

Study created by Christie.Wright@vermont.gov on 11/28/2022 at 1:54 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1588149312	771-245-10544	15 NEARING LLC Location: 15 NEARING ROAD	RYCH, JASON	1.52	11/15/2021	575,000	352,100	61.23			
853384256	771-245-10678	22 SYLVAN RIDGE OF G... Location: 22 SYLVAN RIDGE	GODOMSKY, ELLEN J	1.91	10/8/2021	470,000	386,300	82.19			
1432718400	771-245-10255	24 NORTH BRANCH ROAD... Location: 24 NORTH BRANCH ROAD	BARTON, GREGORY	0.66	7/26/2021	437,500	307,900	70.38			
L188604416	771-245-11410	525 VT 30 HOLDING LL... Location: 525 ROUTE 30	TACONIC PROPERTIES L...	1.20	9/25/2020	217,500	154,300	70.94			
576219712	771-245-12187	69 OLD COUNTY RD 201... Location: 4 GARDEN LOOP ROAD	GOLD, WILLIAM T	1.13	3/9/2022	950,000	624,800	65.77			
1318181952	771-245-11197	9 MIDDLE RIDGE LLC Location: 9 MIDDLE RIDGE ROAD	MCARDLE, TRUSTEE, BR...	0.91	10/1/2021	2,510,000	1,190,000	47.41			
1987271744	771-245-10416	ABSTOSS, NICOLAS Location: 21 ROUNDTREE ROAD	DALEY, CAROL A	1.49	10/18/2021	750,000	459,800	61.31			
L1294553088	771-245-11741	ADAIR DEBORAH Location: 10 TODD HILL ROAD	BRAUN ERNEST	1.00	8/21/2020	279,400	272,400	97.49			
L1813209088	771-245-11337	ADRIAN ARNAUD Location: 21 BURNT HILL ROAD	GREEN STUART MICHAEL	1.02	8/23/2019	377,500	352,000	93.25			
L124313600	771-245-10204	ANTONIELLO CHRISTIAN Location: 8 COREY LANE	BROWN RICHARD	1.09	2/22/2021	259,500	162,200	62.50			
2130603072	771-245-11549	ANZALONE, JASON Location: 1 HIGHWOOD ROAD	DRAGONAS, JUSTIN	1.13	8/20/2021	228,000	240,400	105.44			
L836558848	771-245-11202	ARDISE ADAM Location: 16 NORTH BROOKWOOD ROAD	16 NORTH BROOKWOOD L...	1.30	10/26/2020	569,000	495,700	87.12			
L1006256128	771-245-10524	AUSTIN MONIQUE Location: 34 WINDTREE ROAD	THE 1995 JOANNA SHAR...	1.43	1/8/2021	830,000	874,400	105.35			
1146290752	771-245-11419	BABCOOK, JANE Location: 9 CRANBERRY HILL ROAD	HUMPHREY, WALTER J	2.10	12/3/2021	525,000	388,900	74.08			
L362221568	771-245-11045	BALESTRIERI BRIANNA Location: 5 VERMONT HAUNTS ROAD (LOT 12)	KUEHN FREDERICK	2.00	6/10/2020	190,000	208,600	109.79			
L2099044352	771-245-12056	BARBER ALLISON Location: 11 STRATTON RIDGE ROAD	ESTATE OF GUNDELA WE...	1.28	8/28/2020	575,000	525,500	91.39			
319849024	771-245-10671	BARRY, KEVIN M Location: 18 DEERYARD ROAD	BRUGGEMANN, ROBERT	5.02	1/10/2022	980,000	533,900	54.48			
1807700544	771-245-11537	BELLINGHAM, JASON Location: 22 SNOWFLAKE LANE	STERNBERG, AUDREY F	0.42	2/8/2022	367,000	204,700	55.78			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L548818944	771-245-12186	BENTLEY III ALFRED Location: 54 GARDEN LOOP RD.	KELLY WILLIAM	2.04	12/27/2019	500,000	795,200	159.04	O	O	O
L119508992	771-245-10348	BERNSTEIN JEREMY Location: 322 VT RTE 30	MCDONALD THOMAS	0.94	8/30/2019	265,000	200,900	75.81			
245972032	771-245-11355	BESSEMER TRUST CO CA... Location: 97 NORTH BRANCH ROAD	O'DONNELL, WILLIAM T	4.24	11/18/2021	1,900,000	1,322,200	69.59			
L1398366208	771-245-10377	BIGGS VINCENT Location: 6 WINDCREST ROAD	ALDERMAN CAROLYN	1.80	6/28/2019	345,000	319,600	92.64			
1902480448	771-245-11861	BISCEGLIA, PAUL Location: 45 DEEPWOODS ROAD	DURAND, JEAN-BERNARD	1.13	7/12/2021	185,000	180,600	97.62			
327920192	771-245-10157	BIVONA, DOUGLAS A Location: 2 JACKSON HILL	BLANCHARD, STEVE A	5.17	3/24/2022	915,000	437,400	47.80			
845364288	771-245-10154	BLEDSON, SAMUEL Location: 26 OLD PERU RD	BLACKMAN, ANDREW	3.54	11/19/2021	360,000	290,400	80.67			
727071808	771-245-10003	BLITZER, STEVEN Location: 4 JAMIE LANE	ABCUG, LESLIE M	3.00	11/8/2021	585,000	352,300	60.22			
L745332736	771-245-10106	BOGOSSIAN CHRISTOPHE... Location: 5 ROGERS ROAD	WARD TIMOTHY	1.16	8/23/2019	200,000	219,900	109.95			
979516480	771-245-10833	BRIARWOOD HOLDINGS L... Location: 4 SIGNAL HILL ROAD	HILINSKI, WALTER N	1.17	11/5/2021	220,000	180,000	81.82			
L111656960	771-245-10610	BROOKS-RIGOLOSI ROBE... Location: 15 ROAD TO MILL BROOK	FREDERICK WILLIAM	5.13	6/18/2020	238,000	269,100	113.07			
L1915650048	771-245-10671	BRUGGEMANN ROBERT Location: 18 DEERYARD RD.	HARRIS MARC	5.02	3/9/2020	465,000	533,900	114.82			
L864755712	771-245-10860	BUDESA KENNETH Location: 3 SHORT ROAD	THE RICE FAMILY TRUS...	1.60	6/24/2019	357,500	270,300	75.61			
1026624	771-245-10812	CALCAM PROPERTIES LL... Location: 405 ROUTE 30	405 ROUTE 30 LLC	2.20	3/7/2022	470,000	216,600	46.09			
1303055424	771-245-10159	CASSEL, CHRISTOPHER Location: 3 OLD TOWN ROAD	PANNONE, MARIO	0.99	6/15/2021	299,500	143,400	47.88			
836394048	771-245-11230	CECCHINI, NICHOLAS Location: 13 DEEPWOODS CIRCLE	DEIBOLD, DOUGLAS P	1.09	10/15/2021	352,000	297,400	84.49			
1611394112	771-245-10902	CHARLES, GARFIELD T Location: 14 BENSON FULLER DRIVE	HAMMER, EDWARD L	1.10	8/26/2021	349,000	322,400	92.38			
L862658560	771-245-10130	COCHENOUR MATTHEW Location: 7 BEAVER STREET	ALAN A. BENJAMIN TRU...	1.00	8/21/2020	229,900	145,000	63.07			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L139997184	771-245-10731	CURTO MICHAEL Location: 50 GREEN TREE ROAD (GREENTREE LOT 10)	ESTATE OF LAWRENCE G...	3.09	1/24/2020	305,000	335,200	109.90			
1906916416	771-245-12208	DARROW, ZACHARY G Location: 17 WEST BRANCH ROAD	RIZZA, ANTHONY	1.10	11/22/2021	2,050,000	977,400	47.68			
L1863811072	771-245-10346	DAVID STUART Location: 13 HUNTERS RIDGE ROAD	KARYN J YAFFEE TTEE ...	3.77	11/3/2020	725,000	966,700	133.34			
L1851170816	771-245-10774	DELINSKY ANDREW Location: 11 SPRUCE HIGH ROAD	KING TIMOTHY	2.10	4/12/2019	312,500	285,000	91.20			
L853659648	771-245-11626	DINANNO FRANCES Location: 9 UPPER WOODS AND WATER ROAD	NAVATKOSKI JANICE	1.40	9/23/2019	135,000	142,700	105.70			
859667520	771-245-11355	DOMINO, NICHOLAS A Location: 97 NORTH BRANCH ROAD	BESSEMER TRUST COMPA...	4.24	12/28/2021	1,650,000	1,322,200	80.13			
1595037760	771-245-10485	DRMA 2006 LLC Location: 31 SUGARBUSH DRIVE	ESSEX FAMILY LP	2.10	4/5/2021	730,000	431,500	59.11			
L328368128	771-245-10776	DUNSEITH MATTHEW Location: 2 DEEPWOODS CIRCLE	GREENBAUM` ALLEN	1.06	5/20/2019	215,000	235,900	109.72			
1451709504	771-245-11024	EYKYN, SUSANNAH Location: 26 DEEPWOODS ROAD	BORGIA, BRYAN	1.08	6/3/2021	375,000	223,300	59.55			
395545664	771-245-12040	FAUCHER, KATHERINE M Location: 151 HIGH MEADOW ROAD	FINK, DENISE	1.20	8/4/2021	850,000	600,800	70.68			
L1905799168	771-245-10498	FRANCIS JOSH Location: ASPEN LANE	TEED PETER	0.39	5/17/2019	258,250	191,200	74.04			
L264306688	771-245-11764	FRANKEL PROPERTY MAN... Location: 7 DEEPWOODS ROAD	DONAKER GREGORY JOHN	0.98	4/29/2019	245,000	231,000	94.29			
1231821376	771-245-11810	FRANKEL, ANDREW T Location: 81 HIGH MEADOW ROAD	PICKETT,III, DANIEL ...	1.00	3/24/2022	2,310,000	1,010,000	43.72			
1974553152	771-245-12096	FRENCH, PETER R Location: 3 BROMLEY FOREST ROAD	KOLK, CHRISTOPHER K	0.27	2/24/2022	335,000	214,600	64.06			
276122176	771-245-11382	FRITZ, LUCAS Location: 3 BENSON FULLER DRIVE	TUCKER, SID M	1.00	3/7/2022	637,500	273,400	42.89			
L1249419264	771-245-10760	GALENTE CHRISTINA Location: 262 VT ROUTE 30	GUTTROFF LINDA	1.90	10/23/2020	280,000	184,200	65.79			
1415574592	771-245-10839	GALLAGHER, KEVIN J Location: 139 HIGH MEADOW ROAD	BEARADISE, LLC	1.50	6/28/2021	795,139	511,600	64.34			
1390255168	771-245-10825	GARRY, ERIN Location: 15 BENSON FULLER DRIVE	HESSE, LAWRENCE C	1.10	9/29/2021	699,000	443,300	63.42			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1012073024	771-245-10534	GEREMIA, LISA Location: 172 HIGH MEADOW ROAD	LENNOX, PRISCILLA	1.10	12/10/2021	800,000	559,800	69.98			
L706199552	771-245-12015	GITLIN JEFFREY Location: 33 STONE HOUSE ROAD	KUEHNER PAUL	2.68	12/11/2020	1,650,000	1,123,100	68.07			
L133029888	771-245-11685	GOLDSTEIN IAN Location: 366 WINHALL HOLLOW RD	GOLDEN RULE INVESTME...	2.08	8/30/2019	219,900	262,500	119.37			
L1192755200	771-245-10268	GONZALEZ FILADELFO Location: 25 BENSON FULLER DRIVE	CMR ACQUISITIONS LLC	1.00	11/23/2020	478,000	433,000	90.59			
