

Study created by Christie.Wright@vermont.gov on 11/23/2022 at 2:47 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1281320000	756-240-11589	ANDERSON, HOLLY SUE Location: 141 MCLEAN ROAD	FENOFF-WILLETT, SHEI...	1.13	5/17/2021	405,000	280,800	69.33			
1907008576	756-240-11577	BAER, JR., HENRY J Location: 208 MALONEY ROAD	MORROW, KIM R	4.81	4/30/2021	243,000	185,400	76.30			
L1665933312	756-240-11637	BEACH MARLEEN Location: 293 CARPENTER ROAD	YOUNG LESLIE	1.22	2/10/2021	95,000	98,500	103.68			
L1177821184	756-240-11057	BEHYMER LAURA Location: 2494 SNOWBRIDGE RD	MURRAY ROBERTA	2.37	10/9/2020	255,000	174,100	68.27			
L1377304576	756-240-11069	BENOIT ALIZA Location: 169 BROCKWAY HILL ROAD	RIVET MICHAEL	0.20	11/3/2020	220,000	193,500	87.95			
L700383232	756-240-11165	BRIEN NATHAN Location: 1196 GRANITEVILLE ROAD	ORTON DANIEL	1.30	8/15/2019	170,000	172,100	101.24			
L322125824	756-240-10560	CAHA EVAN Location: 605 GETZ ROAD	HABERSANG PAUL	2.50	5/1/2020	275,000	244,200	88.80			
L469929984	756-240-11717	CALLE JEVON Location: 144 SOUCY LANE	ELDRED CRAIG	2.77	9/10/2019	249,900	273,700	109.52			
L959569920	756-240-11797	CAPOZZI NICHOLAS Location: 70 HENRY ROAD	HOFFMANN TIMOTHY	3.02	3/23/2021	348,000	290,200	83.39			
217029696	756-240-10492	CARTER, LAURA C Location: 323 ROBAR ROAD	PAISKER, BRADLEY E	2.51	10/15/2021	248,000	153,600	61.94			
L256917504	756-240-11584	COCHRANE JOHN Location: 80 PAGE ROAD	WILDER FAYE	1.30	1/26/2021	165,000	134,600	81.58			
1002282048	756-240-10602	CODY, CONNOR M Location: 426 VT RT 14	GIROUARD, PHILIP A	0.25	10/27/2021	110,000	110,800	100.73			
L1081946112	756-240-10099	DAY KYLE Location: 393 PLEASANT STREET	PEYSER JAMES	3.00	7/17/2019	232,000	231,600	99.83			
L1059434496	756-240-10715	DEGUTIS IAN Location: 84 CRABAPPLE RIDGE ROAD	HODGSON PETER	1.55	11/26/2019	257,000	250,300	97.39			
L936288256	756-240-11360	DEROSE TIMOTHY Location: 24 SHORT STREET	KENNEDY MICHAEL	1.26	3/5/2021	158,000	153,100	96.90			
L318201856	756-240-11568	DEUSO II KENNETH Location: 186 GARDEN STREET	WEST DEBORAH	0.52	8/28/2020	189,000	212,200	112.28			
324768320	756-240-10363	DONNELLY, POWER R Location: 75 FELICITY FIRST AVENUE	LYNCH, NANCY T	2.45	2/1/2022	300,000	277,000	92.33			
L930680832	756-240-10192	DUKE JR. HORACE Location: 523 GRANITEVILLE ROAD	BROWN RAMONA	1.60	11/25/2019	159,000	136,400	85.79			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L595820544	756-240-11346	ELLIS ANDREW Location: 242 HENRY ROAD	ROMEI MATTHEW	1.14	10/26/2020	255,000	238,500	93.53			
