554617408	705-224-11814	BROTHERS, GEORGE A Location: 24 APPLE RIDGE ROAD	COOK, KRISTA A	5.48	6/17/2021	220,000	183,100	83.23			
L2040471552	705-224-10789	BUBLAT JOSEPH Location: 127 GULF ROAD	JARVIS FREDERICK	0.50	8/10/2020	125,000	128,700	102.96			
L944656384	705-224-10873	BURNHAM DIANNE Location: 26 GRACE DRIVE	GELINEAU JON	0.72	7/17/2020	210,000	167,500	79.76			
L1808310272	705-224-10539	CHAMBERLAIN CHRISTIN... Location: 1395 GRAVELIN ROAD	MACNUTT JAMES	3.05	12/4/2020	210,000	115,600	55.05			
1577475136	705-224-10546	COOPER, LANCE Location: 2079 VERMONT ROUTE 106	PERKINSVILLE REALTY,...	0.25	9/15/2021	229,600	171,000	74.48			
L1254985728	705-224-10570	CORLISS CHRISTOPHER Location: 1174 GRAVELIN ROAD	GARDNER JOHN	4.60	7/17/2019	330,000	263,500	79.85			
L347840512	705-224-11736	CROCKER KENDALL Location: 1657 GRAVELIN ROAD	WILDSMITH SALLY	1.00	12/15/2020	120,000	100,700	83.92			
L1224810496	705-224-10568	DAUPHIN NATOSHYA Location: 665 KENDRICKS CORNER ROAD	PATENAUDE LEO	2.04	3/9/2020	153,000	172,100	112.48			
L1174126592	705-224-10510	DONNELLY ARTHUR Location: 6166 ROUTE 5	ESTATE OF CHARLES RE...	0.77	11/12/2019	195,000	208,500	106.92			
L660938752	705-224-10869	EARLE THEODORE Location: 246 WEATHERBEE HILL ROAD	HARVEY LUCAS	2.10	9/1/2020	285,000	119,800	42.04			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L338956288	705-224-11834	ELDERS CHRISTOPHER Location: 133 GARDEN WAY	MCDANIEL WALTER	1.06	11/20/2020	299,000	207,500	69.40			
830944320	705-224-11645	ENGWALL, JOEL Location: 13 QUARRY ROAD	FELLOWS, KATHLEEN R	5.00	6/18/2021	270,000	221,600	82.07			
1030031936	705-224-10614	ERB, CHRISTOPHER T Location: 69 TARBELL HILL ROAD	JOHNSON, CHARLES	0.25	3/11/2022	337,000	130,700	38.78			
1443699264	705-224-11387	ERVIN, ROBERT D Location: 251 QUARRY ROAD	MATTSSON, JOANNE H	0.50	3/23/2022	215,000	88,500	41.16			
1004526656	705-224-11691	EUGENE J KIM REV TRU... Location: 262 COOKS POND ROAD	WINN, MARGARET C	3.53	10/25/2021	454,000	319,800	70.44			
495582272	705-224-10162	FOOTE, RICHARD Location: 221 GIRD LOT ROAD	BOLLES, XIMENIA M	3.50	12/10/2021	230,000	175,000	76.09			
L169811968	705-224-10945	GEHA ANNE-SOPHIE Location: 134 QUARRY ROAD	LAURITSEN RAMLAH	0.25	11/12/2020	160,000	100,700	62.94			
874142784	705-224-11599	GILMAN, JOHN Location: 78 COOKS POND ROAD	STROBL, RICHARD	3.60	10/29/2021	480,000	292,800	61.00			
L737517568	705-224-11506	HALE GREG Location: 122 BEAN HILL LANE	TAYLOR CELIA	3.40	7/12/2019	130,000	117,500	90.38			
L436768768	705-224-11515	HEPBURN CAROL Location: 1203 US ROUTE 5	THE ELM TRUST	2.00	10/18/2019	215,000	212,000	98.60			
L1570738176	705-224-11230	HILL GARY Location: 71 WHEELER CAMP ROAD	PUTNAM BARBARA	2.17	11/25/2019	170,000	170,000	100.00			
1883405376	705-224-10714	HODGDON, DANIELLE A Location: 156 TENNEY HILL ROAD	WRAGG, COREY	1.30	12/20/2021	232,000	121,000	52.16			
L564252672	705-224-11094	HUGHES CHRISTOPHER Location: 133 PINE HILL ROAD	ALLCROFT MARYANNE	4.52	8/9/2019	190,000	178,600	94.00			
L438870016	705-224-10864	JACOB NICOLAS Location: 114 KIERNAN ROAD	BINGHAM KENNETH	1.06	8/23/2019	247,423	248,500	100.44			
L1296601088	705-224-11093	JACOBS CHADWICK Location: 527 UPPER FALLS ROAD	PERKINSVILLE REALTY ...	4.50	7/10/2020	250,000	221,300	88.52			
L1694433280	705-224-10534	JAM PROPERTIES LLC Location: 4400 VT ROUTE 106	C.W. BRECKINRIDGE LL...	0.25	2/10/2020	67,000	41,400	61.79			
1762901056	705-224-11483	JIMENEZ, JAVIER Location: 2070 WEATHERSFIELD CENTER ROAD	EASTMAN, CYRUS H	2.40	12/2/2021	225,000	129,100	57.38			
