

Study created by Christie.Wright@vermont.gov on 12/1/2022 at 4:27 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
620833856	123-038-10524	324 DEER RUN LLC Location: 324 DEER RUN HEIGHTS	FARARA, JOSEPH M	2.00	6/24/2021	180,000	130,200	72.33			
L376872960	123-038-10157	77 HILLTOP SPE LLC Location: 77 HILLTOP DRIVE	ROSEMARK KAREN	1.74	10/23/2020	325,000	263,500	81.08			
1252719168	123-038-12394	ABDO, HEBA Location: 69 FORGAN LANE	MASI, ROBYN A	1.79	2/9/2022	480,000	273,100	56.90			
L1989935104	123-038-10192	ALBEE BRETT Location: 693 VT ROUTE 108 S	BROOK MUNRO	3.60	10/8/2019	233,200	225,600	96.74			
463109184	123-038-10389	ALBRIGHT, AMY Location: 119 SCHOOL STREET	GRIMM, EDWARD	0.24	11/3/2021	192,000	163,600	85.21			
L470982656	123-038-10057	ANDERSON LEE Location: 16 PUMPKIN HARBOR ROAD	WWB LLC	2.25	2/12/2021	263,500	242,100	91.88			
L1086619648	123-038-10443	ARCAND MAUDE Location: 2959 VT ROUTE 108 S.	HULL DAVID	1.10	7/29/2020	161,250	110,400	68.47			
L1906343936	123-038-10589	BAKER DYLAN Location: 271 CAMBRIDGE GLEN ROAD	GALLAGHER CHARLES	0.73	9/29/2020	235,000	167,100	71.11			
2103704640	123-038-10072	BALDWIN, KELLY K Location: 84 MAPLE RIDGE DRIVE	BRESSER, DANNAH DVOR...	0.62	11/19/2021	230,000	177,800	77.30			
796949568	123-038-10524	BALDWIN, TIMOTHY Location: 324 DEER RUN HEIGHTS	324 DEER RUN LLC	2.00	11/4/2021	280,000	130,200	46.50			
712784960	123-038-11215	BEAUCHEMIN, JORDAN R Location: 2594 VT RTE 15	DRAPER, JONATHAN B	0.38	8/27/2021	239,000	143,100	59.87			
L121778176	123-038-10706	BECHTEL MELINDA Location: 5922 VT ROUTE 15	LEBLANC RICHARD	0.15	4/30/2019	209,900	142,400	67.84			
L1512570880	123-038-12102	BENNIS DAVID Location: 37 BLAKE WAY	RHEAUME PAUL	1.62	6/21/2019	245,000	217,200	88.65			
L1545224192	123-038-10804	BIDWELL ERICA Location: 126 VAN COR DRIVE	GAUDETTE DONNA	1.01	9/20/2019	118,500	93,500	78.90			
1615764544	123-038-11273	BISHOP, ANDREW Location: 144 MANSFIELD AVENUE	LISCIO, ZACHARIAH J	0.65	9/30/2021	415,000	141,900	34.19	O	O	O
1958333504	123-038-10551	BONE, PHILIP H Location: 218 N MAIN ST	LANE, DALE L	1.04	5/21/2021	315,000	304,400	96.63			
L899571712	123-038-12262	BOUDREAU JESSIE Location: 217 UPPER VALLEY ROAD	SECOND CONGREGATIONA...	0.19	1/19/2021	259,500	207,700	80.04			
1644543040	123-038-12023	BRADFORD, CHRISTINA ... Location: 56 SMUGGLERS VIEW ROAD	WRY, STEVEN	1.10	10/19/2021	275,000	191,200	69.53			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L254185472	123-038-10518	BRITT SARA LYNN Location: 229 SOUTH MAIN STREET	ERNO ELEONOR	0.40	11/10/2020	110,000	192,300	174.82	E	E	E
L468664320	123-038-12103	BUFFUM HUNTER Location: 230 WHITEFIELD DRIVE	PICHE ADAM	0.56	5/29/2019	222,000	223,600	100.72			
L228319232	123-038-11967	BURKE SEAN Location: 3977 UPPER PLEASANT VALLEY ROAD	PATRICIA HELEN WELLS...	0.28	9/11/2020	157,500	138,100	87.68			
L149807104	123-038-10671	BUTLER KAITLYN Location: 3029 UPPER PLEASANT VALLEY ROAD	GUILLEMETTE MICHEL	1.12	9/30/2019	276,900	202,700	73.20			
5315648	123-038-12109	CHRISTENSEN, JR, JIM... Location: 234 WHITEFIELD DRIVE	NEVILLE, TIMOTHY C	1.70	8/31/2021	352,000	212,200	60.28			
L872718336	123-038-10728	COFFRIN EMILY Location: 64 HOLMES DRIVE	WAKELING TIMOTHY	0.78	10/23/2020	320,000	283,600	88.63			
L203046912	123-038-11281	CORRIVEAU BRIAN Location: 1719 STEBBINS ROAD	HUBBARD LARRY	5.00	8/8/2019	228,000	186,500	81.80			
L629776384	123-038-10822	CURRAN ELISE Location: 668 NORTH CAMBRIDGE ROAD	JUSKIEWICZ BERNARD	5.70	9/25/2019	294,000	251,800	85.65			
L124297216	123-038-10091	CURTIN LEAH Location: 174 JUNCTION HILL ROAD	HOBLIN BRIE	3.84	12/13/2019	260,000	208,500	80.19			
1591635008	123-038-10070	DAVIES, SAM Location: 89 CHURCH STREET	BARR, JEFFREY	0.54	6/30/2021	295,500	234,100	79.22			