L752738304	756-240-10461	FARNHAM BRITTANY Location: 2345 VT ROUTE 14	WINDERS GARY	0.06	2/10/2020	108,500	66,800	61.57			
517131328	756-240-11274	FARNHAM, LORI J Location: 1146 HEBERT ROAD	CLAYTON, ROBERT	1.10	8/20/2021	228,000	186,700	81.89			
L1584291840	756-240-11480	FERGUSON DIANA Location: 1489 BAPTIST STREET	LAJEUNESSE LYNN	0.90	9/20/2019	263,500	205,100	77.84			
L283316224	756-240-11576	FINK NICOLAS Location: 232 GARDEN STREET	KNAPP RACHEL	0.67	2/26/2021	180,000	147,900	82.17			
L1591345152	756-240-11677	GOSSELIN JOANN Location: 18 FERNO ROAD	MYLES WILLIAM	3.51	7/1/2020	295,000	243,000	82.37			
L2140717056	756-240-10809	GOULD DEVIN Location: 2931 VT ROUTE 14	KEENE PATRICK	2.00	8/2/2019	163,000	171,900	105.46			
1536529472	756-240-11384	HEANEY, DYLAN Location: 28 PINE RIDGE ROAD	SEAVER, DIANE M	3.50	6/1/2021	332,000	290,700	87.56			
L887603200	756-240-10862	HENDERSON STEPHANIE Location: 2393 TOWER ROAD	LARSON CYNTHIA	1.20	8/6/2020	93,000	153,700	165.27	O	O	O
L2139426816	756-240-10123	HOLDEN RENTALS LLC Location: 2663 VERMONT ROUTE 14	LEFEBVRE DENIS	0.25	3/19/2021	180,000	207,800	115.44			
L1180729344	756-240-11024	KELLEY MICHAEL Location: 49 FELICITY 2ND AVENUE	MCTAGGART KATHRYN	1.00	1/29/2021	255,000	205,600	80.63			
L1436102656	756-240-11048	KIE NATHAN Location: 217 AMANICKI TRAIL	PIERCE BRETT	1.77	5/8/2020	210,000	179,100	85.29			
L1392324608	756-240-11576	KNAPP RACHEL Location: 232 GARDEN STREET	BEAUDET VALERIE	0.67	12/20/2019	155,000	147,900	95.42			
364215360	756-240-11687	LAGOR, BRIAN Location: 2120 VT ROUTE 14	DONALD, CRYSTAL	0.30	12/17/2021	111,500	82,700	74.17			
1328139328	756-240-11713	LAMBERTI, JAYLENE Location: 184 SOUCY LANE	JONES, GEORGE F	2.70	8/26/2021	250,000	162,300	64.92			
L402604032	756-240-11646	LASTER STEVEN Location: 115 RIDDLE ROAD	CLARK KEITH	4.80	3/29/2021	400,000	340,400	85.10			
L1936232448	756-240-10753	LAVIGNE GRAYSON Location: 115 FELICITY 2ND AVENUE	HUTCHINSON NANCY	1.00	3/26/2021	245,000	171,100	69.84			
L1044455424	756-240-10237	LEBLANC SERENE Location: 852 GRANITEVILLE ROAD	CARRIER JOHN	3.65	2/11/2021	338,300	267,200	78.98			
197069888	756-240-11337	LESTER, MARK	SAFFORD, RALPH A	0.25	7/29/2021	130,000	121,700	93.62			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
		Location: 212 COGSWELL STREET									
