

Study created by Christie.Wright@vermont.gov on 11/14/2022 at 8:09 AM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1306156096	726-231-11120	ASHOURY, AKBAR Location: 2298 U.S. ROUTE 5	THE PARDA FAMILY TRU...	2.40	11/5/2021	102,000	101,800	99.80			
L862830592	726-231-10670	BAULD HAROLD Location: 706 CROSS ROAD	HUBBARD MARY	5.90	8/24/2020	229,000	219,500	95.85			
L180584448	726-231-10617	BERMAN MATTHEW Location: 229 WEST STAGECOACH ROAD	HARRIS RICHARD	1.00	8/31/2020	190,000	154,000	81.05			
1615041088	726-231-11195	BOLASKI, KATHRYN I Location: 3162 US ROUTE 5	BAZIN, DENIS B	2.00	2/16/2022	215,000	135,400	62.98			
1236659264	726-231-11163	BREDBECK, YURI Location: 158 STREETER ROAD	FIELD, ROBERT S	1.00	10/1/2021	130,000	80,400	61.85			
896559680	726-231-10339	BRIDGE, THOMAS Location: 1060 DAVIDSON HILL RD	ANDERSON, CHARLES J	4.60	3/18/2022	79,900	51,400	64.33			
939899968	726-231-10983	BURNOR, TRAVIS A Location: 554 WELLINGTON HILL ROAD EAST	ABEL, TR, ROBIN S	2.20	11/24/2021	225,000	158,800	70.58			
L2066358272	726-231-10185	CALIXTRO LEANN Location: 1215 MORSE BROOK ROAD	SELBACH TRISHA	5.10	5/15/2020	235,000	233,000	99.15			
L1866498048	726-231-10833	CHAFFEE CHRISTOPHER Location: 2056 KURN HATTIN ROAD	MAYHAIR DEDRA	2.00	12/30/2020	140,500	123,500	87.90			
L167845888	726-231-11187	CHRISTIE-GOULD KELLY Location: 119 MUZZEY ROAD	REED LYNNE	1.50	5/27/2020	178,000	118,000	66.29			
1083630144	726-231-11515	CLARK, CAITLIN E Location: 558 ROUTE 121	WARREN-MOMANEY, MICH...	0.20	2/2/2022	141,000	103,500	73.40			
1784109632	726-231-11454	CLARK, IAN S Location: 279 VERMONT ROUTE 121	HARRINGTON, MICHAEL	0.80	3/31/2022	150,000	139,300	92.87			
L1165533184	726-231-10110	COLE GERALD Location: 44 BIRCHVIEW HEIGHTS	BIGWOOD ALISON	0.40	8/21/2020	145,000	91,500	63.10			
L360067072	726-231-10412	COLEMAN KIMBERLY Location: 124 NEWCOMB ROAD	MORSE DEE ANNA	0.20	5/10/2019	107,000	101,400	94.77			
L1600327680	726-231-11567	CROCKER RICHARD Location: 4004 WESTMINSTER ROAD	PRECOURT DONALD	2.60	3/12/2021	85,000	39,500	46.47			
L1210122240	726-231-10438	DECAMP LUCAS Location: 17 MORSE BROOK ROAD	ELLIOTT JR J BARTON	1.00	7/22/2019	290,000	248,100	85.55			
1963682880	726-231-11212	DUGAT, TRICIA Location: 3677 US ROUTE 5	YOUNG, MAUREEN	1.00	9/16/2021	289,900	174,000	60.02			
L532709376	726-231-11146	FLAMMIA MATHEW Location: 319 VERMONT ROUTE 121	WANDZY TOBEY	1.71	12/21/2020	169,000	139,200	82.37			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
935980096	726-231-11053	FORNA, STEPHANIE Location: 199 MUZZEY ROAD	EARLE, MICHAEL	5.50	9/30/2021	175,000	159,900	91.37			
282164288	726-231-10051	FOX, JEREMY Location: 1918 PATCH ROAD	IELPI MAJOR, YESSENI...	1.70	12/29/2021	424,000	267,000	62.97			
L1131683840	726-231-10616	GAIMARI ANGELA Location: 196 KIMBALL ROAD NORTH	HOWE LENILLE I. EXEC...	3.30	11/20/2020	177,500	125,100	70.48			
670430272	726-231-11819	GINTER, ERIC Location: 272 US ROUTE 5	MORSE, MICHAEL	0.30	7/30/2021	190,000	70,500	37.11			
