

Study created by Christie.Wright@vermont.gov on 11/14/2022 at 2:15 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1570978880	429-134-10787	18 SOUTH STREET REA... Location: 9 JAIL STREET	PABLO F. MEDINA TRUS...	5.00	11/19/2021	405,000	346,600	85.58			
L184483840	429-134-11703	AFTON SCOTT Location: 44 JONES HILL ROAD	MORIN TODD	3.00	2/18/2020	229,000	199,600	87.16			
L1217724416	429-134-11069	BECAK JESSE Location: 24 UPPER RIVER ROAD	PROCKOP DAVID	4.10	3/18/2020	235,000	237,700	101.15			
502352960	429-134-10076	BERRY, BRETT Location: 680 VT RTE. 30	NICHOLS, SUSAN	1.00	8/19/2021	155,000	132,000	85.16			
1607563328	429-134-10854	BUDELMAN, ROBERT Location: 33 TIMSON HILL ROAD	SADLER, JENNIFER A	2.60	4/19/2021	250,000	202,000	80.80			
1360804928	429-134-10861	BUSH, CHRISTIAN B Location: 4 GRIMES HILL ROAD, WEST UNIT	DUROCHER, ERIC D	0.59	10/15/2021	175,000	105,000	60.00			
L449351680	429-134-10517	CLEVERLY CHRISTOPHER Location: 60 DOVER ROAD	HAMM JR WILLIAM	0.50	4/10/2020	180,500	162,100	89.81			
L811548672	429-134-10688	COFRIN-SHAW BRYNA Location: 245 SOUTH WARDBORO ROAD	BURKE ELI	1.00	9/18/2020	271,000	186,200	68.71			
L463806464	429-134-10997	COLE MICHAEL Location: 336 SUNSET LAKE ROAD	PARKHURST ANN	2.00	10/9/2020	163,600	168,400	102.93			
L1609977856	429-134-11397	CORKEY PAMELA Location: 57 WILDWOOD ACRES ROAD	JONES PHILIP	1.20	6/30/2020	229,000	178,700	78.03			
1399970880	429-134-10546	COTE, BERNARD Location: 15 BLUEBERRY CIRCLE	DOWLEY, VICTORIA O	1.33	11/3/2021	170,000	135,500	79.71			
152396864	429-134-10754	DALEO, VINCENT Location: 382 DOVER ROAD	ROBERTS, DAVID L.	2.00	6/3/2021	585,000	508,700	86.96			
L1157173248	429-134-10699	DAVIDSON ALEC Location: 27 GRIMES HILL ROAD	GUMINAK JR JOHN	3.64	10/30/2020	387,500	293,100	75.64			
L134627328	429-134-11131	DAVIS ANDREW Location: 69 WILDWOOD ACRES ROAD	MCCUTCHEON JENNIFER	0.80	1/6/2021	225,000	179,900	79.96			
286267456	429-134-10110	DAZL LLC Location: 596 VERMONT ROUTE 30	HBAR, LLC	0.25	4/7/2021	255,000	350,400	137.41			
334128192	429-134-10117	DECKER, DALE Location: 711 ROUTE 30	BRADLEY, WILLIAM J	0.50	4/2/2021	34,000	46,100	135.59			
L136806400	429-134-10432	DELLA-PIETRO CYNTHIA Location: 311 DOVER ROAD	FRITZ CAROL	1.00	12/5/2019	120,000	140,900	117.42			
803890240	429-134-10033	DONAHUE, AMY E Location: 7 JENNESS DRIVE	APPLEGATE, ELEANOR M	0.75	6/1/2021	294,600	187,900	63.78			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
673537088	429-134-10652	DUROCHER, ERIC Location: 13 WOODLANDS LANE	BOURQUE, ALISSA	1.10	10/15/2021	340,000	244,700	71.97			
L2142654464	429-134-10684	EDWARDS COLLEEN Location: 24 CUSHING FLATS RD	JOHNSON ERIK	2.00	2/27/2020	245,000	241,400	98.53			
325254208	429-134-10140	FITZPATRICK, MICHAEL... Location: 110 BROWNS ROAD	LECK, PATRICIA A	5.00	12/15/2021	175,000	124,400	71.09			
L1418121216	429-134-10831	GALARNEAU CHARLENE Location: 222 NEWFANE HILL ROAD	HALLORAN SUSAN	1.50	9/5/2019	374,200	273,100	72.98			
L1470128128	429-134-10010	GOODMAN GEORGE Location: 951 DOVER ROAD	ALBERT-PIASCIK MAURE...	1.00	8/21/2019	143,900	133,300	92.63			
136172608	429-134-11128	HAGEDORN, WALTER F Location: 15 RIVER ROCK TERRACE	ROZANSKI, PAUL M	2.00	6/28/2021	245,000	174,300	71.14			
1048844352	429-134-11015	HICKIN, DEENA Location: 60 LOOP RD	PERKINS, ALANE G	0.90	4/2/2021	225,000	167,400	74.40			