176632896	705-224-11140	KEITH, TROY Location: 56 WEATHERBEE HILL ROAD	MARTEL, GREGORY P	3.20	6/28/2021	435,000	285,900	65.72			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1365827584	705-224-10451	KENT BRENDAN Location: 150 MORNINGSIDE DRIVE	BANIA CRAIG	3.20	12/21/2020	207,000	166,500	80.43			
L1654624256	705-224-10167	KIDDER DOREEN Location: 496 TENNEY HILL ROAD	STEARNS SUSANN	0.76	6/27/2019	115,000	113,600	98.78			
L191569920	705-224-11611	LADEAU JACOB Location: 5231 US ROUTE 5 SOUTH	REMICK HEIDI	1.00	8/14/2020	239,900	199,800	83.28			
L1930317824	705-224-10384	LIBBY PATRICK Location: 330 BUTTERFIELD HILL ROAD	DAILEY ALAN	1.30	5/8/2020	175,000	162,800	93.03			
L1396326400	705-224-11720	LIHL KATHLEEN Location: 7242 VT ROUTE 131	BRADLEY SCOTT	2.00	3/31/2020	150,500	141,900	94.29			
L1204936704	705-224-11387	MATTSSON JOANNE Location: 251 QUARRY ROAD	CAUTI DONNA	0.50	2/4/2021	152,000	88,500	58.22			
L1015742464	705-224-11476	MELENDY TIMOTHY Location: 56 HIGH STREET	MARY W. STOVER TRUST...	3.50	12/27/2019	259,000	257,300	99.34			
L802148352	705-224-10218	MORGAN CHRISTOPHER Location: 3101 US ROUTE 5	SAMPSON WILLIAM	5.01	10/26/2020	475,000	295,700	62.25			
L1496399872	705-224-10650	PANAS VIKTOR Location: 2208 VT ROUTE 106	HASSARD RUTH	0.25	1/8/2021	184,000	271,900	147.77	O	O	O
L1735188480	705-224-10543	REA KEVIN Location: 181 WEATHERBEE ROAD	ESTATE OF DAVID FORT...	3.70	11/26/2019	149,000	156,800	105.23			
L1250861056	705-224-11699	RICHARDSON MARK Location: 2236 VT ROUTE 106	PERKINSVILLE REALTY ...	0.54	8/28/2020	175,000	209,600	119.77			
1834814528	705-224-11071	RICKETTS, KENNETH S Location: 1676 THRASHER ROAD	MOSER, JAMES G	1.70	7/16/2021	220,000	168,500	76.59			
233301056	705-224-10837	RIVIEZZO III, FERRO ... Location: 215 MAPLE STREET	KALANGES, DEBORAH L	0.75	5/28/2021	140,000	92,100	65.79			
L300417024	705-224-10201	ROGERS SR. DONALD Location: 3445 VT ROUTE 131	BROUGHTON JOAN	3.30	7/31/2020	189,000	162,900	86.19			
L1644310528	705-224-11835	RYAN ROBERT Location: 3952 WEATHERSFIELD CENTER ROAD	OSGOOD JEREMY	3.66	8/15/2019	332,000	227,400	68.49			
L280563712	705-224-10998	SARAGUSA JOSEPH Location: 138 BUTTERFIELD HILL ROAD	MATULIONIS EDWARD	1.80	7/2/2019	282,000	269,400	95.53			
L735924224	705-224-11801	SHAMBO-GLOCK CHRISTO... Location: 93 GARDEN WAY	HARRINGTON THOMAS	1.01	5/31/2019	195,000	186,500	95.64			
L1622040576	705-224-11187	SIMONDS CORY Location: 489 TENNEY HILL ROAD	TRUST U/W OF CORRINE...	1.20	7/5/2019	187,000	127,000	67.91			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L644489216	705-224-11057	SOLERE JEAN-LUC Location: 793 SOUTH MOUNTAIN ROAD	OLSON SUSANNE	1.30	1/4/2021	240,000	166,900	69.54			
927456320	705-224-10864	STOCKWELL, SHANE Location: 114 KIERNAN ROAD	JACOB, NICOLAS	1.06	11/30/2021	310,000	248,500	80.16			
561990208	705-224-10338	THE RENEE C. WYATT T... Location: 2103 VT ROUTE 106	WOODS, TERRY J	0.68	2/18/2022	367,000	199,100	54.25			
1471720512	705-224-11093	TYTLA, ANDREW Location: 527 UPPER FALLS ROAD	JACOBS, CHADWICK L	4.50	9/10/2021	361,000	221,300	61.30			
L488366080	705-224-11775	VANYA JEREMY Location: 37 BRANCH BROOK ROAD	LIHL KATHLEEN	3.13	1/14/2020	226,800	254,000	111.99			
453916736	705-224-10148	VARNEY, LARRY R Location: 550 VT RT 106	JONES, TANYA	2.00	4/9/2021	119,750	135,200	112.90			
L1634402304	705-224-11388	VIGNEAU IAN Location: 421 KENDRICKS CORNER RD	CHASE DENISE	1.52	12/10/2020	167,500	122,100	72.90			
L885166080	705-224-10315	VITTUM DALE Location: 3565 US ROUTE 5	ZAHNER NANCY	3.06	10/2/2020	370,000	365,800	98.86			
L171069440	705-224-11799	WAITE WILLIAM Location: 207 GARDEN WAY	MORRIS EDWARD	2.27	2/11/2020	300,000	258,100	86.03			
