

Study created by Cy.Bailey@vermont.gov on 11/28/2022 at 6:13 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2003243008	768-244-12647	ALDRIEDGE ROY Location: 761 BACK MOUNTAIN ROAD	WILLARD DARLENE	1.70	11/27/2019	154,100	166,040	107.75			
167668800	768-244-12586	ALDRIEDGE, KATHY M Location: 1 MAPLE STREET	CHRISTOPHER L. BELVI...	0.23	9/17/2021	179,500	180,450	100.53			
L1565315072	768-244-12302	ALLEN WENDY Location: 497 TAYLOR DRIVE	MILLS MATTHEW	0.70	11/8/2019	231,700	210,040	90.65			
1860831808	768-244-12837	BARROWS, ALLEN W Location: 60-62 UNION STREET	ROADKNIGHT, ANTHONY ...	0.44	2/17/2022	215,000	124,020	57.68			
L967450624	768-244-12100	BEACH ELIZABETH Location: 9 DORRANCE STREET	SARAH F. CARTER REVO...	0.50	10/23/2020	210,000	213,650	101.74			
710538304	768-244-12880	BECKER, ANGELA D Location: 287 WESTON HEIGHTS	GRIFFIN, KORI M	0.51	6/30/2021	170,000	133,470	78.51			
188408896	768-244-12062	BELL, EMILY Location: 2 DAY STREET	FARNSWORTH, PETER D	0.39	5/14/2021	167,000	95,880	57.41			
1555151936	768-244-12618	BERGERON, ERIK Location: 4 MEADOW LANE	TRASK, PAMELIA	0.48	12/10/2021	244,900	208,860	85.28			
L378380288	768-244-12138	BERTHOLDT KELLY Location: 38 ELM STREET	SILVA ANNE	0.45	10/16/2020	167,000	113,780	68.13			
9100352	768-244-12295	BOHAC, LADISLAV Location: 354 TAYLOR DRIVE	LEPISKO, JANICE R	1.17	10/5/2021	180,000	190,770	105.98			
1839875136	768-244-11906	BOISONNEAULT, JORDAN... Location: 10 CLOUGH AVE	GIFFORD, SUSAN	0.14	4/26/2021	172,000	157,900	91.80			
807035968	768-244-13069	BOWLIN, JUSTIN D Location: 181 JEWETT ROAD	DRIVER, KRISTY	0.57	6/1/2021	222,000	169,580	76.39			
L1754603520	768-244-11848	BREZNICK ROBERT Location: 2 CENTRAL STREET	BHR INC	0.06	11/23/2020	40,000	60,260	150.65	O	O	O
1499409472	768-244-11926	BROOKS, JAMIE-LEE Location: 245 COLE HILL ROAD	ELLIOTT, WAYNE A	0.77	9/10/2021	235,000	168,460	71.69			
L1081217024	768-244-12645	BROWN TERRY Location: 713 BACK MOUNTAIN ROAD	JENNINGS GEORGE	2.99	8/7/2019	170,000	168,830	99.31			
L42737664	768-244-12755	BYNUM TYLER Location: 66 STATE STREET	R&A NELSON FAMILY TR...	0.16	9/18/2020	260,000	194,630	74.86			
L1186922496	768-244-12131	CENTONZE ANTONIO Location: 20 ELM STREET	CHASE BARBETTE	0.17	7/31/2019	137,000	136,510	99.64			
L1533640704	768-244-12503	CHAMPAGNE LISA Location: 1 MAIN STREET	CEDAR WOODS ESTATES ...	0.15	11/8/2019	74,000	128,720	173.95	E	E	E

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L1918418944	768-244-11962	CHAPMAN RYAN Location: 785 COUNTY ROAD	GOODWIN GERREN	2.76	12/13/2019	244,000	213,350	87.44			
L584978432	768-244-12894	CLARK ANDREW Location: 87 KENNEDY DRIVE	VON ROTH MAXIMILLIAN	1.50	7/31/2019	164,000	169,080	103.10			
2023451712	768-244-12881	CONNOLLY, KAYLA M Location: 8 TIMSON AVENUE	ELTON J. DAVIS & JOA...	0.26	9/22/2021	199,000	137,230	68.96			
1718877248	768-244-12725	COOPER, KRISTI Location: 43 RIVER STREET	RONALTER, LYNN	0.29	1/7/2022	211,000	164,670	78.04			
L2136563712	768-244-12122	COWDREY ALLAN Location: 6-8 ELM STREET	MARSHALL RICHARD	0.21	9/6/2019	175,000	176,700	100.97			