L718544896	123-038-10165	DAY SCOTT Location: 3223 VERMONT ROUTE 108 NORTH	BOUCHARD RONALD	1.20	8/26/2019	204,000	151,700	74.36			
L1326075904	123-038-10995	DESLAURIERS DAVID Location: 207 MILL ST	CASE JOHN	0.55	7/31/2020	355,670	305,500	85.89			
L858685440	123-038-11253	DESORDA JAMES Location: 611 CLIFF REYNOLDS ROAD	LAMPHERE PAUL	5.30	9/4/2020	88,000	75,500	85.80			
L595873792	123-038-10901	DUQUETTE DANA Location: 123 BLANCHARD ROAD	KULHOWVICK THOMAS	1.56	9/23/2019	223,900	184,000	82.18			
L2129928192	123-038-10408	FEALY JOHN Location: 2776 VT RTE 108 N	JOHNSON NICHOLAS	5.95	10/15/2020	280,000	163,000	58.21			
L506875904	123-038-10232	FILLION MATTHEW Location: 14 CURRAN DRIVE N.	ROE JASON	1.10	6/5/2019	195,000	164,800	84.51			
L1040355328	123-038-10882	FULLER JOSHUA Location: 2204 UPPER PLEASANT VALLEY ROAD	KESSMAN AARON	3.25	10/1/2019	335,000	347,100	103.61			
L17309696	123-038-10744	GOLD SUSAN Location: 3042 VERMONT ROUTE 109	LEE AVERY	1.10	3/1/2021	287,000	184,000	64.11			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1147752448	123-038-10935	GUINNESS AARON Location: 511 HOGBACK ROAD	THIBAUT NATHAN	1.65	6/25/2020	239,000	209,300	87.57			
L1636581376	123-038-11987	HANDY JOSEPH Location: 141 CAMBRIDGE GLEN ROAD	WHITE GEORGE	1.59	10/13/2020	225,000	176,000	78.22			
357770816	123-038-11880	HENRY, ELI Location: 170 BURNOR ROAD	ESTATE OF GARY N. TR...	1.60	3/4/2022	299,000	183,300	61.30			
755678272	123-038-11998	HENWOOD, VIRGINIA Location: 4044 NORTH CAMBRIDGE ROAD	SEILER, ELEANOR L	5.65	9/30/2021	280,000	177,300	63.32			
L1654657024	123-038-11794	HORN STEPHEN Location: 75 MADONNA VIEW	STRITZLER WILLIAM	3.80	12/31/2020	597,000	548,900	91.94			
L434634752	123-038-10713	HUSTON BARRY Location: 500 SMUGGLERS VIEW ROAD	JB'S CONSULTING LLC	1.02	4/7/2020	224,000	220,800	98.57			
L514433024	123-038-11179	JEFFERY DAVID Location: 50 SUGARBUSH HILL DRIVE	MEUNIER MICHAEL	1.55	3/11/2021	270,000	187,600	69.48			
L1305157632	123-038-12020	JOHNSTON JEFFREY Location: 80 EDWARDS ROAD	WRIGHT ELLEN	1.50	10/8/2020	260,000	224,400	86.31			
1041710144	123-038-10231	JOSEPH M. BISSONETTE... Location: 260 OVERVIEW	CHRISTOPHER J BUTTOL...	5.60	10/7/2021	364,000	207,000	56.87			
L495259648	123-038-10403	KELLER IAN Location: 432 SMUGGLERS VIEW ROAD	DANIELS C. JOHN	1.05	2/5/2021	277,500	187,100	67.42			
L2064273408	123-038-11210	KELLNER PENNY Location: 20 CHEZ LANE UNIT #5	BROWN RAMSEY	3.00	8/3/2020	166,500	117,300	70.45			
L604282880	123-038-11447	KOEP LAZARUS Location: 254 NORTH MAIN STREET	RUSSIN IDA	0.22	8/5/2020	147,500	142,200	96.41			
L878657536	123-038-12163	KONTOS THOMAS Location: 27 WILLIAMSON COURT	ARNELL CHRISTIAN	0.36	5/1/2020	204,500	168,300	82.30			
L99885056	123-038-12117	LABOMBARD LIZA Location: 216 WHITEFIELD DRIVE	O'NEIL JEREMY	2.00	6/30/2020	288,000	221,000	76.74			
L731430912	123-038-10367	LAFOUNTAIN III EDWAR... Location: 54 PUMPKIN HARBOR ROAD	BAGLEY AUSTIN	1.02	8/30/2019	287,000	293,200	102.16			
L1406926848	123-038-12218	LAMBERT MARGARET Location: 20 WILD APPLE LANE	KENNEDY BRIAN	0.75	9/10/2020	350,000	281,100	80.31			
172204608	123-038-10518	LAVALLEE, CODY Location: 229 SOUTH MAIN STREET	BRITT, SARA L	0.40	12/1/2021	300,000	215,400	71.80			
L216735744	123-038-12221	LAYNE FREDERICK RAND... Location: 21 WILD APPLE LANE	BROUILLARD MATTHEW	0.27	10/16/2020	374,000	307,900	82.33			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1873940480	123-038-12322	LEE HOLLY Location: 287 CRAIG LANE	SCAPERROTTA JOHN	1.36	8/15/2019	227,000	153,900	67.80			
L940318720	123-038-11464	LEEN MICHAEL Location: 8671 VERMONT ROUTE 15	SZABO DAVID	1.50	10/21/2020	295,000	198,500	67.29			
L756105216	123-038-11971	LIDDY CHRISTY Location: 86 MAPLE STREET	SHEPARD CHURCH LEE	0.32	7/15/2020	224,475	168,800	75.20			
L349511680	123-038-11899	LILLY STEVEN Location: 480 CLIF REYNOLDS ROAD	VARIN LYNN	1.10	4/3/2020	167,500	123,700	73.85			