L343478272	705-224-10687	WELCH LIZA Location: 11 VICTORY CIRCLE	HAVEY CHRISTOPHER	1.50	10/11/2019	188,000	165,300	87.93			
1499706432	705-224-10989	WHITE, SANDRA Location: 1929 VT ROUTE 131	MARTEL, ROGER P	4.40	5/31/2021	180,000	193,200	107.33			
1139270720	705-224-11323	WHITNEY, BRYCE B Location: 142 OLD BRIDGE ROAD	VELLA, PETER C	4.60	5/28/2021	325,000	236,600	72.80			
L340627456	705-224-11068	WILLIAMS EUGENA Location: 167 TENNEY HILL ROAD	MORSE EMERY	1.80	8/8/2019	150,000	133,500	89.00			
33786944	705-224-11154	WILLMAN, MOLLY Location: 90 TURNER PLACE	PAQUETTE, KIM M	1.50	7/23/2021	284,924	252,900	88.76			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>151.65</b>		<b>16,086,647</b>	<b>12,719,200</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
68 Total Transactions	68.06 Low InterQuartile Value		75.11 Low 90% Value of Aggregate
236,568 Average Sales Price	97.86 High InterQuartile Value		83.03 High 90% Value of Aggregate
187,047 Average Listed Price	29.80 InterQuartile Range		79.07 Aggregate Ratio
82.39 Average Ratio			5.01% Sampling Error
83.26 Median Ratio	23.35 Value of Outlier Low Limit	0 Number of Low Outliers	
38.78 Low Ratio	142.57 Value of Outlier High Limit	1 Number of High Outliers	
147.77 High Ratio	- 21.35 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	187.28 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.68 COD			
6 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
9% 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
84218944	705-224-10083	ARONOFF, MICHAEL J Location: 653 SOUTH MOUNTAIN RD	FISK, SUZANNE M	11.20	6/1/2021	350,000	215,800	61.66			
L1086296064	705-224-10457	BARTLEY PATRICK Location: 136 DIVOLL PASTURE ROAD	DUNNING REVOCABLE LI...	18.20	10/26/2020	342,000	307,900	90.03			
L1243783168	705-224-10556	BELL CHARLES Location: 2028 PLAINS ROAD	TINDALL COLIN	12.50	11/10/2020	495,000	351,000	70.91			
L74350592	705-224-11912	BENDER THOMAS Location: 254 UPPER FALLS EXTENSION	HEATLEY GARETH	10.45	6/22/2020	190,000	149,600	78.74			
L1420279808	705-224-10339	BONACCI JR. EUGENE Location: 955 PLAINS ROAD	KERNAGIS BONNIE	6.10	6/4/2020	285,000	137,800	48.35			
L422469632	705-224-11421	BOURUET-AUBERTOT ALA... Location: 1819 GOULDEN RIDGE ROAD	SPENCER STANLEY	220.92	6/21/2019	645,500	538,000	83.35			
L328044544	705-224-10438	BUNNELL JUSTIN Location: 3979 ROUTE 131	GRALD MICHELLE	51.80	11/13/2019	385,000	230,500	59.87			
L316002304	705-224-10181	BURAS ROBERT Location: 657 OLD BOW ROAD	MILLER ANDREA	12.90	11/20/2020	349,000	286,100	81.98			
2038276672	705-224-10303	BURNETT, CHARLES Location: 114 OAK RD	MCINTYRE, SEAN	6.92	1/14/2022	320,000	240,900	75.28			
L2041257984	705-224-10858	BUTLER FRANCIS Location: 482 SKYLINE DRIVE	SWANSON ALLAN	59.22	12/4/2020	914,000	658,700	72.07			
L75530240	705-224-10284	COLEMAN PATRICE Location: 1983 GOULDEN RIDGE ROAD WEATHERSFIELD VT	CHADWICK DANIELLE	81.73	12/10/2020	925,000	803,700	86.89			
L1559797760	705-224-11712	COSTA JESSE Location: 1080 OLD BOW ROAD	VILLANDRY DORIS	10.10	4/6/2020	310,000	272,900	88.03			
L1787666432	705-224-10202	DUVAL ROBERT Location: 521 PIPER ROAD	SHAW CARSTEN	10.20	12/9/2020	295,819	260,600	88.09			
L2005671936	705-224-10122	GLASOW MATTHEW Location: 1883 PLAINS ROAD	EDGERTON ROBERT	25.30	1/14/2021	276,600	191,200	69.13			
1148759104	705-224-10886	GRASSETTE, MATTHEW J Location: 2576 ROUTE 131	LAGROW, NORMAN A	8.50	9/15/2021	198,000	171,100	86.41			
L274587648	705-224-11581	HAINES JOSHUA Location: 403 DIVOLL PASTURE ROAD	ALLDREDGE MATTHEW	40.00	7/10/2020	640,000	671,900	104.98			