L94375936	429-134-11299	HILDEBRANDT MARY Location: 170 PARISH HILL ROAD	TAYLOR SARAH	1.71	2/12/2021	295,000	203,300	68.92			
2095543360	429-134-10513	HOSZKIEWICZ, TESIA Location: 33 BROOK STREET	MOSER, SUSAN B	0.81	7/19/2021	321,000	175,600	54.70			
L761384960	429-134-10099	HOULE JOSHUA Location: 289 WISWALL HILL	LINDQUIST PETER	3.00	12/16/2019	270,000	260,800	96.59			
L1315643392	429-134-11444	JENSEN JASON Location: 27 LOOP ROAD	HOLDEN JESSE	1.00	6/2/2020	166,000	139,400	83.98			
850443328	429-134-10554	KEMP, TREVOR Location: 47 UPPER RIVER ROAD	HENRY, SARA J	2.78	11/30/2021	318,000	166,400	52.33			
L234315776	429-134-10040	LAWLEY NICHOLAS Location: 45 WILDWOOD ACRES ROAD	BROWN VERLAINE	1.00	7/10/2020	229,500	210,000	91.50			
L93786112	429-134-10140	LECK PATRICA Location: 110 BROWNS ROAD	BROWN PATRICIA	5.00	5/29/2020	169,900	124,400	73.22			
L1818234880	429-134-11404	LEMLY DIANA Location: 628 ROUTE 30	TONDREAU SUSAN	1.00	3/19/2021	379,000	251,100	66.25			
L967249920	429-134-11414	LEONARD ANTHONY Location: 313 DOVER ROAD	SZYKIER SEBASTIAN	2.00	5/3/2019	168,000	175,600	104.52			
318108736	429-134-11222	LUCE, BENJAMIN Location: 205 WISWALL HILL ROAD	WHITE, KEN M	0.50	7/30/2021	133,000	51,900	39.02			
L100872192	429-134-11270	MADISON TYLER Location: 18 CROSS STREET	DUFFY PATRICK	1.00	11/4/2019	230,000	205,900	89.52			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L870973440	429-134-10137	MCCANN ANDREW Location: 36 UPPER RIVER ROAD	BROOKS ROBERT	5.60	7/19/2019	338,000	396,700	117.37			
L256790528	429-134-10787	MEDINA PABLO F. TRUS... Location: 9 JAIL STREET	GROSS SEBASTIAN	5.50	7/24/2020	325,000	346,600	106.65			
L340938752	429-134-11018	MORGAN JULIE Location: 3 ROCK RIVER TERRACE	TOPITZER ALEXANDRIA	2.00	9/9/2019	145,000	117,200	80.83			
L132628480	429-134-10811	MORIARTY MARY Location: 125 DOVER ROAD	YOUNG MICHAEL	2.75	10/30/2020	299,000	233,300	78.03			
9443392	429-134-11003	MORRISON, JAMES G Location: 186 WISWALL HILL ROAD	ALMEIDA, GILBERT	4.45	4/2/2021	224,500	136,900	60.98			
L603525120	429-134-11012	MOSS HOLLOW HAVEN LL... Location: 25 MOSS HOLLOW ROAD	PENNA VINCENT	1.24	7/16/2020	194,000	179,500	92.53			
L1448697856	429-134-10436	NAJARIAN JAMES Location: 40 WEST STREET	FRITZINGER JOSEPH	0.75	11/15/2019	312,000	281,100	90.10			
L1301348352	429-134-10605	NUGENT SUSAN Location: 30 BACK STREET	VANCE GREGORY	2.00	2/26/2021	237,000	206,000	86.92			
231038016	429-134-10684	PASTUHOV, ALEXIS Location: 24 CUSHING FLATS ROAD	EDWARDS, COLLEEN C	2.00	10/29/2021	349,000	241,400	69.17			
L1266860032	429-134-10871	PERRIN DAVID Location: 1132 SOUTH WARDSBORO ROAD	HAHN MICHAEL	1.20	12/5/2019	30,000	37,000	123.33			
L1117962240	429-134-11206	PERRIN DENNIS Location: 566 VT ROUTE 30	CAMPANY LAWRENCE	0.60	11/30/2020	278,600	210,800	75.66			
L199852032	429-134-11160	POND HENRY Location: 43 ADAMS HILL ROAD	RUSIN ALBERT	1.50	10/18/2019	30,000	47,000	156.67		O	O
L463093760	429-134-10855	RAVENNA KAYNE Location: 43 WILDWOOD ACRES ROAD	LOEB CAROL	0.90	8/22/2019	171,000	173,100	101.23			
1586555968	429-134-11050	REICHARDT, VINCENT W Location: 1108 SOUTH WARDSBORO ROAD	WOODRUFF, CHET	2.10	9/7/2021	62,500	62,300	99.68			
L2137726976	429-134-10121	RICHARDSON JEFFREY Location: 25 BROWNS ROAD	VAN IDERSTINE PETER	1.50	10/2/2020	130,000	137,200	105.54			