L1372807168	123-038-10217	LIPKA BERNARD Location: 775 VT. RT. 109	BRYCE JR. OLIN	0.55	8/13/2020	119,000	136,900	115.04			O
L2069127168	123-038-12158	LUCAS MARK Location: 187 OVERVIEW DRIVE, LOT 6	CARDINAL ANTHONY	4.20	9/23/2020	80,000	109,700	137.13	O	O	O
L173166592	123-038-11117	MAGNANELLI DAVID Location: 383 JEFF HEIGHTS CIRCLE	MACHIA TRUSTEE DANA	0.79	5/31/2019	335,000	313,000	93.43			
253455424	123-038-11517	MANKTELOW, HAYLEE R Location: 50 SAND HILL DRIVE	RIENDEAU, BRADLEY M	1.00	8/6/2021	325,000	203,400	62.58			
L679292928	123-038-11908	MARTIN JUSTIN Location: 1017 STEBBINS ROAD	VAUTOUR ROLAND	1.00	10/4/2019	185,000	143,700	77.68			
L802381824	123-038-11940	MASON RANDALL Location: 1869 STEBBINS ROAD	BURKE ROBERT	2.65	10/19/2020	325,000	199,000	61.23			
L273358848	123-038-12266	MCCAWLEY MATTHEW Location: 182 CHERRY TREE LANE	GERACE MICHAEL	3.24	6/21/2019	289,000	283,100	97.96			
L1673072640	123-038-10071	MCSOLEY FRANCES Location: 749 VT ROUTE 108 SOUTH	HOWARD DALTON	0.35	5/7/2019	173,750	133,300	76.72			
L575934464	123-038-11129	MEREDITH KELLY Location: 2770 VT ROUTE 108 SOUTH	ST. ALBANS MANAGEMEN...	2.63	6/30/2020	201,111	144,100	71.65			
L1143889920	123-038-12184	MICELI PASQUALE Location: 37 GREYSTONE DRIVE	DAVIS JAMES	0.21	7/10/2019	262,000	242,700	92.63			
L1088540672	123-038-10968	MIX CODY Location: 148 PINE TREE LANE	MAYNARD SHARON	3.00	6/7/2019	254,000	219,700	86.50			
L1254621184	123-038-12307	MORIN JOSHUA Location: 33 TIMSHEL DRIVE	RITO JUSTIN	2.60	10/24/2019	234,550	189,400	80.75			
1549030464	123-038-12135	NADEAU, RYAN CHRISTO... Location: 371 SAND HILL DRIVE	BECKER, JEREMY	5.49	5/7/2021	319,000	206,000	64.58			
L1943470080	123-038-11243	NEWETT CHRISTOPHER Location: 500 JUNCTION HILL ROAD	ESTATE OF KEVIN M. N...	2.00	9/10/2019	171,000	168,400	98.48			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L589029376	123-038-11933	NEWMAN KARAH Location: 994 CADY HILL ROAD	BATTEN TRUSTEE DANIE...	2.80	8/15/2019	236,000	168,000	71.19			
L65912832	123-038-11406	NIECKARZ RYAN Location: 46 LOG CABIN DRIVE	KING ZACHARY	0.63	11/25/2020	217,500	204,000	93.79			
1909697600	123-038-10343	O'BRIEN, JUSTIN Location: 134 NORTH MAIN STREET	PEDEN, MICHAEL B	0.41	7/28/2021	267,500	240,600	89.94			
1128081984	123-038-10729	PARTIE, MASON Location: 337 CAMBRIDGE GLEN ROAD	MARTEL, CASSANDRA	1.12	1/18/2022	330,000	186,500	56.52			
L1405272064	123-038-10647	PHELAN DANIEL Location: 458 SMUGGLERS VIEW ROAD	GILL JR. DONALD	0.95	1/10/2020	295,000	176,200	59.73			
L1822375936	123-038-10131	PLUNKETT JOSEPH Location: 143 CURRAN DRIVE SOUTH	BEGNOCHE BLAKE	2.40	9/18/2019	290,900	227,800	78.31			
L801841152	123-038-12134	POKORNY RICHARD Location: 26 WILLIAMSON COURT	LETCHER SCOTT	0.15	2/24/2020	134,000	110,800	82.69			
1894245952	123-038-10255	PRESCOTT, ROBYN I Location: 184 N MAIN STREET	BENSEN, DEBORAH L	0.54	3/23/2022	216,000	189,300	87.64			
L1574182912	123-038-10546	QUAGLIOZZI MATTHEW Location: 80 SMUGGLERS LOOP DRIVE	FERGUSON JAN	1.05	9/20/2019	277,000	246,300	88.92			
L1207476224	123-038-10991	ROBERGE PHILLIP Location: 128 HUTCHINS HILL DRIVE	LANGDELL BELINDA	2.50	4/10/2020	200,000	168,800	84.40			
L1339281408	123-038-10099	RONDEAU COREY Location: 4001 NORTH CAMBRIDGE ROAD	CURRAN FRANK	5.00	11/27/2019	280,000	178,900	63.89			
L1653006336	123-038-10157	ROSEMARK KAREN Location: 77 HILLSTOP DRIVE	HUACO JIMENA	1.74	11/18/2019	300,000	227,400	75.80			
1561541696	123-038-12271	ROSSICS, TAYLOR Location: 39 JONES MEADOW	REYNOLDS, STEVEN J	1.48	10/20/2021	344,000	192,000	55.81			
L1849860096	123-038-10568	ROUPE ABAGAIL Location: 1491 VT ROUTE 108N	COURCHESNE SEAN	0.50	10/1/2019	180,000	134,600	74.78			
55041088	123-038-12139	ROY, RUSHANIYA Location: 261 WHITEFIELD DRIVE	TOWNE, LIANA	0.88	10/8/2021	370,000	210,600	56.92			