2122683456	768-244-12170	CSILLAG, ALEXANDER I Location: 16 FAIRVIEW AVENUE	BARTLETT, ROBERT T	1.50	6/4/2021	195,000	177,590	91.07			
L1076285440	768-244-12180	CULVER CLARK Location: 2 FITCH COURT	WHYMAN KATRINA	0.16	10/11/2019	142,400	128,830	90.47			
L800145408	768-244-12146	CUNG WINNIE Location: 16 ENRIGHT AVE	SMITH KATHY LEE	0.23	2/23/2021	170,000	155,700	91.59			
L195153920	768-244-12169	DANGELO BRENDAN Location: 13 FAIRVIEW AVENUE	STONE CHERYL	0.24	7/24/2019	135,000	150,250	111.30			
L472309760	768-244-12236	DAVIS III ARTHUR Location: 1790 US ROUTE 5 NORTH	KENNETH T. BROWN LIV...	1.65	1/29/2021	225,000	238,150	105.84			
L617455616	768-244-12781	DAVIS JESSE Location: 133 STATE STREET	ALEXANDER HEIDI	0.18	3/19/2021	179,000	167,690	93.68			
1851388992	768-244-13118	DELOUCHE, CORY J Location: 323 MOONRISE HILL	JAMES A. BELASKI REV...	5.12	6/30/2021	105,000	87,360	83.20			
L108138496	768-244-12519	DICKERSON CORY Location: 35 MAIN STREET	TANSEY JOHN	0.26	8/2/2019	205,000	200,340	97.73			
L1410244608	768-244-12681	DOHERTY KEVIN Location: 18 PINE STREET	NEWCITY NINA	0.20	7/10/2020	175,000	100,070	57.18			
304438336	768-244-11825	DUFFY, KATHERINE G Location: 17 BUENA VISTA COURT	GILMAN, JOHN L	0.50	10/29/2021	365,000	233,690	64.02			
L1563869184	768-244-12770	ELEFThERAKIS REBECCA Location: 107-109 STATE STREET	BAILEY AGNES	0.31	1/31/2020	208,797	199,470	95.53			
L1601847296	768-244-11571	FARNSWORTH COLLIN Location: 2107 US ROUTE 5 SOUTH	BROOM DAVID	0.34	5/8/2020	139,900	139,330	99.59			
1231991872	768-244-12297	FENNELL, LORISTON Location: 385 TAYLOR DRIVE	BAIRD, ALICE L	0.82	6/25/2021	245,000	188,920	77.11			

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L132222976	768-244-11847	FREDHOLM JONATHAN Location: 1-3 CENTRAL STREET	BAILEY AGNES	0.12	3/31/2020	174,503	139,210	79.78			
L1631150080	768-244-13082	GROSS CARL Location: 285 JEWETT ROAD	HILL ALLISON	0.97	7/10/2020	255,000	268,340	105.23			
1331339840	768-244-12827	H&C PROPERTIES, LLC Location: 40 UNION STREET	VITAGLIANO, GUY B	0.17	1/21/2022	120,000	90,000	75.00			
L135921664	768-244-12148	HALL NANCY Location: 22 ENRIGHT AVENUE	LYMAN ANDREA	0.11	7/31/2019	117,500	125,350	106.68			
1984775232	768-244-11715	HALL, MESSAY A Location: 33 BRIDGE STREET	HAI, PERVEZ	0.22	5/7/2021	95,000	147,430	155.19	O	O	O
82446912	768-244-11680	HALLORAN, MICHAEL Location: 123 ORCHARD LN	HUBERT, STEPHANIE	1.00	2/18/2022	245,000	165,030	67.36			
L262668288	768-244-12886	HILL KATHLEEN Location: 93 WESTON HEIGHTS	TARLETON JOSHUA	0.22	12/7/2020	169,000	126,280	74.72			
1951683648	768-244-12178	HORNER PROPERTIES LL... Location: 1 FITCH COURT	ESTATE OF RICHARD G....	0.06	6/11/2021	110,000	100,780	91.62			
L1587888128	768-244-12761	HOUSKE ALICIA Location: 84 STATE STREET	BLANCHARD KAREN	0.27	11/25/2019	85,000	164,390	193.40	E	E	E
L122142720	768-244-12071	HUDSON TAYLOR Location: 22 DAY STREET	COPPS DALE	0.44	9/13/2019	135,000	139,460	103.30			
L1921568768	768-244-12363	JACKSON ALYSSA Location: 1801 HUNT ROAD	MILEK GARY	5.01	12/12/2019	230,000	191,880	83.43			