725279808	705-224-11521	HAYES, JULIANN M Location: 208 AIRPORT ROAD	ROYS, REBECCA	27.80	5/7/2021	195,000	177,400	90.97			
L570359808	705-224-10766	HOLTORF DAVID Location: 804 WEATHERSFIELD CENTER ROAD	HUTCHINS ALBERT	14.30	3/6/2020	160,000	163,700	102.31			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L18317312	705-224-10820	JACKSON SCOTT Location: 47 GRAVELIN ROAD	HENDRICK MARGARET	42.58	10/2/2020	245,000	164,800	67.27			
L368615424	705-224-11732	KOSS JOHN BADE Location: 250 MILL POND COURT	MOLERO MARIA JOSE	150.40	9/14/2020	625,000	736,600	117.86			
L445272064	705-224-10636	LANTAS LATASHA Location: 1430 GULF ROAD	U/A DATED AUGUST 23 ...	37.82	8/3/2020	340,000	365,600	107.53			
L1204375552	705-224-11798	LAWLER RYAN Location: 2117 GIRD LOT ROAD	SCOTT GRETCHEN	10.02	2/27/2020	530,000	441,400	83.28			
L275668992	705-224-10172	LYNCH DAVID Location: 549 QUARRY ROAD	ESTATE OF MARY ELISA...	166.60	6/26/2019	399,000	414,200	103.81			
L1596493824	705-224-10961	MALLOY GERALD Location: 235 AMSDEN SCHOOL ROAD	MACK WILLIAM	81.70	8/28/2020	450,000	295,000	65.56			
1904686144	705-224-11524	MARTES, BRIAN T Location: 1149 GIRD LOT ROAD	THOMPSON, ORLANDO	28.10	6/18/2021	633,000	484,100	76.48			
1714134080	705-224-10225	MCADAMS-ULRICH, ELIS... Location: 244 CADY HILL ROAD	BULLARD, JOHN H	38.35	10/12/2021	190,000	275,600	145.05		O	O
L1230594048	705-224-10303	MCINTYRE SEAN Location: 646 STOUGHTON POND RD	CIOCCA DANIEL	6.92	6/19/2019	210,000	240,900	114.71			
846769216	705-224-10204	MURPHY, GAVIN Location: 396 LOTTERY LANE	BULKELEY, SUSAN	57.82	9/10/2021	999,000	561,400	56.20			
L833232896	705-224-11453	MURRAY AUGUST Location: 864 PLAINS ROAD	GAITO JENNIFER	70.00	9/15/2020	435,000	379,200	87.17			
L1730813952	705-224-10195	OWEN OLIVER Location: 169 COWDREY ROAD	BROMLEY TRUST ARTHUR	13.60	5/15/2020	230,000	178,200	77.48			
L1017565184	705-224-10256	PARKER DAVID Location: 1547 ROUTE 131	HEFFERNAN MICHAEL	42.00	1/14/2021	385,000	206,100	53.53			
L2100412416	705-224-10146	PARTRIDGE HOLLY Location: 220 HIDDEN GLEN ROAD	BLACKBURN R. ZACCIAH	6.00	12/12/2019	188,660	176,300	93.45			
L1288491008	705-224-10603	POWCHIK TREVOR Location: 1873 PLAINS ROAD	LAWLER RYAN	13.03	7/17/2020	390,000	276,300	70.85			
L1278976000	705-224-10042	SHERRY ROBERT Location: 1020 BALTIMORE ROAD	ASSELIN JAMES	48.60	7/15/2020	340,000	227,700	66.97			
1692634176	705-224-11209	SMART, SUSAN L Location: 67 PLAINS CEMETERY RD	PINDERS, RUBY L	7.60	7/28/2021	650,000	358,500	55.15			
320019008	705-224-10631	STODDARD, MARK Location: 1465 ROUTE 106	WALTERS, BRIAN	94.70	3/25/2022	360,000	396,600	110.17			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L277889024	705-224-11839	TAYLOR MILES Location: 625 BALTIMORE ROAD	BAKER MARK	10.37	3/30/2020	410,000	314,500	76.71			
L124239872	705-224-11343	THOMAS LAUREN Location: 113 ASA GROUT LANE	JEANNIE LINDHEIM SHA...	10.30	10/27/2020	325,000	249,000	76.62			
L934395904	705-224-10077	TODT WALTER Location: 101 OLD WHEELER CAMP ROAD	101 OLD WHEELER CAMP...	13.38	5/10/2019	189,900	197,400	103.95			
1868794944	705-224-10899	VAN DRUNEN, MARTINUS Location: 221 GROUT ROAD	LANGDON, RYAN	49.20	7/30/2021	675,000	359,500	53.26			
L1494822912	705-224-11063	VASALE WILLIAM Location: 5789 VT RT 131	GILBERT THOMAS	17.20	8/7/2020	285,000	270,300	94.84			
488418368	705-224-10619	VOLINO, RYAN D Location: 6838 VT ROUTE 131	STIMMEL, REX B	14.10	9/10/2021	410,000	287,800	70.20			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>1,658.53</b>		<b>17,170,479</b>	<b>13,685,800</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