L1368883200	123-038-12372	RUSTER PATRICK Location: 96 WHITE BIRCH DRIVE	EDGERLEY TERRI	1.40	7/14/2020	388,000	274,700	70.80			
L600231936	123-038-10441	SAFFORDJR. GEORGE Location: 59 BLUE JAY DRIVE	PHILLIPS JAMES	1.20	5/31/2019	221,000	148,600	67.24			
L278650880	123-038-11515	SAVOIE ZARAH Location: 2083 BARTLETT HILL ROAD	PERROTTE NICHOLAS	0.66	12/13/2019	203,000	157,100	77.39			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1767342080	123-038-10644	SAYLES JAMISON Location: 623 POLLANDER RD	SCARBACI ERIC	0.80	9/21/2020	250,000	185,300	74.12			
L770654208	123-038-11777	SEIBEL JOSHUA Location: 9741 VT RTE 15	SMITH JENNIFER	4.45	4/9/2019	247,000	229,900	93.08			
L176443392	123-038-10017	SERGEANT JAMES Location: 99 UPPER PLEASANT VALLEY ROAD	ALLEN JASON	0.56	8/30/2019	216,000	184,400	85.37			
L1396985856	123-038-10160	SHAW ANDREW Location: 1364 STEBBINS ROAD	SCHLIPF STEVE	2.50	6/1/2020	303,500	277,600	91.47			
L1708351488	123-038-10015	SHEA NICOLE Location: 14 GOOSEBURY KNOLL DRIVE	ALDRICH STEPHANIE	2.90	9/15/2020	192,000	155,700	81.09			
L849379328	123-038-11316	SHERWOOD JOHN Location: 69 CARLTON AVE	RUSSELL TIMOTHY	0.51	9/28/2020	269,900	191,300	70.88			
L935202816	123-038-11786	SMITH BRANDON Location: 239 HIGHLAND ESTATES DRIVE (LOT 6)	STONE ABEL	0.84	3/12/2020	150,000	111,500	74.33			
L583737344	123-038-11131	SPELLMAN CRYSTAL Location: 381 RIVER ROAD, LOT 1	MCMURRAY ROBERT	1.17	1/22/2020	225,000	186,200	82.76			
L830545920	123-038-12083	STANFORD VIRGINIA Location: 370 RIVER ROAD	TOURVILLE KEITH	2.50	3/12/2020	327,500	272,800	83.30			
1041484864	123-038-12094	STROLLE, THOMAS D Location: 75 KRUSCH DRIVE	RAPPOLD, RAE	0.99	6/18/2021	429,000	292,600	68.21			
L354041856	123-038-11830	THIBAUT RENE Location: 2381 NORTH CAMBRIDGE ROAD	SHEPPARD JERRY CRAIG	1.60	4/26/2019	214,300	165,700	77.32			
L274698240	123-038-12149	TIGHE JARETT Location: 351 WHITEFIELD DRIVE	MASLAK MICHAEL	0.66	6/5/2019	290,000	253,400	87.38			
L1008173056	123-038-10658	TILTON DUSTIN Location: 42 TASHER LANE	SHAFFER KENNEY KATIE	1.35	8/27/2020	255,000	182,300	71.49			
140272192	123-038-10994	TOLTEC CAPITAL, LLC Location: 233 MILL STREET	MILL STREET RIVER HO...	0.27	12/13/2021	390,000	149,600	38.36	O	O	O
1063779392	123-038-10129	TYLER, RHEA Location: 592 UPPER PLEASANT VALLEY ROAD	BISHOP, GERALDINE	1.30	11/5/2021	249,900	156,000	62.42			
L2053214208	123-038-12212	ULRICH MAGGIE Location: 53 JULIENNE LANE	VON IBSCH ERICH	3.46	8/9/2019	343,000	276,300	80.55			
1303166016	123-038-12161	URBAN, ELIZABETH R Location: 290 CURRAN DRIVE SOUTH	WELLS, JEFFREY S	1.86	10/28/2021	388,500	265,800	68.42			
L956604416	123-038-10530	VALISKA JEFFREY Location: 1899 VT ROUTE 108 NORTH	FERRIS ROBERT	1.50	10/16/2020	235,000	218,900	93.15			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1307159616	123-038-11486	VAN BUSSEL, REBECCA Location: 1289 STEBBINS ROAD	PATLAK, DAVID J	1.52	7/29/2021	311,289	168,700	54.19			
L559882240	123-038-10626	VANCE III HAROLD Location: 218 HIGHLAND ESTATES DRIVE	CONSTABLE BRIAN	0.60	6/29/2020	133,000	114,100	85.79			
L744218624	123-038-10194	WALKER LAURA Location: 272 MILL STREET	PRATT JUSTIN	0.45	12/30/2020	210,000	165,400	78.76			
1495313472	123-038-11022	WALSH-MOULTROP, DEBO... Location: 221 SOUTH MAIN STREET	LOTTO, SAMUEL W	0.58	7/1/2021	295,000	219,300	74.34			
L261558272	123-038-11879	WELLS BROCK Location: 104 RICE FARM DRIVE	TROMBLEY SUSAN	3.40	7/28/2020	242,000	161,900	66.90			
L1566097408	123-038-11157	WERKHEISER JESSICA Location: 1424 VERMONT ROUTE 109	MILLER RHONDA	4.90	9/16/2020	280,500	241,100	85.95			
72468032	123-038-12116	WILSON, MALCOLM Location: 126 WHITEFIELD DRIVE	HANEY, LILY L	1.65	3/1/2022	419,000	226,600	54.08			
Totals for R1 - Residential with less than 6 acres				196.89		30,097,995	22,934,000				