L1587716096	771-245-11425	GOODMAN ADINA Location: 58 CRANBERRY HILL ROAD	PENNELLA PETER	1.10	8/28/2020	435,000	359,100	82.55			
L666927104	771-245-12181	GOODMAN GEOFFREY Location: 31 GARDEN LOOP	SCHERMERHORN KATE	1.25	10/30/2020	1,045,000	1,194,900	114.34			
L1231060992	771-245-11806	GROVE POINT LLC Location: 29 BURNT HILL ROAD	GOODMAN GEOFFREY	1.09	2/5/2021	480,000	245,400	51.13			
741680192	771-245-11649	GUERRIERO, NICHOLAS ... Location: 8 RED BROOK EXTENSION	PERAKAKIS, MICHAEL J	1.00	4/15/2021	629,000	335,000	53.26			
932274752	771-245-10022	GURRY SR, RICHARD Location: 1 DEER STREET	JACOBS, JONATHAN	1.00	11/17/2021	286,000	183,200	64.06			
1074223168	771-245-10583	GUTTROFF, RAYMOND J Location: 20 ASPEN LANE	FISCHER, MARVIN	0.96	4/5/2021	100,000	100,000	100.00			
L1277612032	771-245-10186	HACHADOORIAN JAY Location: 15 LAKE ROAD (VT VENTURES LOT4)	STIRTON KERRY	3.66	4/2/2019	258,500	269,300	104.18			
L937693184	771-245-10120	HALJUN WILLIAM GIBBS Location: 1 TODD HILL ROAD	WYLIE STEPHANIE	2.24	6/7/2019	475,000	488,200	102.78			
1687452736	771-245-12239	HALSTEAD, MICHAEL I Location: 21 HOLLOW VIEW ROAD	MINAS, THOMAS	5.79	12/1/2021	1,550,000	953,000	61.48			
1683987008	771-245-11142	HARDIMAN, RYAN A Location: 33 WINDTREE ROAD	WILSON, JAMES A	1.50	3/11/2022	775,000	545,000	70.32			
L748171264	771-245-11117	HEALY ANDREW Location: 58 RIVER ROAD	BROWN-DALY MICHELLE	2.60	7/10/2019	260,000	294,800	113.38			
L518938624	771-245-10113	HENNING MICHEAL Location: 422 WINHALL HOLLOW RD.	BAUR WARREN	5.20	7/1/2019	280,000	310,000	110.71			
L1746042880	771-245-10359	HERRINGTON BRIAN Location: 21 BROMLEY FOREST	JANE A CONDE & GILLI...	0.78	11/14/2019	250,000	170,000	68.00			
1476089920	771-245-10292	HIDDEN LAKE INVESTME... Location: 6 JAMIE LANE	CADIEUX, PAUL	1.40	4/8/2021	640,000	333,600	52.13			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
816298560	771-245-11237	HOUSE PURCHASING GRO... Location: C-20 HIGH MEADOW ROAD	TUCKER, F. MICHAEL	1.00	3/31/2022	127,500	160,000	125.49			
173212224	771-245-11333	JADE, JOSHUA Location: 29 RED BROOK ROAD EXTENSION	NEMETH, GEORGE J	1.40	12/2/2021	416,000	209,200	50.29			
L1635000320	771-245-11149	JAEGER MATTHEW Location: 149 HIGH MEADOW RD.	MAERSK SERVICES USA ...	1.40	8/20/2020	532,000	545,000	102.44			
794559040	771-245-11446	JANSA, PAVEL Location: 2 CAROL CIRCLE	PIKOR, JEFFREY J	1.00	12/27/2021	560,000	285,000	50.89			
340677184	771-245-10594	JAWS AND CLAWS, LLC Location: 121 HIGH MEADOW ROAD	FASANO, LAURA L	1.00	1/26/2022	1,050,000	840,400	80.04			
L1316786176	771-245-10237	JENKINS MICHAEL Location: 7 OLD BEAVER POND ROAD	VANDERMARK KURT	1.10	4/30/2019	199,000	235,800	118.49			
L1343717376	771-245-11266	JEWETT STEPHEN Location: 15 WINHALL HOLLOW ROAD	NAGY ZSUZSANNA	0.92	10/30/2020	575,000	467,500	81.30			
L558792704	771-245-11191	KANE HILLARY Location: 24 GOLDEN TRIANGLE ROAD	MATHEWS CARRIE	1.00	12/27/2019	248,500	249,400	100.36			
L828407808	771-245-10039	KAPP ELIZABETH Location: 15 SYLVAN RIDGE ROAD	KOLE EDWARD	2.10	2/9/2021	565,000	449,300	79.52			
L492273664	771-245-12132	KAREN P. SHAHIDI LIV... Location: 16 LOOP ROAD	IVES H.	3.75	3/17/2021	850,000	507,900	59.75			
776884800	771-245-12127	KAUFFMAN, GEOFFREY Location: 6 FOUNDERS HILL ROAD	WOLFSON 2012 FAMILY ...	0.86	1/13/2022	738,000	325,000	44.04			
L1044205568	771-245-11655	KELLY SHANE Location: 34 KENDALL FARM ROAD	SCHACHINGER NANCY	1.17	1/11/2021	370,000	372,700	100.73			
L1839710208	771-245-11012	KENNETH NICHOLS AND ... Location: 11 GOLDEN TRIANGLE ROAD	CHONIGMAN SYLVAIN	1.00	12/14/2020	280,000	211,900	75.68			
L1550639104	771-245-11118	KENNY JOHN Location: 252 VT ROUTE 30	JEREMIAS GEORGE	2.40	7/30/2019	150,000	171,400	114.27			
L299687936	771-245-11200	KENT DAVID Location: 127 UPPER TAYLOR ROAD	STAM KURT	1.03	2/1/2021	340,000	220,000	64.71			
L357715968	771-245-10226	KINKELLA JOHN Location: 39 RASPBERRY HILL ROAD	VELLA PETER	1.39	5/14/2019	326,000	260,400	79.88			
L1954422784	771-245-10315	KLIEWE JASON Location: 34 MOUNTAIN VIEW ROAD	CLAYTON JAMES	2.30	8/26/2019	313,500	385,000	122.81			
2035901504	771-245-10398	KNOURENKO, ANDREY Location: 7 STRATTON RIDGE ROAD	FOWLER, DOUGLAS	1.17	5/4/2021	995,000	735,800	73.95			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1929256960	771-245-11582	KOCH PHILIPP Location: 15 LOWER TAYLOR HILL ROAD	MALEH MARC	0.74	2/25/2020	237,500	131,000	55.16			
1090935872	771-245-11012	KRESS, TIMOTHY Location: 11 GOLDEN TRIANGLE ROAD	KENNETH NICHOLS AND ...	1.00	8/31/2021	331,000	211,900	64.02			
1424958528	771-245-10970	KROLL, ADAM Location: 91 SYLVAN RIDGE ROAD	MUNGER, JR., GEORGE ...	1.00	4/29/2021	475,000	250,000	52.63			
L1533583360	771-245-10829	KWON YOUNG-MIN Location: 129 HIGH MEADOW ROAD	BASS DANIEL	1.20	1/10/2020	570,000	936,100	164.23	O	O	O
1334268992	771-245-10745	LAGRUTTA, JOSEPH Location: 7 LOWER STRATTON VALLEY ROAD	GUTTROFF, LINDA G	0.46	6/1/2021	50,000	65,500	131.00			
L3682304	771-245-10680	LEHMANN ALEXANDER Location: 34 GOLDEN TRIANGLE	VAN DE VELDE TARA	1.00	8/14/2020	309,500	281,500	90.95			
120870976	771-245-11408	LIAN, WING Location: 93 SYLVAN RIDGE RD.	LEMPKE, STUART	1.00	4/14/2021	357,000	164,400	46.05			
L625901568	771-245-10913	LINDHOLM KATHLEEN Location: STRATTON VALLEY LOT 17	SAMUEL & WETMORE VT ...	0.48	12/19/2019	167,500	150,000	89.55			
338631744	771-245-10673	LIO, NICOLE Location: 17 CAPEN ROAD	THE ESTATE OF DOROTH...	0.75	9/28/2021	245,000	216,200	88.24			
474717248	771-245-12189	LLEWELLYN-JONES, JUS... Location: 35 STRATTON GARDENS RD.	SINGER, IRA M	1.00	10/1/2021	900,000	621,800	69.09			
L331227136	771-245-11048	LONIEWSKI DAX Location: 7 DEER STREET	DOWNEY III DIXON	1.00	8/15/2019	329,500	295,000	89.53			
615597120	771-245-10940	LORING, SCOTT Location: 21 QUARTER MILE ROAD	KALTSAS, CHRISTOPHER...	0.82	4/23/2021	644,750	455,500	70.65			
1378819136	771-245-10269	LORRAIN, MATTHIEU Location: 4 MOUNTAIN VIEW ROAD	SARAH B. CARR ESTATE	2.41	9/16/2021	450,000	391,300	86.96			
L1324777472	771-245-10573	LUKE BRIAN Location: 33 STRATTONWALD RD	FINK RICHARD	1.60	5/10/2019	345,000	257,800	74.72			
2108361792	771-245-10868	LYNCH, DAVID J Location: 11 LAKE ROAD	JAROCH, DARREN	2.60	6/17/2021	1,201,000	666,900	55.53			
L925216768	771-245-11111	MAIR THOMAS Location: 43 TODD HILL ROAD	ALBER RUSSELL	1.10	4/12/2019	349,000	331,900	95.10			
78726208	771-245-11764	MAKER, ANDREW Location: 7 DEEPWOODS ROAD	FRANKEL PROPERTY MAN...	0.98	4/23/2021	515,000	231,000	44.85			
L1847386112	771-245-10069	MALEH MARC Location: 11 HUNKER ROAD	HEROLD DAVID	1.95	3/23/2020	412,000	388,200	94.22			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
827941952	771-245-12198	MALLOY, CHRISTOPHER ... Location: 47 STRATTON GARDENS ROAD	TONYES, RICHARD	2.41	4/30/2021	900,000	918,800	102.09			
L515932160	771-245-10387	MARTINEZ MATTHEW Location: 2 GOLDEN TRIANGLE RD	SCOTT DIANNA	1.00	9/24/2020	242,000	233,800	96.61			
L1391894528	771-245-10239	MARTOCCI MICHAEL Location: 24 QUARTER MILE ROAD	DINNIE KEVIN	0.69	10/9/2020	550,000	455,800	82.87			
1110383680	771-245-10713	MARULLO, JESSICA Location: 28 WEST BRANCH ROAD	GARELIK FAMILY SINGL...	1.52	9/20/2021	450,000	440,700	97.93			
L1506643968	771-245-11299	MASSUCCO TIMOTHY Location: 85 TODD HILL RD	MORGAN ROBERT	3.60	3/26/2020	387,000	430,000	111.11			
1433138240	771-245-10838	MATTEI, CHRISTOPHER Location: 33 BURNT HILL ROAD	HIRSCHBERG, ROGER S	1.09	7/21/2021	452,000	278,200	61.55			
L619913216	771-245-11439	MAYER JOSHUA Location: 19 TODD HILL	MSV SKI LLC	1.00	9/20/2019	510,000	540,000	105.88			
1080628288	771-245-11131	MCGOUGH, KYLE Location: 5 STRATTON RIDGE ROAD	KEY, JOHN	1.20	5/21/2021	622,000	455,700	73.26			
L118824960	771-245-11126	METARKO KYLE Location: 14 OLD TOWN ROAD	LUURTSEMA JANICE	1.00	5/5/2020	170,000	130,000	76.47			
L1180213248	771-245-10839	MILLS JR THOMAS RALP... Location: 139 HIGH MEADOW ROAD	DROP INN LLC	1.50	8/7/2020	530,000	511,600	96.53			