L1393184768	429-134-10206	SALTMARSH TYLER Location: 53 BLUEBERRY CIRCLE	CHANCEY SHIRLEY	1.02	8/5/2020	259,900	240,500	92.54			
L479350784	429-134-10362	SAUL BRUCE Location: 127 DOVER ROAD	MULLER RYAN	0.50	6/4/2019	44,000	95,800	217.73	E	E	E
L552116224	429-134-11262	SMITH ELIZABETH Location: 38 BLUEBERRY CIRCLE	BENOIT EDDIE	2.00	7/1/2019	162,000	149,700	92.41			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1582190592	429-134-10400	SMITH SCOTT Location: 129 ADAMS HILL ROAD	GEORGE PASCAL	3.20	4/6/2020	410,000	316,800	77.27			
419748928	429-134-10715	SMITH, JOSHUA L Location: 33 FORREST LANE	LANE, KEITH R	5.50	11/2/2021	235,000	127,800	54.38			
L1259667456	429-134-10883	SOMERS DOUGLAS Location: 2.1 ACRES LAND ON BLUEBERRY CIRCLE	CLARK DONALD	2.10	3/26/2020	16,000	34,700	216.88	E	E	E
L82788352	429-134-10896	SPAULDING CARI-LEE Location: 670 VT ROUTE 30	HOULE JOSHUA	1.00	10/28/2019	135,000	112,000	82.96			
1340924992	429-134-11058	STETSON, ELLEN Location: 341 DOVER ROAD	POWERS, STEVEN	0.50	5/12/2021	135,000	124,100	91.93			
L1754349568	429-134-10724	STICKLOR ADAM Location: 431 DOVER ROAD	LAWLEY STEPHEN	3.22	10/6/2020	269,900	237,700	88.07			
1836534336	429-134-10698	STRICKLIN, TODD Location: 68 DOVER ROAD	KEMP, TREVOR	2.00	3/14/2022	599,000	313,500	52.34			
L1796734976	429-134-11232	STRID WILLIAM Location: 1107 DOVER ROAD	BOYD DANIEL	1.50	5/8/2020	195,000	231,900	118.92			
L1897365504	429-134-11106	SUTTON JESSE Location: 58 DOVER ROAD	RIEGE NANCY	0.25	10/13/2020	189,000	152,700	80.79			
L495558656	429-134-10648	TOMER JASON Location: 28 BROOK STREET	KAUFFELD DALE	4.00	4/30/2019	245,000	241,600	98.61			
L1771716608	429-134-10880	VANDERVLIT MAXWELL Location: 5 DUKE ROAD	HARMSEN CRAIG	1.50	6/28/2019	110,000	67,500	61.36			
630281280	429-134-10738	WAGNER, BENJAMIN Location: 17 BRUCE BROOK ROAD	CATHERINE LEMONTANGU...	2.00	6/4/2021	359,000	244,000	67.97			
L791187456	429-134-11294	WHITE JONATHAN Location: 88 DUKE RD	RAEBEL ANN	3.00	11/17/2020	274,999	227,200	82.62			
L1977438208	429-134-11004	WHITTREDGE JANET Location: 947 SOUTH WARDBORO ROAD TH#1	MCGILLION F/K/A INES...	1.00	5/17/2019	59,000	65,100	110.34			
1717738048	429-134-10863	WINCHESTER FARM REVO... Location: 332 RIVER ROAD	MERCEDE, FRANK J	1.80	3/25/2022	159,000	211,900	133.27			
L223363072	429-134-10713	WOODARD SARAH Location: 105 VT ROUTE 100	LANDERS DENNIS	1.50	1/29/2021	220,000	148,500	67.50			
Totals for R1 - Residential with less than 6 acres				136.24		15,994,099	13,232,900				

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
70 Total Transactions	71.76	Low InterQuartile Value	78.37 Low 90% Value of Aggregate
234,325 Average Sales Price	100.05	High InterQuartile Value	86.09 High 90% Value of Aggregate
192,682 Average Listed Price	28.28	InterQuartile Range	82.23 Aggregate Ratio
86.57 Average Ratio			4.69% Sampling Error
84.57 Median Ratio	29.34	Value of Outlier Low Limit	0 Number of Low Outliers
39.02 Low Ratio	142.47	Value of Outlier High Limit	3 Number of High Outliers
156.67 High Ratio	- 13.09	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	184.90	Value of Extreme High Limit	2 Number of High Extremes/Influentials
19.65 COD			
5 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