L153657344	768-244-11731	KNAPP DENISE Location: 437 BROOK ROAD	WELLS CARROLL	0.46	9/13/2019	141,000	129,220	91.65			
1319515200	768-244-11686	KOUKAL, ADAM M Location: 289 ORCHARD LANE	PIERCE, ALBERT D	0.92	6/16/2021	250,000	199,060	79.62			
L382570496	768-244-12488	LADUE HAROLD Location: 8 KINIRY STREET	LEVESQUE NANCY	1.40	4/30/2019	212,000	268,520	126.66			
L1696768000	768-244-12735	LAFAVE HAILEY Location: 25 SHERWIN AVENUE	NANCY R. HALL ESTATE	0.51	9/28/2020	191,500	172,610	90.14			
L338939904	768-244-12192	LANDRY JOHN Location: 3 FRONT STREET	TERINO MAR-RAE	0.30	12/16/2019	169,000	210,240	124.40			
L1925365760	768-244-12063	LANGHANS MICHAEL Location: 9 DAY STREET	WRIGHT KEVIN	0.33	3/12/2020	149,000	163,660	109.84			
L1902837760	768-244-11602	LAWRENCE DALE Location: 21 ASCUTNEY STREET	MACDONALD JINTANA	0.20	11/19/2020	104,900	125,180	119.33			

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1859619904	768-244-12455	LONARDO, ANTHONY Location: 39 CHANNING DRIVE	BALCH, REBECCA B	0.33	8/6/2021	245,000	146,700	59.88			
1506270272	768-244-11769	LUCAS, KAREN Location: 2073 ROUTE 44	MORSE, JAYNE K	2.20	11/19/2021	215,000	171,720	79.87			
L389586944	768-244-12342	LUGO FONTANEZ MARCOS Location: 54 HILLSIDE DR	NELSON ALISSA	0.30	5/20/2020	160,000	122,100	76.31			
L708980736	768-244-12097	LYMAN DAVID Location: 24 DEWEY AVE	VIVIAN LINDA	0.19	7/10/2019	159,900	155,050	96.97			
L165040128	768-244-12241	MALICK SARAH Location: 1942 US ROUTE 5 NORTH	BARTH KRISTEN	1.30	7/26/2019	164,800	177,230	107.54			
L805027840	768-244-12622	MARCHETTI SHAWN Location: 8 MEADOW LANE	DUNCAN LISA	0.50	10/3/2019	185,000	184,800	99.89			
1009925184	768-244-12167	MARSH, ANNA M Location: 8 FAIRVIEW AVENUE	ROBINSON GARROW, RAE...	0.84	11/17/2021	260,000	197,340	75.90			
928398400	768-244-12722	MARTIN, TERRELL D Location: 36 RIVER STREET	LANGHANS, JAMES K	0.18	11/15/2021	170,000	162,850	95.79			
L1280983040	768-244-12633	MCHUGH JR. JOSEPH Location: 319 BACK MOUNTAIN ROAD	MAYO ESTATE OF STANL...	0.99	6/20/2019	161,000	158,700	98.57			
L1454084096	768-244-12699	MCLEOD CHRISTOPHER Location: #9 OLD MILL POND	RAUCHER CHARLES	0.00	12/11/2020	220,000	203,400	92.45			
L277454848	768-244-12213	MILLER JOEL Location: 792 US ROUTE 5 NORTH	GEORGE CASSIE	1.17	11/6/2019	205,000	192,180	93.75			
1947810880	768-244-11934	MITCHELL, CLARIS Location: 23 COOLIDGE COURT	GRACE, RAYMOND	0.09	11/23/2021	92,000	72,040	78.30			
L777011200	768-244-11853	MONAHAN DEBRA Location: 14 CENTRAL STREET	HOOK JEFFREY	0.18	10/9/2020	132,900	94,570	71.16			
L538648576	768-244-12832	MOON COLIN Location: 46 UNION STREET	REOVAN JONATHAN	0.33	11/20/2020	249,000	190,690	76.58			
1708373056	768-244-11962	MOSER, JAMES G Location: 785 COUNTY ROAD	CHAPMAN, RYAN	2.76	6/30/2021	300,100	213,350	71.09			
509211712	768-244-11890	NARANJO, ANTHONY J Location: 18 CHERRY STREET	ALLEN, JENNIFER R	0.14	7/1/2021	152,000	97,450	64.11			
48892480	768-244-11543	NEWLAN, STEVEN J Location: 737 US ROUTE 5 SOUTH	WARNER, JOSEPH A	0.57	3/3/2022	150,000	172,720	115.15			