L1167130624	771-245-11369	MITCHELL KENNETH Location: 67 HIGH MEADOW ROAD	OBERST JAY	1.35	10/16/2020	1,450,000	1,299,800	89.64			
L1199603712	771-245-11724	MOSLEY GRAHAM Location: 47 QUARTER MILE RD (LOT 150 STRATTON)	SHIMKO DAVID	1.45	11/19/2020	530,000	448,000	84.53			
L1604829184	771-245-10739	MOULIS ANDREW Location: 21 SNOWFLAKE LANE	GURRY RICHARD	1.05	12/9/2020	299,000	285,000	95.32			
L1447317504	771-245-11280	MRR 23 LLC Location: 23 MIDDLE RIDGE ROAD	SHAFFER JOHN	0.67	4/25/2019	560,000	364,000	65.00			
L1901449216	771-245-10192	NICHITIU CODRIN Location: 109 WEST ROUND RD.	CAMPBELL JEFFREY	0.52	5/30/2019	505,000	276,700	54.79			
L411672576	771-245-12091	OLSON JOSHUA Location: 30 MOUNTAIN VIEW	JEAN WILLIAMS REVOCA...	2.34	6/26/2019	400,000	448,800	112.20			
L626122752	771-245-10448	OZDOGAN SAIT BERK Location: 79 CRANBERRY HILL ROAD	DEMPSEY GAIL	2.10	6/15/2020	290,000	290,000	100.00			
L695967744	771-245-12037	PALUMBO LEAH Location: 13 ASPEN LANE	MOSES ERIK	0.52	3/30/2021	355,000	181,000	50.99			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L212869120	771-245-11795	PELLITTERI TERRENCE Location: 28 QUARTER MILE ROAD	SPITZ PETER	0.87	6/28/2019	325,000	345,600	106.34			
L1285128192	771-245-11649	PERAKAKIS MICHAEL Location: 8 RED BROOK ROAD	SAVAGE FAMILY 2004 T...	1.00	5/17/2019	415,000	335,500	80.84			
L1475076096	771-245-11492	PETROV ALEKSEY Location: 621 OLD RIDGE ROAD	PURCELL MAUREEN	1.11	8/23/2019	630,000	793,300	125.92			
L1752612864	771-245-10935	PILLA RALPH Location: 43 STRATTONWALD ROAD (LOT 131)	MARY H KAHN LIVING T...	1.00	6/19/2020	370,000	244,500	66.08			
L336609280	771-245-10566	PINCUS ANDREW Location: 39 NEARING ROAD (FOREST FARMS LOT A-9)	FEUER HARVEY	1.00	9/20/2019	425,000	433,900	102.09			
812866624	771-245-10571	POLEVOY, JEFFREY T Location: 17 RASPBERRY HILL RD	DECHRISTOPHER, BRIAN	1.10	10/7/2021	705,000	337,200	47.83			
L1149521920	771-245-10091	POWERS DAVID Location: 45 BENSON FULLER ROAD	BALL DAMON	2.20	11/6/2019	295,000	377,100	127.83			
L1107599360	771-245-11373	POWERS DAVID Location: 165 HIGH MEADOW ROAD	OKUN ARLENE	1.30	8/28/2020	502,000	418,600	83.39			
503807040	771-245-12246	REGAN, TRUSTEE, MATT... Location: 17 MOOSE HOLLOW ROAD	WINSLOW, STEPHEN M	1.00	12/1/2021	610,000	381,200	62.49			
613710912	771-245-11046	REICHARD, JAMES M Location: 25 BEAVER STREET	KUGLER, JOAN P	5.30	12/13/2021	359,000	315,000	87.74			
L2022924288	771-245-11671	RODGERS VLADIMIR Location: 60 SYLVAN RIDGE ROAD	SCHMIDT SANDRA	1.00	5/10/2019	331,000	266,500	80.51			
L1216299008	771-245-10642	ROSENTHAL-LARREA MAY... Location: 59 RASPBERRY HILL ROAD	ZENBERG PROPERTIES L...	3.50	6/23/2020	456,000	394,700	86.56			
1984844352	771-245-10237	RUBIN, JAMIE Location: 7 OLD BEAVER POND ROAD	JENKINS, MICHAEL W	1.10	11/2/2021	340,000	235,800	69.35			
L1685069824	771-245-11681	RUH ALLISON Location: 84 TODD HILL RD	M. PAIGE BERRY EXECU...	3.80	4/2/2019	250,000	247,200	98.88			
L795328512	771-245-11120	SCALLY TERENCE Location: 1 UPPER STRATTON VALLEY ROAD	DAVIS KENNETH	1.30	9/30/2020	320,000	280,100	87.53			
512986176	771-245-11218	SCHEID, EDWARD H Location: 59 TODD HILL ROAD	WOSZCZAK, JEFFREY C	1.00	8/2/2021	580,000	238,400	41.10			
1201974336	771-245-10329	SCHUSINSKI, LAURA Location: 22 LOOP ROAD	THE RONALD COHEN TRU...	2.25	9/10/2021	390,000	210,000	53.85			
520510528	771-245-11653	SCHWANHAUSSER, STEPH... Location: 2 WEST ROUND RD.	SCALA, STEPHEN	0.67	8/19/2021	510,000	362,200	71.02			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L664322048	771-245-11458	SCUDDER CHRISTOPHER Location: 8 WAKE ROBIN ROAD	PLAGGEMEIER ROBERT	1.00	9/13/2019	205,000	239,000	116.59			
1166163008	771-245-11588	SEBASTIAN & RENEE BE... Location: 19 BETTY JOHNSON LANE	DONALD & STACY ROSEN...	3.20	11/10/2021	1,100,000	634,900	57.72			
L1328959488	771-245-12029	SHARON L PIJAK SUPPL... Location: 10 CHICKADEE LANE	ROBERT W WALLACE TRU...	0.27	12/19/2019	35,000	75,000	214.29	E	E	E
L1031421952	771-245-12168	SHIROMASA KIYOKO Location: 104 SYLVAN RIDGE ROAD	ZTEEM LLC	1.20	12/17/2020	285,000	235,000	82.46			
408093248	771-245-10655	SLESINSKI, PHILLIP Location: 10 NEARING ROAD	HUNT, TAD	1.16	11/29/2021	516,000	308,700	59.83			
L1869463552	771-245-11151	ST ONGE KEVIN Location: 5 CAROL CIRCLE	RUTH J. MAGILL TRUST	1.15	10/5/2020	400,000	365,000	91.25			
L505143296	771-245-11200	STAM KURT Location: 127 UPPER TAYLOR HILL ROAD	MCCAGHEY CHARLES	1.03	8/30/2019	255,000	220,000	86.27			
L508149760	771-245-11896	STROUD SCOTT Location: 140 ROUTE 30	MORSE STEVEN	0.41	7/31/2020	180,000	145,000	80.56			
L579293184	771-245-10560	STUBBS PAUL Location: 11 STRATTONWALD ROAD (LOT 32)	BUTTERS FRED	0.74	12/16/2019	455,000	381,400	83.82			
L237735936	771-245-11410	TACONIC PROPERTIES L... Location: 525 ROUTE 30	WILLIAMS JEFFREY	1.20	5/29/2019	167,319	154,300	92.22			
1642703936	771-245-11582	TARPON BAY GENERAL C... Location: 15 LOWER TAYLOR HILL ROAD	KOCH, PHILIPP	0.74	9/7/2021	360,000	131,000	36.39			
116335680	771-245-11194	THE CABIN AT CRABTRE... Location: 40 SOUTH ROAD	WHITNEY, ROBERT B	1.10	4/23/2021	75,000	58,900	78.53			
143023168	771-245-11200	THE KIMBERLEY ANN KE... Location: 127 UPPER TAYLOR ROAD	KENT, DAVID	1.03	8/19/2021	355,000	250,000	70.42			
1137545792	771-245-11844	THE MATTHEW B. ANTON... Location: 4 PEARL BUCK DRIVE	STREFF, CHAD M	2.01	1/13/2022	460,000	285,000	61.96			
L1083088896	771-245-12084	THE MONT HOUSE LLC Location: 8 NORTH BRANCH ROAD	WIESER ANNA	1.30	8/28/2020	415,000	490,600	118.22			
1176728640	771-245-11544	TKO VERMONT LLC Location: 19 BENSON FULLER ROAD	RIAL PROPERTIES LLC	1.33	5/12/2021	775,000	564,400	72.83			
L797548544	771-245-11437	TOMLINSON ANDREW Location: 17 SIGNAL HILL ROAD	PFAFF JOANNE	1.30	5/10/2019	275,000	290,000	105.45			
173566528	771-245-10595	ULYANOV, DMITRY Location: 13 ROSS ROAD	FLORA, MICHAEL	4.60	3/11/2022	1,300,000	482,900	37.15			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1950212096	771-245-10148	VANZULLI VALERIA Location: 52 LAKE ROAD	BIRBARA JANET	2.10	9/15/2020	229,500	250,600	109.19			
L789729280	771-245-10960	VETTER JAMES Location: 24 OLD SNOW VALLEY ROAD	CARDONA DAVID	0.68	10/25/2019	211,150	156,000	73.88			
1449495616	771-245-11879	VILLANOVA, DANIEL Location: 350 VT ROUTE 30	CAVANAGH, CHARLES H	0.55	7/15/2021	272,000	115,000	42.28			
2028799552	771-245-10860	WADOLOWSKI, WIKTOR Location: 3 SHORT ROAD	HARRINGTON, BRUCE	1.60	3/25/2022	635,000	270,300	42.57			
1403718720	771-245-11513	WAGNER, JOSHUA G Location: 24 BROMLEY FOREST ROAD	RAZINGER, BARTOLOME ...	0.66	6/10/2021	335,000	243,400	72.66			
L1608339456	771-245-11721	WARREN FRANCES Location: 27 TODD HILL ROAD	ROBERT J. SHICKEL RE...	1.20	11/22/2019	297,500	320,700	107.80			
373128256	771-245-11205	WATSON, JAMES B Location: 28 BURNT HILL ROAD	PETER D. MCDERMOTT, ...	1.10	12/20/2021	440,000	321,300	73.02			
L235888640	771-245-11405	WEKSTEIN TED Location: 20 LITTLE BROOK ROAD	COOMBE JAMES	4.60	11/10/2020	405,000	298,500	73.70			
L1155076096	771-245-10477	WESTCHESTER CORPORAT... Location: 106 SYLVAN RIDGE	ADAMS RICHARD	0.96	8/16/2019	215,000	207,000	96.28			
L1138376704	771-245-10320	WESTWOOD ALEXANDER Location: 6 QUARTER MILE ROAD (STRATTON LOT 102)	CLUETT-THORESEN LOUI...	0.62	6/13/2019	275,000	265,600	96.58			
L1482260480	771-245-11707	WESTWOOD ALEXANDER Location: 6 ROUNDTREE ROAD	SHANLEY FAMILY LIMIT...	1.16	3/20/2020	321,400	348,800	108.53			
L320868352	771-245-11062	WHYMAN JACOB Location: 10 ASPEN LANE	CHAGNON KIRK	1.42	1/21/2021	335,000	199,000	59.40			
2013747264	771-245-11782	WINKLER, RONALD M Location: 6 CHAD CIRCLE	BELNIAK, ROBERT M	1.00	4/5/2021	725,000	525,000	72.41			
1612936256	771-245-11857	ZABEL, IAN W Location: 25 DEEPWOODS CIRCLE	GOUDREAU, RAYMOND	1.09	6/22/2021	510,000	240,800	47.22			
Totals for R1 - Residential with less than 6 acres				280.74		89,204,208	66,925,900				