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	
115 Total Transactions	68.21	Low InterQuartile Value	73.51	Low 90% Value of Aggregate
263,053 Average Sales Price	86.50	High InterQuartile Value	78.17	High 90% Value of Aggregate
199,489 Average Listed Price	18.29	InterQuartile Range	75.84	Aggregate Ratio
77.57 Average Ratio			3.07%	Sampling Error
77.95 Median Ratio	40.77	Value of Outlier Low Limit	2	Number of Low Outliers
34.19 Low Ratio	113.93	Value of Outlier High Limit	3	Number of High Outliers
137.13 High Ratio	13.33	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	141.37	Value of Extreme High Limit	1	Number of High Extremes/Influentials
14.54 COD				
3	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
L396034048	123-038-10819	BARIL DEANNA Location: 653 LOWER PLEASANT VALLEY ROAD	JUELL BARBARA	10.10	11/12/2020	415,000	299,900	72.27			
1061551168	123-038-10549	BEAUDOIN, CORY Location: 274 APPLE TREE DRIVE	FLETCHER, PHYLLIS T	10.30	11/19/2021	325,000	174,200	53.60			
L2105573376	123-038-10828	BELEY-FINNEMORE MEAG... Location: 1639 VT ROUTE 104	WRIGHT NATHAN	11.25	4/29/2020	310,000	299,600	96.65			
L684118016	123-038-11939	BROWN KRISTOPHER Location: 7082 VT TOUTE 15	BOUTHILLETTE NICHOLA...	10.04	6/10/2019	328,000	356,000	108.54			
468311104	123-038-10282	BROWNE, MONTANA L Location: 272 PUMPKIN HARBOR ROAD	CATHERINE A. ARANDA ...	12.90	9/22/2021	490,000	317,500	64.80			
L2077687808	123-038-11736	CHAMBERLIN ADAM Location: 76 ROONEY DRIVE	SCHILDGE CHRISTOPHER	13.60	9/3/2019	318,500	260,600	81.82			
197676096	123-038-10262	CHAREST, DARLENE Location: 92 LA VITA BELLA	MCCARTHY, ALEXANDER ...	10.16	5/11/2021	230,000	177,700	77.26			
L474685440	123-038-10659	CLAFLIN DANIEL Location: 332 POLLANDER ROAD	MEEHAN SHANNON	11.00	11/8/2019	205,000	213,000	103.90			
L843026432	123-038-10778	COLE BRITTANY Location: 1074 WILLIAMSON ROAD	HANLEY ALEX	10.30	3/25/2020	88,000	71,800	81.59			
273241152	123-038-12292	CUNDIFF, SARAH Location: 237 LABARRON LANE	SULLIVAN, JULIE	6.14	4/30/2021	435,200	311,000	71.46			
686622272	123-038-10148	D'ELIA, MARGARET A Location: 41 THOMPSON LANE	BLOOD, COLLEEN J	10.10	2/15/2022	300,000	258,300	86.10			
L1786724352	123-038-11746	EMILY KIDDER DOIG TR... Location: 766 CADY HILL LANE	SOUTHWICK PETER	13.80	10/2/2020	90,000	99,400	110.44			
L1135083520	123-038-10412	FERRARA FRANCES Location: 72 MADONNA VIEW DRIVE	DAVIS MARCLAY	6.17	9/11/2020	395,000	484,000	122.53			
L2064912384	123-038-10862	GILDERSLEEVE KELLY Location: 31 PALMER LANE	MCLOUGHLIN ERIC	10.10	10/15/2019	289,800	290,700	100.31			
1486777408	123-038-10415	GILLIM, KALA Location: 811 LOWER PLEASANT VALLEY ROAD	HARBEN, DALTON	10.10	6/25/2021	620,000	505,900	81.60			
L2021515264	123-038-10209	GINTOF BLAKE Location: 50 OLD MAIN STREET	WINDRIDGE FARMS LLC	14.90	6/30/2020	230,000	266,500	115.87			
1102326848	123-038-10758	HOMAN, THADDEUS K Location: 1097 UPPER PLEASANT VALLEY ROAD	LETCHER, SCOTT GILMO...	10.43	5/14/2021	465,000	259,000	55.70			
L425009152	123-038-10142	HULING KRISTA Location: 1099 WESTMAN ROAD	LIDDY CHRISTY	47.44	10/15/2020	415,000	413,200	99.57			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1646559232	123-038-12087	JOHNSON GREGORY Location: 512 WILLIAMSON ROAD	BRANNAGAN EDWARD	18.40	1/15/2021	323,000	213,200	66.01			
L134750208	123-038-10451	KECK DAVID Location: 293 TANNER ROAD	ROGERS JR. GEORGE	10.10	2/12/2021	280,000	229,000	81.79			
L1359183872	123-038-10556	KING BRADLEY Location: PARCEL ID 0039007-00.000 CADY HILL ROAD	LUSSIER ANTHONY	35.75	10/2/2020	180,000	143,600	79.78			
L1130536960	123-038-10267	KUPIEC TIMOTHY Location: 992 POLLANDER ROAD	ABBOTT CAROL	10.40	7/28/2020	317,500	282,400	88.94			
L48148480	123-038-10501	LANG TAYLOR Location: 543 VT RTE 108 N	MCCUIN TERRY	12.50	10/15/2019	349,000	286,200	82.01			
L776118272	123-038-10758	LETCHER SCOTT Location: 1097 UPPER PLEASANT VALLEY ROAD	AUTUMN PROPERTIES LL...	10.10	5/7/2019	475,000	258,200	54.36			
L1921880064	123-038-11854	MANNINGS RUSSELL Location: 450 WILLIAMSON ROAD	PRESCOTT TYLER	6.64	6/17/2019	262,000	256,300	97.82			
1516286528	123-038-10643	MCCABE, MATTHEW Location: 710 WILLIAMSON ROAD	BROOKS, BRIAN M	10.30	1/6/2022	340,000	217,800	64.06			
L1479053312	123-038-11518	MCKIBBEN WYATT Location: 240 BERTRAND HILL LANE	O'MALLEY ERIN	53.60	8/13/2020	796,500	615,400	77.26			
1321942080	123-038-10037	MORRILL, JUSTIN Location: 1169 NORTH CAMBRIDGE ROAD	ARLETH, GARY	11.50	9/17/2021	310,000	195,900	63.19			
L706293760	123-038-10081	NEE LIVING TRUST Location: 416 PRATT ROAD	CURRIER ROBERT	28.30	9/14/2020	525,000	421,100	80.21			
L1362694144	123-038-10190	PERRY JASON Location: 1581 BARTLETT HILL ROAD	ELLIOTT RONALD	10.11	6/10/2019	365,000	279,700	76.63			
L580198400	123-038-10985	PYRATE HOLDINGS LLC Location: 303 ROOD ROAD	LACHANCE BLAINE	7.20	6/26/2020	197,400	149,400	75.68			
L833519616	123-038-12320	REALANDER KEITH Location: 778 PRATT ROAD	MCCAWLEY JUDY	18.30	8/21/2020	616,969	585,400	94.88			
L2045624320	123-038-10087	RIVARD JACE Location: 668 COVEY ROAD	ZIMMERMAN DEBORA	11.30	11/13/2020	244,900	177,900	72.64			
1899603008	123-038-12047	RIVER RIDGE FARM LLC Location: 1756 VT ROUTE 109	PFEIL, NICHOLAS	16.60	4/2/2021	272,000	228,100	83.86			
1618754624	123-038-10473	RUARK, VALERIE A Location: 221 MILL STREET	DUNN, JOHN M	21.33	8/31/2021	415,000	274,100	66.05			
1503476800	123-038-12089	SMITH, JASON S Location: 351 RIVER VIEW DRIVE	PERYEA, JOSEPH C	41.90	9/13/2021	360,000	255,400	70.94			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1375878208	123-038-12034	STEWART, RICHARD Location: 1867 VT ROUTE 108 N	WYCKOFF, THOMAS W	10.25	9/3/2021	549,900	366,600	66.67			
L1220476928	123-038-10922	TANIS CHRISTOPHER Location: 428 WRIGHT ROAD	HOSPODAR PETER	39.60	8/27/2019	515,000	515,300	100.06			
571722816	123-038-11076	VOLIN, MATTHEW Location: 173 YOUNG FARM ROAD	OJEDA, ISAAC S	6.55	6/21/2021	399,000	303,800	76.14			
1636887616	123-038-11496	VON NAGY, JUSTIN Location: 204 URIE RD	HEGARTY, JOHN	10.50	6/30/2021	330,000	249,500	75.61			
L467767296	123-038-11882	WEST MICHAEL Location: 51 TANNER ROAD	BROWN JORDAN	10.10	6/14/2019	242,500	215,800	88.99			