L32301056	756-240-10078	MANGINE OLANA	BARNEY DENNIS	2.50	6/28/2019	157,000	172,000	109.55			
		Location: 368 CHELSEA ROAD									
1151743040	756-240-10004	MCKELVEY, PATRICK	ADAMS, JEAN	2.31	6/10/2021	196,000	191,100	97.50			
		Location: 395 ADAMS ROAD									
L344821760	756-240-10762	METEVIER THEODORE	STONE ADAM	0.20	5/15/2019	25,000	27,500	110.00			
		Location: 2317 VT RTE 14									
73458752	756-240-11147	MOFFATT, BENJAMIN	OTIS, RAYMOND	1.20	5/5/2021	323,500	228,600	70.66			
		Location: 69 FELICITY 2ND AVENUE									
L2049499136	756-240-10898	MONTGOMERY SETH	TETREAUULT JAMES	0.40	8/6/2020	198,000	174,400	88.08			
		Location: 89 CONSTRUCTION HILL									
L1722191872	756-240-11158	MOULTON MARY	RONALD R. PALMER AND...	2.60	4/15/2020	250,000	258,700	103.48			
		Location: 175 MENARD CROSSROAD									
L304648192	756-240-10543	MURPHY JOHN	FOSTER STEVEN	3.00	8/18/2020	173,000	172,800	99.88			
		Location: 529 MCCARTHY ROAD									
1032264768	756-240-10338	NAILOR, JOSEPH G	LAJEUNESSE, JODIE	2.20	9/28/2021	251,000	174,500	69.52			
		Location: 3224 ROOD POND ROAD									
L1165561856	756-240-10986	ORTON DANIEL	MASCITTI PAUL	4.90	8/15/2019	234,500	223,900	95.48			
		Location: 500 GETZ ROAD									
1471236672	756-240-10319	PARENT, ELLEN	JARVIS, MARGARET H	3.70	2/28/2022	325,000	213,500	65.69			
		Location: 180 ERSKINE ROAD									
L2073468928	756-240-10943	PELOQUIN KELLY	WHEATLEY TIMOTHY	0.75	4/11/2019	155,000	174,900	112.84			
		Location: 381 VT ROUTE 64									
501877824	756-240-10913	POITRAS, DAWN E	DUNKLING, JOHN B	3.50	6/25/2021	325,000	238,000	73.23			
		Location: 42 QUARRY VIEW ROAD									
L1832943616	756-240-11762	POWELL CLIFTON	WOOD BRADY	5.00	5/12/2020	223,000	217,800	97.67			
		Location: 924 GETZ ROAD									
1096313408	756-240-11343	SANFORD, REBECCA J	MASTINE, JESSE A	3.74	3/17/2022	369,000	226,300	61.33			
		Location: 283 AMANICKI TRAIL									
L88801280	756-240-11399	SHEDD DAVID	KELLEY ADAM	5.00	6/14/2019	295,000	260,000	88.14			
		Location: 899 GETZ ROAD									
L886661120	756-240-11174	SONGER DUSTIN	OTIS FERNAND	0.16	7/12/2019	105,000	96,800	92.19			
		Location: 64 BROOK STREET									
775653952	756-240-11797	SWEET, NICHOLAS E	CAPOZZI, NICHOLAS J	3.02	3/9/2022	345,000	290,200	84.12			
		Location: 70 HENRY STREET									
1822174272	756-240-10073	TYLER, ROLAND	ISHAM, KEVIN JR.	0.30	8/26/2021	195,000	131,300	67.33			
		Location: 89 ELM STREET									