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
176 Total Transactions	62.65 Low InterQuartile Value		71.56 Low 90% Value of Aggregate
509,538 Average Sales Price	98.64 High InterQuartile Value		78.38 High 90% Value of Aggregate
382,005 Average Listed Price	36.00 InterQuartile Range		74.97 Aggregate Ratio
81.23 Average Ratio			4.55% Sampling Error
80.13 Median Ratio	8.65 Value of Outlier Low Limit	0 Number of Low Outliers	
36.39 Low Ratio	152.64 Value of Outlier High Limit	3 Number of High Outliers	
164.23 High Ratio	- 45.34 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.08 PRD (Regression Index)	206.63 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
24.62 COD			
5 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
3% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
229313600	771-245-11995	BENNY'S FARM AND ME ... Location: 17 VALLEY VIEW ROAD	VASSALLO, MICHAEL A	12.47	6/17/2021	800,000	800,000	100.00			
1818442816	771-245-12238	BONFIGLIO, THOMAS J Location: 69 UPPER TAYLOR HILL ROAD	PAUL WETZEL 2012 LON...	11.55	11/19/2021	2,700,000	1,692,300	62.68			
L1246003200	771-245-10570	BROOKS JR COLIN Location: 10 DEERYARD ROAD (MIDLANDS LOT#10)	FIKE WILLIAM	7.05	3/3/2020	490,000	450,000	91.84			
L1773539328	771-245-10700	FLYNN MICHAEL Location: 50 STRATTON VIEW ROAD	GOTTDIENER STEPHEN	7.14	5/16/2019	657,475	604,000	91.87			
1806371904	771-245-10376	GOGGIN, BRYCE F Location: 8 WINDCREST ROAD	MASON, JONATHAN E	10.80	6/25/2021	730,000	514,700	70.51			
1283210304	771-245-11128	GRIGGS, DANIEL Location: 18 ROCKY DELL ROAD	CRABTREE, JR, ROBERT...	15.90	5/28/2021	1,600,000	1,275,000	79.69			
L617451520	771-245-11381	GRUNOW JOHN Location: 33 FOREST HAUNTS RD	ORR DENNIS	20.80	11/22/2019	1,015,000	1,129,600	111.29			
L1075789824	771-245-12261	HENRY ROBERT Location: 74 RIVER ROAD	DENNAN KRISTOPHER	7.50	10/15/2019	507,000	444,800	87.73			
1051397184	771-245-11820	KENDALL FARM LLC Location: 132 KENDALL FARM ROAD	MATUNAS, TRUSTEE, AN...	6.90	6/4/2021	400,000	302,800	75.70			
L258605056	771-245-11395	MATTA NAVDEEP Location: 4 WINHALL WOODS ROAD (LOT 2)	PABST GLENN	63.00	12/9/2019	239,000	340,100	142.30			O
L1244291072	771-245-11047	MCLAUGHLIN ROBERT Location: 29 BEAVER STREET	LAZARUS RONALD	6.48	2/25/2020	349,000	340,100	97.45			
L1109688320	771-245-10295	MOROS CHRIS Location: 6 UPPER FRENCH HOLLOW ROAD	CETRON THEODORE	16.22	3/5/2021	770,000	697,000	90.52			
2083857472	771-245-11115	NORTHFACE RIDERS LLC Location: 1 WOODROCK ROAD	PAKUAGROUP, LLC	6.12	4/30/2021	437,500	388,700	88.85			
1353794624	771-245-12074	PERAKAKIS, MICHAEL J Location: 214 WINHALL HOLLOW RD	DANSBY WHITE 2008 RE...	11.30	4/15/2021	810,000	633,900	78.26			
L671776768	771-245-10626	RUBIO THOMAS Location: 27 SIGNAL HILL (3 PARCELS)	FUSARO PETER	44.56	12/29/2020	680,000	586,600	86.26			
L280989696	771-245-10328	SHIMKO DAVID Location: 549 ROUTE 30	COHEN MELVIN	197.00	11/20/2020	1,245,000	790,200	63.47			
L1599201280	771-245-11450	WISE JOINT PROPERTIE... Location: 728 ROUTE 30	THE LONG-LEGGED SAND...	17.00	9/21/2020	555,000	759,200	136.79			O
Totals for R2 - Residential with 6 or more acres				461.79		13,984,975	11,749,000				