Totals for R2 - Residential with 6 or more acres **640.16** **14,615,169** **11,778,400**

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
41 Total Transactions	71.20 Low InterQuartile Value	76.38 Low 90% Value of Aggregate
356,468 Average Sales Price	95.76 High InterQuartile Value	84.80 High 90% Value of Aggregate
287,278 Average Listed Price	24.56 InterQuartile Range	80.59 Aggregate Ratio
82.14 Average Ratio		5.22% Sampling Error
80.21 Median Ratio	34.36 Value of Outlier Low Limit	0 Number of Low Outliers
53.60 Low Ratio	132.61 Value of Outlier High Limit	0 Number of High Outliers
122.53 High Ratio	- 2.48 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	169.45 Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.03 COD		
3 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		

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1792479232	123-038-11007	BAILEY DUSTIN Location: 160 HIGHLAND ESTATES DRIVE	JONES JANA	0.87	1/27/2021	123,500	92,100	74.57			
L1435246592	123-038-11306	SIMON HELEN Location: 19 MEADOW DRIVE	PROULX DENISE	0.65	12/9/2020	115,000	83,900	72.96			
Totals for MHL - Mobile home landed				1.52		238,500	176,000				

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	72.96	Low InterQuartile Value	68.76	Low 90% Value of Aggregate
119,250 Average Sales Price	74.57	High InterQuartile Value	78.83	High 90% Value of Aggregate
88,000 Average Listed Price	1.62	InterQuartile Range	73.79	Aggregate Ratio
73.77 Average Ratio			6.83%	Sampling Error
73.77 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
72.96 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
74.57 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
1.10 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			

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1048289280	123-038-11476	CASE MONICA Location: 331 HIGGINS RUN	MACHIA AMBER	1.80	3/1/2021	13,000	23,400	180.00	E	E	

Totals for S1 - Vacation home with less than 6 acres				1.80		13,000	23,400				
---	--	--	--	-------------	--	---------------	---------------	--	--	--	--

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	
1 Total Transactions	180.00	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
13,000 Average Sales Price	180.00	High InterQuartile Value	0.00	High 90% Value of Aggregate
23,400 Average Listed Price	0.00	InterQuartile Range	180.00	Aggregate Ratio
180.00 Average Ratio				Sampling Error
180.00 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
180.00 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
180.00 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
1041336896	123-038-10098	ANDERSON, LEE S Location: 276 MAIN STREET	276 MAIN STREET LLC	0.73	1/18/2022	290,000	184,900	63.76			
L1840664576	123-038-11814	JSP PROPERTY LLC Location: 48 OLD ROUTE 15	TAMASI PAUL	0.33	12/23/2019	160,000	116,200	72.63			
L426287104	123-038-11864	KAISER PROPERTIES LL... Location: 15 PUMPKIN HARBOR ROAD	TOBIN ARTHUR	0.88	12/6/2019	150,000	125,200	83.47			
L317923328	123-038-11371	STONY MEADOW PROPERT... Location: 44 & 70 LAMOILLE VIEW LANE	44 & 70 LAMOILLE VIE...	3.90	10/28/2019	830,000	696,800	83.95			
Totals for C - Commercial				5.84		1,430,000	1,123,100				

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	
4 Total Transactions	65.98	Low InterQuartile Value	66.72	Low 90% Value of Aggregate
357,500 Average Sales Price	83.83	High InterQuartile Value	90.35	High 90% Value of Aggregate
280,775 Average Listed Price	17.86	InterQuartile Range	78.54	Aggregate Ratio
75.95 Average Ratio			15.04%	Sampling Error
78.05 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
63.76 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
83.95 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.97 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
9.94 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
L1445617664	123-038-10517	GRAY-JEFF PROPERTIES...	RUDOLPH ERNO REVOCAB...	0.33	1/31/2020	160,000	153,300	95.81			
Location: 39 MILL STREET											

Totals for CA - Commercial Apartments				0.33		160,000	153,300				
--	--	--	--	-------------	--	----------------	----------------	--	--	--	--

CA - Commercial Apartments

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
1 Total Transactions	95.81	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
160,000 Average Sales Price	95.81	High InterQuartile Value	0.00	High 90% Value of Aggregate
153,300 Average Listed Price	0.00	InterQuartile Range	95.81	Aggregate Ratio
95.81 Average Ratio				Sampling Error
95.81 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
95.81 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
95.81 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				

F - Farm

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L982597632	123-038-10704	PRESTON-BALDWIN HOLD...	HAYDEN JOHN	18.28	10/1/2020	450,000	300,900	66.87			
Location: 3727 VT RT 15											

Totals for F - Farm

18.28 450,000 300,900

F - Farm

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	66.87	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
450,000 Average Sales Price	66.87	High InterQuartile Value	0.00	High 90% Value of Aggregate
300,900 Average Listed Price	0.00	InterQuartile Range	66.87	Aggregate Ratio
66.87 Average Ratio				Sampling Error
66.87 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
66.87 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
66.87 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
L220495872	123-038-12186	AGNETA KENNETH Location: JCT HILL ROAD	CHABOT BERNARD	14.60	1/15/2021	68,000	89,200	131.18	O		
726973504	123-038-10152	BOYDEN, MARK Location: 32 ACRES ON VT ROUTE 15	BOISSONEAULT, JASON	32.50	9/24/2021	72,000	68,800	95.56			
1586061888	123-038-12113	CASEY ADAMS CONSTRUC... Location: LOT 7 RIVER ROAD	WILLIAM H. PUTNAM RE...	2.61	12/29/2021	65,000	68,100	104.77			
L384000000	123-038-11417	DAIGLE ERIC Location: LOTS 63 & 64 SMUGGLERS VIEW ROAD	NEVITT EXECUTOR KARE...	2.05	4/30/2019	40,000	79,500	198.75	E		
821578816	123-038-12335	DECHANCE, ANTHONY M Location: 1301 VT ROUTE 104	GETTY, CORY A	10.10	5/28/2021	400,000	299,700	74.93			
478239808	123-038-11806	DECKER, DARYL Location: IRON GATE ROAD	EDWARDS, DOUGLAS	37.00	9/1/2021	180,000	149,900	83.28			
1088070208	123-038-11851	DOANE, WENDY Location: SCHOOL STREET	THOMPSON, CAROLYN	0.22	12/20/2021	57,000	49,500	86.84			
L1125777408	123-038-10951	DOTOLO ERIC Location: 2800 BARTLETT HILL ROAD	GLUCKMAN ELIOT	10.70	8/30/2019	25,000	59,900	239.60	E		
490339392	123-038-10936	LOCKE, DAVID Location: HOGBACK ROAD	LANGDELL, RICKY D	25.08	11/17/2021	75,000	45,600	60.80			
871294528	123-038-12370	MURRAY, JUDITH E Location: CARLTON AVENUE	PORTER, DAVID R	0.28	3/24/2022	67,500	49,500	73.33			
L1469579264	123-038-10089	PIDGEON DALE Location: NORTH CAMBRIDGE ROAD	BEAUPRE JOEY	12.74	3/12/2021	50,000	83,300	166.60	E		
Totals for M - Miscellaneous				147.88		1,099,500	1,043,000				

