

Study created by Christie.Wright@vermont.gov on 12/5/2022 at 12:12 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L206159872	774-246-10925	146 MALLETT'S BAY AVE... Location: 146 MALLETT'S BAY AVENUE	PHAM AN	0.33	11/6/2020	417,000	341,200	81.82			
1080709696	774-246-11680	19 WEST STREET LLC Location: 19 WEST STREET	LANGUASCO, MICHAEL B	0.19	2/11/2022	360,000	206,300	57.31			
L1137496064	774-246-12333	211C WEST LLC Location: 211C WEST STREET	MAYFIELD TYLOR	0.08	4/20/2020	175,000	145,000	82.86			
L1993244672	774-246-10877	355 MAIN STREET WINO... Location: 355 MAIN STREET	VALLEY ANITA	0.30	1/24/2020	350,000	249,700	71.34			
L684802048	774-246-11523	62 UNION STREET LLC Location: 62 UNION STREET	PAUL DANA	0.25	12/21/2020	307,000	265,500	86.48			
L1353035776	774-246-10381	802 DEVELOPMENT LLC Location: 14 EAST SPRING STREET	CUMMINGS GLENN	0.21	6/12/2019	490,000	318,000	64.90			
L317399040	774-246-10666	ABDI OSMAN Location: 199 HICKOK STREET	PROVOST JOSEPH	0.25	6/5/2020	365,000	258,000	70.68			
L219168768	774-246-10189	ACHARYA INDRA Location: 104 BELLEVUE STREET	BOOTH KAITLYN	0.11	3/23/2020	335,000	264,300	78.90			
L1359462400	774-246-11492	ACHARYA JANUKA Location: 21 SOLAR VIEW DRIVE	ANDREESCU TEODORA	0.19	4/25/2019	369,000	291,700	79.05			
L1413763072	774-246-10282	ACHARYA SITA RAM Location: 86 DION STREET	KING KATHLEEN	0.26	8/23/2019	328,101	230,400	70.22			
L1719947264	774-246-12403	ALI NALIM Location: 60 WINOOSKI FALLS WAY UNIT 1314	JOHNSON MARK	0.00	8/5/2019	298,000	249,200	83.62			
L770564096	774-246-12363	ALLEN JAMES Location: 60 WINOOSKI FALLS WAY UNIT 1109	R. HOWARD WOODEN & L...	0.00	10/18/2019	357,000	308,700	86.47			
799571008	774-246-12299	ASHCRAFT, CARTER Location: 127 HOOD STREET	ACHARYA, RAGHU	0.20	12/2/2021	425,000	261,800	61.60			
L1758998528	774-246-10584	AUBIN ZACKARY Location: 50 HOOD STREET	NAMDAR JONATHAN	0.14	1/31/2020	322,500	227,700	70.60			
1158709824	774-246-11679	AUERBACH, BENJAMIN Location: 17 WEST STREET	GLICK, EMILY A	0.12	1/14/2022	245,000	167,800	68.49			
L607248384	774-246-11121	BAILEY JACLYN OLEVIA Location: 114 NORTH STREET	STASKUS MALLORY	0.14	3/22/2021	285,000	177,400	62.25			
883688000	774-246-10499	BAILEY, TODD K Location: 150 FRANKLIN STREET	PHIPPS, FRANKLIN O	0.18	1/3/2022	405,000	228,300	56.37			
L1331179520	774-246-10860	BAKER DOUG Location: 259 MAIN ST	CUMMINGS GLENN	0.11	1/30/2020	220,000	172,200	78.27			

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L446812160	774-246-10973	BAKER KRISTIN Location: 17 MANSION STREET	BENJAMIN SARAGAIL	0.15	8/29/2019	346,100	270,200	78.07			
1033892928	774-246-10240	BANKS, JESSICA M Location: 46 CORRINE STREET	OPFERMAN, BRAD T	0.48	7/16/2021	385,000	216,800	56.31			
L1506594816	774-246-10783	BARRETT CONNIE Location: 48 LAPOINTE STREET	DROWN DANA	0.18	12/18/2020	325,000	211,300	65.02			
1493249088	774-246-10580	BARRETT, SOPHIE L Location: 43 HOOD STREET	ARNELL, IV, ROBERT J	0.17	8/30/2021	373,500	229,200	61.37			
L348758016	774-246-11569	BARRY SARAH Location: 210 WEST ALLEN STREET	PEMBERTON JASON	0.21	11/19/2020	282,500	202,900	71.82			
L826507264	774-246-11554	BECKMAN SARAH Location: 149 WEST ALLEN STREET	DIXSON GREGORY	0.08	8/7/2020	268,600	170,100	63.33			
1700072512	774-246-11609	BENTON, JAMES Location: 13 WHITNEY STREET	PJ PROPERTIES, LLC	0.11	7/1/2021	423,500	285,100	67.32			
1743331904	774-246-10586	BERTHIAUME, DENIS Location: 58 HOOD STREET	POTTER, LOUISE	0.11	1/28/2022	273,000	152,300	55.79			
1406002240	774-246-11226	BIDDISCOMBE, PATRICK Location: 155 PINE STREET	OK PINE, LLC	0.21	6/1/2021	400,000	238,000	59.50			
1718981696	774-246-10494	BISS, ALEXANDRA M Location: 59 FRANKLIN STREET	BEAN, TUCKER	0.11	6/10/2021	338,000	183,900	54.41			
1088945216	774-246-11193	BLOOM, DARRYL Location: 41 ORCHARD TERRACE	SLABINSKI, EMILY E	0.24	12/16/2021	475,000	225,300	47.43			
1426283584	774-246-10492	BODTORF, ZACHARY Location: 57 FRANKLIN STREET	HOTCHKISS, BARBARA	0.11	10/20/2021	412,000	216,100	52.45			
L604774400	774-246-10220	BOESE GRAYSON Location: 58 CEDAR STREET	SWEENEY THELMA	0.23	7/31/2020	343,000	237,500	69.24			
L417669120	774-246-12417	BOGAARDS PAUL Location: 60 WINOOSKI FALLS WAYS 1410	TREMBLAY LEONARD	0.00	12/23/2020	530,000	616,500	116.32	O	O	O
L106692608	774-246-12409	BONDI JOSEPH Location: 60 WINOOSKI FALLS WAY, UNIT 1402	MURPHY PATRICK	0.00	4/8/2019	245,000	257,200	104.98	O	O	
L1184563200	774-246-11037	BOSLEY AIMEE Location: 100 WEST CANAL STREET, UNIT 6	CARTIGLIA JOHN	0.00	1/4/2021	305,000	187,100	61.34			
L654950400	774-246-10290	BOUCHER MAURICE Location: 118 DION STREET	PIETTE JAMES	0.23	4/30/2020	300,000	265,900	88.63			
L2074992640	774-246-10183	BRAUNEGG JUSTIN Location: 82 BELLEVUE STREET	LEFEBVRE JAMES	0.12	9/26/2019	250,500	175,800	70.18			

