

Study created by Christie.Wright@vermont.gov on 10/31/2022 at 3:27 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1491640320	753-239-10736	AMLIN MARTIN Location: 265 SOUTH RYDER POND	NORTH TRACY	4.61	1/15/2020	213,000	257,800	121.03			
L774356992	753-239-10590	APPEL TREVOR Location: 5825 VT ROUTE 100	BARTLETT CHARLES	2.20	2/11/2021	195,000	162,000	83.08			
L767074304	753-239-10493	BALDWIN JOHN Location: 193 TYANOAGA ROAD	GROMACKI GEORGE	5.10	12/29/2020	525,000	429,400	81.79			
L1903067136	753-239-11058	BALTZER TYLER Location: 166 GINNY MORSE ROAD	BREWER PATRICK	1.00	9/8/2020	195,000	226,800	116.31			
49970240	753-239-10231	BARBIERI, JR., ROBER... Location: 1912 WILMINGTON CROSS ROAD	DONNELLY, GAIL	4.11	12/10/2021	294,900	196,100	66.50			
1631822912	753-239-10941	BATISTONI, ANDREW Location: 7992 VT ROUTE 100	WOOD, WAYNE	5.00	5/21/2021	249,000	214,300	86.06			
L1086775296	753-239-10103	BEDELL AMY Location: 395 HALIFAX PIKE ROAD	BERRY BRETT	5.10	9/29/2020	165,000	119,200	72.24			
72606272	753-239-10702	BELVAL, ROBERT Location: 1608 VT ROUTE 100	LITTLETON, CHARLES H	0.50	2/9/2022	173,400	99,900	57.61			
L596967424	753-239-10789	BEVILACQUA JOSEPH Location: 1131 FOWLER ROAD	MOCEK BRUCE	5.20	10/9/2020	200,000	227,700	113.85			
1235924032	753-239-10063	BRASSOR, TRAVIS Location: 390 GINNY BROOK ROAD	CORSE, WAYNE	2.10	7/2/2021	215,000	178,900	83.21			
L2123702272	753-239-11061	BURNELL JENEPPER Location: 3232 VERMONT ROUTE 100	STRATTNER JAMES	1.00	12/4/2020	110,000	144,000	130.91			
L1743298560	753-239-10154	COLBERT RUSSELL Location: 1455 HOLDBROOK ROAD	REINERTSON TERESA	3.00	3/16/2020	196,000	160,500	81.89			
1667494464	753-239-10643	DACKOW, ROBERT Location: 311 BUTLER BROOK ROAD	KOLSCH, CATHERINE	4.50	2/18/2022	299,000	181,500	60.70			
L214360064	753-239-10618	DAVID PECK AS TRUSTE... Location: 755 FULLER HILL ROAD	KICKERY KEVIN	2.50	9/23/2020	140,000	120,700	86.21			
L698376192	753-239-10540	DEARTH WILLIAM Location: 1068 CHAPEL HILL ROAD	HICKS GEOFFREY	1.00	4/16/2019	195,000	175,400	89.95			
L885506048	753-239-11130	EDWARDS MICHAEL Location: 962 CHAPEL HILL ROAD	HOTCHKISS CHRISTINE	2.00	4/22/2019	215,000	184,900	86.00			
L1857937408	753-239-10193	GOTTIER JAMES Location: 116 MAPLE DRIVE	BROWN JOSHUA	2.40	11/9/2020	230,000	251,300	109.26			
L1051234304	753-239-10632	GOULD JOSHUA Location: 171 VT ROUTE 112	CHESTER ROBERT	0.60	2/18/2021	175,000	155,700	88.97			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1101706304	753-239-10499	HADSEL, LEEANNE Location: 262 SOUTH RYDER POND ROAD	MADEUX, GEORGE	4.50	6/28/2021	387,999	345,100	88.94			
L1628774400	753-239-10203	HORNER ROBERT Location: 320 SOUTH RYDER POND	BRUNO DONNA	2.20	4/2/2020	240,000	214,500	89.38			
L1257668608	753-239-10865	JOHNSON ERIC Location: 143 TYANOGA ROAD	PAUL TRUSTEE RAINER	5.00	8/29/2019	364,500	353,100	96.87			
L1561354240	753-239-10292	KOLSKY ELIZABETH Location: 123 SADAWGA LAKE ROAD	WOODS COLIN	2.84	12/11/2020	290,000	256,700	88.52			
L2024333312	753-239-10296	LAMPRON ANDREW Location: 7838 VT ROUTE 100	LEMAIRE RICHARD	3.00	12/18/2020	190,000	126,200	66.42			
L1712234496	753-239-10947	MAPLES KIRSTEN Location: 7171 VERMONT ROUTE 100	RALSTON LUCINDA	0.44	8/12/2020	117,100	112,200	95.82			