L1016561664	768-244-12623	NICHOLS MARK Location: 10 MEADOW LANE	UNDERHILL JOSHUA	0.48	8/28/2020	202,760	175,240	86.43			

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536132160	768-244-12647	NOONAN, SEAN P Location: 761 BACK MOUNTAIN ROAD	ALDRIEDGE, ROY G	1.70	2/22/2022	268,500	166,040	61.84			
232586304	768-244-11749	NUNZIATA, MARK T Location: 230 RT 44	HARNISH, JOSEPH A	0.55	12/9/2021	226,000	137,120	60.67			
L2052599808	768-244-11857	OROGI AMINAH Location: 33 CENTRAL STREET	VIGNEAULT EDMUND	0.15	1/6/2020	133,000	96,190	72.32			
L2087866368	768-244-12796	PALMER RYAN Location: 159 STATE STREET	DOUGHTER LARRY	0.13	3/19/2020	125,000	112,280	89.82			
L68276224	768-244-12168	PATKUL PRACHAN Location: 12 FAIRVIEW AVENUE	EWALD JAMES	1.22	5/30/2019	230,000	203,780	88.60			
1975741504	768-244-11723	PECKINGPAUGH, DAVID ... Location: 8 BROAD STREET	EPSTEIN, DIANE	0.34	9/8/2021	190,000	123,260	64.87			
L1318633472	768-244-12420	PEMBERLEY BY THE RIV... Location: 57 JARVIS STREET	HOOK NORMAN	0.08	11/25/2019	46,000	41,180	89.52			
L1658949632	768-244-12428	PEMBERLEY BY THE RIV... Location: 74-76 JARVIS STREET	HOOK NORMAN	0.08	11/25/2019	46,000	35,840	77.91			
L1532182528	768-244-12567	PENN JR. FRED Location: 172-174 SOUTH MAIN STREET	HOOK NORMAN	0.33	9/27/2019	50,000	57,220	114.44			
L2091233280	768-244-11899	PERCY JEFFREY Location: 1A CLOUGH AVENUE	PAGE JEFFREY	0.80	8/30/2019	235,000	197,230	83.93			
L1101037568	768-244-12731	PERRY PHYLISS Location: 1 RUNNEMEDE LANE	BOHAC LADISLAV	1.10	12/16/2020	285,000	223,970	78.59			
L437288960	768-244-12590	POTTER REBEKAH Location: 11 MAPLE STREET	YOUNG III PETER	0.11	3/12/2021	87,250	120,880	138.54	O	O	O
L1773625344	768-244-12069	REGLER REBECCA Location: 17 DAY STREET	TOWNSEND-LARABEE PAU...	0.32	2/12/2020	123,000	87,500	71.14			
L551731200	768-244-12748	REOVAN JONATHAN Location: 51 STATE STREET	BAILEY AGNES	0.63	11/30/2020	164,900	156,900	95.15			
L218312704	768-244-11538	REUVAN MEIR Location: 459 US ROUTE 5 SOUTH	MAGNIFICO MATTHEW	0.94	6/27/2019	184,000	175,570	95.42			
L678330368	768-244-12207	RIBOLINI DUSTIN Location: 221 US ROUTE 5 NORTH	SIMON PEARCE WINDSOR...	1.11	6/10/2020	170,000	166,220	97.78			
L596152320	768-244-12184	ROSE KRISTIN Location: 9 FITCH COURT	MICHALOWITZ HELEN	0.36	11/12/2019	79,000	126,780	160.48	O	O	O
L813924352	768-244-12366	ROYCE RICHARD Location: 2151 HUNT ROAD	HUNT TIMOTHY	4.50	8/21/2020	330,000	307,970	93.32			

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L1288679424	768-244-12424	SARGENT RICK Location: 64 JARVIS STREET	HOOK NORMAN	0.04	10/25/2019	20,000	21,270	106.35			
599798848	768-244-12836	SASSAMAN, PAUL S Location: 56 UNION STREET	DUMONT JR., ROBERT F	0.39	6/24/2021	222,000	173,380	78.10			
L36282368	768-244-11564	SHAW HENRY Location: 1845 US ROUTE 5 SOUTH	WALSH LENA	0.57	1/28/2021	140,000	148,010	105.72			
1080734784	768-244-12182	SHEFFIELD, ERIK F Location: 4 FITCH COURT	HURLBURT, ELIZABETH ...	0.45	6/30/2021	115,400	112,900	97.83			