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L670633984	756-240-11723	VIZE TIMOTHY Location: 439 ROOD POND ROAD	FOSTER ROBERT	2.00	12/4/2020	275,000	229,600	83.49			
L772083712	756-240-10029	WALKER MATTHEW Location: 561 GILBERT ROAD	STILLWELL ANN	2.93	8/21/2020	240,000	243,800	101.58			
L557715456	756-240-11762	WOOD BRADY Location: 924 GETZ ROAD	SHEDD DAVID	5.00	6/14/2019	218,000	217,800	99.91			
Totals for R1 - Residential with less than 6 acres				118.64		13,149,700	11,325,700				

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	
58 Total Transactions	77.45	Low InterQuartile Value	82.96	Low 90% Value of Aggregate
226,719 Average Sales Price	99.89	High InterQuartile Value	89.30	High 90% Value of Aggregate
195,271 Average Listed Price	22.44	InterQuartile Range	86.13	Aggregate Ratio
89.14 Average Ratio			3.68%	Sampling Error
88.02 Median Ratio	43.79	Value of Outlier Low Limit	0	Number of Low Outliers
61.33 Low Ratio	133.55	Value of Outlier High Limit	1	Number of High Outliers
165.27 High Ratio	10.14	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	167.21	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.00 COD				
6	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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
945351232	756-240-10891	BARNETT, THEODORE M Location: 805 THERRIAULT HILL	HANDY, STEVEN	10.00	3/11/2022	369,000	223,800	60.65			
L782409728	756-240-10329	BOWERS JAMES Location: 409 CASINO ROAD	HAZEL C. COTNOIR LIV...	11.95	7/24/2020	240,000	209,600	87.33			
L414130176	756-240-11077	CADORETTE RONALD Location: 936 GRANDVIEW ROAD	ROBBINS JOHN	10.00	12/10/2019	398,000	423,100	106.31			
201559104	756-240-10952	CHANGSUT, ALEJANDRO Location: 1382 VERMONT ROUTE 64	BEAN, MICHAEL	8.00	7/14/2021	398,000	369,300	92.79			
L1793974272	756-240-11658	CUSHING II JOHN Location: 1634 FLINT ROAD	DENTE CHRISTOPHER	10.40	11/15/2019	219,000	231,000	105.48			
L681304064	756-240-10469	DONAHUE DAWN Location: 453 WASINGTON RD	HEFT CHRISTOPHER	20.00	12/11/2019	262,000	197,900	75.53			
2110966848	756-240-11468	FLAMMIA, JOSEPH Location: 130 GARDEN STREET	RAYMOND N STROUTSOS ...	12.00	8/5/2021	230,000	186,300	81.00			
209013312	756-240-11467	FOWLER, BRANDON Location: 911 STONE ROAD	MCSHEFFREY, RICHARD ...	36.50	3/1/2022	530,000	306,700	57.87			
134450240	756-240-11495	FREEMAN, JAMES Location: 1119 WEIR ROAD, WILLIAMSTOWN, VT 05679	LOMBARDI, JUNE	14.39	6/7/2021	301,000	233,800	77.67			
L1682853888	756-240-11091	FULLER DOROTHY Location: 411 BAPTIST STREET	O'NEILL DENISE	13.63	6/29/2020	349,500	326,900	93.53			
991652928	756-240-10964	LAM, SUI TIP Location: 281 GRANDVIEW ROAD	SINER, MARK	21.00	9/28/2021	445,000	321,800	72.31			
207592000	756-240-11017	LAWSON, CODIE M Location: 784 BAILEY ROAD	MCGLYNN, EDWARD C	39.50	3/22/2022	255,000	264,700	103.80			
L1747222528	756-240-10683	LEMIEUX ANDREW Location: 155 PINE RIDGE ROAD	GOULD LAUREL	7.50	5/8/2020	275,000	236,000	85.82			
761226304	756-240-10330	MCKENZIE, KATELYN K Location: 157 FELICITY 1ST AVENUE	RYAN, CHRISTINE L	11.00	5/25/2021	380,000	257,600	67.79			
1976808512	756-240-11288	POIRIER, HOLDEN R Location: 344 TOWER ROAD	LOWERY, WILLIAM	10.00	6/29/2021	370,000	232,700	62.89			
L672301056	756-240-10716	REED PATRICK Location: 2264 TOWER ROAD	HOFFMAN HILARY	33.70	11/8/2019	169,000	158,300	93.67			
1823212096	756-240-11123	ROY, JACOB Location: 1884 TOWER ROAD	MILLER, ADAM D	10.40	12/28/2021	225,000	180,700	80.31			
487087168	756-240-11294	SHANGRAW, EVAN A Location: 1799 ROOD POND ROAD	ROONEY, ROBERT L	10.50	10/29/2021	221,000	202,300	91.54			
L1093566464	756-240-11143	SIMPSON ERIC	ESTATE OF BEVERLY OS...	13.74	12/18/2020	178,000	142,100	79.83			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
		Location: 88 SUNNYSIDE LANE									
2043440192	756-240-11033	STUBBS, LUCAS	DEXTER, PERLEY	10.30	9/21/2021	366,000	260,600	71.20			
		Location: 231 PALMER ROAD									
446311488	756-240-10146	WILLIAMS, NICHOLAS V	MENARD, EDWIN	10.50	8/30/2021	375,000	267,900	71.44			
		Location: 333 HEBERT ROAD									
L897015808	756-240-10596	WOODS NATHAN	BAILEY JR. BRIAN	6.00	4/3/2020	223,000	253,700	113.77			
		Location: 185 TOWER ROAD									
Totals for R2 - Residential with 6 or more acres				331.01		6,778,500	5,486,800				