L288628736	753-239-10041	MAZANEC 19813 PARKIN... Location: 120 REED HILL ROAD	AVERA LUCY	5.00	11/30/2020	130,000	155,100	119.31			
L960778240	753-239-10233	MEREDITH-LEE MILLER ... Location: 3012 VT ROUTE 100	POWERS LIBBY NANCY	0.25	10/29/2020	130,000	165,400	127.23			
L224976896	753-239-10467	MOLA PETER Location: 664 WILMINGTON CROSS ROAD	BADURSKI LIVING TRUS...	1.80	12/18/2020	220,000	145,300	66.05			
L1603887104	753-239-10667	MORSE ALAN Location: 288 GINNY MORSE ROAD	LANE DONALD	3.00	7/1/2019	250,000	235,300	94.12			
L1058549760	753-239-10415	MOUNTAIN GRAYSON Location: 80 MURPHY LANE	FIORE JOANNE	2.00	9/13/2019	113,000	155,500	137.61			O
L325582848	753-239-10360	NELINSON DONALD Location: 1084 CYRUS ROAD	DIX TYSON	4.00	11/2/2020	350,000	289,300	82.66			
L170393600	753-239-10859	NOWAKOWSKI JEFFERY Location: 6746 VT ROUTE 100	TORELLO DAVID	0.20	7/17/2019	139,000	124,300	89.42			
L980860928	753-239-11212	OSTRANDER EDWARD Location: 54 HOLBROOK ROAD	WILLIAMS CHERYL	1.00	5/8/2020	95,000	139,600	146.95			O
L2040266752	753-239-10524	PHILLIPS DONALD Location: 855 GATES POND ROAD	HAVRELUK SR. CARROL	2.00	7/26/2019	197,000	201,400	102.23			
L2041470976	753-239-11025	POLEWARCZYK MASON Location: 1171 VERMONT ROUTE 100	MATTESON BRIAN	0.70	10/10/2019	160,160	129,100	80.61			
1225421888	753-239-10236	PUTNAM, LEAH Location: 7888 VT ROUTE 100	HARDY, DAVID	0.70	7/23/2021	110,000	76,600	69.64			
L708550656	753-239-10917	RHODES GAROLD Location: 7139 VT ROUTE 100	JONES DONALD	0.25	5/6/2020	84,800	93,300	110.02			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L456572928	753-239-10186	SAGE STEVEN Location: 126 POVERTY ROW	BRONSON KEITH	4.00	1/31/2020	285,000	221,300	77.65			
L21045248	753-239-11136	SHIPP NATHANIEL Location: 248 DEER HILL ROAD	VICTOR & FRANCISKA V...	1.00	2/1/2021	247,000	198,800	80.49			
L55795712	753-239-10639	SMITH WESLEY Location: 134 SADAWGA LAKE ROAD	JAWOROSKI BRIAN	3.80	11/20/2020	455,000	434,900	95.58			
L562839552	753-239-10925	SPRAGUE JASON Location: 1467 TOWN HILL ROAD	RALEIGH BRENDA	1.00	11/20/2020	155,000	141,700	91.42			
2035624512	753-239-10840	STACY, JUSTIN Location: 5607 VT ROUTE 100	PRIGODICH, KENNETH	4.60	3/10/2022	165,000	195,800	118.67			
437603392	753-239-10638	TARKOWSKI, LISA Location: 756 WILMINGTON CROSS ROAD	KIRBY, DIANE	2.37	8/10/2021	262,000	249,000	95.04			
1834297920	753-239-11025	THE C4 BOLTON FAMILY... Location: 7191 VT ROUTE 100	POLEWARCZYK, MASON J	0.70	3/11/2022	185,000	122,800	66.38			
L37265408	753-239-10735	VILLANI MICHAEL Location: 859 FULLER HILL ROAD	INMAN TYLER	4.00	5/28/2020	167,500	167,500	100.00			
65514560	753-239-10108	WHEELER, TRAVIS D Location: 1317 BURLINGTON HILL ROAD	CORSE, WAYNE	2.00	10/6/2021	209,000	160,600	76.84			
L1868247040	753-239-10017	WHITE RYAN Location: 3304 VERMONT ROUTE 100	ALLEN KEITH	1.90	1/3/2020	145,000	148,200	102.21			
1852985920	753-239-10947	WILLIAMS, DAVID Location: 7171 VT ROUTE 100	MAPLES, KIRSTEN K	0.44	2/4/2022	159,000	112,200	70.57			
1383437376	753-239-10015	ZBORAY, GISELA Location: 84 ALLEN ROAD	WIMMELMAN, PETER T	3.00	6/18/2021	220,000	184,100	83.68			
Totals for R1 - Residential with less than 6 acres				119.61		10,208,359	9,141,000				