909871680	768-244-12790	SIMONDS, RUSSELL Location: 148 STATE STREET	RUGG, ROBERT M	0.21	3/8/2022	192,000	98,370	51.23			
L166625280	768-244-12452	SMITH DUSTIN Location: 109 MORNINGSIDE DRIVE	CHAFFEE EDWARD	0.42	10/30/2020	210,000	180,690	86.04			
L153722880	768-244-12582	SMITH JEFFREY Location: 106 APOTHECARY LANE	HEIM STEVEN	0.92	3/30/2021	339,000	103,630	30.57	O	O	O
1073003072	768-244-12189	SMITH, RICHARD C Location: 11 FOSTER AVE	HACKETT, TERRY	0.14	3/15/2022	175,000	128,500	73.43			
1238611008	768-244-11695	SMITH, STEVEN R Location: 76 VALLEY VIEW TRACE	WELD, DAVID	1.10	6/30/2021	169,000	109,990	65.08			
L754352128	768-244-12670	SNOW CHRISTOPHER Location: 2 PINE STREET	DUGGAN JOSEPH	0.48	7/30/2019	337,000	310,720	92.20			
L613588992	768-244-12268	STEENWYK JOHN Location: 2469 ROUTE 5 NORTH	NANCY R. HALL ESTATE	2.00	2/2/2021	349,900	275,410	78.71			
L655962112	768-244-13063	SUMMARSELL RHONDA Location: 424 TAYLOR DRIVE	CICCARELLI GAYNELL	1.23	10/26/2020	275,000	269,260	97.91			
1859368000	768-244-11641	SUZUKI, KRISTEN Location: 119 ASCUTNEY ST	COLEMAN, JOHN W	0.17	7/8/2021	185,000	163,720	88.50			
L341168128	768-244-12110	SWEENEY KEVIN Location: 12 DURKEE STREET	BARCOM BRENTON	0.25	10/25/2019	157,140	135,200	86.04			
L503955456	768-244-12484	SWEET ERICA Location: 1 KINIRY ST	ACORN TO SKY INVESTM...	0.22	9/30/2020	195,000	141,330	72.48			
L333938688	768-244-11912	TILLINGHAST ZANE Location: 23 CLOUGH AVENUE	KLEEFISCH THOMAS	0.20	8/13/2020	177,000	142,100	80.28			
L246980608	768-244-12130	TIMRUD BRETT Location: 18 ELM STREET	HEATH NATHAN	0.11	5/21/2020	122,500	119,660	97.68			
L1414701056	768-244-11956	TRUMPKA JONATHAN Location: 667 COUNTY ROAD	ROBERTS SALLY	0.21	2/26/2021	99,000	133,260	134.61			

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652110912	768-244-12381	VASCONEZ, MARCO Location: 226 TRACY FARM ROAD	ANDERSON, DONAL P	1.80	9/10/2021	235,000	176,850	75.26			
L1175093248	768-244-12824	VINCKUS STEVIE-LEIGH Location: 25.5 UNION STREET	BUTRYMOWICZ ALEXANDE...	0.10	1/20/2021	95,000	83,100	87.47			
625230912	768-244-11968	VODILA, JOEL Location: 1097 COUNTY ROAD	TANSEY, SHANE S	2.00	4/19/2021	280,000	235,900	84.25			
L793788416	768-244-12388	WAGNER BRIAN Location: 418 MOONRISE HILL	WILSON VANESSA	5.80	1/15/2021	265,000	308,570	116.44			
1945498688	768-244-11622	WARDWELL, BLAKE Location: 49 ASCUTNEY STREET	HOLDEN, MITCHELL E	0.42	7/28/2021	204,000	176,070	86.31			
L235163648	768-244-11972	WHITE KYA Location: 1223 COUNTY ROAD	MARSHALL ROBERT	0.36	7/15/2019	164,900	138,650	84.08			
L1377288192	768-244-12598	WRIGHT WILLIAM Location: 157 MARCY COURT	ROBINSON-GARROW RAE...	0.06	12/15/2020	89,000	81,280	91.33			
643429440	768-244-11539	YARMO, BRANDON Location: 460 ROUTE 5	ADAMS, DANA	0.60	6/30/2021	32,000	128,610	401.91	E	E	E
L742252544	768-244-12808	YEAGER JAMES Location: 5 TIMSON AVE	SMITH EMILE	0.11	8/11/2020	115,000	127,660	111.01			
Totals for R1 - Residential with less than 6 acres				88.18		21,022,650	18,425,060				