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
23 Total Transactions	71.20 Low InterQuartile Value	73.87 Low 90% Value of Aggregate
307,761 Average Sales Price	93.53 High InterQuartile Value	85.93 High 90% Value of Aggregate
245,904 Average Listed Price	22.33 InterQuartile Range	79.90 Aggregate Ratio
82.13 Average Ratio		7.55% Sampling Error
80.31 Median Ratio	37.71 Value of Outlier Low Limit	0 Number of Low Outliers
56.33 Low Ratio	127.03 Value of Outlier High Limit	0 Number of High Outliers
113.77 High Ratio	4.21 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	160.53 Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.32 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
45120576	756-240-10936	BAKER, KEVIN Location: 4102 VT RT 14	PALMER, CRYSTAL	0.00	11/5/2021	26,000	17,000	65.38			
L1307049984	756-240-11209	COFFREY DONALD Location: 4102 VT RT 14 LOT 12	JACOBS GARY	0.00	7/27/2020	33,200	33,200	100.00			
L1079418880	756-240-10310	LETOURNEAU KRISTAL Location: 241 BUSINESS CENTER RD, LOT 1	LAMBERTON DENISE	0.00	6/4/2019	38,000	37,200	97.89			
Totals for MHU - Mobile home un-landed				0.00		97,200	87,400				

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	
3 Total Transactions	65.38	Low InterQuartile Value	61.65	Low 90% Value of Aggregate
32,400 Average Sales Price	100.00	High InterQuartile Value	118.18	High 90% Value of Aggregate
29,133 Average Listed Price	34.62	InterQuartile Range	89.92	Aggregate Ratio
87.76 Average Ratio			31.43%	Sampling Error
97.89 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
65.38 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
100.00 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
11.79 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				