R1 - Residential with less than 6 acres

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
48 Total Transactions	80.52 Low InterQuartile Value		85.78 Low 90% Value of Aggregate
212,674 Average Sales Price	102.23 High InterQuartile Value		93.31 High 90% Value of Aggregate
190,438 Average Listed Price	21.71 InterQuartile Range		89.54 Aggregate Ratio
92.21 Average Ratio			4.21% Sampling Error
88.96 Median Ratio	47.95 Value of Outlier Low Limit	0 Number of Low Outliers	
57.61 Low Ratio	134.79 Value of Outlier High Limit	2 Number of High Outliers	
146.95 High Ratio	15.38 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	167.36 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
17.29 COD			
1 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1300713472	753-239-10035	BARTELS III MERLIN Location: 268 NORTH RYDER POND ROAD	ARIES JUDITH	20.88	5/14/2020	400,000	464,800	116.20			
1281506368	753-239-11088	BLACKSTONE, LAURA Location: 656 ALLARD ROAD	THERRIEN, JOHN	16.60	11/30/2021	288,700	274,000	94.91			
28396096	753-239-10424	CAHILL, JAMES J Location: 1275 PARSONS ROAD	CONRAD, CRAIG M	11.40	2/24/2022	330,000	158,300	47.97			
1881656384	753-239-10182	CARRIS, EMILY Location: 184 CORSE ROAD	JONES, BRITTON	89.70	8/16/2021	425,000	417,900	98.33			
L1811890176	753-239-11228	CHRISTO ANDREW Location: 64B BEAR LANE	DUPUIS SCOTT	10.00	3/31/2021	900,000	456,400	50.71			
168520768	753-239-10628	COE, BROOKSANY Location: 73 SPRAGUE ROAD	CORSE, WAYNE C	128.94	9/17/2021	365,000	243,300	66.66			
678997056	753-239-11236	CONNELLY, HUGH E Location: 657 STIMPSON HILL ROAD	ZIEMER, JURGEN	25.60	9/15/2021	480,000	293,100	61.06			
L2116227072	753-239-10782	CRISPIN AUSTIN Location: 292 PARSONS ROAD	DICKINSON ANNE	17.77	10/2/2019	110,000	128,800	117.09			
L1377443840	753-239-10527	DICKEY NATHANIEL Location: 155 HOUGHTON ROAD	HAYNER DAVID	8.40	3/1/2021	349,000	270,400	77.48			
2127248448	753-239-10198	ERLANDSON, SCOTT Location: 1034 MAPLE HILL LANE	GROSSBERNDT, DONALD	15.42	11/15/2021	421,000	309,500	73.52			
1727829056	753-239-10126	FITZPATRICK, PREMA Location: 254 STIMPSON HILL ROAD	BEUTLER, PATRICIA A	22.50	6/4/2021	379,000	256,500	67.68			
L1389776896	753-239-10921	GARRITY WILLIAM Location: WILMINGTON CROSS ROADS	RACHELS MARTIN	14.10	6/24/2019	295,000	195,700	66.34			
310993472	753-239-10693	GRELLA, GENE P Location: 255 SHIPPEE ROAD	RACHMUTH, CARL	20.50	2/4/2022	615,000	354,700	57.67			
884085312	753-239-10698	HILL, TERRELL Location: 980 MERRIFIELD ROAD	LIPSKI, ROGER J	26.30	1/20/2022	298,000	231,400	77.65			
L1981759488	753-239-11165	HOLLYDAY JOYCE Location: 575 BURLINGTON HILL ROAD	WEINGARDEN EDWARD	10.46	4/30/2019	285,000	256,100	89.86			