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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	
117 Total Transactions	76.48	Low InterQuartile Value	83.54	Low 90% Value of Aggregate
182,734 Average Sales Price	100.75	High InterQuartile Value	89.30	High 90% Value of Aggregate
157,924 Average Listed Price	24.27	InterQuartile Range	86.42	Aggregate Ratio
89.75 Average Ratio			3.33%	Sampling Error
89.67 Median Ratio	40.09	Value of Outlier Low Limit	1	Number of Low Outliers
30.57 Low Ratio	137.15	Value of Outlier High Limit	7	Number of High Outliers
160.48 High Ratio	3.69	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	173.55	Value of Extreme High Limit	3	Number of High Extremes/Influentials
17.08 COD				
8	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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1332208704	768-244-12156	BOYNTON, JOSHUA P Location: 200 ESTEY LANE	KARIN M. ALTMAYER, T...	25.00	6/4/2021	560,000	445,910	79.63			
174427200	768-244-12362	FREEMAN, JENNIFER B Location: 1747 HUNT ROAD	MILEK, GARY	14.32	7/9/2021	450,000	310,550	69.01			
L2039324672	768-244-12383	GOUGH LAURISSA Location: 17MOONRISE HILL	STREMLAU ZACH	8.30	8/28/2020	280,000	258,290	92.25			
L247529472	768-244-11984	JONES DANIEL Location: 2264 COUNTY ROAD	NICOLE SUSAN	111.00	6/14/2019	165,000	165,530	100.32			
L1886097408	768-244-11795	KUMAR NACHIKET Location: 3528 VT 44	HUGHES KENNETH	19.79	12/7/2020	390,000	272,100	69.77			
L1212645376	768-244-12206	ROCKWOOD KABRAY Location: 194 US ROUTE 5	NEWELL D. STAPLES RE...	29.00	10/10/2019	299,000	319,740	106.94			
L1700175872	768-244-12855	VIGNEAULT EDMUND Location: 788 WEEDEN HILL	LATHROP MARION	16.85	10/15/2019	271,000	254,800	94.02			
L1700528128	768-244-11797	WETTER RONALD Location: 3652 ROUTE 44	HARRINGTON CHAD	10.02	2/21/2020	392,000	313,060	79.86			
Totals for R2 - Residential with 6 or more acres				234.28		2,807,000	2,339,980				

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	
8 Total Transactions	72.23	Low InterQuartile Value	74.91	Low 90% Value of Aggregate
350,875 Average Sales Price	98.75	High InterQuartile Value	91.81	High 90% Value of Aggregate
292,498 Average Listed Price	26.51	InterQuartile Range	83.36	Aggregate Ratio
86.47 Average Ratio			10.14%	Sampling Error
86.05 Median Ratio	32.46	Value of Outlier Low Limit	0	Number of Low Outliers
69.01 Low Ratio	138.52	Value of Outlier High Limit	0	Number of High Outliers
106.94 High Ratio	- 7.30	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	178.28	Value of Extreme High Limit	0	Number of High Extremes/Influentials
13.84 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
13%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1667599424	768-244-12078	FARNSWORTH, III, RAL... Location: 25 DEPOT AVENUE	THOMAS, RICHARD P	0.09	7/22/2021	190,000	93,170	49.04			
1859804224	768-244-11568	GRENIER, JR., THOMAS... Location: 2045 ROUTE 5 SOUTH	L.A. WHIPPLE, INCORP...	2.46	11/4/2021	63,100	188,640	298.95	E	E	E
1214296640	768-244-11531	HBPC FOODS INC Location: 341 ROUTE 5 SOUTH	HENNE, JOHN T	0.49	2/1/2022	350,000	168,450	48.13			