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
11 Total Transactions	74.92	Low InterQuartile Value	75.93 Low 90% Value of Aggregate
99,955 Average Sales Price	166.60	High InterQuartile Value	113.79 High 90% Value of Aggregate
94,818 Average Listed Price	91.68	InterQuartile Range	94.86 Aggregate Ratio
119.60 Average Ratio			19.96% Sampling Error
95.56 Median Ratio	- 62.59	Value of Outlier Low Limit	0 Number of Low Outliers
60.80 Low Ratio	304.11	Value of Outlier High Limit	0 Number of High Outliers
239.60 High Ratio	- 200.10	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.26 PRD (Regression Index)	441.62	Value of Extreme High Limit	0 Number of High Extremes/Influentials
43.93 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
39791680	123-038-10801	717 PATRIOT LLC Location: 3 LIFTSIDE AT 344 MOUNTAIN VIEW DRIVE	RICHARD L SARGENT SU...	0.00	7/8/2021	89,287	75,700	84.78			
358558784	123-038-11416	717 PATRIOT, LLC Location: POOLSIDE #6, 30 NORTH HILL DR	SILVER, TERRI	0.00	7/8/2021	207,000	193,700	93.57			
1102171200	123-038-11295	ADANCOURT, JEROME Location: HAKONE UNIT 22S, 389 MOUNTAIN VIEW DR	PEACOCK, DEBORAH	0.00	5/20/2021	66,000	69,900	105.91			
L501170176	123-038-10905	ANDERSON ERIK Location: CREEKSIDE TH UNIT #27, 136 MOUNTAIN VIEW DR	ROY STEVEN	0.02	4/28/2020	165,000	179,900	109.03			
1335458880	123-038-10690	BAHATI TRADING, LLC Location: UNIT #12 POOLSIDE CONDO, SMUGGS	LENZI, MICHAEL J	0.00	11/29/2021	270,000	182,600	67.63			
694117440	123-038-10200	BARNES, MARK Location: 370 MOUNTAIN VIEW DRIVE, LIFTSIDE 46	BROWN, DAWN	0.00	4/15/2021	83,250	77,500	93.09			
L253616128	123-038-10284	BEAUTIFUL MOON LLC Location: 15 NORDLAND AT SMUGGLERS NOTCH	NORTON RICHARD	0.00	12/17/2019	65,500	60,400	92.21			
374171200	123-038-10447	BENSON, AMANDA Location: 370 MT VIEW DR, LIFTSIDE 47, SMUGGLER'S NOTCH	EDYTHE DLOSS REVOCAB...	0.00	12/3/2021	93,000	77,500	83.33			
L1674555392	123-038-11351	BLACK BEAR TRAILS LL... Location: 4323 VT RTE 108 S., TRAILSIDE EXECUTIVE 3	VANDERSLICE CAROL	0.16	5/21/2019	285,000	299,800	105.19			
1632189504	123-038-10284	BRUNO, JAMES J Location: 436 MOUNTAIN VIEW DRIVE	BEAUTIFUL MOON, LLC	0.00	9/15/2021	71,550	60,400	84.42			
L1185341440	123-038-11080	CLAEYS JONATHAN Location: 457 MOUNTAIN VIEW DRIVE #21	SHIELDS KEVIN	0.00	12/30/2020	166,000	170,900	102.95			
L1544065024	123-038-10485	CLARKE WILLIAM Location: 136 MOUNTAIN VIEW DRIVE	FOLTS KIMBERLY	0.02	9/17/2019	153,800	176,400	114.69			
1208986176	123-038-10393	CLOKE, KEVIN M Location: 344 MOUNTAIN VIEW DR, LIFTSIDE UNIT #11	CURTIS, LESLIE	0.00	1/31/2022	90,000	74,000	82.22			
L1191870464	123-038-10442	CREEKSIDE 28 LLC Location: CREEKSIDE #28	REVOCABLE TRUST OF B...	0.00	1/26/2021	180,000	175,600	97.56			
L346492928	123-038-11834	CURRY SARAH Location: TELEMAR 1 SMUGGLER'S NOTCH	GILLESPIE GARY	0.00	12/18/2019	173,500	193,300	111.41			
1703353408	123-038-10732	DAVID AND CYNTHIA SC... Location: 389 MOUNTAIN VIEW DRIVE, HAKONE 1	JAMES HODGE & CAROLE...	0.00	8/3/2021	170,000	204,900	120.53			
1903918144	123-038-10521	DAVID P. WHITING REV... Location: 18 STERLING LANE, UNIT 4	GREETHAM, SCOT C	0.02	10/28/2021	135,000	63,600	47.11			O
1961385024	123-038-10850	DE FELICE, GINA Location: HAKONE 4, 389 MOUNTAIN VIEW DRIVE	ROBERT H. SIEGEL REV...	0.00	8/18/2021	185,000	203,900	110.22			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1762654784	123-038-10119	DEINES, WILLIAM Location: 301 MOUNTAIN VIEW DR., RIVERSIDE CONDO 44	ARAI, NATHANIEL Y	0.00	2/10/2022	230,000	172,500	75.00			
L714231808	123-038-11398	DENNISTON DOUGLAS Location: 4323 VT ROUTE 108S - HAKONE CONDO UNIT 6S	REZAI NASSER	0.00	6/20/2019	62,000	68,400	110.32			
1648763456	123-038-10162	DONAHUE, JEFFREY M Location: SLOPESIDE 28, 418 MOUNTAIN VIEW DRIVE, SMUGGLERS NOTCH RESORT,	FOLKERTS, DIANE	0.00	12/1/2021	326,000	250,600	76.87			
1528255552	123-038-10431	EARLY, MICHAEL Location: 250 MOUNTAIN VIEW DR., TH #31	AMR SERVICES, LLC	0.00	5/10/2021	300,000	239,400	79.80			
121676352	123-038-10890	FEILEN, DIANE Location: MOUNTAINVIEW CONDO UNIT #7	DESAUTELS, JR., ROBE...	0.00	12/16/2021	155,000	113,900	73.48			
L751288320	123-038-11247	GIVON LAURA Location: POOLSIDE CONDO UNIT #1	MCCALMAN BRANDON	0.00	8/30/2019	101,000	94,600	93.66			
L917020672	123-038-11863	GIVON LAURA Location: POOLSIDE CONDO UNIT #2	TITELBAUM ALAN	0.00	10/30/2019	184,900	182,600	98.76			