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1604379712	774-246-10545	BRENNAN, PATRICK Location: 7 HALL STREET	NGUYEN, LOAN	0.07	5/5/2021	289,900	189,700	65.44			
L1046216704	774-246-10575	BROMAGE NATHAN Location: 33 HOOD STREET	BERMAN COREY	0.23	7/31/2019	373,000	232,000	62.20			
L717656064	774-246-11389	BROOKS ALEXANDRA Location: 69 RIVER STREET	LARA HUGO	0.14	7/15/2019	305,000	197,300	64.69			
L855867392	774-246-10172	BRUCH CHARLES Location: 25 BELLEVUE STREET	ALLIS BRUCE	0.29	6/26/2020	298,000	215,800	72.42			
L1148432384	774-246-10408	BRUNET ALAIN Location: 165 EAST SPRING STREET	TIOLI PROPERTIES LLC	0.43	10/17/2019	345,000	272,300	78.93			
329253440	774-246-10735	BUENING, AMANDA Location: 66 LAFOUNTAIN STREET	KEESE, JAMES C	0.17	12/1/2021	421,000	223,200	53.02			
125324352	774-246-10654	BULLOCK, TIMOTHY Location: 172 HICKOK STREET	AMEIGH, ELISE	0.11	8/23/2021	390,000	223,400	57.28			
L576241664	774-246-11028	BURDS JASON Location: 89 MANSEAU STREET	LYMAN PAUL	0.17	10/9/2019	352,500	245,400	69.62			
1305648192	774-246-11648	BURKE, ANDREW M Location: 69 WEST SPRING STREET	APOCADA, JR., MICHAEL	0.24	10/18/2021	385,000	206,200	53.56			
L349155328	774-246-10592	BUTKUS MORGAN Location: 69 HOOD STREET	BERNIER MARK	0.14	12/17/2019	287,900	228,200	79.26			
L550256640	774-246-11249	CAFIERO JUSTIN Location: 55 PLATT STREET	SWB LLC	0.09	12/30/2020	386,000	177,600	46.01			
L2052636672	774-246-10595	CALKINS BRADLEY Location: 77 HOOD STREET	MENARD RAY	0.25	6/7/2019	390,000	282,200	72.36			
953101376	774-246-10699	CAMERON, MARGARET Location: 32 LECLAIR STREET	SHELDEN, JENNIFER	0.09	9/3/2021	357,600	195,800	54.75			
L488210432	774-246-10820	CAMPBELL ZACHARY Location: 148 MAIN ST	CUMMINGS GLENN	0.10	6/14/2019	285,000	234,300	82.21			
L1797292032	774-246-10600	CARACE ANTHONY Location: 86 HOOD STREET	LEBEL GRAHAM	0.14	12/18/2020	324,900	221,200	68.08			
L1980981248	774-246-10489	CARLETON SAMUEL Location: 42 FRANKLIN STREET	GIFFIN JAMES	0.18	8/16/2019	319,000	197,400	61.88			
L2073362432	774-246-12511	CARLSON SAMUEL Location: 102 EAST ALLEN STREET, APT. C	HADLEY BENJAMIN	0.00	11/11/2020	214,000	153,600	71.78			
945181760	774-246-10916	CARPENTER, LESCHA Location: 104 MALLETT'S BAY AVE	ONION RIVER APARTMEN...	0.11	6/15/2021	250,000	256,800	102.72			

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183891008	774-246-11344	CARTIGLIA, JOHN Location: 31 RUSSELL STREET	COCHRANE, ALEXANDER	0.17	7/23/2021	402,000	209,600	52.14			
L1847533568	774-246-11058	CHAFFEE MARK Location: 100 W. CANAL STREET, UNIT 27	GIBILISCO MICHAEL	0.00	6/5/2020	260,000	169,300	65.12			
1814664256	774-246-10435	CHATWIN, BRIAN Location: 20 FLORIDA AVENUE	MELNYK, CHRISTOPHER	0.18	6/21/2021	372,500	207,000	55.57			
L1972805632	774-246-11166	CHEROUNY JEAN Location: 325 NORTH STREET	CRETE KRISTEN	0.26	10/24/2019	352,500	297,300	84.34			
L971583488	774-246-11564	COLLINS LUCAS Location: 186 WEST ALLEN STREET	MALLORY CHRISTOPHER	0.24	9/9/2019	300,000	216,200	72.07			
L14594048	774-246-12410	CONANT CHRISTOPHER Location: 60 WINOOSKI FALLS WAY, UNIT 1403	OPEL ROBERT	0.00	8/29/2019	500,000	546,600	109.32	O	O	O
L867323904	774-246-12379	CONLON ROBERT Location: 60 WINOOSKI FALLS WAY UNIT 1208	ALLEN L. SHEPARD AND...	0.00	3/24/2020	400,000	371,300	92.83			
L296898560	774-246-11392	CORMIER STEVEN Location: 77 RIVER STREET	NELSON ROBERT	0.06	3/24/2020	184,300	164,900	89.47			
L1063280640	774-246-10485	CRIST EMILY Location: 31 FRANKLIN STREET	LEAHY SEAN	0.11	4/25/2019	299,000	237,400	79.40			
L1822220288	774-246-10709	CROSBY TODD Location: 67 LECLAIR STREET	WILFONG JONATHAN	0.12	11/20/2020	421,200	257,100	61.04			
L1960460288	774-246-10530	CROWDER DANIEL Location: 16 GEORGE STREET	DUDLEY DENNIS	0.11	6/3/2019	236,000	206,900	87.67			
L864169984	774-246-11468	CULLINANE SHANNA Location: 123 ST PETER STREET	RYAN SALLY	0.18	7/30/2019	255,000	173,300	67.96			
L574332928	774-246-10483	DABNEY DAVID Location: 29 FRANKLIN STREET	ESTATE OF ROBERT O. ...	0.11	7/1/2020	286,000	202,500	70.80			
L853606400	774-246-10480	D'AGOSTINO ERIN Location: 26 FRANKLIN STREET	KOLOSHUK BARBARA	0.11	7/1/2019	339,000	261,400	77.11			
1750488128	774-246-11321	DANG, PHONG Location: 10 ROGER STREET	DESAUTELS, DIANE B	0.17	6/17/2021	340,000	211,000	62.06			
L2066030592	774-246-11477	DAWSON COLIN Location: 146 ST. PETER STREET	MILLER JOEY	0.13	5/24/2019	227,500	187,200	82.29			
672324672	774-246-11349	DELANEY, RYAN P Location: 49 RUSSELL STREET	ALICEA, CRISTINA L	0.43	10/29/2021	415,000	234,400	56.48			
L2037653504	774-246-11617	DEMERS JACQUELINE Location: 23 WHITNEY STREET	ELSTON DAVID	0.24	11/2/2020	367,500	228,300	62.12			