L435019776	753-239-11060	KRYSZCZYNSKI KRZYSZT... Location: 92 GREEN ROAD	STRADECKI SUSAN	21.20	6/14/2019	185,000	237,300	128.27			
1578480704	753-239-10413	LASELVA, JUSTIN Location: 147 LONE PINE ROAD	MATTHEWS, JOHN A	18.80	7/12/2021	260,000	175,500	67.50			
L1002885120	753-239-10858	LILLEY CHRISTOPHER Location: 291 KENTFIELD ROAD	DINWIDDIE LAURA	7.00	4/26/2019	225,000	266,900	118.62			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1259822144	753-239-10488	MACLEAN, KATHERINE Location: 338 DIX ROAD	SEARS, CHRISTOPHER	131.40	11/1/2021	855,000	531,800	62.20			
L293769216	753-239-10487	MCCUE CHRISTINA Location: 149 DIX LANE	LYNCH KAREN	22.30	7/11/2019	296,500	245,400	82.77			
1581294144	753-239-10998	MCNAMARA, MYLES S Location: 1974 VT ROUTE 8A	D'ACUNTO, THOMAS	11.70	1/21/2022	535,000	315,600	58.99			
337615936	753-239-10758	MYERS-DELANEY, AMY R Location: 453 VERMONT RTE 112	MCINTYRE, JAY	23.80	10/1/2021	540,000	385,700	71.43			
L223674368	753-239-10295	O'CONNOR FAMILY IRRE... Location: 3 PRATT ROAD	CRAWFORD TRACIE	10.00	10/23/2020	275,000	246,000	89.45			
L115867648	753-239-11327	PAGE JR. ARTHUR Location: LOT ON FULLER HILL ROAD	SIMON FLORA	7.50	11/20/2020	35,000	49,900	142.57			
730170432	753-239-10368	PAYNE, DANIEL Location: 833 GREEN ROAD	MINER, MICHAEL	12.90	4/30/2021	325,000	238,600	73.42			
1386890304	753-239-10431	PLENK, TRUSTEE, TIMO... Location: 428 TOWN HILL ROAD	WHITINGHAM PROPERTIE...	8.70	4/30/2021	475,000	419,800	88.38			
L1632313344	753-239-10501	PROCHASKA BECKY Location: 1452 MAPLE HILL LANE	KOSEWSKI PETER	11.60	12/13/2019	241,600	252,500	104.51			
L585048064	753-239-10727	RHOADS MARAH Location: 2579 COLLINS ROAD	MILLER JEFFREY	10.00	11/30/2020	555,000	482,500	86.94			
L1226006528	753-239-10456	ROBINSON BRETT Location: 3855 VT ROUTE 100	EASTMAN DAVID	10.12	11/8/2019	189,000	198,900	105.24			
L1612890112	753-239-11209	SANTIAGO JR. JOSE Location: 101 ELWIN LANE	WILLIAMS DWIGHT	13.70	6/23/2020	304,000	333,800	109.80			
L1567064064	753-239-10879	SILLS ASHLEY Location: 2983 VERMONT ROUTE 8A	NILES TRAVIS	12.83	12/7/2020	290,000	309,900	106.86			
L307453952	753-239-11003	STREPPA LEWIS Location: 1226 BURLINGTON HILL ROAD	ANDERSON RICHARD	33.40	12/20/2019	272,000	196,700	72.32			
1394612288	753-239-11165	THOMSEN, BRIAN Location: 575 BURLINGTON HILL ROAD	HOLLYDAY, JOYCE C	10.46	4/2/2021	385,000	256,100	66.52			
2029538368	753-239-11216	VERMANDOIS, ANTHONY Location: 290 VT ROUTE 112	BERRY, BRETT E	9.00	8/10/2021	235,000	185,800	79.06			
Totals for R2 - Residential with 6 or more acres				824.98		12,418,800	9,639,600				