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1319280640	756-240-10619	BILODEAU MICHAEL Location: 57 RAILROAD STREET	TOFFLING THOMAS	0.79	10/13/2020	50,000	64,100	128.20			
L675913728	756-240-11260	BULLARD AMELIA Location: 17 ERSKINE ROAD	GOULD SHAUNA	1.60	10/23/2019	135,000	137,000	101.48			
L1427193856	756-240-11639	COTNOIR JEREMIE Location: 77 VERMONT ROUTE 64	WHITE EDWARD	1.70	10/28/2020	113,500	105,300	92.78			
L303382528	756-240-11431	DANYEW BRITTANY Location: 619 COGSWELL STREET	CK FAMILY TRUST TILL...	0.25	10/16/2020	85,000	85,000	100.00			
L64884736	756-240-10410	EMERSON JAMES Location: 76 RAILROAD STREET	LASHOMB KEVIN	1.00	8/7/2019	142,000	109,200	76.90			
39162944	756-240-10188	FERREIRA, BLAKE C Location: 120 OLD TOWN ROAD	RENO, STEVEN J	10.04	5/28/2021	225,000	161,100	71.60			
L824381440	756-240-11587	FLEURY JEREMY Location: 460 CASINO ROAD	TOALSTON JOSHUA	4.00	10/11/2019	100,000	96,000	96.00			
L177717248	756-240-11885	FLINT DEREK Location: 790 WINCHESTER HILL ROAD	VIZE TIMOTHY	2.70	12/4/2020	170,000	129,600	76.24			
L1840693248	756-240-11543	GRANDFIELD PENNY Location: 215 PALLAS ROAD	JOSLIN JAY	1.20	12/18/2020	123,100	123,100	100.00			
L1590091776	756-240-11533	HATCH PETER Location: 20 ERSKINE ROAD	VERDON JAMES	10.59	1/21/2021	220,000	160,300	72.86			
L1920868352	756-240-11326	HATHAWAY LISA Location: 1046 HEBERT ROAD	ROYEA SUELLEN	1.58	8/26/2019	165,000	142,800	86.55			
L359776256	756-240-10458	JOHNSON KRISTIFIR Location: 222 CONSTRUCTION HILL ROAD	SMITH LESLIE	0.83	11/1/2019	130,000	112,500	86.54			
2037080640	756-240-10634	JONES, MARIA Location: 756 WEIR ROAD	MILONE, TRISTA	7.12	1/21/2022	148,000	130,000	87.84			
L1985335296	756-240-10441	MARZULLO REGINA Location: 92 VILLAGE VIEW HEIGHTS	JDJ DEVELOPMENT COMP...	0.31	12/12/2019	87,000	71,500	82.18			
L145694720	756-240-11596	MELTON SHANNON Location: 44 ELM ST.	BILODEAU MICHAEL	0.40	7/31/2019	105,000	117,300	111.71			
L698417152	756-240-11372	PATTERSON HOLLY Location: 42 GILBERT ROAD	BERNIER HEATHER	3.90	7/25/2019	167,000	137,900	82.57			
643785792	756-240-11905	SHIRLOCK, JESSE Location: 580 FALLS BRIDGE ROAD	WOOD, ERIN	2.80	5/12/2021	220,000	172,600	78.45			
1270185024	756-240-11316	TOWLE, CURTIS Location: 382 ERSKINE ROAD	MESSIER, SHELLY E	2.40	12/23/2021	175,000	111,900	63.94			
L14286848	756-240-11856	ZAMPIERI JENNA	PAUL AND AUDREY ANDE...	0.25	8/10/2020	114,600	64,700	56.46			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
Location: 10 BECKETT STREET											
Totals for MHL - Mobile home landed				53.46		2,675,200	2,231,900				

MHL - Mobile home 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	
19 Total Transactions	76.24	Low InterQuartile Value	78.23	Low 90% Value of Aggregate
140,800 Average Sales Price	100.00	High InterQuartile Value	88.63	High 90% Value of Aggregate
117,468 Average Listed Price	23.76	InterQuartile Range	83.43	Aggregate Ratio
86.96 Average Ratio			6.23%	Sampling Error
86.54 Median Ratio	40.59	Value of Outlier Low Limit	0	Number of Low Outliers
56.46 Low Ratio	135.65	Value of Outlier High Limit	0	Number of High Outliers
128.20 High Ratio	4.94	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	171.29	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.80 COD				
3	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
16%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
504298560	756-240-10736	KELLY, JONATHAN K Location: 2724 CHELSEA ROAD	HILTON, DAVID E	19.60	12/17/2021	90,000	78,800	87.56			

Totals for S2 - Seasonal home with 6 or more acres				19.60		90,000	78,800				
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S2 - Seasonal home with 6 or more acres

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
1 Total Transactions	87.56	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
90,000 Average Sales Price	87.56	High InterQuartile Value	0.00	High 90% Value of Aggregate
78,800 Average Listed Price	0.00	InterQuartile Range	87.56	Aggregate Ratio
87.56 Average Ratio				Sampling Error
87.56 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
87.56 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
87.56 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			