L2131369984	726-231-10720	GONCALVES JONATHAN Location: 190 CHURCH AVENUE	LANE PAMELA	0.30	7/24/2019	138,000	168,400	122.03			
L1598476288	726-231-10104	GORDON ELEANOR Location: 23 BUTLERS HILL	BECKER KAREN	1.80	7/1/2019	149,500	120,300	80.47			
L1342406656	726-231-10053	HARLOW LANCE Location: 329 PATCH ROAD	BELL TODD	1.80	10/22/2019	219,000	197,900	90.37			
L1693458432	726-231-10698	HOLIBER NICHOLAS Location: 74 SLIES HILL ROAD	SMALL PETER R.G.	1.00	1/15/2021	193,000	107,800	55.85			
L1379147776	726-231-11409	HOYT KENNETH MICHAEL Location: 837 SWEETWOOD HILL ROAD	SULLIVAN JAMES	5.00	9/21/2020	122,500	146,400	119.51			
L1741905920	726-231-10195	ILEPI MAJOR YESENIA Location: 373 PATCH ROAD	SUTTON EADDY	1.70	11/25/2020	245,000	194,400	79.35			
L128372736	726-231-11544	INGRAHAM ELAINE Location: 3366 US ROUTE 5	FEULNER MARCIA	0.50	1/13/2021	235,000	112,500	47.87			
L1923207168	726-231-11350	JANISZYN LISAI MARGU... Location: 113 SOUTH ROAD	LISAI BRENT	0.40	10/4/2019	125,000	125,100	100.08			
L138891264	726-231-10831	JOHNSON BRIAN Location: 154 RIVER ROAD	TOBIN JACOB	3.40	1/15/2021	170,000	214,000	125.88			
548525120	726-231-10340	KNIGHT, KEVIN F Location: 1644 RT 121	CUTLER, EDDIE	2.60	6/30/2021	192,000	116,400	60.63			
1835876928	726-231-10306	KOTTKE, KENNETH Location: 164 CHURCH AVE	STEARNS, TYLER	0.60	1/7/2022	175,000	150,900	86.23			
1037750848	726-231-11065	LANDRY, NICOLAS R Location: 589 PATCH ROAD	NASH, RICHARD E	1.00	1/7/2022	77,000	74,700	97.01			
267271232	726-231-10562	LAQUERRE, MARK Location: 515 WESTMINSTER HEIGHTS ROAD	GOSSELIN, MARK	0.80	12/3/2021	158,000	93,100	58.92			
L604147712	726-231-10077	LAZAREK RUSSELL Location: 3619 RT 5	BARRETT PETER	1.70	8/9/2019	218,500	224,200	102.61			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L870334464	726-231-10616	LINN DOUG Location: 196 KIMBALL HILL ROAD, NORTH	SKOGG ERIKA	3.30	10/11/2019	154,000	125,100	81.23			
2019769408	726-231-11601	LORD, DANIELLE B Location: 1942 BACK WESTMINSTER RD	MOMANEY, JAMES	2.20	11/23/2021	172,000	90,700	52.73			
952515648	726-231-10680	LORDITCH, LUCAS A Location: 6798 WESTMINSTER WEST ROAD	GRUCCIO, BARBARA A	2.60	11/15/2021	292,000	135,200	46.30			
667913280	726-231-10022	MACLACHLAN, JANE Location: 78 CHURCH AVENUE	ALLBEE, JASON	0.30	8/11/2021	120,000	169,300	141.08			
L2063900672	726-231-10323	MAIOCCO JOSHUA Location: 3531 US ROUTE 5	BOULTON BARBARA	0.80	12/18/2020	269,900	294,900	109.26			
L364777472	726-231-10899	MARTIN JESSICA Location: 1750 PINE BANKS ROAD	MULLINS CATHERINE	1.80	12/30/2019	165,000	123,500	74.85			
1194871360	726-231-10048	MASEK, JESSE Location: 82 CAMP ROAD	AREND, LEOLA	1.50	3/3/2022	217,000	183,400	84.52			
L1508515840	726-231-10520	MCGAHAN GLENN Location: 1637 BACK WESTMINSTER ROAD	GEHLY CRAIG	5.10	1/29/2021	151,800	139,200	91.70			
1545908800	726-231-10012	MOSSBERG, JONAH G Location: 27 EARTH BRIDGE ROAD	SMITH, LINDA R	0.00	2/28/2022	44,800	59,800	133.48			