42 Total Transactions	68.66 Low InterQuartile Value	74.46 Low 90% Value of Aggregate
408,821 Average Sales Price	93.80 High InterQuartile Value	84.95 High 90% Value of Aggregate
325,852 Average Listed Price	25.14 InterQuartile Range	79.71 Aggregate Ratio
82.55 Average Ratio		6.57% Sampling Error
80.36 Median Ratio	30.95 Value of Outlier Low Limit	0 Number of Low Outliers
48.35 Low Ratio	131.50 Value of Outlier High Limit	1 Number of High Outliers
145.05 High Ratio	- 6.75 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	169.21 Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.63 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		



**MHU - Mobile home un-landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L554962944	705-224-10700	BRUNT JAMES Location: 28 BLUE SKY AVENUE	UNDERWOOD ELAINE	0.00	4/5/2019	45,000	24,100	53.56			
227458112	705-224-11675	BUCKMAN, DUANE Location: 2 STARDUST CIRCLE	SEELEY, SHARON	0.00	11/8/2021	28,000	27,900	99.64			
L484384768	705-224-10263	CURTIS DORENDA Location: 37 BLUE SKY AVENUE	BLAISE ESTATE PATRIC...	0.00	9/18/2020	35,700	35,700	100.00			
L1924702208	705-224-11716	HEMOND GERARD Location: WEATHERSFIELD	RADFORD JOHN	0.00	10/9/2020	31,500	32,900	104.44			
1940379200	705-224-10092	HOWARD, KAREN Location: 57 COUNTRY SKYLINE BLVD	GOODWIN, ROBERT	0.00	3/29/2022	20,000	20,100	100.50			
L1674584064	705-224-11694	JENSDOTTER PAULA Location: 91 COUNTRY PINE STREET	LAMICA ELMER	0.00	11/19/2019	34,000	30,300	89.12			
1777101376	705-224-10571	PELTON, DEBORAH Location: 25 GREENLEAF AVE	GAREX, HERBERT	0.00	2/14/2022	25,500	25,500	100.00			
140506176	705-224-10096	PROUTY, WOODROW Location: 63 COUNTRY SKYLINE BOULEVARD	ESTATE OF ROSEMARY T...	0.00	6/30/2021	82,500	48,400	58.67			
L611893248	705-224-11442	ROBERTS LESLIE Location: 49 HILLTOP BLVD	RYAN BARBARA	0.00	9/24/2020	29,000	23,500	81.03			
L1355042816	705-224-11195	ROBERTS LESLIE Location: 68 COUNTY SKYLINE BLVD	WEIDMAN JONATHAN	0.00	7/31/2020	77,000	40,100	52.08			
L1034403840	705-224-11653	ROBINSON STEPHEN Location: 48 HILL TOP BOULEVARD	GREEN HAROLD	0.00	5/15/2020	30,000	21,800	72.67			
<b>Totals for MHU - Mobile home un-landed</b>				<b>0.00</b>		<b>438,200</b>	<b>330,300</b>				

**MHU - Mobile home un-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
11 Total Transactions	58.67	Low InterQuartile Value	62.87 Low 90% Value of Aggregate
39,836 Average Sales Price	100.00	High InterQuartile Value	87.89 High 90% Value of Aggregate
30,027 Average Listed Price	41.33	InterQuartile Range	75.38 Aggregate Ratio
82.88 Average Ratio			16.60% Sampling Error
89.12 Median Ratio	- 3.33	Value of Outlier Low Limit	0 Number of Low Outliers
52.08 Low Ratio	162.00	Value of Outlier High Limit	0 Number of High Outliers
104.44 High Ratio	- 65.33	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	224.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.03 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
36% 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
L1950384128	705-224-10418	ANDERSON EMILY Location: 130 CHERRY LANE	RED TREE PROPERTIES ...	3.00	10/30/2020	151,000	163,800	108.48			
1046438976	705-224-11382	ANDERSON, SUSAN M Location: 5410 ROUTE 5	ESTATE OF HELEN CATH...	0.50	5/14/2021	66,600	69,700	104.65			
L1500413952	705-224-11276	HOISINGTON DAVID Location: 306 STOUGHTON POND ROAD	HUGHES CHRISTOPHER	1.00	9/29/2020	100,000	92,100	92.10			
L452861952	705-224-10642	KEEFE RYAN Location: 1506 PLAINS ROAD	HART JAMES	10.00	3/6/2020	150,000	136,200	90.80			