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
17 Total Transactions	76.98 Low InterQuartile Value		74.33 Low 90% Value of Aggregate
822,646 Average Sales Price	98.72 High InterQuartile Value		93.69 High 90% Value of Aggregate
691,118 Average Listed Price	21.75 InterQuartile Range		84.01 Aggregate Ratio
91.48 Average Ratio			11.52% Sampling Error
88.85 Median Ratio	44.36 Value of Outlier Low Limit	0 Number of Low Outliers	
62.68 Low Ratio	131.34 Value of Outlier High Limit	2 Number of High Outliers	
142.30 High Ratio	11.74 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.09 PRD (Regression Index)	163.96 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
17.07 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
6% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L121929728	771-245-11225	ALVAREZ ALEXANDER Location: 20 OLD COUNTRY ROAD	RUSSO CASSANDRA	1.51	10/16/2020	310,000	220,700	71.19			
1102226496	771-245-10487	AMBROSIO, MICHAEL Location: 65 TODD HILL ROAD	DRICOT, FRANCESCA M	1.20	5/14/2021	455,000	361,800	79.52			
L504446976	771-245-11338	APPS CATHERINE Location: 3 STRATTONWALD	DOBRESCU DELIA	0.99	8/6/2020	185,500	258,200	139.19			
L364527616	771-245-11428	ARTAMONOV ALEX Location: 18 OLD SNOW VALLEY ROAD	PERGOLIZZI JOHN	0.32	10/8/2020	115,000	115,700	100.61			
L2135531520	771-245-11271	BOYLE ELIZABETH Location: 50 BENSON FULLER DRIVE	SEEMANN STEN	1.20	7/31/2020	387,000	384,700	99.41			
L1898217472	771-245-10787	BROCKELBANK LOUIS Location: 655 30TH ROUTE	POM REALTY LLC	0.58	3/8/2021	87,000	136,100	156.44	O	O	O
L1398018048	771-245-11542	BUCKMILLER ROBERTA Location: 41 STRATTON MOUNTAIN ACCESS ROAD	ESSE TODD	2.20	6/30/2020	245,000	275,500	112.45			
L964206592	771-245-11201	CARDELLA CHRISTOPHER Location: 110 OLD TOWN RD	MAROUN DAMIAN	3.00	7/24/2020	485,000	383,100	78.99			
L1697316864	771-245-11332	CUGINI MICHAEL Location: 46 CRANBERRY HILL ROAD	SHIPMAN BRIAN	1.04	11/12/2020	349,900	275,000	78.59			
L1882808320	771-245-11181	DALTON HARLEY Location: 4 CHAD CIRCLE (STRATTON ACRES LOT N)	MARKOWITZ MARLA	1.20	7/31/2020	342,000	389,100	113.77			
L423485440	771-245-10116	DAVIDSSON CHRISTOFFE... Location: 149 STRATTON ACCESS ROAD	BEAN KEVAN	1.70	5/1/2020	290,000	271,100	93.48			
L1827299328	771-245-10290	DAVIS KENNETH Location: 42 BENSON FULLER	MAGRUDER JOHN	1.00	9/21/2020	670,000	512,700	76.52			
L517709824	771-245-11227	DAVIS MICHAEL Location: 19 VERMONT HAUNTS ROAD	DENNIS GARY	1.40	7/3/2020	222,500	263,900	118.61			
L396312576	771-245-12140	DYKEMAN DAVID Location: 154 HIGH MEADOW ROAD C-17	WORMAN MERLE	1.00	9/3/2020	515,000	498,100	96.72			
L1711349760	771-245-11892	ERIC FEDER TRUSTEE O... Location: 6 WEST ROUND ROAD	MCMAHON MARGARET	0.54	2/14/2020	265,000	260,600	98.34			
L591847424	771-245-10925	EVANS DAVID Location: 217 VERMONT ROUTE 30	COLEMAN SMITH BECKY	1.25	9/25/2020	167,000	141,200	84.55			
L1984708608	771-245-11188	GODWIN JR JOHN Location: 68 SYLVAN RIDGE RD	MASCOLA JACK	1.40	9/1/2020	220,000	160,000	72.73			
L477544448	771-245-10034	HACHADOORIAN LEE Location: 8 LAKE ROAD	CLARK ALVORD II INTE...	2.40	10/9/2020	210,050	186,300	88.69			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L582533120	771-245-11480	HARRIS ETHAN Location: 5 GUTTROFF WAY	PRATT DEREK	1.70	7/1/2020	305,000	210,000	68.85			
L673468416	771-245-10123	JAKYMEC STEPHEN Location: 88 BENSON FULLER ROAD	IANNIELLO ELIZABETH	1.30	9/15/2020	299,000	239,700	80.17			
L9326592	771-245-10843	JAMES N. ROMANELLI T... Location: 144 HIGH MEADOW ROAD	TELESCA THOMAS	1.00	9/25/2020	615,000	560,000	91.06			
L25026560	771-245-11296	JARMAC CORPORATION Location: 21 OLD RIDGE ROAD	BELL DAVID	4.00	10/29/2020	2,390,500	1,218,500	50.97			
L1999855616	771-245-10919	KAMINSKY BRIAN Location: 13 ROCKY DELL ROAD	JOHNSON PRISCILLA	2.20	9/11/2020	435,000	331,500	76.21			
L1937801216	771-245-11541	KEY JULIA Location: 13 LOWER TAYLOR HILL ROAD	REPACI ROSE	0.56	10/9/2020	270,000	232,200	86.00			
L730882048	771-245-11756	KORIACHKIN OLEG Location: 8 OLD TOWN ROAD	CIANCI LAURA	1.50	10/16/2020	262,000	166,400	63.51			
L2146869248	771-245-10469	KOSINSKI HENRY Location: 47 BENSON FULLER DRIVE	COHEN SAUL	1.20	8/7/2020	350,000	340,000	97.14			
L393789440	771-245-10629	LARSON DEREK Location: 64 STRATTON VIEW ROAD	KIM MICHAEL	1.00	10/20/2020	358,000	240,000	67.04			
L1466081280	771-245-11673	LEVY ERIC Location: 135 HIGH MEADOW ROAD	VAYIANOS GARY	1.30	10/16/2020	1,300,000	943,700	72.59			
L1377861632	771-245-11014	MAHONEY PETER Location: 147 HIGH MEADOW ROAD	ED HOLMES REVOCABLE ...	2.20	9/4/2020	605,000	639,700	105.74			
L480583680	771-245-11081	NOVIKOV ANDREW Location: 16 KIMBALL HILL ROAD	LENSKOLD ROBERT	0.74	11/20/2020	415,000	380,000	91.57			
L276561920	771-245-11007	OCKMAN ADAM Location: 1 ROGERS RD	KIRK JANET	0.64	10/8/2020	165,000	161,100	97.64			
L729333760	771-245-10002	PETER W. & DEBORAH C... Location: 141 HIGH MEADOW ROAD	ALPERT COREY	2.20	4/30/2020	620,000	750,000	120.97			
L760299520	771-245-10102	RED BROOK HOUSE LLC Location: BEAVER STREET	KITLAW LLC	1.20	11/6/2020	35,000	37,800	108.00			
L1350082560	771-245-11040	ROYE BENJAMIN Location: 7 NEARING RD.	KRINEY NORMAN JR.	1.01	8/31/2020	546,500	540,000	98.81			
L1258930176	771-245-10412	SHILD HOWARD Location: 50 BURNT HILL ROAD	BUXBAUM BARRY	1.00	10/5/2020	620,000	663,400	107.00			
L1080762368	771-245-11277	SNYDER JOHN Location: 153 HIGH MEADOW ROAD	STUZIN RANDOLPH	1.20	10/30/2020	565,000	595,700	105.43			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1975799808	771-245-11817	SOCCIO MICHAEL Location: 13 ROUNDTREE ROAD	STOLL MICHAEL	1.43	9/18/2020	495,000	385,000	77.78			
L561139712	771-245-11759	SUMNER JOHN Location: 32 WINDTREE ROAD	SLATER TRUSTEE BARBA...	1.78	7/24/2020	625,000	670,000	107.20			
L1579601920	771-245-10863	SWIFT KELLEY Location: 12 SNOWFLAKE LANE	HORWITZ RAYMOND	0.39	8/21/2020	190,000	158,900	83.63			
L1832128512	771-245-11258	THERIAULT TIMOTHY Location: 83 BENSON FULLER ROAD	PRAMOD GUPTA	1.70	10/23/2020	595,000	510,000	85.71			
L903045120	771-245-10417	URBAN AUSTIN Location: 24 OLD PERU ROAD	FORD ELLEN	1.40	6/15/2020	187,500	163,700	87.31			
Totals for S1 - Vacation home with less than 6 acres				56.58		17,769,450	15,231,100				