L1095806976	726-231-11453	PAILLE SR. MATTHEW Location: 5362 US ROUTE 5	RODGERS JAMES	1.00	9/24/2019	97,000	97,500	100.52			
1692662848	726-231-10254	PARIS, JAMES L Location: 136 CHURCH STREET	PATRICIA L WESTGATE ...	5.00	12/30/2021	460,000	250,600	54.48			
L1084260352	726-231-10575	PEARL ANDREW Location: 378 OUR ROAD	ARROWSMITH STEVEN	3.30	6/29/2020	240,000	205,400	85.58			
L2131382272	726-231-10358	PODWIN BRITTANY Location: 6222 WESTMINSTER WEST ROAD	SAMPSON VERONICA	1.00	6/15/2020	160,000	166,500	104.06			
L1268572160	726-231-10661	PRESLER MARC Location: 344 KIMBALL HILL ROAD NORTH	JULIANO ANTHONY	1.00	9/11/2020	199,900	112,100	56.08			
L194478080	726-231-10777	REED ELI OLIVER Location: 3320 US ROUTE 5	KORNIK PETER	0.70	6/11/2020	187,860	156,100	83.09			
L1251102720	726-231-11647	SCIACCA JOHN Location: 3669 US ROUTE 5	HOLTON JOEL	1.10	4/15/2019	250,000	262,900	105.16			
459799616	726-231-10772	SHERWOOD, BRANDON W Location: 397 ROUTE 121	GANGEL, NICHOLAS A	0.50	12/16/2021	195,500	85,300	43.63			
L1615921152	726-231-11207	SLICER JR. LAURENCE Location: 4390 WESTMINSTER WEST ROAD	COSTLEY MAYA	2.20	3/1/2021	135,000	106,300	78.74			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1692962816	726-231-11571	SMITH PETER Location: 770 WESTMINSTER HEIGHTS ROAD	WILDER MARION	2.40	3/31/2021	160,000	153,700	96.06			
L1255227392	726-231-10015	SPEER JESSE Location: 5574 US ROUTE 5	PLANTE CLINT	1.10	12/31/2020	202,000	166,600	82.48			
L1225039872	726-231-11562	STEVENS WILLIAM Location: 165 COOLIDGE STREET	COURSEN MICHELE	0.20	9/3/2020	198,500	171,100	86.20			
L1885282304	726-231-10897	VAGT ANNETTE Location: 221 OAK HILL TERRACE	MACK TRUST DATED 02/...	0.40	6/8/2020	140,000	140,200	100.14			
2034469952	726-231-10768	WEINSTEIN, AARON C Location: 18 ADAMS STREET	SEMENOVICH, ANTHONY	0.60	8/6/2021	119,000	140,800	118.32			
L250290176	726-231-10710	WILLIAMS CLAUDIA Location: 1359 KURN HATTIN ROAD	KEYSER TRUSTEE WILLI...	1.30	8/31/2020	145,000	101,800	70.21			
1050436160	726-231-11243	WINTERS, HENRY Location: 225 CHURCH AVENUE	ROMANO ESTATE, GERMA...	0.80	2/1/2022	155,000	165,900	107.03			
747807296	726-231-10131	WOLK, LAUREN J Location: 3463 WESTMINSTER WEST RD	MICHAL, AARON J	0.60	1/25/2022	245,000	182,300	74.41			
L967233536	726-231-10969	YELLE BENJAMIN Location: 1075 US ROUTE 5	BURCH S. CAITLIN	3.30	1/22/2021	151,000	189,600	125.56			
572152896	726-231-11141	YESNER, ELENA Location: 72 WELLINGTON HILL ROAD WEST	OAKES, ROBERT	1.70	10/15/2021	239,000	198,000	82.85			
L1103822848	726-231-11667	ZWEIG NATHAN Location: 125 BLUE HERON WAY	CARUCCI GINA	5.30	12/22/2020	448,456	328,100	73.16			
Totals for R1 - Residential with less than 6 acres				120.11		12,200,016	9,782,800				

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
65 Total Transactions	63.72 Low InterQuartile Value		75.75 Low 90% Value of Aggregate
187,693 Average Sales Price	99.48 High InterQuartile Value		84.62 High 90% Value of Aggregate
150,505 Average Listed Price	35.76 InterQuartile Range		80.19 Aggregate Ratio