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L391581696	774-246-12368	DESRANLEAU DEREK Location: 601115 WINOOSKI FALLS WAY	KALANGES CHARLES	0.00	3/11/2021	225,000	175,900	78.18			
L138485760	774-246-10932	DIEMAR ANDREW Location: 177 MALLETT'S BAY AVENUE	ISHAM DOUGLAS	0.25	1/28/2021	360,000	226,700	62.97			
L149233664	774-246-10608	DOHERTY KEITH Location: 32 HIGH STREET	COONEY DANIEL	0.11	9/24/2020	306,000	183,800	60.07			
L576282624	774-246-10444	DOMORACKI JOSEPH Location: 19 FORREST STREET	WASSEL RACHEL	0.11	10/16/2019	250,000	187,900	75.16			
L1140236288	774-246-11405	DRISCOLL NICHOLAS Location: 67 UNION STREET UNIT 2E	FREMONT-SMITH FRANCE...	0.00	12/1/2020	192,500	167,800	87.17			
1096756288	774-246-10964	DUBUQUE, ADAM M Location: 317 MALLETT'S BAY AVENUE	BLONDIN, PAUL J	0.29	9/7/2021	225,000	197,600	87.82			
L1363378176	774-246-11482	DUFRESNE PIERRE Location: 3-5 STEVENS STREET	KWON SOON	0.15	9/10/2020	325,000	293,300	90.25			
L63344640	774-246-10363	DUFRESNE PIERRE Location: 11 ELM STREET	LAXMI-TEEKA VT LLC	0.42	4/5/2019	382,500	335,600	87.74			
L785534976	774-246-10362	DUFRESNE PIERRE Location: 9 ELM STREET	LAXMI-TEEKA VT LLC	0.42	4/5/2019	382,500	335,600	87.74			
L1068011520	774-246-11750	DURANTE JAYSON Location: 115 WEAVER STREET	DYSART PETER	0.07	2/26/2021	305,000	156,900	51.44			
L1656684544	774-246-11750	DYSART PETER Location: 115 WEAVER STREET	LEDDY MICHAEL	0.07	7/22/2019	243,295	156,900	64.49			
L1811054592	774-246-10453	EDGERLY WALSH BENJAM... Location: 53 FOREST STREET	MERRICK PHILLIP	0.21	9/18/2020	270,000	196,200	72.67			
1869085760	774-246-10640	EVANS, DAVID M Location: 120 HICKOK STREET	HOWARD, MARGOT I	0.17	12/2/2021	352,000	209,000	59.38			
L628105216	774-246-11185	FARGO GRIFFEN Location: 18 ORCHARD TERRACE	ESTATE OF VIRGINIA C...	0.19	10/27/2020	300,000	190,000	63.33			
L985010176	774-246-10682	FARMER JONATHAN Location: 258 HICKOK STREET	BARTON DAVID	0.20	11/1/2019	291,000	224,500	77.15			
L237658112	774-246-10280	FEENAN SCOTT Location: 79 DION STREET	LEFEBVRE DANIEL	0.20	2/27/2020	271,500	215,600	79.41			
253157952	774-246-11109	FIELDS, CALEB Location: 71 NORTH STREET	ELLIS, JENNIFER S	0.11	2/1/2022	350,000	173,100	49.46			
L166760448	774-246-11728	FIRST VERMONT PROPER... Location: 206 WEST STREET	HOLBROOK TYLER	0.16	8/15/2019	258,500	202,800	78.45			

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L1225904128	774-246-10496	FISCHER MALLORY Location: 67 FRANKLIN STREET	SUSAN R LINNELL REVO...	0.11	2/12/2020	226,700	201,600	88.93			
L699994112	774-246-10313	FISCHER-BYRN HANNES Location: 95 EAST ALLEN STREET	POQUETTE MATTHEW	0.18	12/20/2019	249,000	180,500	72.49			
L233406464	774-246-12396	FISHEL ROBERT Location: 60 WINOOSKI FALLS WAY, UNIT 1307	HERKO JOHN	0.00	8/16/2019	324,000	303,100	93.55			
1235007552	774-246-10624	FISHER, BEAU WILLIAM Location: 71 HICKOK STREET	OK HICKOK, LLC	0.17	4/21/2021	285,000	250,100	87.75			
L769527808	774-246-11095	FORGUITES ADAM Location: 24 NORTH STREET	GRAY NICHOLAS	0.07	7/29/2019	240,000	169,200	70.50			
L1747984384	774-246-11398	FRANGIPANE LAURA Location: 67 UNION STREET UNIT 1C	SHIPMAN ROBERT	0.00	6/24/2019	215,000	185,200	86.14			
L825794560	774-246-11048	FREITAG CALISTA Location: 100 WEST CANAL STREET UNIT 17	HOLBROOK CANDICE	0.00	9/17/2020	248,000	167,400	67.50			
L1641480192	774-246-10658	FURDON ALEXANDER Location: 184 HICKOK ST.	SHEEHAN MARK	0.28	7/22/2019	260,500	188,300	72.28			
L1669963776	774-246-10770	GAGNE BRYAN Location: 2 LAPOINTE STREET	VILLEMAIRE CLEMENT	0.13	10/4/2019	233,917	174,900	74.77			
L165699584	774-246-10985	GAGNON JEAN PAUL Location: 47 MANSION STREET	CICCHETTI FRANCIS	0.13	7/19/2019	419,000	240,800	57.47			
L722690048	774-246-10210	GAMELIN PATRICK Location: 12 CEDAR STREET	WHEELER CHESTER	0.16	10/31/2019	195,000	148,200	76.00			
1309371456	774-246-11255	GARAMI, ANDREW Location: 3 PINEGROVE TERRACE	BROWN, SAMUEL M	0.47	7/15/2021	401,000	266,500	66.46			
L298024960	774-246-10121	GILBERT MATTHEW Location: 68 AUDET STREET	CHOQUETTE RITA	0.20	6/30/2020	190,000	227,900	119.95	O	O	O
L1562107904	774-246-11486	GM PROPERTIES LLC Location: 15 STEVENS STREET	DENNO JR BERTRAND	0.28	1/14/2020	310,000	292,600	94.39			
1221536832	774-246-11209	GOLDSBERRY, NATHAN Location: 19 PINE STREET	REID, JR, ANDREW C	0.11	9/1/2021	431,000	206,900	48.00			
L74391552	774-246-10980	GONZALEZ MEGAN Location: 31 MANSION STREET	DUGAN BRANDON	0.13	6/10/2019	363,600	259,500	71.37			
L325902336	774-246-10687	GRAY NICHOLAS Location: 37 HAWTHORNE STREET	RICHEY LYNNE	0.23	7/29/2019	279,900	212,700	75.99			
L333389824	774-246-10521	GREEN ALEXANDRA Location: 6 GEORGE STREET	GODDARD NATHAN	0.16	2/12/2021	305,000	181,700	59.57			