577493056	705-224-10951	LANOU, JACLYN LEE Location: 220 MELODY LANE	WORCESTER, STACY	1.00	4/9/2021	167,900	94,200	56.10			
2065128512	705-224-11404	MCNEILL, CHANTEL M Location: 1266 WELLWOOD ORCHARD RD	SNIDE, DANIEL A	0.91	10/22/2021	140,000	63,900	45.64			
L1186160640	705-224-10528	PELLERIN JAMES Location: 2 OLD WHEELER CAMP ROAD	FITCH GRAHAM	1.30	9/25/2020	80,000	66,600	83.25			
232512	705-224-11284	RUISS, BARBARA Location: 653 VT ROUTE 106	PALMIERI, TRAVIS	4.94	6/14/2021	75,000	63,100	84.13			
L732897280	705-224-10094	STRONG REBECCA Location: 341 ROUTE 106	AMIDON TILAR	2.70	9/13/2019	76,200	76,200	100.00			
L51462144	705-224-10124	W. DONALD COFFMAN JR... Location: 1962 THRASHER ROAD	SARAH ZUSTRA	17.90	10/9/2020	75,000	70,500	94.00			
<b>Totals for MHL - Mobile home landed</b>				<b>43.25</b>		<b>1,081,700</b>	<b>896,300</b>				

**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
10 Total Transactions	76.46	Low InterQuartile Value	68.57 Low 90% Value of Aggregate
108,170 Average Sales Price	101.16	High InterQuartile Value	97.15 High 90% Value of Aggregate
89,630 Average Listed Price	24.70	InterQuartile Range	82.86 Aggregate Ratio
85.92 Average Ratio			17.25% Sampling Error
91.45 Median Ratio	39.41	Value of Outlier Low Limit	0 Number of Low Outliers
45.64 Low Ratio	138.21	Value of Outlier High Limit	0 Number of High Outliers
108.48 High Ratio	2.36	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	175.26	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.23 COD			
1 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			

**C - Commercial**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1328284224	705-224-10035	BEHRNS, RONALD W Location: 47 FIRE HOUSE LANE	ARRISON, JOHN	0.30	12/23/2021	95,000	88,900	93.58			
108759616	705-224-10035	FERLAND, JUDITH A Location: 47 FIREHOUSE LANE	BEHRNS, RONALD W	0.30	3/10/2022	103,400	88,900	85.98			
L2002345984	705-224-10178	H2JP LLC Location: 7290 VT 131	BRADLEY SCOTT	1.99	10/16/2019	333,000	492,600	147.93	O		
705995328	705-224-11263	JAM PROPERTIES, LLC Location: LOT 1 & 7 7409 ROUTE 131	WYMAN, CARL E	4.30	12/17/2021	500,000	212,800	42.56			
356181056	705-224-11552	JANIDA, LLC Location: 6248 ROUTE 5	VALLEY ARTESIAN WELL...	2.00	5/3/2021	150,000	126,300	84.20			
<b>Totals for C - Commercial</b>				<b>8.89</b>		<b>1,181,400</b>	<b>1,009,500</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
5 Total Transactions	63.38 Low InterQuartile Value	27.81 Low 90% Value of Aggregate
236,280 Average Sales Price	120.75 High InterQuartile Value	143.09 High 90% Value of Aggregate
201,900 Average Listed Price	57.37 InterQuartile Range	85.45 Aggregate Ratio
90.85 Average Ratio		67.45% Sampling Error
85.98 Median Ratio	- 22.68 Value of Outlier Low Limit	0 Number of Low Outliers
42.56 Low Ratio	206.81 Value of Outlier High Limit	0 Number of High Outliers
147.93 High Ratio	- 108.74 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	292.87 Value of Extreme High Limit	0 Number of High Extremes/Influentials
26.69 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		

F - Farm

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1684037632	705-224-10502	PAYSON BRIAN Location: 1233 WEATHERSFIELD CENTER RD	F&L VENTURES LLC	178.20	11/15/2019	1,400,000	981,100	70.08			

<b>Totals for F - Farm</b>				<b>178.20</b>		<b>1,400,000</b>	<b>981,100</b>				
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F - Farm

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	70.08	Low InterQuartile Value		0.00	Low 90% Value of Aggregate
1,400,000 Average Sales Price	70.08	High InterQuartile Value		0.00	High 90% Value of Aggregate