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
35 Total Transactions	66.66	Low InterQuartile Value	71.63 Low 90% Value of Aggregate
359,823 Average Sales Price	104.51	High InterQuartile Value	83.56 High 90% Value of Aggregate
279,197 Average Listed Price	37.85	InterQuartile Range	77.59 Aggregate Ratio
84.39 Average Ratio			7.69% Sampling Error
77.65 Median Ratio	9.88	Value of Outlier Low Limit	0 Number of Low Outliers
47.97 Low Ratio	161.29	Value of Outlier High Limit	0 Number of High Outliers
142.57 High Ratio	- 46.90	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.09 PRD (Regression Index)	218.07	Value of Extreme High Limit	0 Number of High Extremes/Influentials
23.62 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
L80580608	753-239-10819	PUTNAM II CHARLES	NELSON SUSAN	0.75	11/19/2019	50,000	90,000	180.00	O	O	
		Location: 810 STONEHOUSE ROAD									
L1728561152	753-239-11056	TOBEY LYNN	PHELPS MURIEL	1.00	6/27/2019	47,700	47,700	100.00			
		Location: 968 WILMINGTON CROSS ROADS									
Totals for MHL - Mobile home landed				1.75		97,700	137,700				

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
2 Total Transactions	100.00	Low InterQuartile Value	(103.45) Low 90% Value of Aggregate
48,850 Average Sales Price	180.00	High InterQuartile Value	385.34 High 90% Value of Aggregate
68,850 Average Listed Price	80.00	InterQuartile Range	140.94 Aggregate Ratio
140.00 Average Ratio			173.41% Sampling Error
140.00 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
100.00 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
180.00 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
28.57 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
50% 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
1420665408	753-239-10145	BOYHEN, JAMES M Location: 368 SADAGWA LAKE ROAD	BOLOGNANI, ERNEST	1.00	1/12/2022	200,000	201,900	100.95			
L450002944	753-239-10526	HANNA TORYL Location: 1125 FOWLER ROAD	HAYDUK GARY	4.60	3/20/2020	95,000	98,300	103.47			
L2033270784	753-239-11237	HICKSON JR. JAMES Location: 20 GATES POND ROAD	DREW STEPHEN	0.10	1/19/2021	125,000	75,800	60.64			
L1343070208	753-239-11009	LOGAN NANCY Location: 415 FIVE FOX LANE	SHEPHERD SUSAN	2.10	10/31/2019	127,000	104,400	82.20			
L1797869568	753-239-11278	MATUS STEVEN Location: 39 RIDGE LAND	FORDE BENJAMIN	3.41	11/25/2020	33,000	36,300	110.00			
L626016256	753-239-10651	ST. CROIX DANIEL Location: 0 MERRIFIELD ROAD	GAUDET MARIE	1.20	11/18/2020	22,500	26,100	116.00			
Totals for S1 - Vacation home with less than 6 acres				12.41		602,500	542,800				

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
6 Total Transactions	76.81 Low InterQuartile Value	75.23 Low 90% Value of Aggregate
100,417 Average Sales Price	111.50 High InterQuartile Value	104.96 High 90% Value of Aggregate
90,467 Average Listed Price	34.69 InterQuartile Range	90.09 Aggregate Ratio
95.54 Average Ratio		16.51% Sampling Error
102.21 Median Ratio	24.78 Value of Outlier Low Limit	0 Number of Low Outliers
60.64 Low Ratio	163.53 Value of Outlier High Limit	0 Number of High Outliers
116.00 High Ratio	- 27.25 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	215.56 Value of Extreme High Limit	0 Number of High Extremes/Influentials
13.97 COD		
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
17% 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
652762176	753-239-10913	CAVA, MATTHEW Location: 201 VERMONT ROUTE 112	FARRINGTON, HARRY A	14.50	10/12/2021	350,000	238,300	68.09			
787671616	753-239-10107	CORRISTON REALTY LLC Location: 2939 VT ROUTE 100	BETIMOR, INC.	0.50	3/10/2022	395,000	279,100	70.66			
L752422912	753-239-10578	TOBEY'S BLACK PEARL ... Location: 3054 ROUTE 100	JTD LLC	0.10	10/30/2019	215,000	213,900	99.49			
Totals for C - Commercial				15.10		960,000	731,300				