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1168138240	756-240-10393	ARL ENTERPRISES INC Location: 4104 VT- 14	RKR PROPERTIES LLC.	29.28	8/14/2019	615,000	307,800	50.05			
846681152	756-240-11694	X-TREME WHOLESALE, L... Location: 76 ECONOMY DRIVE	POULIN, NORMAN	0.60	6/15/2021	225,000	260,400	115.73			
Totals for C - Commercial				29.88		840,000	568,200				

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
2 Total Transactions	50.05	Low InterQuartile Value	(91.36) Low 90% Value of Aggregate
420,000 Average Sales Price	115.73	High InterQuartile Value	226.65 High 90% Value of Aggregate
284,100 Average Listed Price	65.68	InterQuartile Range	67.64 Aggregate Ratio
82.89 Average Ratio			235.08% Sampling Error
82.89 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
50.05 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
115.73 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.23 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
39.62 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
374635584	756-240-10593	DESSUREAU, CHRISTOPH...	BECKETT STREET PROPE...	0.51	12/31/2021	400,000	340,400	85.10			
Location: 73 BECKETT STREET											
Totals for CA - Commercial Apartments				0.51		400,000	340,400				

CA - Commercial Apartments

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
1 Total Transactions	85.10	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
400,000 Average Sales Price	85.10	High InterQuartile Value	0.00	High 90% Value of Aggregate
340,400 Average Listed Price	0.00	InterQuartile Range	85.10	Aggregate Ratio
85.10 Average Ratio				Sampling Error
85.10 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
85.10 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
85.10 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
L425787392	756-240-11532	BARROWS JOHN Location: 0.60 ACRES OFF ROOD POND ROAD	VEILLETTE YOLANDE	0.60	3/18/2020	16,000	18,900	118.13			
1139428416	756-240-11899	BOUTIN, ERIC J Location: FLINT ROAD	SWEET, SIDNEY G	3.10	7/29/2021	46,500	38,800	83.44			
L1124376576	756-240-12082	GAGNON PIERRE Location: LOT #2 SOUTH HILL ROAD	STEPHEN F. ANDRAS AN...	37.90	7/8/2020	129,900	70,500	54.27			
693660224	756-240-11295	GIBBS, JUSTIN Location: 1039 GETZ ROAD	SAFFORD, LEE E	14.00	3/15/2022	57,500	44,000	76.52			
L1415094272	756-240-11656	GODDARD TAMMY Location: 185 MALONEY ROAD	LACOUNT JR ARMAND	12.00	9/24/2020	48,900	51,600	105.52			
L383221760	756-240-11911	HELMAN CHARLES Location: 21.64 ACRES ON GILBERT ROAD	ESTATE OF EUGENE CAR...	21.64	3/26/2021	69,500	59,000	84.89			
526123584	756-240-11268	LAW, JOSEPH Location: FERNO	BULLARD, CINDY	78.84	1/5/2022	112,000	110,500	98.66			
2073615424	756-240-11627	MCCARTHY, MARK N Location: CARPENTER ROAD	WINTERS, PHILIP C	57.19	11/8/2021	115,000	86,100	74.87			
L1400115200	756-240-10829	RICHARDSON STEPHEN Location: 184 WEIR ROAD	DUCEY JAMES	7.00	3/30/2021	40,000	45,100	112.75			
L1261658112	756-240-10463	RUEL DERRICK Location: 19 ACRES GRANITEVILLE ROAD	DIANE L PERRIN FAMIL...	19.00	7/15/2020	45,000	56,400	125.33			
L986501120	756-240-11243	SIMONEAU PAUL Location: BAPTIST STREET	PULLMAN DAVID	22.28	10/15/2020	122,500	66,200	54.04			
L1663651840	756-240-11041	STAAKE THEODORE Location: 14.02A FLINT ROAD	MEUNIER GUY	14.20	9/28/2020	37,500	69,600	185.60	E	O	O
L903696384	756-240-11899	SWEET SYDNEY Location: LOT #2 FLINT RD	ROYA KEITH	3.10	4/5/2019	40,000	38,800	97.00			
L1659371520	756-240-10637	WEBSTER BENJAMIN Location: ROUTE 14 SOUTH	GRENIER NORMAND	5.00	11/6/2020	26,000	35,000	134.62			
741491776	756-240-11830	YATES, LINDA J Location: OFF MARTIN ROAD	DOBORVICH, JOSHUA	4.00	4/20/2021	59,900	39,600	66.11			
Totals for M - Miscellaneous				299.85		966,200	830,100				