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734547008	774-246-11633	GREGORY, PAJALA Location: 30 WEST LANE	ROUGHTON, GREGORY	0.18	8/9/2021	350,000	211,900	60.54			
L189874176	774-246-10482	GUARCO PETER Location: 28 FRANKLIN STREET	RISS VALERIE	0.11	12/15/2020	335,000	187,500	55.97			
266693696	774-246-11302	GULLIVER, BRIGITTE Location: 5 RICHARD STREET	BALLARD, BRIAN C	1.26	9/24/2021	455,000	299,100	65.74			
44037184	774-246-10534	GUNDERSEN, SETH H Location: 20 GEORGE STREET	GUILMETTE LIVING TRU...	0.16	7/16/2021	422,500	218,600	51.74			
L584843264	774-246-10261	GURUNG BHIM Location: 62 DUFRESNE DRIVE	FORTIN PAUL	0.42	6/15/2020	359,900	258,400	71.80			
L1854771200	774-246-10684	GYI KO Location: 269 HICKOK STREET	DEAKIN ANDREW	0.20	11/1/2019	325,000	244,300	75.17			
600413248	774-246-11556	HANDY, JAMIL B Location: 157 W. ALLEN ST	POSNER, EVAN S	0.16	6/18/2021	455,000	226,100	49.69			
L1010192384	774-246-10632	HARRIS JR. DANIEL Location: 97 HICKOK STREET	BREEN PHILIP	0.25	12/9/2019	338,500	247,600	73.15			
L1688637440	774-246-11325	HART JASON Location: 29 ROGER ST	GALIMIDI BRIAN	0.18	7/17/2020	305,000	209,700	68.75			
L210161664	774-246-10741	HATCH KELSEY Location: 77 LAFOUNTAIN STREET	WORRALL GARYN	0.11	5/20/2019	300,000	221,800	73.93			
265438272	774-246-10830	HELLAND, MARK Location: 179 MAIN STREET	EASLEY, JORDAN R	0.22	4/23/2021	475,000	309,500	65.16			
L318132224	774-246-10428	HINDS GEFREY T. Location: 13 FLORIDA AVENUE	SAINT MICHAEL'S COLL...	0.18	4/2/2020	274,900	220,400	80.17			
2053282368	774-246-11110	HOFFMANN, MEGAN L Location: 72 NORTH STREET	MACK, COREY D	0.17	3/29/2022	527,000	191,300	36.30			
L65593344	774-246-12273	HOOKS HAYLEY Location: 5 RUSSELL STREET	SCHIELE LAURA	0.00	3/30/2021	245,000	223,900	91.39			
L663650304	774-246-11634	HOPPE OWEN Location: 31 WEST LANE	KELLY NATHALIE	0.06	4/29/2019	480,000	294,200	61.29			
620270656	774-246-10446	HOWARD, DEREK T.H. Location: 23 FOREST STREET	BICKEL, JR., PHILLIP...	0.23	6/23/2021	265,000	175,700	66.30			
1539853376	774-246-10612	HOYOS, FELIPE Location: 25 HICKOK STREET	MCCLURG, COLDEN R	0.19	8/11/2021	337,000	192,800	57.21			
L674447360	774-246-10269	HURWITZ ADAM Location: 5 DION STREET	BARBARA M KEHAYA IRR...	0.18	7/2/2020	324,500	212,200	65.39			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L223760384	774-246-10984	IVI PROPERTIES LLC Location: 46 MANSION STREET	CARTER DAVID	0.26	6/21/2019	390,000	242,800	62.26			
L809472000	774-246-10905	J.S. REAL ESTATE LLC Location: 75 MALLETT'S BAY AVENUE	BURLINGAME MARY ANN	0.21	2/14/2020	175,600	223,100	127.05	O	O	O
L1993134080	774-246-12297	JACKMAN HANNAH Location: 31 BARBARA LANE	BAILLARGEON SHIRLEY	0.16	5/28/2020	289,900	231,600	79.89			
1398746176	774-246-11114	JACOB, CHRISTOPHER Location: 84 NORTH STREET	SCHWARZ, STEPHEN	0.10	9/10/2021	328,000	182,000	55.49			
1829420096	774-246-10230	KADURU, DENNIS Location: 21 CLIFFORD STREET	CUSSON, TAMMY	0.23	11/19/2021	300,000	222,100	74.03			
L2054594560	774-246-11291	KANE MATTHEW Location: 19 ROLAND COURT	HEYSLER NATHANIEL	0.28	5/1/2020	340,000	238,400	70.12			
1337963584	774-246-11149	KASONGO, KABEMBO Location: 263 NORTH ST	DAVIS, ERIC S	0.26	7/15/2021	345,000	225,100	65.25			
L298405888	774-246-10794	KAULIUS JUSTIN Location: 103 LAPOINTE STREET	BALDASTY STEVEN	0.29	4/25/2019	290,000	290,900	100.31			
L1973882880	774-246-10569	KEYSAR JASON Location: 15 HOOD STREET	YATES JAMES	0.22	8/16/2019	300,000	255,700	85.23			
L1611571200	774-246-12374	KINCAID JACQUELINE Location: 601203 WINOOSKI FALLS WAY	FARR ROBERTA	0.00	9/25/2020	414,000	422,800	102.13			
1992899648	774-246-11775	KINNESTON, AMANDA M Location: 227 WEAVER STREET	227 WEAVER STREET WI...	0.08	11/22/2021	427,000	232,800	54.52			
L136597504	774-246-10747	KIRK ROBERT Location: 84 LAFOUNTAIN STREET	WEE ERIC	0.10	5/1/2020	219,000	185,600	84.75			
L1829654528	774-246-11592	KNOWLES BLAIR Location: 206 WEST CANAL STREET	OSBORNE STEVE	0.38	7/3/2020	285,000	201,100	70.56			
L2093187072	774-246-10561	KRUEGER BENJAMIN Location: 81 HALL STREET	RUGGIERI JOSEPH	0.13	12/8/2020	315,000	197,400	62.67			
L1803583488	774-246-11759	KUNSEL TENZIN Location: 146 WEAVER STREET	CIRILLO TROY	0.44	11/30/2020	376,500	242,000	64.28			
L582524928	774-246-12372	LAWSON JENNIFER Location: 60 WINOOSKI FALLS WAY UNIT 1201	MAYHEW CHRISTOPHER	0.00	7/20/2020	395,000	261,200	66.13			
L556306432	774-246-11404	LAYN LAUREN Location: 67 UNION STREET UNIT 2D	ALFERS JAYE ALISON	0.00	9/28/2020	219,000	179,800	82.10			
938967616	774-246-10173	LEATHERS, KATE E Location: 29 BELLEVUE STREET	MCDONALD, KAMMY	0.25	1/21/2022	335,000	189,200	56.48			