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	
3 Total Transactions	68.09	Low InterQuartile Value	54.67	Low 90% Value of Aggregate
320,000 Average Sales Price	99.49	High InterQuartile Value	97.69	High 90% Value of Aggregate
243,767 Average Listed Price	31.40	InterQuartile Range	76.18	Aggregate Ratio
79.41 Average Ratio			28.24%	Sampling Error
70.66 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
68.09 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
99.49 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.81 COD				
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
33% 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
L140247040	753-239-10848	BINFORD SHANNON Location: OFF BERNARD ROAD	MANFREDA JOHN	18.61	5/8/2019	25,000	46,700	186.80	O		
L2078449664	753-239-10114	CASE MARSHAL Location: HEAD OF POND ROAD (TH 37)	BETIT MARLENE	224.50	1/8/2021	675,000	264,800	39.23			
1135832128	753-239-10652	GOLDSMITH, CALVIN R Location: 0 MACMILLAN ROAD	HAZARD, KYLE	57.80	9/28/2021	125,000	109,400	87.52			
649542720	753-239-10050	GRAVES, MICHAEL D Location: MAPLE HILL LANE	BARILE, LEO	10.01	12/1/2021	27,000	26,000	96.30			
675621952	753-239-10649	PETERS, RICHARD J Location: MERRIFIELD ROAD	KOWALESKI, DAVID A	10.00	8/13/2021	27,000	32,500	120.37			
L1983127552	753-239-10615	SAMPIERI KENNETH Location: GREEN ROAD	FITZGERALD JAMES	24.90	10/16/2020	60,000	78,100	130.17			
Totals for W - Woodland				345.82		939,000	557,500				

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	75.45 Low InterQuartile Value	24.92 Low 90% Value of Aggregate
156,500 Average Sales Price	144.33 High InterQuartile Value	93.83 High 90% Value of Aggregate
92,917 Average Listed Price	68.88 InterQuartile Range	59.37 Aggregate Ratio
110.06 Average Ratio		58.04% Sampling Error
108.33 Median Ratio	- 27.87 Value of Outlier Low Limit	0 Number of Low Outliers
39.23 Low Ratio	247.64 Value of Outlier High Limit	0 Number of High Outliers
186.80 High Ratio	- 131.19 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.85 PRD (Regression Index)	350.96 Value of Extreme High Limit	0 Number of High Extremes/Influentials
32.97 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
308202560	753-239-10092	BONIFACIO, ELIZABETH Location: LAND OFF VT ROUTE 100	BERNACKI, PETER J	5.40	8/27/2021	30,000	33,400	111.33			
117079104	753-239-11075	CHAKRABARTI, VISHAAN... Location: 679 BURLINGTON HILL ROAD	SWIANTEK, STEVEN S	11.94	12/28/2021	155,000	98,600	63.61			
L946999296	753-239-11335	CULBERTSON JAMES Location: LOT#2 CORNER OF VT RTE 100 & SADAWGA LAKE ROAD	COX DEBRA	1.56	11/13/2019	55,000	65,600	119.27			
L1532133376	753-239-10614	GLORIOSO JOSEPH Location: POVERTY ROW	LEARY DREW	1.00	6/24/2019	15,000	27,000	180.00	O		
L1128448000	753-239-10810	KAVANAGH KENNETH Location: 590 HOLBROOK ROAD	HENRY ZACHARY	19.00	2/3/2020	47,000	46,400	98.72			
L980320256	753-239-10176	MAPPA RYAN Location: 899 SADDADA ROAD	BREAKSTONE DOUGLAS	19.60	11/3/2020	95,000	61,500	64.74			
L1070809088	753-239-11289	MARTIN SARA Location: 1990 WILMINGTON CROSS ROAD	MILANI VICTOR	6.20	9/4/2020	38,000	51,200	134.74			
L1137164288	753-239-11312	MOSCATO GAETANO Location: CHAPEL HILL ROAD	BUCKLEY JR. CHARLES	7.00	10/6/2020	26,000	44,600	171.54	O		
1757428800	753-239-10333	PERRAS, AARON Location: LONE PINE ROAD	LAMBERT, CHARLENE E	87.52	11/5/2021	136,486	145,000	106.24			
L1513857024	753-239-10306	POPOLIZIO MARK Location: 0 MCMILLAN ROAD	CSIZMADIA EILEEN	20.20	5/8/2020	27,000	48,200	178.52	O		
L1231552512	753-239-10566	SARACCO JESSICA Location: SOUTH RYDER POND	HUSSEY DALE	4.00	11/2/2020	37,500	38,300	102.13			
L1143705600	753-239-10726	STANNUS TREVOR Location: NORTH RYDER POND ROAD	KRAMER KENNETH	2.63	5/15/2019	11,500	26,200	227.83	E		
1971010624	753-239-10206	TAPIA, ADAN Location: NIEMI JACK ROAD	BUCHANAN, PETER	6.00	11/18/2021	21,099	35,000	165.88	O		
L2042486784	753-239-11205	THURSTON DAVID Location: 712 STIMPSON HILL	LARSON JAY	12.39	5/29/2020	69,000	60,900	88.26			
L2126483456	753-239-10857	TOTH ISTVAN Location: 442 MCMILLIAN ROAD	HARDY DAVID	10.90	2/4/2021	43,000	34,700	80.70			
Totals for M - Miscellaneous				215.34		806,585	816,600				