L1918689280	429-134-10401	ANDREA M. WOOLSTON T... Location: 155 GROUT ROAD	MCAULIFFE GERARD	28.10	9/4/2020	530,000	452,500	85.38			
L104374272	429-134-10399	BELT DAVID Location: 51 WEST STREET	MCCANDLESS ROBERT	6.50	10/8/2020	700,000	488,700	69.81			
L1149116416	429-134-10007	BRYANT CRAIG Location: 000 EDDY ROAD	ALBERO ARNE	10.62	6/18/2019	59,900	64,100	107.01			
L361340928	429-134-10184	DANIELS NATHAN Location: 5 HEMLOCK HILL ROAD	CABLE MICHAEL	9.67	8/21/2019	208,000	195,800	94.13			
L1320943616	429-134-11150	DELOGE JON Location: 563 SOUTH WARDBORO ROAD	LONGO BENJAMIN	11.45	11/30/2020	259,900	226,600	87.19			
L961708032	429-134-10926	FINALDI JEREMY Location: 19 TOBY HILL ROAD	BURGOS MARIA	10.60	7/29/2019	215,000	215,400	100.19			
L2116915200	429-134-10753	GOLDYNE ALFRED Location: 172 AUGER HOLE ROAD	LILIENTHAL II PETER	117.00	8/31/2020	800,000	886,100	110.76			
L1458876416	429-134-10646	GOW MICHAEL Location: 81 BENSCH ROAD	KATZ GARY	23.51	10/28/2019	445,900	379,500	85.11			
L635781120	429-134-10693	GUERRERA GABRIELLE Location: 391 NEWFANE HILL ROAD	KROEKER NOMINEE REAL...	109.10	1/17/2020	607,000	508,500	83.77			
1788736064	429-134-10533	HELLER, SCOTT E Location: 63 NEWFANE HILL ROAD	HAUER, WILLIAM C	10.27	2/28/2022	313,000	288,700	92.24			
L441352192	429-134-10139	JAEGER VALERIE Location: 179 STRATTON HILL ROAD	SMITH ALBERT	29.40	8/26/2019	275,000	201,400	73.24			
L915898368	429-134-10490	JEWELL PETER JOHN Location: 141 RIVER ROAD	HOUSTON JUSTIN	55.70	5/28/2020	650,000	775,300	119.28			
L419733504	429-134-11382	JONES PHILIP Location: 34 WISWALL HILL ROAD	VAN IDERSTINE GREGG	10.30	6/30/2020	247,500	266,700	107.76			
L916250624	429-134-10984	KANE JEFFREY Location: 163 DEPOT ROAD	ORLANDO GREGORY	12.00	7/22/2020	63,000	68,000	107.94			
939113536	429-134-10860	KOCH, IAN L Location: 111 WISWALL HILL ROAD	WATERS, WAYNE	10.04	11/19/2021	485,000	338,200	69.73			
L1387380736	429-134-11227	LACLETTE PIRELLO MAR... Location: 258 STRATTON HILL ROAD	TUCCI JOHN	10.00	10/11/2019	123,200	148,100	120.21			
L1593221120	429-134-11429	LESTER TIMMOTHY Location: 107 AUGER HOLE ROAD	AMELIA W.L. DARROW T...	17.20	6/23/2020	211,000	196,400	93.08			
L940638208	429-134-10235	MAHER CHRISTOPHER Location: 56 TOBY HILL ROAD	EISENSTADT JEAN	10.18	11/9/2020	240,000	214,200	89.25			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1078801472	429-134-11292	MANN, SANDRA B Location: 779 BAKER BROOK ROAD	TABELL, WILLIAM	68.00	6/24/2021	293,000	279,400	95.36			
L1433346048	429-134-11049	MARIANO JOSEPH Location: STEEP WAY ROAD	NYSTROM DANIELA	26.00	8/2/2019	90,000	67,300	74.78			
L1889980416	429-134-11217	MIRCHANDANI DEEPAK Location: 131 LOST MILE ROAD	HAMMARLUND ARNE	15.75	5/4/2020	196,000	120,800	61.63			
L1940066304	429-134-11288	MULFORD VINCENT Location: 55 GRIMES HILL ROAD	SWARTZ ROBERT	9.40	6/19/2020	175,550	109,800	62.55			
581987392	429-134-10828	PERROTTI, KADE P Location: NEWFANE HILL ROAD	WILLIAMS, KIMBERLY A	17.20	9/21/2021	65,200	65,200	100.00			
L1529765888	429-134-10783	PETTY ELISA Location: 26 CROSS STREET	WILLIAMS MARY JANE	7.00	12/17/2019	215,000	246,700	114.74			
291449920	429-134-10879	PUTNAM, HINTON A Location: 470 BAKER BROOK RD	SWEENEY, EMILY E	20.00	9/14/2021	175,000	148,500	84.86			
L822591488	429-134-11740	ROBINSON COREY Location: DOVER ROAD/PRIVATE WAY	JENNESS FREDERICK	13.46	6/7/2019	90,000	61,000	67.78			