83.38 Average Ratio			5.52% Sampling Error
82.85 Median Ratio	10.08 Value of Outlier Low Limit	0 Number of Low Outliers	
37.11 Low Ratio	153.12 Value of Outlier High Limit	0 Number of High Outliers	
141.08 High Ratio	- 43.56 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	206.75 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
22.07 COD			
5 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L49233920	726-231-10257	APPELL GERARD Location: 2181 KURN HATTIN ROAD	CLARK KEITH	12.10	8/16/2019	199,500	154,100	77.24			
L473579520	726-231-11309	BELL NANCY Location: 147 WEST STAGECOACH ROAD	SHARKEY PAUL	15.10	7/9/2020	250,000	283,700	113.48			
1957391424	726-231-10239	BURDETT, ANNE LOUISE Location: 476 SOUTH VALLEY ROAD	ESTATE OF LILLIAN A...	9.60	9/28/2021	395,000	214,700	54.35			
L1335103488	726-231-10766	BURTCO INC. Location: 5656 US ROUTE 5	BLAKE CHRISTIAN	34.90	3/27/2020	217,500	310,800	142.90			
L431046656	726-231-10999	CHRISTIANSEN GRANT Location: 452 NEWCOMB ROAD	MILLS FRANCESE	11.00	2/16/2021	131,000	113,000	86.26			
1808395328	726-231-10869	CLARKE, SEAN Location: 654 SWEETWOOD HILL	ROBERTS, VICTORIA	18.30	9/13/2021	425,000	212,000	49.88			
139023424	726-231-10725	CONNECTICUT VALLEY O... Location: 711 ORCHARD HILL ROAD	ESTATE OF JOHN C. KA...	66.00	6/17/2021	182,900	191,900	104.92			
161606720	726-231-10902	DIEHL, JEFFREY D Location: 476 HARTLEY HILL ROAD	RABINOWITZ, MOSES	11.63	9/22/2021	495,000	402,600	81.33			
L1395924992	726-231-11292	ELLIOTT-KNAGGS LANDE... Location: 2121 KURN HATTIN ROAD	MANN SANDRA	12.10	11/19/2020	339,000	190,600	56.22			
L1598062592	726-231-10726	FREEMAN QUINTEN Location: 337 RIDGE ROAD	ARDEN RONALD	47.30	11/24/2020	499,000	576,300	115.49			
1585812544	726-231-11145	GREENMAN, JOHN A Location: 1034 EAST PUTNEY BROOK ROAD	TREPANIER, JACQUELIN...	33.30	6/7/2021	320,000	408,400	127.63			
L351326208	726-231-11223	HAAS MARTHA Location: 261 MORSE BROOK ROAD	SILVERMAN JEFFREY	23.10	6/12/2019	247,200	188,000	76.05			
1286990912	726-231-10601	HASELTINE, KATHRYN Location: 925 KIMBALL HILL ROAD	EVARTS, LOREN D	10.80	9/30/2021	239,000	232,200	97.15			
L236658688	726-231-10113	HASKELL WYLEE Location: 183 CAMP ROAD	KARL V. BEHNKE ESTAT...	11.30	8/7/2020	210,000	245,600	116.95			
L1335402496	726-231-10186	HENDERSON-ADAMS JOHN Location: 413 WELLINGTON HILL ROAD WEST	MEININGER STEPHANIE	15.70	11/20/2020	167,000	126,000	75.45			
L287834112	726-231-11348	JOHNSTON MICHAEL Location: 1218 DAVIDSON HILL ROAD	HAMILTON BRADLY	10.80	8/22/2019	208,000	184,500	88.70			
L1794785280	726-231-11298	KMETZ JOHN Location: 178 AIRPORT ROAD	ABELOW BEVERLY	21.00	6/25/2020	450,000	449,700	99.93			
1391069760	726-231-10171	MARGOLIES, ALEXANDER... Location: 26 WEST PARK DRIVE	RICHARD, LEANNE	9.20	3/4/2022	261,000	105,800	40.54			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L291028992	726-231-11621	MELLISH TERENCE Location: 4709 US ROUTE 5	YOUNG JR QUENTIN	9.00	5/21/2019	230,000	212,600	92.43			