L1467531264	768-244-12532	JARVIS DUANE Location: 55 MAIN STREET	PARADISE SPORTS LLC	0.68	10/28/2020	150,000	150,000	100.00			
L1230143488	768-244-12776	L. GRISWOD LLC Location: 121 STATE STREET	NAUMANN MARY	0.29	12/17/2019	305,000	248,730	81.55			
L795729920	768-244-12545	MAIN STREET CORNER L... Location: 82 MAIN STREET	SMALL FOOTPRINT HOLD...	0.07	7/29/2019	145,000	147,780	101.92			
L66473984	768-244-12740	RIVER VALLEY CONSTRU... Location: 16-20 STATE STREET	BEAU GESTE LLC	0.03	12/15/2020	199,500	168,630	84.53			
L217976832	768-244-12077	SWEET AS BARN LLC Location: 24 POINT SHOP LANE	LEVESQUE MICHAEL	0.20	2/26/2021	160,000	140,660	87.91			
Totals for C - Commercial				4.31		1,562,600	1,306,060				

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	
8 Total Transactions	57.17	Low InterQuartile Value	57.84	Low 90% Value of Aggregate
214,214 Average Sales Price	101.44	High InterQuartile Value	91.20	High 90% Value of Aggregate
159,631 Average Listed Price	44.27	InterQuartile Range	74.52	Aggregate Ratio
79.01 Average Ratio			22.38%	Sampling Error
84.53 Median Ratio	- 9.24	Value of Outlier Low Limit	0	Number of Low Outliers
48.13 Low Ratio	167.85	Value of Outlier High Limit	1	Number of High Outliers
101.92 High Ratio	- 75.65	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	234.26	Value of Extreme High Limit	1	Number of High Extremes/Influentials
18.78 COD				
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
25%	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
L845496320	768-244-12000	BASHON BROOK LLC Location: 3226 COUNTY ROAD	WARREN J. GROSJEAN R...	14.00	10/18/2019	80,000	90,000	112.50			
439388736	768-244-12067	CARTER, JR., JAMES A Location: 3 DAY STREET	MARTANIUK, JOSEPH A	0.25	2/17/2022	38,000	34,650	91.18			
984156736	768-244-13128	HARRINGTON, DOUGLAS Location: 235 CHANNING DRIVE	MARTANIUK, JOHN E	0.30	2/17/2022	52,000	39,000	75.00			
L960020480	768-244-11974	SHARPE ROBERT Location: 1270 COUNTY RAOD	CARROLL ARTHUR	14.48	8/24/2020	20,000	20,230	101.15			
L1356402688	768-244-12287	SUNNY ACRES LLC Location: 1200 JUNIPER HILL ROAD	GILMAN SHIRLEY	112.10	9/30/2019	155,000	150,000	96.77			
L1903988736	768-244-13175	WHITNEY DUDLEY Location: HUNT ROAD	HUNT TIMOTHY	12.00	9/19/2019	22,400	15,000	66.96			
Totals for M - Miscellaneous				153.13		367,400	348,880				

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
6 Total Transactions	72.99 Low InterQuartile Value	84.41 Low 90% Value of Aggregate
61,233 Average Sales Price	103.99 High InterQuartile Value	105.50 High 90% Value of Aggregate
58,147 Average Listed Price	31.00 InterQuartile Range	94.96 Aggregate Ratio
90.60 Average Ratio		11.10% Sampling Error
93.98 Median Ratio	26.50 Value of Outlier Low Limit	0 Number of Low Outliers
66.96 Low Ratio	150.48 Value of Outlier High Limit	0 Number of High Outliers
112.50 High Ratio	- 20.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.95 PRD (Regression Index)	196.98 Value of Extreme High Limit	0 Number of High Extremes/Influentials