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
15 Total Transactions	88.26	Low InterQuartile Value	84.35 Low 90% Value of Aggregate
53,772 Average Sales Price	171.54	High InterQuartile Value	118.13 High 90% Value of Aggregate
54,440 Average Listed Price	83.28	InterQuartile Range	101.24 Aggregate Ratio
126.23 Average Ratio			16.68% Sampling Error
111.33 Median Ratio	- 36.66	Value of Outlier Low Limit	0 Number of Low Outliers
63.61 Low Ratio	296.45	Value of Outlier High Limit	0 Number of High Outliers
227.83 High Ratio	- 161.57	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.25 PRD (Regression Index)	421.37	Value of Extreme High Limit	0 Number of High Extremes/Influentials
34.33 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
7% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

Class - 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
95 Total Transactions	73.42	Low InterQuartile Value	79.60 Low 90% Value of Aggregate
252,088 Average Sales Price	103.47	High InterQuartile Value	87.21 High 90% Value of Aggregate
210,246 Average Listed Price	30.06	InterQuartile Range	83.40 Aggregate Ratio
90.31 Average Ratio			4.57% Sampling Error
88.05 Median Ratio	28.33	Value of Outlier Low Limit	0 Number of Low Outliers
47.97 Low Ratio	148.56	Value of Outlier High Limit	1 Number of High Outliers
180.00 High Ratio	- 16.76	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	193.65	Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.96 COD			
5 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			

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
3 Total Transactions	68.09	Low InterQuartile Value	54.51 Low 90% Value of Aggregate
320,000 Average Sales Price	99.49	High InterQuartile Value	97.85 High 90% Value of Aggregate
243,767 Average Listed Price	31.40	InterQuartile Range	76.18 Aggregate Ratio
79.41 Average Ratio			28.45% Sampling Error
70.66 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
68.09 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
99.49 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.81 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
33% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

Class - Farm/Vacant (W, M, F)

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
21 Total Transactions	87.89	Low InterQuartile Value	51.73 Low 90% Value of Aggregate
83,123 Average Sales Price	168.71	High InterQuartile Value	105.71 High 90% Value of Aggregate
65,433 Average Listed Price	80.82	InterQuartile Range	78.72 Aggregate Ratio
121.61 Average Ratio			34.29% Sampling Error
111.33 Median Ratio	- 33.34	Value of Outlier Low Limit	0 Number of Low Outliers
39.23 Low Ratio	289.94	Value of Outlier High Limit	0 Number of High Outliers
227.83 High Ratio	- 154.57	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.54 PRD (Regression Index)	411.17	Value of Extreme High Limit	0 Number of High Extremes/Influentials
33.69 COD			
1	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		

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
119 Total Transactions	73.52	Low InterQuartile Value	78.91 Low 90% Value of Aggregate
225,783 Average Sales Price	109.80	High InterQuartile Value	86.64 High 90% Value of Aggregate
186,886 Average Listed Price	36.29	InterQuartile Range	82.77 Aggregate Ratio
94.43 Average Ratio			4.68% Sampling Error
88.96 Median Ratio	19.08	Value of Outlier Low Limit	0 Number of Low Outliers
39.23 Low Ratio	164.23	Value of Outlier High Limit	7 Number of High Outliers
186.80 High Ratio	- 35.35	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.14 PRD (Regression Index)	218.66	Value of Extreme High Limit	1 Number of High Extremes/Influentials
23.71 COD			
7	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		