S1 - Vacation home 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
41 Total Transactions	78.19 Low InterQuartile Value	85.72 Low 90% Value of Aggregate
433,401 Average Sales Price	105.58 High InterQuartile Value	85.72 High 90% Value of Aggregate
371,490 Average Listed Price	27.40 InterQuartile Range	85.72 Aggregate Ratio
92.44 Average Ratio		0.00% Sampling Error
91.06 Median Ratio	37.09 Value of Outlier Low Limit	0 Number of Low Outliers
50.97 Low Ratio	146.68 Value of Outlier High Limit	1 Number of High Outliers
156.44 High Ratio	- 4.01 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	187.78 Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.09 COD		
4 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		

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L215080960	771-245-11162	CONNER STEPHEN Location: 11 STARK FARM RD.	THE JEFFREY S. SLOAN...	15.80	9/8/2020	1,375,000	962,500	70.00			

Totals for S2 - Seasonal home with 6 or more acres

15.80	1,375,000	962,500
--------------	------------------	----------------

S2 - Seasonal home with 6 or more acres

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

Category Statistics

Limits Established by Original Sales Data

Ratios/Confidence Intervals

1 Total Transactions	70.00 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
1,375,000 Average Sales Price	70.00 High InterQuartile Value	0.00 High 90% Value of Aggregate
962,500 Average Listed Price	0.00 InterQuartile Range	70.00 Aggregate Ratio
70.00 Average Ratio		Sampling Error
70.00 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
70.00 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
70.00 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials
0.00 COD		
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L386535424	771-245-11129	163 VERMONT LLC Location: 163 VERMONT ROUTE 30	TAMARACK REALTY INC.	0.93	8/14/2020	165,000	181,500	110.00			
1155005504	771-245-11579	ADT HOSPITALITY, LLC Location: 522 ROUTE 100	HERE WE GO AGAIN, LL...	2.80	12/22/2021	800,000	490,000	61.25			
Totals for C - Commercial				3.73		965,000	671,500				

C - Commercial

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
2 Total Transactions	61.25	Low InterQuartile Value	(15.22) Low 90% Value of Aggregate
482,500 Average Sales Price	110.00	High InterQuartile Value	154.39 High 90% Value of Aggregate
335,750 Average Listed Price	48.75	InterQuartile Range	69.59 Aggregate Ratio
85.62 Average Ratio			121.86% Sampling Error
85.62 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
61.25 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
110.00 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.23 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
28.47 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
L857595904	771-245-11005	NACRE VERMONT LLC	PINTO FRANK	67.70	1/30/2020	95,000	162,200	170.74	O		
Location: 67.70+/- ACRES (TWO PARCELS) S/S VT RTE 30											

Totals for W - Woodland				67.70		95,000	162,200				
--------------------------------	--	--	--	--------------	--	---------------	----------------	--	--	--	--

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	
1 Total Transactions	170.74	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
95,000 Average Sales Price	170.74	High InterQuartile Value	0.00	High 90% Value of Aggregate
162,200 Average Listed Price	0.00	InterQuartile Range	170.74	Aggregate Ratio
170.74 Average Ratio				Sampling Error
170.74 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
170.74 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
170.74 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
0.00 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1721933824	771-245-11074	BATKIN MARC Location: LOT D FOREST FARMS, SUGAR BUSH DRIVE	LEE BAK HEE	1.92	11/2/2020	36,500	73,800	202.19	E		O
L540282880	771-245-10260	BULLOCK EDWARD Location: 00 WINHALL HOLLOW ROAD & SOUTH ROAD	CANTWELL CAROL	4.00	12/9/2020	140,000	96,000	68.57			
L844369920	771-245-10225	COCCOMO THOMAS Location: 68 TODD HILL RD	BURKE III PATRICK	1.04	10/23/2020	125,000	120,000	96.00			
L1966202880	771-245-10711	EDELWEISS RBG INC Location: BEECHWOOD RIDGE ROAD LOTS 1,2,3,6,7,8,9	BEECHWOOD RIDGE DEVE...	12.85	3/19/2021	560,000	571,500	102.05			
L32366592	771-245-10701	FLYNN MICHAEL Location: STRATTON VIEW LOTS 21, 44, 59, 60, 61 & 62	GOTTDIENER STEPHEN	2.18	5/16/2019	65,025	60,000	92.27			
143948864	771-245-10707	HUOT, DONALD Location: HIGH MEADOWS LOT C18R	HAHN, WILLIAM E	1.00	12/17/2021	110,000	120,000	109.09			
L994844672	771-245-10028	JACOBS FAYE Location: 33 SYLVAN RIDGE ROAD	RANDO JOHN	1.10	2/10/2021	36,250	35,000	96.55			
L418652160	771-245-11874	KOETHER KARL Location: 80 BETHY LANE, STOCKER ACRES LOT 11	THE J. BLAKE THAXTER...	3.70	9/21/2020	60,000	92,900	154.83		O	
L1816694784	771-245-11621	KUNIS KEVIN Location: WOODS AND WATER LOT 17 & 18	WARTINGER CHRIS	1.76	7/16/2020	45,000	42,800	95.11			
L565755904	771-245-10576	LCM FOREST LLC Location: LOT #5 FOREST FARMS	ESTATE OF JOHN W. FI...	1.10	8/3/2020	45,000	40,000	88.89			
746541632	771-245-12243	LIBERTI, JR, STEPHEN... Location: 216 FRENCH HOLLOW RD	KLESTADT, ALAN R	17.56	2/11/2022	275,000	263,700	95.89			
1994916416	771-245-10013	LMCEH LLC Location: BROMLEY KNOLLS	SATENSTEIN, DAVID B	2.63	12/30/2021	50,000	47,000	94.00			
L427532288	771-245-10143	LOHR RANDALL Location: 2 SAP BUCKET ROAD	BERRY BIRGIT	1.03	3/26/2021	40,000	35,000	87.50			
L1692737536	771-245-12266	MCMAHON GLENNA Location: LOT 2 LIGHTFOOT CEMETERY ROAD	JENNIFER C. HOWE TRU...	4.30	10/29/2020	120,000	66,100	55.08			
L1082081280	771-245-10714	MILL BROOK ENTERPRIS... Location: 153 FRENCH HOLLOW ROAD (30+/- ACRES OPEN LAND)	THE NATHAN H. GREENB...	30.00	5/14/2020	50,000	112,000	224.00	E		O
568171584	771-245-11760	MILLER, BRENT A Location: 0 ROSS ROAD	SLATER, ROBERT	41.10	10/22/2021	143,850	131,300	91.28			
L490606592	771-245-11309	ORANGE OPPORTUNITY P... Location: HIGH MEADOWS F22	KALLMAN JAMES	1.10	10/31/2019	170,000	164,000	96.47			
L771686400	771-245-11801	OWLES ADRIAN H Location: HIGH MEADOWS LOT F17 STONEHOUSE ROAD	STARKER RAYMOND	1.10	2/25/2020	60,000	100,000	166.67		O	

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
900811328	771-245-12242	PAPPAS, NICHOLAS P Location: FRENCH HOLLOW ROAD 3	STRATTON MTN SCHOOL ...	13.27	3/4/2022	190,000	239,800	126.21			
L1176535040	771-245-11736	PIPERNI DAVID Location: 10 LITTLE BROOK ROAD	GREIG TINA	2.20	11/6/2020	65,500	77,100	117.71			
L1445232640	771-245-12215	PIRIE IAIN Location: LOT#3 WILD SUBDIVISION, FRENCH HOLLOW	MCGOVERN BERNARD	10.54	2/19/2021	215,000	200,000	93.02			
973827136	771-245-10906	PLUTO LLC Location: 20 STRATTON MTN. ACCESS ROAD	JENKS, LAWRENCE M	2.80	9/7/2021	100,000	40,000	40.00			
984785984	771-245-10796	POZZOLINI, GIANFRANC... Location: LOT#3 HUNKER ROAD	DERBY III, JOHN H	2.59	5/10/2021	100,000	108,300	108.30			
L1036951552	771-245-10945	PUKA ERIC Location: 80 THE HOLLOW ROAD	WOSZCZAK JEFFREY	1.30	3/5/2021	140,000	150,000	107.14			
L881811456	771-245-10992	SMITH JOSHUA Location: LOTS 1 & 3 LIGHTFOOT CEMETERY ROAD	CHRISTOPHER CORSONES...	19.00	7/15/2020	200,000	319,800	159.90	O		
L1993564160	771-245-11791	TRETTET CHRISTOPHER Location: LOWER TAYLOR HILL ROAD	WESTINE MICHAEL	1.62	9/10/2020	34,000	30,000	88.24			
1752517184	771-245-11528	VOYENTZIE, RICHARD H Location: 4 SUMMIT VIEW ROAD	GINIERES, JEFFERSON ...	1.90	2/25/2022	65,000	125,500	193.08	E		O
Totals for M - Miscellaneous				184.69		3,241,125	3,461,600				