981,100 Average Listed Price	0.00	InterQuartile Range		70.08	Aggregate Ratio
70.08 Average Ratio					Sampling Error
70.08 Median Ratio	0.00	Value of Outlier Low Limit		0	Number of Low Outliers
70.08 Low Ratio	0.00	Value of Outlier High Limit		0	Number of High Outliers
70.08 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
1206166080	705-224-11492	BIELING, STEPHEN Location: 1547 GRAVELIN ROAD	LITTLE ASCUTNEY, LLC	2.70	1/21/2022	35,000	35,900	102.57			
L612245504	705-224-10211	BONETTI JOHN Location: DRUMLIN ROAD	BROWN SR. RONALD	42.00	10/16/2019	159,000	121,000	76.10			
874466368	705-224-10685	CAWVEY, JACOB R Location: BOWEN HILL ROAD	KELTON, JR., CARL E	4.70	8/18/2021	30,000	23,300	77.67			
1592286272	705-224-11828	CAWVEY, KAYLA D Location: 553 GRID LOT ROAD	M K, INC.	10.26	10/7/2021	64,000	67,000	104.69			
L190906368	705-224-11130	COMPO TRAVIS Location: VT ROUTE 131	NICHOLS RICHARD	12.60	3/31/2020	65,000	48,200	74.15			
612617280	705-224-10426	FITZHERBERT, AARON Location: TENNEY HILL ROAD	SCHALLICK, DONALD G	0.85	8/27/2021	27,500	28,500	103.64			
L2050588672	705-224-10380	FLINT CAROLYN Location: WEST CAMP HILL ROAD	ESTATE OF STEPHEN MO...	97.40	10/30/2020	199,000	199,000	100.00			
228408384	705-224-10028	GOLDSMITH, STEVEN E Location: 106.20 +/- ACRES OFF GIRD LOT ROAD	CHRISTIANSON, CARL V	106.20	11/5/2021	395,000	110,300	27.92			O
L1744691200	705-224-11962	HENNING PATRICK Location: WEATHERSFIELD CENTER ROAD	KAMEL JAMES	68.20	3/12/2021	168,500	157,600	93.53			
L2021470208	705-224-10643	HUEBNER CHRISTIAN Location: ASCUTNEY BASIN ROAD	DOTSON LORRAINE	41.10	9/26/2019	63,000	95,000	150.79	O		O
L1651589120	705-224-11768	MCNABB ALAN Location: LAND - VERMONT ROUTE 12	MOUSSEAU PETER	20.75	2/17/2021	205,000	135,800	66.24			
L1038745600	705-224-11735	MOONSYDE FARM INC. Location: GRAVELIN RD.	PHILLIPS KEM	100.99	5/23/2019	177,000	206,900	116.89			
L435929088	705-224-10605	MORSE MARK Location: 1163 MELODY LANE	DELGATTO CINDY	1.70	8/1/2019	25,000	22,600	90.40			
L2019508224	705-224-11609	OLSON LIEF Location: 942 QUARRY ROAD	JOAN HICKS WATSON RE...	137.60	12/11/2020	235,000	247,800	105.45			
L624893952	705-224-10500	PAGE JEFFREY Location: OLD BOW ROAD	BETZNER DONALD	10.84	2/12/2021	53,000	53,900	101.70			
L268271616	705-224-10503	PAYSON BRIAN Location: 1233 WEATHERSFIELD CENTER RD	F.G.M. REAL ESTATE V...	55.31	11/15/2019	317,500	175,300	55.21			
1052081216	705-224-11682	RISCEN, JR., ARTHUR ... Location: SOUTH MOUNTAIN ROAD	FRAZER, MAXWELL	0.93	12/23/2021	17,000	14,000	82.35			
1070115904	705-224-10182	SANCHEZ, JR, EDUARDO... Location: 723 OLD BOW ROAD	BRAGINETZ, MATTHEW A	10.30	8/5/2021	67,000	53,100	79.25			

**M - Miscellaneous**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1779113984	705-224-11871	SCOTT JR RICHARD Location: 128 LITTLE ASCUTNEY ROAD	GADOL RUTH	6.13	10/17/2019	35,000	37,200	106.29			
1215384128	705-224-10349	SHERRY, ROBERT Location: 1053 BALTIMORE ROAD	SOUKSANH, SINGKHAM	27.20	2/23/2022	119,000	62,200	52.27			
L162471936	705-224-10349	SOUKSANH SINGKHAM Location: 1053 BALTIMORE ROAD	WEISSMAN STEVEN	27.20	11/15/2019	55,000	62,200	113.09			
L1150353408	705-224-10715	TANSEY SHANE Location: BEAVER POND ROAD	STUART IAN	15.40	2/5/2021	80,000	90,600	113.25			
<b>Totals for M - Miscellaneous</b>				<b>800.36</b>		<b>2,591,500</b>	<b>2,047,400</b>				

**M - Miscellaneous**

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
22 Total Transactions	75.61	Low InterQuartile Value	63.23	Low 90% Value of Aggregate