13.70 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		

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
126 Total Transactions	76.53 Low InterQuartile Value		83.43 Low 90% Value of Aggregate
192,985 Average Sales Price	100.37 High InterQuartile Value		88.79 High 90% Value of Aggregate
166,171 Average Listed Price	23.84 InterQuartile Range		86.11 Aggregate Ratio
89.60 Average Ratio			3.11% Sampling Error
89.82 Median Ratio	40.77 Value of Outlier Low Limit	1 Number of Low Outliers	
30.57 Low Ratio	136.13 Value of Outlier High Limit	7 Number of High Outliers	
160.48 High Ratio	5.01 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	171.89 Value of Extreme High Limit	3 Number of High Extremes/Influentials	
16.74 COD			
9 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 - 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
8 Total Transactions	57.17	Low InterQuartile Value	57.70 Low 90% Value of Aggregate
214,214 Average Sales Price	101.44	High InterQuartile Value	91.33 High 90% Value of Aggregate
159,631 Average Listed Price	44.27	InterQuartile Range	74.52 Aggregate Ratio
79.01 Average Ratio			22.56% Sampling Error
84.53 Median Ratio	- 9.24	Value of Outlier Low Limit	0 Number of Low Outliers
48.13 Low Ratio	167.85	Value of Outlier High Limit	1 Number of High Outliers
101.92 High Ratio	- 75.65	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	234.26	Value of Extreme High Limit	1 Number of High Extremes/Influentials
18.78 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
25% 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
6 Total Transactions	72.99 Low InterQuartile Value		84.18 Low 90% Value of Aggregate
61,233 Average Sales Price	103.99 High InterQuartile Value		105.74 High 90% Value of Aggregate
58,147 Average Listed Price	31.00 InterQuartile Range		94.96 Aggregate Ratio
90.60 Average Ratio			11.35% Sampling Error
93.98 Median Ratio	26.50 Value of Outlier Low Limit	0 Number of Low Outliers	
66.96 Low Ratio	150.48 Value of Outlier High Limit	0 Number of High Outliers	
112.50 High Ratio	- 20.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.95 PRD (Regression Index)	196.98 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
13.70 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			

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	
140 Total Transactions	76.44	Low InterQuartile Value	82.90	Low 90% Value of Aggregate
188,265 Average Sales Price	100.48	High InterQuartile Value	88.21	High 90% Value of Aggregate
161,068 Average Listed Price	24.04	InterQuartile Range	85.55	Aggregate Ratio
89.10 Average Ratio			3.11%	Sampling Error
89.67 Median Ratio	40.37	Value of Outlier Low Limit	1	Number of Low Outliers
30.57 Low Ratio	136.54	Value of Outlier High Limit	8	Number of High Outliers
160.48 High Ratio	4.31	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	172.60	Value of Extreme High Limit	4	Number of High Extremes/Influentials
16.80 COD				
12	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			