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	
27 Total Transactions	91.28	Low InterQuartile Value	97.18	Low 90% Value of Aggregate
120,042 Average Sales Price	126.21	High InterQuartile Value	116.43	High 90% Value of Aggregate
128,207 Average Listed Price	34.93	InterQuartile Range	106.80	Aggregate Ratio
112.96 Average Ratio			9.02%	Sampling Error
96.47 Median Ratio	38.87	Value of Outlier Low Limit	0	Number of Low Outliers
40.00 Low Ratio	178.61	Value of Outlier High Limit	3	Number of High Outliers
224.00 High Ratio	- 13.53	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	231.02	Value of Extreme High Limit	0	Number of High Extremes/Influentials
30.02 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
L1240473600	771-245-11377	26 STRATTON WEST LLC Location: 26 STRATTON WEST ROAD	AITKEN FRANCIS	0.00	1/29/2021	97,500	80,000	82.05			
L536645632	771-245-11136	ALMQUIST DAVID Location: 16 MIDDLE RIDGE ROAD #8	RUBINSTEIN MARK	0.02	5/29/2019	368,000	287,700	78.18			
111010880	771-245-11459	ANDERSON, THOMAS C Location: 16B BROMLEY KNOLLS	O'BRIEN, MARK	0.00	5/20/2021	30,000	132,300	441.00	E	E	E
L993910784	771-245-11144	APPELL BRYAN Location: 10 BYINGTON LANE F1	MINOUGHAN PATRICK	0.02	9/4/2020	213,000	188,500	88.50			
L2009022464	771-245-11726	ARBUTHNOT CHRISTOPHE... Location: 30 WINHALL ACRES	O'NEILL REGIS	0.02	11/4/2020	220,000	188,500	85.68			
L907182080	771-245-10588	AUDETTE-NIKOLIC MEGH... Location: 14 RIDGE COURT (PIPER RIDGE A4)	FITZSIMMONS JR THOMA...	0.00	8/1/2019	255,000	342,300	134.24			
L1873477632	771-245-11412	AYERS JOSEPH Location: 84 TURKEY RUN ROAD	GORMAN SCOTT	0.00	10/30/2020	310,000	305,000	98.39			
1924310080	771-245-10588	BEL, ROGER, III Location: 4A RIDGE COURT	AUDETTE-NIKOLIC, MEG...	0.00	5/14/2021	400,000	342,300	85.58			
2028163648	771-245-10066	BERMAN, ROSEMARY Location: 6 POND VIEW ROAD	ESTATE OF SARAH AQUI...	0.00	1/20/2022	450,000	305,000	67.78			
L1857294336	771-245-10418	BIEGELEISEN ERIC Location: 10 STRATTON WEST ROAD	FOSTER COLIN	0.00	12/23/2020	290,000	180,000	62.07			
L480772096	771-245-11615	BLEDSON KATE Location: 16 OLD FARM RD #1	VOSMER WILLIAM	0.00	12/7/2020	205,000	120,000	58.54			
L936386560	771-245-11463	BRENNAN KEVIN Location: 38 POND VIEW ROAD	GRONSETH BARBARA	0.00	8/23/2019	252,500	305,000	120.79			
L1391874048	771-245-10217	BROWN HUNTER Location: 75 POND VIEW ROAD	D'LOREN ROBERT	0.00	9/22/2020	295,000	305,000	103.39			
L1003167744	771-245-11196	BURGOYNE NICHOLAS Location: 33 NUTHATCH ROAD	BARBER ALLISON	0.00	10/9/2020	349,000	305,000	87.39			
420179008	771-245-10575	CASSIDY, SAM C Location: 28 STRATTON WEST ROAD	OWENS, SUSAN BIGGINS	0.00	9/15/2021	108,000	80,000	74.07			
L575172608	771-245-11703	CHOP CHOP LLC Location: 8 WINHALL ACRES ROAD, UNIT E-1	SELTZER BURTON	0.02	4/22/2019	194,500	188,500	96.92			
900402240	771-245-10563	CHRISTOPHER`, MICHAEL... Location: 6 STRATTON WEST ROAD	MELNICK, GREGG	0.00	6/10/2021	350,000	180,000	51.43			
L317177856	771-245-10019	CHUBINISHVILI LEVAN Location: 24 STRATTON WEST ROAD	NORBERTO SALVATORE	0.00	11/16/2020	95,900	80,000	83.42			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1375506432	771-245-10645	COLLINS JOHNNY Location: B15 MAPLE RIDGE RD, PIPER RDIGE UNIT B15	GENT CHRISTOPHER	0.00	7/26/2019	302,000	371,800	123.11			
L1034846208	771-245-12068	CONIGLIO MATTHEW Location: 2 BYINGTON LANE	TAYLOR MICHAEL	0.02	9/18/2020	192,325	188,500	98.01			
1069773888	771-245-10266	COOK, JOHN Location: 20 WINHALL ACRES UNIT D-3	WOODARD II, JAMES	0.02	6/7/2021	300,000	188,500	62.83			
2006948416	771-245-12151	DEFENDINI, PAUL Location: 20 STRATTON WEST ROAD (#20STRATTONWEST)	CALZOLANO, STEVEN	0.00	3/25/2022	199,000	110,000	55.28			
L1713545216	771-245-10031	DMKE LLC Location: H2 HIGH RIDGE ROAD	MADOCKAWANDO LLC	0.01	9/25/2020	560,000	568,363	101.49			
1178434624	771-245-11616	DOEPPER, CHRISTOPHER... Location: F7 COBBLE RIDGE ROAD	RUDOLPH, PYONG	0.00	12/28/2021	627,500	298,700	47.60			
1087710272	771-245-10533	DOSSENA, SALVATORE Location: 76 POND VIEW ROAD	ARELLANO, IAN P	0.00	5/7/2021	337,000	305,000	90.50			
L1470595072	771-245-10215	EDDINGTON DONNA Location: 16 WOODROCK ROAD UNIT C	BUHR RICHARD	0.01	5/29/2020	185,000	180,000	97.30			
1458045504	771-245-12053	EMBR PROPERTIES, LLC Location: 5 STRATTON WEST ROAD	BADAAN, BRANDON	0.00	12/29/2021	400,000	180,000	45.00			
L1223696384	771-245-10647	FELDMAN REED Location: 3 POND VIEW ROAD	GERSHEN DIANE	0.00	2/8/2021	320,000	305,000	95.31			
201807936	771-245-11600	FINCH, BRIAN Location: 23 STRATTON WEST RD	POULTER, WILLIAM D	0.00	4/7/2021	115,000	80,000	69.57			
2092082240	771-245-11887	FORSTMANN BOSWELL, C... Location: 5 BYINGTON LN, WINHALL ACRES A3	TOBIA, RONALD L	0.02	5/24/2021	219,500	188,500	85.88			
L2126807040	771-245-11783	FOSTER COLIN Location: 14 MIDDLE RIDGE RD, UNIT #13	SOMMER RICHARD	0.00	11/18/2020	577,000	525,000	90.99			
L801673216	771-245-12089	GALLAGHER WILLIAM Location: 22 STRATTON WEST ROAD	GRIFFIN ANNETTE	0.00	9/11/2020	160,000	110,000	68.75			
L691773440	771-245-11984	GIULIETTI DAVID Location: 4 HIGH MEADOW ROADW	VAN CLEAVE III RICHA...	0.01	11/2/2020	525,000	450,000	85.71			
L465190912	771-245-10667	GIULIETTI STEPHEN Location: 15 HIGH MEADOW ROAD UNIT #3	NEWMAN SCOTT	0.01	4/3/2020	525,000	450,000	85.71			
L1590812672	771-245-11427	GOLDBERG GARRETT Location: F5 COBBLE RIDGE ROAD	KELLS JOHN	0.00	12/22/2020	400,000	272,400	68.10			
278166592	771-245-11693	HALLORAN, STEPHEN Location: B16 MAPLE RIDGE ROAD	HASKEL FAMILY 2012 G...	0.00	12/7/2021	430,000	371,800	86.47			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1494245376	771-245-11351	HARDE JUNE Location: 7 STRATTON WEST ROAD	LEIKIN SERGEY	0.00	11/10/2020	172,000	180,000	104.65			
L1310662656	771-245-11186	HARTAIGH BRIAIN Location: 10 WINHALL ACRES RD E2	BOYLE MATTHEW	0.02	7/31/2020	287,000	188,500	65.68			
L1157562368	771-245-10885	HASKEL WILLIAM Location: E11 ROCK RIDGE ROAD	DECHIARA ADAM	0.00	2/13/2020	412,000	291,500	70.75			
938977856	771-245-12068	HOFFMANN, ROLF A Location: 2 BYINGTON LANE	CONIGLIO, MATTHEW J	0.02	3/18/2022	430,000	188,500	43.84			
1863613504	771-245-11390	JOHN J READ CONSTRUC... Location: 75 SYLVAN RIDGE ROAD	GRANT, LAWRENCE	1.00	12/15/2021	50,000	60,000	120.00			
L1289662464	771-245-12170	JUHASZ ALEXANDER Location: 8 WALL STREET	FEDER ERIC	10.00	11/6/2019	189,000	160,000	84.66			
752720960	771-245-11147	KALUSH, ALEXIS BRENN... Location: 16 OLD FARM RD UNIT #4	MILLER, MICHELE	0.00	10/8/2021	161,000	142,500	88.51			
1564310592	771-245-11722	KEMPEN, DARREN Location: 9 STRATTON WEST ROAD	VT RETREATS, LLC	0.00	12/17/2021	290,000	180,000	62.07			
911764032	771-245-10155	KLINE, SCOTT Location: G10 COBBLE RIDGE ROAD	GLENNON, MICHAEL J	0.00	3/18/2022	625,000	272,400	43.58			
L822292480	771-245-11624	KUCZMA BRIAN Location: 34 NUTHATCH RD, 34A INTERVALE	FUGEL DAVID	0.00	8/26/2019	269,000	305,000	113.38			
712760384	771-245-11020	KUSURIN, ANTE Location: 10 MIDDLE RIDGE ROAD UNIT 27	BRAWLEY, JAMES	0.00	11/22/2021	659,000	525,000	79.67			
L1254989824	771-245-11229	LEE BRANDON Location: 21 MAPLE BEECH ROAD	STRATTON CONDO 21 LL...	0.00	3/24/2021	330,000	305,000	92.42			
L1754791936	771-245-11416	LUGLIO THOMAS Location: 13A HIGH MEADOW ROAD #1	WEINSTEIN SETH	0.00	10/9/2020	560,000	450,000	80.36			
L687087616	771-245-10602	MARCISZ TRISTAN Location: 19 WINHALL CONDO ROAD UNIT#4	GREG L. KUPFER LIVIN...	0.00	11/10/2020	140,000	90,000	64.29			
L2097561600	771-245-10699	MARTIRE ANDREW Location: 4 STRATTON WEST RD	HARVEY DENISE	0.00	3/26/2021	246,450	180,000	73.04			
L396427264	771-245-11262	MENON SEAN Location: 9 POND VIEW ROAD, INTERVALE UNIT 9A	MILLER GAYLE	0.01	1/17/2020	275,000	305,000	110.91			
L47521792	771-245-11464	MOLLOY MORGAN Location: 17 MAPLE BEECH ROAD, UNIT 17	POLIVY RICHARD	0.00	11/6/2020	415,000	305,000	73.49			
L1550516224	771-245-11247	MONTUORO ROBERT Location: 10 MIDDLE RIDGE ROAD, UNIT NO. 24	RICHTER SIERRA	0.00	10/9/2020	575,000	525,000	91.30			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1728356352	771-245-11146	MORGAN ROBERT Location: 10.66+/- ACRES LIBERA LOT 4	MACMILLAN MICHAEL	10.66	4/30/2020	57,500	150,000	260.87	E	E	E
L1602297856	771-245-10083	MURPHY PATRICK Location: B2 MAPLE HILL ROAD	BROADBENT LISA	0.00	1/8/2021	500,000	291,500	58.30			
162702400	771-245-10177	NESS, SUSAN E Location: 56 HILLTOP ROAD, INTERVALE, WINHALL	PASSARETTA, GIANLUCA	0.00	5/11/2021	468,000	380,000	81.20			
1733704768	771-245-11377	PAGE, ANDERSON Location: 26 STRATTON WEST ROAD	26 STRATTON WEST, LL...	0.00	11/12/2021	112,000	80,000	71.43			
L466509824	771-245-11728	PARKS KARL Location: 4 BYINGTON LANE WINHALL ACRES LOT F4	HANSON GRANT	0.02	5/17/2019	210,000	188,500	89.76			
L1667796992	771-245-10580	PERRY EDWARD Location: 3 STRATTON WEST ROAD	SCULLY JAMES	0.00	3/12/2021	232,500	180,000	77.42			
L1160613888	771-245-10928	PLAUT BARRY Location: E12 ROCK RIDGE ROAD	KINNEY EDEN	0.01	10/2/2020	310,000	287,800	92.84			
666524736	771-245-10235	REAGAN, ALAN Location: 1 POND VIEW ROAD	GREENE, DAVID	0.00	10/12/2021	350,000	305,000	87.14			
787424320	771-245-10021	RINALDI, IGNARIO CHR... Location: 29 PIPER RIDGE ROAD UNIT A2	ALAIMO, JR, JAMES J	0.00	4/28/2021	330,000	332,800	100.85			
2117958720	771-245-11581	RIPP, STEPHEN D Location: 35 NUTHATCH ROAD, INTERVALE	VENTURAS, EVANGELOS	0.00	12/30/2021	350,000	305,000	87.14			
L1801555968	771-245-11148	RUPPEL PHILIP Location: 16 MIDDLE RIDGE ROAD VILLAGE CHALET 6	LAPIDUS KATHRYN	0.02	5/20/2019	420,000	294,200	70.05			
L1290698752	771-245-11496	SCHMIDT GREGORY Location: 11 STRATTON WEST ROAD, UNIT 11	MARCHEFKA TODD	0.00	12/4/2020	194,500	180,000	92.54			
L1328439296	771-245-10234	SELIG TRUSTEE CHRIST... Location: 22 MAPLE BEECH ROAD, INTERVALE #22A	LINKIN-BUTLER ANDREA	0.01	10/18/2019	307,500	305,300	99.28			
1618172992	771-245-10549	SERPA, JOHN Location: 50 HILLTOP ROAD	FARMER, GERALD	0.00	10/1/2021	465,000	305,000	65.59			
933444672	771-245-11888	SIMMERMACHER, RICHAR... Location: 13B HIGH MEADOW RD (FAIRWAY MEADOWS 2)	JAMES W. TOBIN TRUST...	0.00	11/15/2021	625,000	450,000	72.00			
L942792704	771-245-10990	SLOPE VIEW PROPRTIE... Location: B13 MAPLE RIDGE ROAD	DOWD SEAN	0.00	10/29/2020	360,000	323,500	89.86			
L1620271104	771-245-11785	STICKLE ERIC Location: 22 WINHALL ACRES ROAD D-2	SONKO LEE	0.02	11/15/2019	188,000	188,500	100.27			
L1122557952	771-245-10614	STRATTON SKIGOLF LLC Location: 52A HIGH MEADOW ROAD (FAIRWAY MEADOWS #11)	SALLY S FRIED TRUSTE...	0.03	3/15/2021	537,500	450,000	83.72			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
997911616	771-245-10688	STRUMPF, DAVID Location: B1 MAPLE RIDGE ROAD PIPER RIDGE CONDO	WEISE, MAXIMILIAN	0.00	9/17/2021	413,000	289,700	70.15			
L2144874496	771-245-12051	TEXEIRA ANDREW Location: 14 WINHALL ACRES LOT E-4	MARTOCCI MICHAEL	0.02	10/23/2020	276,000	188,500	68.30			
L529702912	771-245-10427	THOMAS GARY Location: 19 WINHALL CONDO ROAD #5	TOLBERT BECKY	0.00	2/19/2021	156,500	95,000	60.70			
101153856	771-245-11351	VELENCHIK, ALAN Location: 7 STRATTON WEST ROAD, #7	HARDE, JUNE A	0.00	12/3/2021	198,000	180,000	90.91			
L301211648	771-245-11722	VT RETREATS LLC Location: 22 STRATTON WEST ROAD UNIT 9	FOSTER COLIN	0.00	11/25/2020	225,000	180,000	80.00			
L1695649792	771-245-10184	WARREN J. GROSJEAN T... Location: 14 MIDDLE RIDGE ROAD, #11	DONAHUE JOHN	0.00	2/22/2021	655,000	525,000	80.15			
L1814216704	771-245-10266	WOODARD II JAMES Location: 20 WINHALL ACRES RD LOT D-3	CARLUCCI RONALD	0.02	10/22/2020	190,000	188,500	99.21			
18276928	771-245-10684	ZHOU, XIAOZHI Location: 73 POND VIEW ROAD	LENOX, SUSAN	0.00	1/13/2022	525,000	380,000	72.38			
L1041743872	771-245-11693	ZIMMERLI-HASKEL ANN Location: B16 PIPER RIDGE/ MAPLE RIDGE ROAD	LEVY ERIC	0.00	11/13/2020	430,000	371,800	86.47			
L2080210944	771-245-10730	ZINBERG ANDREW Location: 48 HILLTOP ROAD	GROSSMAN JEFFREY	0.01	9/19/2019	310,000	305,000	98.39			
Totals for O - Other				22.05		26,339,175	21,412,663				