117,795 Average Sales Price	105.66	High InterQuartile Value	94.78	High 90% Value of Aggregate
93,064 Average Listed Price	30.04	InterQuartile Range	79.00	Aggregate Ratio
90.61 Average Ratio			19.97%	Sampling Error
96.77 Median Ratio	30.55	Value of Outlier Low Limit	1	Number of Low Outliers
27.92 Low Ratio	150.72	Value of Outlier High Limit	1	Number of High Outliers
150.79 High Ratio	- 14.51	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.15 PRD (Regression Index)	195.78	Value of Extreme High Limit	0	Number of High Extremes/Influentials
20.82 COD				
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
9%	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
131 Total Transactions	68.49 Low InterQuartile Value		76.31 Low 90% Value of Aggregate
265,473 Average Sales Price	98.78 High InterQuartile Value		82.60 High 90% Value of Aggregate
210,928 Average Listed Price	30.29 InterQuartile Range		79.45 Aggregate Ratio
82.75 Average Ratio			3.96% Sampling Error
83.28 Median Ratio	23.06 Value of Outlier Low Limit	0 Number of Low Outliers	
38.78 Low Ratio	144.22 Value of Outlier High Limit	2 Number of High Outliers	
147.77 High Ratio	- 22.37 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	189.65 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
19.50 COD			
11 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
8% 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
5 Total Transactions	63.38	Low InterQuartile Value	27.76 Low 90% Value of Aggregate
236,280 Average Sales Price	120.75	High InterQuartile Value	143.14 High 90% Value of Aggregate
201,900 Average Listed Price	57.37	InterQuartile Range	85.45 Aggregate Ratio
90.85 Average Ratio			67.51% Sampling Error
85.98 Median Ratio	- 22.68	Value of Outlier Low Limit	0 Number of Low Outliers
42.56 Low Ratio	206.81	Value of Outlier High Limit	0 Number of High Outliers
147.93 High Ratio	- 108.74	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	292.87	Value of Extreme High Limit	0 Number of High Extremes/Influentials
26.69 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 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
23 Total Transactions	74.15 Low InterQuartile Value		65.41 Low 90% Value of Aggregate
173,543 Average Sales Price	105.45 High InterQuartile Value		86.33 High 90% Value of Aggregate
131,674 Average Listed Price	31.29 InterQuartile Range		75.87 Aggregate Ratio
89.72 Average Ratio			13.79% Sampling Error
93.53 Median Ratio	27.21 Value of Outlier Low Limit	0 Number of Low Outliers	
27.92 Low Ratio	152.39 Value of Outlier High Limit	0 Number of High Outliers	
150.79 High Ratio	- 19.73 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.18 PRD (Regression Index)	199.33 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
21.69 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
9% 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
159 Total Transactions	69.40	Low InterQuartile Value	76.11 Low 90% Value of Aggregate
251,257 Average Sales Price	100.00	High InterQuartile Value	82.43 High 90% Value of Aggregate
199,180 Average Listed Price	30.60	InterQuartile Range	79.27 Aggregate Ratio
84.01 Average Ratio			3.99% Sampling Error
84.13 Median Ratio	23.49	Value of Outlier Low Limit	0 Number of Low Outliers
27.92 Low Ratio	145.90	Value of Outlier High Limit	3 Number of High Outliers
150.79 High Ratio	- 22.41	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	191.81	Value of Extreme High Limit	0 Number of High Extremes/Influentials
20.45 COD			
13	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
8%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		