L1324756992	726-231-10667	MILLER FELICITY Location: 182 US ROUTE 5	PETER F. HOWE TRUST	26.20	10/25/2019	372,654	471,900	126.63			
16976960	726-231-10839	MILLER, PRESTON Location: 1485 HARTLEY HILL ROAD	LEIGH, ELISA C	7.20	7/20/2021	270,000	164,800	61.04			
L1982300160	726-231-11520	MOUNTZ STEVEN Location: 7587 WESTMINSTER WEST ROAD	WHITMAN GREGORY	10.70	6/19/2019	300,000	292,700	97.57			
1232104000	726-231-11347	PEHLKE, ROBERT Location: 1440 HARTLEY HILL ROAD	BYLER, F/K/A PEACHEY...	7.00	3/18/2022	376,000	277,100	73.70			
1945748032	726-231-10863	PHILLIPS, MARGARET J Location: 245 ORCHARD HILL ROAD	WILLIAM A. COWGILL A...	7.30	1/14/2022	575,000	322,200	56.03			
1810975808	726-231-11522	ROBERTS, VICTORIA Location: 247 BEEBE ROAD	WILBUR, DENISE	12.70	8/26/2021	445,000	345,700	77.69			
L1693863936	726-231-10557	SCHUH OWEN Location: 20 GORDON HEIGHTS	GORDON FREDERIC	9.20	7/31/2020	295,000	278,600	94.44			
L728174592	726-231-10798	SPRAGUE DAVID Location: 85 BEEBE RD	LANATA LARRY	21.00	11/13/2019	375,000	389,700	103.92			
481410112	726-231-11070	TARMY, GEORGE Location: 605 CODDING ROAD	NELSON, MARINA	22.10	12/22/2021	470,000	343,600	73.11			
L1869127680	726-231-10474	WESSEL ERIC J Location: 153 DORSCH HILL ROAD	ESTATE OF TIMOTHY J....	10.00	1/10/2020	205,000	175,400	85.56			
L1738276864	726-231-11522	WILBUR DENISE Location: 247 BEEBE ROAD	WEED TIMOTHY	12.70	10/17/2019	374,000	345,700	92.43			
1981332544	726-231-10863	WILLIAM A. AND FRANC... Location: 245 ORCHARD HILL ROAD	MARTEL, TIMOTHY	7.30	12/1/2021	569,000	322,200	56.63			
L1854328832	726-231-11390	WINDMILL HILL PROPER... Location: 1526 WEST ROAD	STILLMAN PAUL	31.20	7/25/2019	479,000	319,100	66.62			
495572032	726-231-11691	WINDMILL SOUTH, LLC Location: 1381 WINDMILL HILL ROAD SOUTH	HOVEY, REBECCA	18.50	6/25/2021	200,000	276,000	138.00			
Totals for R2 - Residential with 6 or more acres				585.33		10,771,754	9,127,200				

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
33 Total Transactions	69.86	Low InterQuartile Value	77.04 Low 90% Value of Aggregate
326,417 Average Sales Price	104.42	High InterQuartile Value	92.42 High 90% Value of Aggregate
276,582 Average Listed Price	34.56	InterQuartile Range	84.73 Aggregate Ratio
87.89 Average Ratio			9.08% Sampling Error
86.26 Median Ratio	18.02	Value of Outlier Low Limit	0 Number of Low Outliers
40.54 Low Ratio	156.26	Value of Outlier High Limit	0 Number of High Outliers
142.90 High Ratio	- 33.81	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	208.09	Value of Extreme High Limit	0 Number of High Extremes/Influentials
24.28 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
3% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
556862528	726-231-10917	FEDAL, ALI Location: 146 SEAFOOD LANE	LYNDE, DAVID R	1.00	7/23/2021	35,000	62,100	177.43	O	O	
823962688	726-231-11014	GALLUP, KEITH W Location: 865 PIGGERY ROAD	MOFFIT, BENJAMIN	3.30	9/17/2021	80,000	92,000	115.00			
L1567522816	726-231-10612	HALL CALVIN Location: 197 PIGGERY ROAD	HARLOW LANCE	1.00	9/18/2020	101,000	74,600	73.86			