L596385792	429-134-10268	ROSLER DEBORAH Location: 8 BEECH TREE LANE	MACLEAN MARROW SHAUN	9.00	9/30/2020	124,000	89,600	72.26			
803564608	429-134-10656	SHIPPEE, DEVIN M Location: 52 BLUEBERRY CIRCLE	KEGEL, ABRAHAM	15.20	9/23/2021	185,000	262,000	141.62			
969108544	429-134-10307	STEPHENS, JAMES Location: 227 DOVER ROAD TH#2	ZAMPINI, DINO	21.20	9/8/2021	95,000	68,800	72.42			
L1617395712	429-134-10879	SWEENEY EMILY Location: 470 BAKER BROOK ROAD	HICKEY GORDON	20.00	11/24/2020	140,000	148,500	106.07			
1535353408	429-134-10057	THOMPSON, JR, MERLE ... Location: 72 EDDY ROAD	BARBER, RAE S	11.00	1/20/2022	50,000	47,400	94.80			
1965438016	429-134-10621	VAN BERKUM, KARINA H... Location: 24 HEMLOCK HILL ROAD	CONNOLLY, PHOEBE	11.80	6/16/2021	300,000	176,200	58.73			
713300032	429-134-11189	VERDIN, JAMES A Location: 65 & 95 SIR ISAAC NEWTON ROAD	SCHREYER, MUTSUMI M	238.26	4/1/2021	465,000	489,200	105.20			
L970924032	429-134-10864	VERMONT RE DEVELOPME... Location: RIVER RD	RADWAY HILL ASSOCIAT...	20.46	2/26/2021	100,000	148,900	148.90			
665521216	429-134-10120	WARD, SCOBIE D Location: 350 SUNSET LAKE ROAD	BREDFELDT, HEIDE J	92.70	7/15/2021	829,000	450,200	54.31			
L1941487616	429-134-11251	WATERS WAYNE Location: WISWALL HILL ROAD	SPINA N/K/A TERHAAR ...	10.50	12/7/2020	40,000	43,200	108.00			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L305709056	429-134-10858	WILMOT JUSTIN Location: 140 TIMSON HILL	VANPAMELEN JOYCE	14.81	10/7/2020	181,000	220,800	121.99			
711105088	429-134-11424	WINCHESTER FARM REVO... Location: 322 RIVER ROAD	WEST RIVER ACRES INC...	54.20	3/25/2022	1,166,000	1,519,200	130.29			
Totals for R2 - Residential with 6 or more acres				1,187.58		11,408,150	10,676,900				

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	
38 Total Transactions	73.03	Low InterQuartile Value	84.38	Low 90% Value of Aggregate
300,214 Average Sales Price	107.95	High InterQuartile Value	102.80	High 90% Value of Aggregate
280,971 Average Listed Price	34.92	InterQuartile Range	93.59	Aggregate Ratio
94.01 Average Ratio			9.84%	Sampling Error
93.61 Median Ratio	20.65	Value of Outlier Low Limit	0	Number of Low Outliers
54.31 Low Ratio	160.33	Value of Outlier High Limit	0	Number of High Outliers
148.90 High Ratio	- 31.73	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	212.71	Value of Extreme High Limit	0	Number of High Extremes/Influentials
19.57 COD				
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
5%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
203398208	429-134-11179	FORTIN, RICHARD A Location: 10 PENNY LANE	SAUNDERS, WAYNE O	1.00	10/14/2021	36,000	27,300	75.83			
L1841594368	429-134-10788	METZ GEORGIA Location: 349 DEPOT ROAD	SHIMAN STEPHANIE	0.75	12/22/2020	42,500	23,400	55.06			
L2101985280	429-134-10958	MEYER TAMMY Location: 944 SOUTH WARDSBORO ROAD	NICHOLS EUGENE	0.13	12/7/2020	57,500	50,500	87.83			
479663168	429-134-10788	STEINBERG, PETER Location: 346 DEPOT ROAD	METZ, GEORGIA	0.75	6/7/2021	65,000	23,400	36.00			
1817586752	429-134-10774	TRACY, JR., KEITH J Location: 16 OREGON FALLS ROAD	NESTER, EDWARD H	2.40	9/15/2021	50,000	96,400	192.80	O	O	

Totals for S1 - Vacation home with less than 6 acres				5.03		251,000	221,000				