R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2014838784	774-246-11002	LEFFEL KATHRYN Location: 62 MAPLE STREET	MACLEOD ANNE	0.11	4/1/2020	325,000	219,700	67.60			
L986976256	774-246-11131	LEGACE FORREST Location: 164 NORTH STREET	THE BERGERON FAMILY ...	0.19	11/4/2020	325,000	222,300	68.40			
L2040872960	774-246-11055	LELLI MARK Location: 100 WEST CANAL STREET, UNIT 24	HUDSON JOSHUA	0.00	5/29/2019	252,500	187,100	74.10			
1470745664	774-246-11630	LEMOINE, BRYAN Location: 21 WEST LANE	TALBOT, GWENDOLYN	0.09	8/23/2021	342,500	185,700	54.22			
L639303680	774-246-10634	LEONARD SETH Location: 105 HICKOK STREET	LESAGE (F/K/A THERES...	0.25	7/30/2020	330,000	234,800	71.15			
L1925795840	774-246-11215	LEWIS TYLER Location: 103 PINE STREET	BARCOMB AMY	0.09	8/15/2019	320,000	209,400	65.44			
L269828096	774-246-10326	LIBBY BRIAN Location: 144 EAST ALLEN STREET	FAAS JAMIE	0.35	7/16/2020	524,500	282,200	53.80			
L1269686272	774-246-10599	LUKAS JESSICA Location: 85 HOOD STREET	FOURNIER JOHN	0.27	11/27/2019	239,000	199,800	83.60			
2120166464	774-246-10957	LUMMIS, MARY M Location: 298 MALLETS BAY AVENUE	OSTRUM, ANDERS J	0.33	9/10/2021	428,500	212,100	49.50			
L1329201152	774-246-11792	MACDONOUGH WILLIAM Location: 327 WEAVER STREET	JANE E. MILIZIA LIVI...	0.28	11/10/2020	170,000	185,600	109.18	O	O	O
L672739328	774-246-11214	MACFARLAND KATHERINE Location: 94 PINE STREET	O'NEAL JERRY	0.17	9/6/2019	295,000	212,400	72.00			
L1782652928	774-246-11500	MANGAR INDRA Location: 17 THORNTON STREET	FELIX JAY	0.38	2/3/2021	445,000	361,800	81.30			
472486976	774-246-10208	MARTIN, SHANNON Location: 10 CEDAR STREET	FRANKLIN SOUTH LLC	0.14	6/16/2021	335,000	180,500	53.88			
L1407696896	774-246-11811	MARTINEZ LEANDRO Location: 67 UNION STREET UNIT 1-H	L.N. PROPERTIES LLC	0.00	4/15/2020	195,000	162,900	83.54			
L541368320	774-246-11386	MARY JANE HAMILTON F... Location: 59 RIVER STREET	OGIONY EDWARD	0.25	3/9/2021	320,000	183,300	57.28			
L73744384	774-246-11612	MAZUR VANESSA Location: 16 WHITNEY STREET	MARABELLA NICOLE	0.11	2/24/2020	263,000	180,700	68.71			
L262148096	774-246-10948	MCALLISTER RYAN Location: 243 MALLETT'S BAY AVENUE	MARY JANE HAMILTON F...	0.25	3/25/2021	275,000	177,800	64.65			
L320806912	774-246-12510	MCCRAW BRANDON Location: 102A EAST ALLEN STREET	STROUT ANNA KIM	0.00	11/13/2020	215,000	156,700	72.88			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2040442880	774-246-10182	MCPMAHON JASON Location: 81 BELLEVUE STREET	LESAGE THOMAS	0.33	4/12/2019	190,000	188,800	99.37			
861289536	774-246-11225	METAYER, MOLLY C Location: 150 PINE STREET	ESTATE OF ALBERTA J...	0.13	11/5/2021	200,000	149,600	74.80			
L1574449152	774-246-10982	MIGNOGNA PATRICK Location: 36 MANSION STREET	CARTER DAVID	0.14	9/15/2020	482,000	319,700	66.33			
L1421492224	774-246-10954	MOORE KEITH Location: 266 MALLETT'S BAY AVENUE	IM MBA LLC	0.18	3/31/2020	375,000	240,400	64.11			
L1993756672	774-246-11189	MOYERBRAILEAN ANNE Location: 32 ORCHARD TERRACE	CHASAN CAVAN	0.18	8/26/2019	310,000	204,000	65.81			
81734720	774-246-10374	NDIZIHIWE, LILIANE A Location: 59 ELM STREET	PRITCHARD, SARAH J	0.06	9/10/2021	330,000	190,900	57.85			
1073581120	774-246-11281	NI, GEORGE Location: 9 ROLAND COURT	REESE, CAROLE D	0.20	7/23/2021	365,000	212,100	58.11			
L1408032768	774-246-12229	NITTLER JULIA Location: 253 EAST ALLEN STREET, UNIT A	GAMELIN FRANCIS	0.00	2/28/2020	224,000	186,800	83.39			
1016585280	774-246-10103	NOLAN, ELIZABETH Location: 9 ANITA COURT	BOE, MARY ELIZABETH	0.29	10/8/2021	391,000	193,200	49.41			
L1977237504	774-246-11453	O'CONNOR DANIELLE EL... Location: 76 ST. PETER STREET	DAVID ALIZA	0.06	7/10/2019	234,000	160,000	68.38			
1382081600	774-246-10700	OGDEN, BENJAMIN Location: 36 LECLAIR STREET	BUCKLEY, THOMAS	0.25	5/6/2021	243,000	183,300	75.43			
L1709211648	774-246-10689	OUELLETTE ZACHARY Location: 7 LECLAIR AVENUE	HOOKS TIMOTHY	0.06	2/16/2021	395,000	252,200	63.85			
L1992904704	774-246-10407	PARISI MATTHEW Location: 159 EAST SPRING STREET	TIOLI PROPERTIES LLC	0.33	8/15/2019	225,000	202,900	90.18			
L1490198528	774-246-10661	PARISI MATTHEW JAMES Location: 191 HICKOK STREET	CAUCHON CHRISTOPHER	0.27	3/12/2021	220,000	186,700	84.86			
L1287016448	774-246-12384	PATERSON JON Location: 60 WINOOSKI FALLS WAY UNIT 1213	KAUFMAN ANDREW	0.00	6/28/2019	307,000	245,600	80.00			
36279360	774-246-10120	PELHA, TENZIN Location: 65 AUDET STREET	65 AUDET ST LLC	0.40	6/21/2021	622,000	362,400	58.26			
156568640	774-246-11746	PILZER, SARAH J Location: 108 WEAVER STREET	RENNA, MATTHEW	0.17	6/25/2021	477,000	248,700	52.14			
L2012270592	774-246-11270	POUDEL CHITRAKHAR Location: 18 PINEGROVE TERRACE	DION PETER	0.50	7/30/2019	341,500	263,300	77.10			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
759401536	774-246-10994	POWELL, LLEWELLYN Location: 42 MAPLE STREET	GILLIM, KALA CHANI	0.07	7/30/2021	450,000	199,400	44.31			
L1796329472	774-246-11454	PREGGER CHARLES Location: 81 ST. PETER STREET	GERACE BENJAMIN	0.19	9/10/2020	405,000	256,100	63.23			
1530586176	774-246-10635	RAE, ZOE MARSHALL Location: 106 HICKOK STREET	HENNING, GUY	0.25	5/10/2021	430,000	228,900	53.23			
L443953152	774-246-10703	RAINEY CHAD Location: 42 LECLAIR STREET	BLAIR BRITNEY LYNN	0.16	5/31/2019	290,000	217,900	75.14			
517518400	774-246-11078	RAINEY, CHAD H Location: 4 NIQUETTE COURT	ANTONIAK, MICHAEL A	0.11	6/15/2021	480,000	264,800	55.17			
544779328	774-246-10270	RANDLETT, CAMERON Location: 6 DION STREET	MCKEON, MARION	0.20	8/17/2021	440,000	225,200	51.18			
L423768064	774-246-12270	RAPUANO DAVID Location: 9 WEST STREET UNIT B	KADIC INC	0.00	10/28/2019	160,000	140,700	87.94			
L750948352	774-246-10772	RAUSCHER JONATHAN Location: 4 LAPOINTE STREET	CONLON ROBERT	0.17	4/20/2020	325,000	211,700	65.14			
L816373760	774-246-10679	REESE ALEX Location: 247 HICKOK STREET	DARLENE EVANS GENTRY...	0.00	11/5/2020	205,500	167,500	81.51			
L1981751296	774-246-10596	REILLY DIANE Location: 78 HOOD STREET	ANITA J CUMMINGS LIV...	0.14	5/21/2020	305,000	188,300	61.74			
L317194240	774-246-10922	ROELKE ERIN Location: 131-133 MALLETT'S BAY AVENUE	POWERS TOBY	0.23	11/19/2020	480,000	282,500	58.85			
L54755328	774-246-10383	ROSENBERG CHASE Location: 26 EAST SPRING STREET	26 EAST SPRING STREE...	0.35	10/30/2020	700,000	357,700	51.10			
L865640448	774-246-10210	RUGGIERO MICHAEL Location: 12 CEDAR STREET	GAMELIN PATRICK	0.16	7/24/2020	299,000	137,100	45.85			
L1782722560	774-246-10347	RUSSELL CAMERON Location: 295 EAST ALLEN STREET	JAMES E. AND ELAINE ...	0.12	8/29/2019	227,000	181,300	79.87			
L1448333312	774-246-10565	RYDER BONNIE LOUISE Location: 4 HOOD STREET	RITA C. MARTEL REVOC...	0.11	8/8/2019	232,000	182,100	78.49			
1931373632	774-246-10278	SANTILLANA, MARK Location: 67 DION STREET	HENRY, JEANNINE A	0.16	8/25/2021	325,000	202,500	62.31			
L1068580864	774-246-11700	SEDWIN JORDAN Location: 76 WEST STREET	MCKENZIE BRIAN	0.22	2/19/2021	364,900	216,300	59.28			