L2012700672	726-231-11355	HARDIE CAROL Location: 47 ADAMS STREET	GOULET ZIMMERMAN ANN...	0.20	8/31/2020	122,000	140,000	114.75			
447511616	726-231-10461	KISSELL, ANN Location: 5287 U S ROUTE 5	FERNETTE, JAMES E	1.70	12/8/2021	120,000	93,400	77.83			
L1975853056	726-231-10756	RECORD AARON Location: 363 ROUTE 5	REYNOLDS LEONARD	9.20	4/16/2019	110,000	123,800	112.55			
565326912	726-231-10660	THOMAS, STEVEN Location: 1226 PINE BANKS ROAD	HOOSE, ELAINE M	1.00	7/2/2021	50,000	69,300	138.60			
Totals for MHL - Mobile home landed				17.40		618,000	655,200				

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	
7 Total Transactions	77.83	Low InterQuartile Value	87.08	Low 90% Value of Aggregate
88,286 Average Sales Price	138.60	High InterQuartile Value	124.96	High 90% Value of Aggregate
93,600 Average Listed Price	60.77	InterQuartile Range	106.02	Aggregate Ratio
115.72 Average Ratio			17.86%	Sampling Error
114.75 Median Ratio	- 13.32	Value of Outlier Low Limit	0	Number of Low Outliers
73.86 Low Ratio	229.75	Value of Outlier High Limit	0	Number of High Outliers
177.43 High Ratio	- 104.47	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	320.90	Value of Extreme High Limit	0	Number of High Extremes/Influentials
20.76 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		

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
282592320	726-231-10187	LOT 3 WELLINGTON ROA...	K-BROOKS, STEVE	2.04	4/30/2021	15,000	31,700	211.33	E	E	
		Location: LOT 3 WELLINGTON HILL ROAD WEST									
L311762944	726-231-10187	ORTIZ EDNA	K-BROOKS STEVEN	2.21	8/28/2020	27,500	61,800	224.73	E	E	
		Location: WELLINGTON HILL RD WEST									
Totals for S1 - Vacation home with less than 6 acres				4.25		42,500	93,500				

S1 - Vacation home with less than 6 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	211.33	Low InterQuartile Value	185.45	Low 90% Value of Aggregate
21,250 Average Sales Price	224.73	High InterQuartile Value	254.55	High 90% Value of Aggregate
46,750 Average Listed Price	13.39	InterQuartile Range	220.00	Aggregate Ratio
218.03 Average Ratio			15.70%	Sampling Error
218.03 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
211.33 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
224.73 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
3.07 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			

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1445445632	726-231-11481	BIRMINGHAM RICHARD Location: DAVIDSON HILL ROAD	PRESCOTT GERTRUDE	25.30	12/31/2020	36,000	58,100	161.39	O	O	
L2050838528	726-231-10103	CHARLES CHERYL Location: DAVIDSON HILL ROAD	BEAULIEU EUGENE	13.50	5/17/2019	45,000	58,000	128.89			
L807575552	726-231-11287	HERSHEY BRETT Location: 284 WEST PARRISH ROAD	SCHROEDER JACOB	15.20	6/5/2020	215,000	156,800	72.93			
2065448000	726-231-10410	NT LAND LLC C/O NORW... Location: 0 BACK WESTMINSTER ROAD	DUPUIS, SANDRA	10.00	5/13/2021	49,000	34,600	70.61			