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S1 - Vacation home with less than 6 acres

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
5 Total Transactions	45.53	Low InterQuartile Value	29.76	Low 90% Value of Aggregate
50,200 Average Sales Price	140.31	High InterQuartile Value	146.33	High 90% Value of Aggregate
44,200 Average Listed Price	94.78	InterQuartile Range	88.05	Aggregate Ratio
89.50 Average Ratio			66.19%	Sampling Error
75.83 Median Ratio	- 96.65	Value of Outlier Low Limit	0	Number of Low Outliers
36.00 Low Ratio	282.49	Value of Outlier High Limit	0	Number of High Outliers
192.80 High Ratio	- 238.82	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	424.66	Value of Extreme High Limit	0	Number of High Extremes/Influentials
50.00 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			

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L885448704	429-134-10714	SPIRO JILL Location: SOUTH WARDBORO ROAD	LANE EDWARD	16.00	10/30/2020	57,500	74,000	128.70			
L2043289600	429-134-10326	STYLES JEBEDIAH Location: 255 SOUTH WARDBORO ROAD	PETER J. DONDL TRUST...	43.00	6/10/2020	50,000	48,400	96.80			
Totals for W - Woodland				59.00		107,500	122,400				

W - Woodland

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
2 Total Transactions	96.80	Low InterQuartile Value	19.08	Low 90% Value of Aggregate
53,750 Average Sales Price	128.70	High InterQuartile Value	208.64	High 90% Value of Aggregate
61,200 Average Listed Price	31.90	InterQuartile Range	113.86	Aggregate Ratio
112.75 Average Ratio			83.24%	Sampling Error
112.75 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
96.80 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
128.70 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.14 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
161299520	429-134-10731	B & W REAL ESTATE VE... Location: 332 HUNTER BROOK ROAD TH#32	LECKERLING, JON P	15.00	11/10/2021	72,500	51,100	70.48			
1925575744	429-134-10909	BORKOWSKI, JESSE Location: MILLER LANE	MORSE, BEVERLY R	3.30	7/14/2021	24,000	27,400	114.17			
L1053491200	429-134-11416	DILLINGHAM JOSHUA Location: 42 WILLIAMS ROAD	MCINTYRE PATRICK	5.40	4/17/2020	34,000	30,800	90.59			
L666517504	429-134-11706	HOEY STEVEN Location: GRIMES HILL ROAD	TAYLOR GARY	3.28	8/12/2020	132,000	45,600	34.55			
L259006464	429-134-11695	MARQUEZ DAVID Location: NEWFANE HILL ROAD	LECOURS ROBERT	4.10	11/6/2020	36,800	48,900	132.88			
L787013632	429-134-10960	MARSHALL MAEGAN Location: 133 EDDY ROAD	NIGRO KENNETH	10.20	3/5/2021	49,400	57,700	116.80			
1008670272	429-134-10372	MURRAY, ELIZABETH A Location: WILLIAMS ROAD	RUTH R. ENDRES ESTAT...	1.70	3/30/2022	19,400	19,400	100.00			
1236937792	429-134-10012	NIELSEN, LESLIE Location: HUNTER BROOK ROAD	ALLARD LUMBER COMPAN...	58.50	9/3/2021	68,000	74,700	109.85			
L690544640	429-134-10244	PEDERSEN ERIC Location: 5 EDDY ROAD	CORSINI DAVID	46.19	11/16/2020	72,000	91,900	127.64			
963385920	429-134-11070	SAVINELLI, JARRAD Location: UPPER OAK HILL ROAD	THE WILLIAM J. PROFT...	2.10	3/22/2022	42,000	26,100	62.14			
Totals for M - Miscellaneous				149.77		550,100	473,600				

M - Miscellaneous

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
10 Total Transactions	68.40	Low InterQuartile Value	58.71 Low 90% Value of Aggregate
55,010 Average Sales Price	119.51	High InterQuartile Value	113.48 High 90% Value of Aggregate