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
82 Total Transactions	69.93	Low InterQuartile Value	77.36 Low 90% Value of Aggregate
328,146 Average Sales Price	95.71	High InterQuartile Value	83.62 High 90% Value of Aggregate
264,130 Average Listed Price	25.79	InterQuartile Range	80.49 Aggregate Ratio
82.56 Average Ratio			3.89% Sampling Error
85.12 Median Ratio	31.25	Value of Outlier Low Limit	0 Number of Low Outliers
43.58 Low Ratio	134.39	Value of Outlier High Limit	2 Number of High Outliers
134.24 High Ratio	- 7.43	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	173.07	Value of Extreme High Limit	2 Number of High Extremes/Influentials
16.88 COD			
8 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
317 Total Transactions	68.20	Low InterQuartile Value	75.67 Low 90% Value of Aggregate
473,090 Average Sales Price	98.36	High InterQuartile Value	80.41 High 90% Value of Aggregate
369,184 Average Listed Price	30.16	InterQuartile Range	78.04 Aggregate Ratio
83.55 Average Ratio			3.04% Sampling Error
83.40 Median Ratio	22.95	Value of Outlier Low Limit	0 Number of Low Outliers
36.39 Low Ratio	143.61	Value of Outlier High Limit	6 Number of High Outliers
164.23 High Ratio	- 22.30	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	188.86	Value of Extreme High Limit	3 Number of High Extremes/Influentials
21.43 COD			
18 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
6% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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
2 Total Transactions	61.25	Low InterQuartile Value	(15.28) Low 90% Value of Aggregate
482,500 Average Sales Price	110.00	High InterQuartile Value	154.45 High 90% Value of Aggregate
335,750 Average Listed Price	48.75	InterQuartile Range	69.59 Aggregate Ratio
85.62 Average Ratio			121.94% Sampling Error
85.62 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
61.25 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
110.00 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.23 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
28.47 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 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
28 Total Transactions	91.52	Low InterQuartile Value	98.78 Low 90% Value of Aggregate
119,147 Average Sales Price	147.68	High InterQuartile Value	118.47 High 90% Value of Aggregate
129,421 Average Listed Price	56.15	InterQuartile Range	108.62 Aggregate Ratio
115.03 Average Ratio			9.07% Sampling Error
96.51 Median Ratio	7.30	Value of Outlier Low Limit	0 Number of Low Outliers
40.00 Low Ratio	231.91	Value of Outlier High Limit	0 Number of High Outliers
224.00 High Ratio	- 76.93	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	316.14	Value of Extreme High Limit	0 Number of High Extremes/Influentials
31.68 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
347 Total Transactions	69.09	Low InterQuartile Value	76.11 Low 90% Value of Aggregate
447,800 Average Sales Price	99.41	High InterQuartile Value	80.94 High 90% Value of Aggregate
351,636 Average Listed Price	30.32	InterQuartile Range	78.53 Aggregate Ratio
85.07 Average Ratio			3.07% Sampling Error
85.68 Median Ratio	23.61	Value of Outlier Low Limit	0 Number of Low Outliers
36.39 Low Ratio	144.88	Value of Outlier High Limit	13 Number of High Outliers
170.74 High Ratio	- 21.86	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	190.36	Value of Extreme High Limit	6 Number of High Extremes/Influentials
21.68 COD			
18	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		