154854464	726-231-10410	NT LAND LLC C/O NORW... Location: 0 BACK WESTMINSTER ROAD	DUPUIS, SANDRA A	10.00	5/13/2021	49,000	34,600	70.61			
L176328704	726-231-10130	WOOD STREET PROPERTY Location: DORSCH HILL	PERLMUTTER TRUSTEE A...	20.00	4/2/2019	39,900	51,200	128.32			
Totals for W - Woodland				94.00		433,900	393,300				

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	
6 Total Transactions	70.61	Low InterQuartile Value	65.26	Low 90% Value of Aggregate
72,317 Average Sales Price	137.01	High InterQuartile Value	116.02	High 90% Value of Aggregate
65,550 Average Listed Price	66.40	InterQuartile Range	90.64	Aggregate Ratio
105.46 Average Ratio			28.00%	Sampling Error
100.63 Median Ratio	- 28.99	Value of Outlier Low Limit	0	Number of Low Outliers
70.61 Low Ratio	236.62	Value of Outlier High Limit	0	Number of High Outliers
161.39 High Ratio	- 128.59	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.16 PRD (Regression Index)	336.22	Value of Extreme High Limit	0	Number of High Extremes/Influentials
33.86 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
1846548544	726-231-11670	DEHART, DILLARD Location: 209 BLUE HERON WAY	DAMBROSIO, MARYANN	5.40	4/8/2021	65,000	26,900	41.38			
1631249472	726-231-11757	DICKERSON, DEREK W Location: 00 PINE BANKS ROAD	FERRUCCI, FRANK A	12.10	5/14/2021	90,000	56,100	62.33			
1655986240	726-231-10962	GAIMARI, ANGELA F Location: 242 KIMBALL HILL ROAD NORTH	WADELTON, FRANK	13.90	4/8/2021	59,000	47,700	80.85			
1980503104	726-231-10227	LEVASSEUR, AMANDA Location: WESTMINSTER WEST ROAD	MOORE, DAVID	20.00	5/26/2021	82,000	82,900	101.10			
L1389371392	726-231-10942	LIMA MARIEL Location: 69 ANNIES HILL	FINUCANE ROBERT SCOT...	30.00	8/28/2019	160,000	125,800	78.63			
1441965120	726-231-10261	REFALO, KEGAN L Location: 0 JAMES ROAD	SAM STREETER, LLC	3.00	5/24/2021	54,500	39,500	72.48			
L1440862208	726-231-10273	STREETER JACOB Location: KURN HATTIN ROAD	DAVID CHARLES COLLIN...	11.70	7/19/2019	44,500	44,500	100.00			
1075133504	726-231-10604	STREETER, COLE Location: KURN HATTIN ROAD	HARDIE JR, WILLIAM T	10.20	12/10/2021	42,000	40,100	95.48			
1440977984	726-231-11763	WILLIAMS, ROY Location: 244 SUNNY MEADOW	MCGINNIS, SHAUN	2.00	5/26/2021	50,000	46,400	92.80			
2032237632	726-231-11306	WOODLAND CONSERVATOR... Location: 1937 OLD ATHENS ROAD	SHADIS, JOHN M	12.00	12/20/2021	37,500	22,800	60.80			
Totals for M - Miscellaneous				120.30		684,500	532,700				

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
10 Total Transactions	61.95	Low InterQuartile Value	67.76 Low 90% Value of Aggregate
68,450 Average Sales Price	96.61	High InterQuartile Value	87.89 High 90% Value of Aggregate
53,270 Average Listed Price	34.66	InterQuartile Range	77.82 Aggregate Ratio
78.58 Average Ratio			12.94% Sampling Error
79.74 Median Ratio	9.96	Value of Outlier Low Limit	0 Number of Low Outliers
41.38 Low Ratio	148.59	Value of Outlier High Limit	0 Number of High Outliers