L1855053824	774-246-11065	SELVAGGIO MARC Location: 100 WEST CANAL STREET UNIT 34	HECHT SUSAN	0.00	10/9/2020	276,500	165,900	60.00			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2126736448	774-246-10404	SHAY, MARK Location: 115 EAST SPRING STREET	DELABRUERE, MARY	0.11	9/10/2021	385,000	196,100	50.94			
10382400	774-246-11343	SHLOSSER, MASON R Location: 30 RUSSELL STREET	PAUL, DANA S	0.09	8/30/2021	361,000	210,900	58.42			
L327876608	774-246-10434	SHOWMAN BRADLEY Location: 19 FLORIDA AVENUE	SAINT MICHAEL'S COLL...	0.16	7/15/2020	265,000	220,200	83.09			
914626624	774-246-11129	SHUSTER, SAMUEL B Location: 143 NORTH STREET	SMITH, SAMUEL S	0.21	4/2/2021	418,000	229,200	54.83			
156646464	774-246-10457	SICARD, NICHOLAS Location: 69-71 FOREST STREET	MENNING, WILLIAM M	0.24	11/12/2021	514,000	274,500	53.40			
1388911680	774-246-11251	SIEGARTEL, JOSHUA O Location: 58 PLATT STREET	GOLDEN, CHRISTINE E	0.09	10/1/2021	450,000	244,700	54.38			
L1647534080	774-246-11051	SILLA SANDRA Location: 100 WEST CANAL STREET, UNIT 20	BERTOLINO SAMANTHA	0.00	10/30/2020	265,000	165,900	62.60			
L1804500992	774-246-10884	SINGH PRASHANT Location: 385 MAIN STREET	CUMMINGS GLENN	0.11	6/18/2019	300,000	217,500	72.50			
L734842880	774-246-11001	SINKINSON HERBERT Location: 57 MAPLE STREET	ESTATE OF NORMAND A...	0.12	9/2/2020	380,000	310,600	81.74			
L1957842944	774-246-11034	SMITH EMILY Location: 100 WEST CANAL ST #3	WOLFE STEVEN	0.00	3/30/2020	241,600	174,000	72.02			
L860385280	774-246-11357	SMITH RYAN Location: 80 RUSSELL STREET	SLEEMAN CRAIG	0.12	7/1/2019	260,000	198,300	76.27			
L1800019968	774-246-11353	SMITH TREVOR Location: 64 RUSSELL STREET	PLANT ROBERT	0.11	12/1/2020	303,000	182,600	60.26			
916240448	774-246-11690	SMITH, MATTHEW F Location: 44 WEST STREET	HOPPE, OWEN B	0.22	4/21/2021	341,000	216,000	63.34			
352443456	774-246-11589	SMITH, RYAN Location: 188 WEST CANAL STREET	CUMMINGS, GLENN	0.69	10/14/2021	590,000	374,300	63.44			
891581504	774-246-10930	SMITH, RYAN Location: 163 MALLETT'S BAY AVENUE	LYNCH, JOHN M	0.46	7/15/2021	550,000	265,100	48.20			
L1222905856	774-246-11143	SOE AUNG KYAW Location: 245 NORTH STREET	KANE JEANNETTE	0.33	1/29/2021	324,900	233,000	71.71			
L2130092032	774-246-10698	SORBA FRANCOIS Location: 31 LECLAIR STREET	31 LECLAIR STREET LL...	0.27	12/22/2020	344,500	230,400	66.88			
L1986510848	774-246-11387	SOUZA DEREK Location: 62 RIVER STREET	BEAVERS ALEC	0.14	9/21/2020	210,000	179,100	85.29			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1598693376	774-246-10920	SPILLANE III LOWELL Location: 122 MALLETT'S BAY AVENUE	VANDYK ROLAND	0.23	7/13/2020	390,077	281,900	72.27			
920433728	774-246-11467	SPILLANE, JR., LOWEL... Location: 119 ST. PETER STREET	STROMME, MICHAEL J	0.26	6/29/2021	350,000	290,800	83.09			
1029061696	774-246-10366	SPOCK, CHARLES A Location: 20 ELM STREET	AUGOSTINO, ANTHONY V	0.29	11/4/2021	322,500	199,800	61.95			
L1082163200	774-246-10907	SPONEM ISSAC Location: 77 MALLETT'S BAY AVENUE	GAGNE DANIEL	0.04	12/17/2020	290,000	190,200	65.59			
L730697728	774-246-10478	STEINBERG IAN Location: 23 FRANKLIN STREET	MUDD SAMUEL	0.11	12/11/2019	350,000	224,200	64.06			
L1321488384	774-246-11691	STEINHOFF DANA Location: 45 WEST STREET	PROVONCHA JOHN	0.00	9/15/2020	288,000	228,000	79.17			
L621838336	774-246-11372	STUDLEY LEIGH Location: 11 RIVER STREET	EDMOND GUILMETTE EST...	0.07	3/16/2021	216,480	168,200	77.70			
L336625664	774-246-11355	SUGARBUSH REALTY TRU... Location: 69 RUSSELL STREET	HUBER JESS	0.11	3/8/2021	395,000	236,100	59.77			
L689086464	774-246-11546	SULLIVAN IAN Location: 120 WEST ALLEN STREET	KHADKA DHAN	0.06	12/31/2020	348,000	216,800	62.30			
1884183616	774-246-11291	SWEENEY, JENNIFER Location: 19 ROLAND COURT	KANE, MATTHEW J	0.28	10/18/2021	372,000	238,400	64.09			
L1053200384	774-246-10171	TAMANG PURNA Location: 24 BELLEVUE STREET	GRUENHOLZ JULIE	0.14	10/25/2019	282,000	185,800	65.89			
L586096640	774-246-10737	TAMANG SUKA Location: 69 LAFOUNTAIN STREET	SOUTIERE LINDA	0.18	11/6/2020	315,000	228,200	72.44			
1956539456	774-246-11593	TAMANG, DAWA D Location: 220 WEST CANAL STREET	210 WEST CANAL STREE...	0.25	8/31/2021	445,000	246,300	55.35			
L1246347264	774-246-11403	TAYLOR JESSICA Location: 67 UNION STREET #2C	BADGER SARAH	0.00	9/11/2020	222,000	185,200	83.42			
L1090293760	774-246-10373	TENZIN CHOEDON Location: 58 ELM STREET	KADIC INC.	0.11	10/17/2019	495,000	324,600	65.58			
L1477054464	774-246-10904	THAN RICHARD Location: 74 MALLETT'S BAY AVENUE	FLOYD JR ROBERT	0.12	10/8/2019	246,000	177,900	72.32			
L1900580864	774-246-11684	THODY SHIKARA Location: 31 WEST STREET	BADGER BRADLEY	0.12	9/25/2020	324,900	211,900	65.22			
L845733888	774-246-11522	THUNDER GULCH LLC Location: 54 UNION STREET	PAUL DANA	0.17	11/19/2020	309,000	250,000	80.91			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L100892672	774-246-10707	TICONDEROGA TRUST Location: 60 LECLAIR STREET	SEVERANCE CARL	0.19	11/20/2019	315,000	211,700	67.21			
639042112	774-246-11380	TONKS, MAXWELL Location: 31 RIVER STREET	HARRINGTON, MICHAEL	0.06	1/19/2022	400,000	214,300	53.58			
214318144	774-246-11638	TONN, BRITTA A Location: 18-20 WEST SPRING STREET	ZITER FAMILY LIVING ...	0.15	11/3/2021	525,000	278,500	53.05			
1491598400	774-246-11095	TOUSLEY, JR, MICHAEL... Location: 24 NORTH STREET	FORGUITES, ADAM J	0.07	12/16/2021	301,000	169,200	56.21			
L109727744	774-246-11071	TRUDI III ROBERT Location: 100 W. CANAL STREET, UNIT 40	FINNIGAN KEELAN	0.00	8/13/2020	262,000	186,000	70.99			
L412114944	774-246-10170	USTIANOV ANDREAH Location: 21 BELLEVUE STREET	FITZPATRICK MICHAEL	0.29	6/17/2020	300,000	179,400	59.80			
L667475968	774-246-12407	VALCOUR PARTNERS LLC Location: 60 WINOOSKI FALLS WAY, UNIT 1318	MIRIAM M. BRYANT 200...	0.00	12/1/2020	370,000	249,200	67.35			
L143736832	774-246-12382	VALCOUR PARTNERS LLC Location: 60 WINOOSKI FALLS WAY, #1211	STEVENS MICHAEL	0.00	7/21/2020	375,000	255,100	68.03			
L1275351040	774-246-11410	VAN LENNEP ELIZA Location: 67 UNION STREET, UNIT 2J	GOECKS LEROY	0.00	8/16/2019	170,000	151,800	89.29			
L316612608	774-246-11250	VOUTSELAS CARA Location: 56 PLATT STREET	LEW GYPSY MAY	0.09	12/30/2020	410,000	237,200	57.85			
L355688448	774-246-10331	WAGONER GILES Location: 166 EAST ALLEN STREET	CORRIGAN BRADY	0.13	8/11/2020	350,000	211,800	60.51			
L744284160	774-246-10762	WALLACE FORREST Location: 268 LAFOUNTAIN STREET	HAZELETT PETER	0.14	12/14/2020	301,500	190,500	63.18			
L265412608	774-246-10986	WALSH AMBER Location: 49 MANSION STREET	JONES BRUCE	0.24	2/5/2021	279,000	211,300	75.73			
1612342336	774-246-11681	WALSH, KATHLEEN VOIG... Location: 20 WEST STREET	INTERLANDI, EMMA	0.25	6/2/2021	324,000	190,300	58.73			
L1618034688	774-246-10592	WAYNE SHAWN Location: 69 HOOD STREET	BUTKUS MORGAN	0.14	2/26/2021	369,000	228,200	61.84			
L1098342400	774-246-10544	WHEELAND CHRISTOPHER Location: 70 GAIL STREET	CELIS SHANE	0.59	3/13/2020	351,000	317,800	90.54			
497239104	774-246-10281	WHEELER, RICHARD Location: 85 DION STREET	PICHER, ROBERT L	0.23	4/29/2021	349,000	226,500	64.90			
L627609600	774-246-10464	WHITCOMB MAX Location: 5 FRANKLIN STREET	CRETE MICHEL	0.16	3/25/2021	430,000	298,200	69.35			