47,360 Average Listed Price	51.11	InterQuartile Range	86.09 Aggregate Ratio
95.91 Average Ratio			31.82% Sampling Error
104.93 Median Ratio	- 8.27	Value of Outlier Low Limit	0 Number of Low Outliers
34.55 Low Ratio	196.18	Value of Outlier High Limit	0 Number of High Outliers
132.88 High Ratio	- 84.94	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	272.85	Value of Extreme High Limit	0 Number of High Extremes/Influentials
23.21 COD			
1 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 - 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
115 Total Transactions	72.42	Low InterQuartile Value	82.58 Low 90% Value of Aggregate
245,604 Average Sales Price	105.20	High InterQuartile Value	91.84 High 90% Value of Aggregate
214,190 Average Listed Price	32.78	InterQuartile Range	87.21 Aggregate Ratio
89.81 Average Ratio			5.31% Sampling Error
87.16 Median Ratio	23.25	Value of Outlier Low Limit	0 Number of Low Outliers
36.00 Low Ratio	154.38	Value of Outlier High Limit	4 Number of High Outliers
192.80 High Ratio	- 25.93	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	203.55	Value of Extreme High Limit	2 Number of High Extremes/Influentials
21.61 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			

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
0 Total Transactions	0.00 Low InterQuartile Value		0.00 Low 90% Value of Aggregate
Average Sales Price	0.00 High InterQuartile Value		0.00 High 90% Value of Aggregate
Average Listed Price	0.00 InterQuartile Range		100.00 Aggregate Ratio
0.00 Average Ratio			Sampling Error
0.00 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
0.00 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
0.00 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
N/A 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
12 Total Transactions	75.51 Low InterQuartile Value		66.73 Low 90% Value of Aggregate
54,800 Average Sales Price	124.93 High InterQuartile Value		114.54 High 90% Value of Aggregate
49,667 Average Listed Price	49.42 InterQuartile Range		90.63 Aggregate Ratio
98.72 Average Ratio			26.38% Sampling Error
104.93 Median Ratio	1.38 Value of Outlier Low Limit	0 Number of Low Outliers	
34.55 Low Ratio	199.06 Value of Outlier High Limit	0 Number of High Outliers	
132.88 High Ratio	- 72.75 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.09 PRD (Regression Index)	273.19 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
21.88 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
8% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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
127 Total Transactions	72.42	Low InterQuartile Value	82.74 Low 90% Value of Aggregate
227,287 Average Sales Price	106.65	High InterQuartile Value	91.84 High 90% Value of Aggregate
198,396 Average Listed Price	34.23	InterQuartile Range	87.29 Aggregate Ratio
90.66 Average Ratio			5.21% Sampling Error
88.07 Median Ratio	21.08	Value of Outlier Low Limit	0 Number of Low Outliers
34.55 Low Ratio	157.98	Value of Outlier High Limit	3 Number of High Outliers
192.80 High Ratio	- 30.25	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	209.32	Value of Extreme High Limit	2 Number of High Extremes/Influentials
22.29 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		