101.10 High Ratio	- 42.02	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	200.58	Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.39 COD			
2 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			

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
107 Total Transactions	70.21	Low InterQuartile Value	78.80 Low 90% Value of Aggregate
224,664 Average Sales Price	103.92	High InterQuartile Value	87.08 High 90% Value of Aggregate
186,335 Average Listed Price	33.71	InterQuartile Range	82.94 Aggregate Ratio
86.96 Average Ratio			4.99% Sampling Error
85.55 Median Ratio	19.64	Value of Outlier Low Limit	0 Number of Low Outliers
37.11 Low Ratio	154.49	Value of Outlier High Limit	3 Number of High Outliers
177.43 High Ratio	- 30.93	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	205.06	Value of Extreme High Limit	2 Number of High Extremes/Influentials
23.82 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			

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
1 Total Transactions	106.93	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
150,000 Average Sales Price	106.93	High InterQuartile Value	0.00 High 90% Value of Aggregate
160,400 Average Listed Price	0.00	InterQuartile Range	106.93 Aggregate Ratio
106.93 Average Ratio			Sampling Error
106.93 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
106.93 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
106.93 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			

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
16 Total Transactions	70.61	Low InterQuartile Value	73.46 Low 90% Value of Aggregate
69,900 Average Sales Price	100.82	High InterQuartile Value	92.14 High 90% Value of Aggregate
57,875 Average Listed Price	30.21	InterQuartile Range	82.80 Aggregate Ratio
88.66 Average Ratio			11.28% Sampling Error
79.74 Median Ratio	25.30	Value of Outlier Low Limit	0 Number of Low Outliers
41.38 Low Ratio	146.14	Value of Outlier High Limit	1 Number of High Outliers
161.39 High Ratio	- 20.02	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	191.46	Value of Extreme High Limit	0 Number of High Extremes/Influentials
28.14 COD			
2 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			

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
124 Total Transactions	70.50 Low InterQuartile Value		79.12 Low 90% Value of Aggregate
203,755 Average Sales Price	103.59 High InterQuartile Value		87.04 High 90% Value of Aggregate
169,275 Average Listed Price	33.09 InterQuartile Range		83.08 Aggregate Ratio
87.34 Average Ratio			4.77% Sampling Error
85.03 Median Ratio	20.87 Value of Outlier Low Limit	0 Number of Low Outliers	27.47% Weighted Standard Deviation
37.11 Low Ratio	153.23 Value of Outlier High Limit	4 Number of High Outliers	
177.43 High Ratio	- 28.76 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	202.86 Value of Extreme High Limit	2 Number of High Extremes/Influentials	
24.39 COD			
8 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
6% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			