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

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
992244800	774-246-11100	WHITESELL, FRANCIS G Location: 34 NORTH STREET	NOLAN, ELIZABETH	0.11	7/15/2021	327,000	209,700	64.13			
L1308852224	774-246-11628	WIENER NICHOLAS Location: 16 WEST LANE	MCINTIRE FRANK	0.14	2/14/2020	385,000	218,400	56.73			
L1287524352	774-246-10426	WILLEY LINNEA Location: 11 FLORIDA AVENUE	SAINT MICHAEL'S COLL...	0.18	12/17/2019	255,000	192,100	75.33			
L416940032	774-246-12435	YAGER SARA Location: 41 BARBARA LANE	RYCHLIK IDALIA	0.16	9/4/2020	299,000	231,200	77.32			
L1971355648	774-246-10857	YEE PROPERTIES LLC Location: 247 MAIN STREET	FOL ENTERPRISES LLC	0.24	9/15/2020	552,000	404,200	73.22			
L426385408	774-246-10308	YEE PROPERTIES LLC Location: 72 EAST ALLEN STREET	LECLAIR GERALD	0.14	1/15/2021	440,000	310,700	70.61			
160148032	774-246-10306	YEE, PETER Location: 64 EAST ALLEN STREET	BRAASCH, SARAH	0.07	3/22/2022	450,000	215,800	47.96			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>44.19</b>		<b>86,325,170</b>	<b>58,660,500</b>				

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

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
259 Total Transactions	60.00	Low InterQuartile Value	66.62	Low 90% Value of Aggregate
333,302 Average Sales Price	78.45	High InterQuartile Value	69.29	High 90% Value of Aggregate
226,488 Average Listed Price	18.45	InterQuartile Range	67.95	Aggregate Ratio
69.75 Average Ratio			1.97%	Sampling Error
67.96 Median Ratio	32.32	Value of Outlier Low Limit	0	Number of Low Outliers
36.30 Low Ratio	106.13	Value of Outlier High Limit	5	Number of High Outliers
127.05 High Ratio	4.64	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	133.81	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.83 COD				
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
1%	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
L1665171456	774-246-10609	KARKI HARKA Location: 16 HICKOK STREET	DAHAL SUBASH	0.25	10/9/2020	220,000	185,000	84.09			
831470656	774-246-10505	KAUR, DUNESH Location: 171 FRANKLIN STREET	ROBARE, JR., WARREN ...	0.26	12/2/2021	300,000	187,900	62.63			
<b>Totals for MHL - Mobile home landed</b>				<b>0.51</b>		<b>520,000</b>	<b>372,900</b>				

**MHL - Mobile home landed**

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
2 Total Transactions	62.63	Low InterQuartile Value	24.95	Low 90% Value of Aggregate
260,000 Average Sales Price	84.09	High InterQuartile Value	118.48	High 90% Value of Aggregate
186,450 Average Listed Price	21.46	InterQuartile Range	71.71	Aggregate Ratio
73.36 Average Ratio			65.22%	Sampling Error
73.36 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
62.63 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
84.09 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.62 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
941253696	774-246-10798	8 MAIN LLC Location: 8 MAIN ST.	8 X 28 LLC	0.06	6/1/2021	950,000	440,100	46.33			
904528448	774-246-10908	WINOOSKI HOLDINGS LL... Location: 82 & 86 MALLETT'S BAY AVENUE	HINTZE, ROBERT L	0.16	12/6/2021	808,500	410,900	50.82			
<b>Totals for CA - Commercial Apartments</b>				<b>0.22</b>		<b>1,758,500</b>	<b>851,000</b>				

**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	
2 Total Transactions	46.33	Low InterQuartile Value	34.52	Low 90% Value of Aggregate
879,250 Average Sales Price	50.82	High InterQuartile Value	62.27	High 90% Value of Aggregate
425,500 Average Listed Price	4.50	InterQuartile Range	48.39	Aggregate Ratio
48.57 Average Ratio			28.68%	Sampling Error
48.57 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
46.33 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
50.82 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
4.63 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**M - Miscellaneous**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2065874944	774-246-12658	CALFEE WILLIAM Location: 152 FRANKLIN STREET	ANTCZAK ALEK	0.18	7/17/2020	130,000	101,500	78.08			
1554205248	774-246-12660	CONCEPT CUSTOM HOMES... Location: 89 SHEPARD STREET	SABOURIN, CAROLE C	0.19	3/17/2022	125,000	87,000	69.60			
<b>Totals for M - Miscellaneous</b>				<b>0.37</b>		<b>255,000</b>	<b>188,500</b>				