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	74.87	Low InterQuartile Value	71.95 Low 90% Value of Aggregate
64,413 Average Sales Price	118.12	High InterQuartile Value	99.88 High 90% Value of Aggregate
55,340 Average Listed Price	43.26	InterQuartile Range	85.91 Aggregate Ratio
98.12 Average Ratio			16.26% Sampling Error
97.00 Median Ratio	9.99	Value of Outlier Low Limit	0 Number of Low Outliers
54.04 Low Ratio	183.01	Value of Outlier High Limit	1 Number of High Outliers
185.60 High Ratio	- 54.90	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.14 PRD (Regression Index)	247.89	Value of Extreme High Limit	0 Number of High Extremes/Influentials
26.56 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
105 Total Transactions	74.85	Low InterQuartile Value	81.41 Low 90% Value of Aggregate
220,582 Average Sales Price	99.86	High InterQuartile Value	86.67 High 90% Value of Aggregate
185,380 Average Listed Price	25.00	InterQuartile Range	84.04 Aggregate Ratio
87.46 Average Ratio			3.13% Sampling Error
86.55 Median Ratio	37.35	Value of Outlier Low Limit	0 Number of Low Outliers
56.33 Low Ratio	137.36	Value of Outlier High Limit	1 Number of High Outliers
165.27 High Ratio	- 0.16	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	174.87	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.58 COD			
10 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			

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	50.05 Low InterQuartile Value		23.09 Low 90% Value of Aggregate
413,333 Average Sales Price	115.73 High InterQuartile Value		123.46 High 90% Value of Aggregate
302,867 Average Listed Price	65.68 InterQuartile Range		73.27 Aggregate Ratio
83.63 Average Ratio			68.50% Sampling Error
85.10 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
50.05 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
115.73 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.14 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
25.73 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
15 Total Transactions	74.87 Low InterQuartile Value		71.91 Low 90% Value of Aggregate
64,413 Average Sales Price	118.12 High InterQuartile Value		99.91 High 90% Value of Aggregate
55,340 Average Listed Price	43.26 InterQuartile Range		85.91 Aggregate Ratio
98.12 Average Ratio			16.30% Sampling Error
97.00 Median Ratio	9.99 Value of Outlier Low Limit	0 Number of Low Outliers	
54.04 Low Ratio	183.01 Value of Outlier High Limit	1 Number of High Outliers	
185.60 High Ratio	- 54.90 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.14 PRD (Regression Index)	247.89 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
26.56 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			

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
123 Total Transactions	74.87 Low InterQuartile Value		80.65 Low 90% Value of Aggregate
207,621 Average Sales Price	100.00 High InterQuartile Value		86.22 High 90% Value of Aggregate
173,230 Average Listed Price	25.13 InterQuartile Range		83.44 Aggregate Ratio
87.87 Average Ratio			3.33% Sampling Error
86.54 Median Ratio	37.17 Value of Outlier Low Limit	0 Number of Low Outliers	19.31% Weighted Standard Deviation
50.05 Low Ratio	137.70 Value of Outlier High Limit	2 Number of High Outliers	
165.27 High Ratio	- 0.52 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	175.39 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
16.86 COD			
11 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			