**M - Miscellaneous**

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
2 Total Transactions	69.60	Low InterQuartile Value	48.79	Low 90% Value of Aggregate
127,500 Average Sales Price	78.08	High InterQuartile Value	99.05	High 90% Value of Aggregate
94,250 Average Listed Price	8.48	InterQuartile Range	73.92	Aggregate Ratio
73.84 Average Ratio			34.00%	Sampling Error
73.84 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
69.60 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
78.08 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
5.74 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			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
225059392	774-246-12421	BASTIAN, KATHRYN Location: 60 WINOOSKI FALLS WAY #1414	BOZZONE, DONNA M	0.00	1/11/2022	370,000	264,100	71.38			
182340672	774-246-12425	BLUE DOG PARTNERS, L... Location: 601418 WINOOSKI FALLS WAY	WEATHERHOLTZ, JENNY	0.00	8/2/2021	385,000	264,100	68.60			
181349440	774-246-10679	CANO, ARIANA Location: 247 HICKOK STREET	REESE, ALEX	0.00	9/2/2021	255,000	167,500	65.69			
1935929920	774-246-12350	CLAPP, ELIZABETH M Location: 201B WEST STREET	CROMER, ELIZABETH	0.08	2/25/2022	258,500	134,700	52.11			
1929090112	774-246-11406	CRAWFORD, MATTHEW Location: 67 UNION STREET UNIT 2F	NUSBAUM, JOSEPH C	0.00	6/23/2021	287,000	195,400	68.08			
1273652288	774-246-12269	DAVIDSON, CATHERINE ... Location: 9 WEST STREET, UNIT A	DOYLE, EDWARD	0.00	5/27/2021	184,000	140,700	76.47			
848813120	774-246-12521	EDENS, JONATHAN Location: 10 EAST STREET UNIT 402	LE, NGOC T	0.00	10/7/2021	175,000	158,900	90.80			O
513565248	774-246-12332	HAUGH, EVAN Location: 211B WEST STREET	KEMP, NATHANIEL	0.08	1/28/2022	235,000	145,000	61.70			
1395682368	774-246-12237	HEMPLE, ANGELINE J Location: 253 E. ALLEN STREET, UNIT B	WEEKS, KAYLA M	0.00	9/16/2021	286,500	186,800	65.20			
501722176	774-246-12411	HOAG, DANIEL F Location: 60 WINOOSKI FALLS WAY #1404	MAKOUS, MONTE	0.00	10/4/2021	649,000	491,940	75.80			
526517312	774-246-12295	JACOBS, ADAM R Location: 25 BARBARA LANE	GOKEY, SUSAN M	0.16	4/30/2021	310,000	234,292	75.58			
1843899456	774-246-11061	KYLE JOSEPH MILLER G... Location: 100 WEST CANAL STREET UNIT 30B	AYER, TERESE MASLACK	0.00	9/30/2021	295,000	165,900	56.24			
117150784	774-246-12385	LELE, SHREEVARDHAN Location: 60 WINOOSKI FALLS WAY, UNIT 1214	KISSEL, HILARY L	0.00	6/17/2021	401,665	245,000	61.00			
203731520	774-246-11409	MORSE, EMILY M Location: 67 UNION STREET, UNIT 2I	O'HARA, JR., PETER D	0.00	2/25/2022	206,000	147,400	71.55			
681471040	774-246-12351	NEVINS, BRITTANY E Location: 210C WEST STREET	BEEBE, SETH A	0.08	8/31/2021	206,000	134,700	65.39			
608080960	774-246-12386	PAPPAS, GREGORY H Location: 60 WINOOSKI FALLS WAY, #1215	CORLEY, EMILY	0.00	6/4/2021	275,000	182,100	66.22			
189996096	774-246-12414	RIZZO, FLAVIO Location: 60 WINOOSKI FALLS WAY #1407	REINKER, CALLIE ALEX...	0.00	10/8/2021	390,000	307,600	78.87			
1415002176	774-246-11056	ROMBACH, MICHAELA Location: 100#25 WEST CANAL STREET	ELKO, EVAN	0.00	4/30/2021	279,000	167,400	60.00			

**O - Other**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1812798016	774-246-12662	SERAUS, ELISE Location: 38B RIVER STREET	DAVIDSSON, INGIMAR B	0.00	3/28/2022	412,500	292,900	71.01			
283195456	774-246-12396	SION, ELLIOT Location: 60 WINOOSKI FALLS WAY, UNIT 1307	FISHEL, ROBERT	0.00	4/12/2021	355,555	303,100	85.25			
1758792768	774-246-12277	WILBER, DONALD Location: 15 BARBARA LANE	MISSELBECK, WAYNE	0.16	7/8/2021	335,000	231,600	69.13			
1280203840	774-246-12362	WRIGHT, WESLEY A Location: 60 WINOOSKI FALLS WAY #1108	LIFSCHUTZ, LEON	0.00	10/22/2021	434,000	367,900	84.77			
1711508544	774-246-12419	ZAMBRANO ESPINOZA, M... Location: 60 WINOOSKI FALLS WAY UNIT #1412	JUSTMAN, KEITH G	0.00	7/22/2021	417,000	315,300	75.61			

<b>Totals for O - Other</b>				<b>0.56</b>		<b>7,401,720</b>	<b>5,244,332</b>				
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**O - Other**

*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	65.20	Low InterQuartile Value	67.78	Low 90% Value of Aggregate
321,814 Average Sales Price	75.80	High InterQuartile Value	73.92	High 90% Value of Aggregate
228,014 Average Listed Price	10.60	InterQuartile Range	70.85	Aggregate Ratio
70.28 Average Ratio			4.33%	Sampling Error
69.13 Median Ratio	49.13	Value of Outlier Low Limit	0	Number of Low Outliers
52.11 Low Ratio	89.13	Value of Outlier High Limit	1	Number of High Outliers
90.80 High Ratio	29.13	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	109.13	Value of Extreme High Limit	0	Number of High Extremes/Influentials
10.49 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 - 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
284 Total Transactions	60.52	Low InterQuartile Value	66.94 Low 90% Value of Aggregate
331,855 Average Sales Price	78.25	High InterQuartile Value	69.46 High 90% Value of Aggregate
226,330 Average Listed Price	17.73	InterQuartile Range	68.20 Aggregate Ratio
69.82 Average Ratio			1.85% Sampling Error
68.08 Median Ratio	33.93	Value of Outlier Low Limit	0 Number of Low Outliers
36.30 Low Ratio	104.84	Value of Outlier High Limit	6 Number of High Outliers
127.05 High Ratio	7.34	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	131.43	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.40 COD			
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
1%	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	46.33	Low InterQuartile Value	30.37 Low 90% Value of Aggregate
886,167 Average Sales Price	76.17	High InterQuartile Value	85.23 High 90% Value of Aggregate
512,167 Average Listed Price	29.84	InterQuartile Range	57.80 Aggregate Ratio
57.77 Average Ratio			47.46% Sampling Error
50.82 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
46.33 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
76.17 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
19.57 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
2 Total Transactions	69.60	Low InterQuartile Value	48.79 Low 90% Value of Aggregate
127,500 Average Sales Price	78.08	High InterQuartile Value	99.05 High 90% Value of Aggregate
94,250 Average Listed Price	8.48	InterQuartile Range	73.92 Aggregate Ratio
73.84 Average Ratio			34.00% Sampling Error
73.84 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
69.60 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
78.08 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
5.74 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			



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
289 Total Transactions	60.39 Low InterQuartile Value		66.63 Low 90% Value of Aggregate
336,195 Average Sales Price	78.13 High InterQuartile Value		69.23 High 90% Value of Aggregate
228,383 Average Listed Price	17.74 InterQuartile Range		67.93 Aggregate Ratio
69.73 Average Ratio			1.91% Sampling Error
68.08 Median Ratio	33.78 Value of Outlier Low Limit	0 Number of Low Outliers	14.58% Weighted Standard Deviation
36.30 Low Ratio	104.73 Value of Outlier High Limit	6 Number of High Outliers	
127.05 High Ratio	7.17 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	131.34 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.43 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
1% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			