87894592	123-038-10322	GMP HOLDINGS, LLC Location: 344 MOUNTAIN VIEW DR LIFTSIDE 23	WILLIAMS, ROBERT K	0.00	1/19/2022	97,500	74,000	75.90			
L1366859776	123-038-12025	GOODKIND ALICIA Location: 436 MOUNTAIN VIEW DRIVE, 27 NORDLAND	PLOG THOMAS	0.00	10/16/2020	92,000	98,900	107.50			
L1737613312	123-038-10467	GOOSE CREEK ENTERPRI... Location: HAKONE CONDO UNIT #18, SMUGGLERS NOTCH	NORTON RICHARD	0.00	1/14/2020	74,900	68,400	91.32			
2007616576	123-038-10521	GREETHAM, SCOT C Location: STERLING #4 THE VILLAGE AT SMUGGLERS' NOTCH	TROTТА, JACK CHRISTO...	0.02	5/4/2021	76,500	63,600	83.14			
L491536384	123-038-11262	HANEGRAAFF MAYS Location: 136 MOUNTAIN VIEW DRIVE, CREEKSIDE TH UNIT #25	THE ROBERT D. OEHRLE...	0.02	11/13/2020	208,000	179,300	86.20			
1242866240	123-038-11831	HANEGRAAFF, MAYS Location: 80 MORSE DR, MOUNTAINVIEW 2	REMBISH, MICHAEL J	0.00	12/6/2021	205,000	201,900	98.49			
L1733185536	123-038-10304	HEIDELBERG JOEL Location: 200 MOUNTAINVIEW RD, TH UNIT #23	THE JEROME CHAR REVO...	0.00	11/2/2020	270,000	244,300	90.48			
L1354473472	123-038-10465	HENRY REGAN Location: TRAILSIDE TH #7 - 207 WILLOWS HILL DRIVE	LACAZE ROBERT	0.00	12/10/2020	300,000	319,700	106.57			
74394176	123-038-10466	HUNNIFORD, JR., WILL... Location: 398 MOUNTAIN VIEW DR, 17	HELSTROM, JOSEPH P	0.00	1/20/2022	175,000	201,000	114.86			
1304046656	123-038-11398	KUNKIEWICZ, JOHN Location: HAKONE CONDO 6S 389 MOUNTAIN VIEW DR.	DENNISTON, DOUGLAS	0.00	6/18/2021	62,500	68,400	109.44			
L542285824	123-038-10569	LETOURNEAU KEVIN Location: UNIT C26 CREEKSIDE AT SMUGGLERS' NOTCH	FREELING RONALD	0.00	1/15/2021	205,000	173,000	84.39			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1719537664	123-038-11027	LINDWALL BRUCE Location: 344 MOUNTAIN VIEW DRIVE, LIFTSIDE CONDO UNIT #22	GLOVER ESTATE JOHN	0.00	11/9/2020	87,500	74,000	84.57			
L1669615616	123-038-11792	LOCKHART DAVID Location: APARTMENT L-49 LIFTSIDE CONDOMINIUM, SMUGGLERS NOTCH RESORT	STRITZLER WILLIAM	0.00	5/17/2019	289,000	205,300	71.04			
L1732198400	123-038-10702	MAGNANT PAUL Location: 64 WELLS FARM DRIVE	HATIN DONNA	10.06	10/23/2020	265,200	230,100	86.76			
L467845120	123-038-10164	MARGOLIES ROBERT Location: 339 MOUNTAIN VIEW DRIVE - RIVERSIDE 50	BOTZ WILLIAM	0.00	2/16/2021	152,000	162,900	107.17			
L454205440	123-038-11990	MARK R. HORNE FAMILY... Location: 105 MORSE DR. (COMMONS UNIT C4)	WHITE TIMOTHY	0.02	11/12/2020	182,000	188,900	103.79			
L2035941376	123-038-10871	MARSHALL BRENDA Location: COUNTRYSIDE C-1, TOWNHOUSE 10 AT SMUGGLERS NOTCH	WOOLLEY DAVID	0.02	6/26/2020	165,000	173,300	105.03			
1292927552	123-038-10433	MASONE, VINCENT Location: 80 MORSE DRIVE MOUNTAINVIEW 8	DEROSA, PETER F	0.00	12/3/2021	212,000	190,200	89.72			
1684689472	123-038-10852	MCLEAN, PETER S Location: MOUNTAINVIEW 15, 80 MORSES DRIVE	BEAUPRE, PHILIP	0.00	1/7/2022	135,000	111,700	82.74			
L995000320	123-038-10831	MIKHEYEV ALEKSEY Location: COUNTRYSIDE #8 SMUGGLERS NOTCH VILLAGE	KASZAS JR. JOSEPH	0.00	12/10/2019	185,000	173,000	93.51			
L1204895744	123-038-11112	MOOSE MOUNTAIN REAL ... Location: 18 STERLING LANE UNIT 3	PAUL VALERIE	0.02	12/9/2020	75,000	60,200	80.27			
L1933606912	123-038-12045	MUTTY JR. PETER Location: HAKONE 9, SMUGGLERS' NOTCH RESORT	ZELLER ROBERT	0.00	11/6/2020	174,379	203,900	116.93			
1036536896	123-038-10648	NIMEH, DANI Location: 139 MORSE DRIVE COMMONS 12	BERMAN, JEFFRE A	0.00	5/6/2021	219,000	179,900	82.15			
1274158144	123-038-11828	NOEL, TATIANA A Location: 250 MOUNTAIN VIEW DR MV35	OMALLEY, MICHAEL	0.04	8/5/2021	300,000	244,300	81.43			
L1305059328	123-038-11049	NOTCH GROUP LLP Location: 185 CHURCH STREET	ZAMUDA ANITA	0.71	9/4/2020	149,900	108,500	72.38			
1688153152	123-038-10468	OLIVERA, GABRIEL Location: 274 WILLOWS HILL DR, TRAILSIDE TH UNIT 14	TRAILSIDE 14 CORPORA...	0.22	5/3/2021	320,000	309,200	96.63			
L929767424	123-038-11844	P. T. LARSON LANDHOL... Location: 133 SOUTH MAIN STREET	MOSER MICHAEL	0.20	10/29/2020	220,000	205,900	93.59			
L1684537344	123-038-11421	PACKARD JR RONALD Location: 80 MORSE DRIVE	MORLEY JOHN	0.00	10/26/2020	110,000	109,500	99.55			
918246464	123-038-11251	PONTIUS, DANIEL Location: RIVERSIDE 56, 339 MOUNTAIN VIEW DRIEV	NORTH, DOUGLAS P	0.00	4/20/2021	190,000	158,200	83.26			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L305217536	123-038-10161	PRIVE TONYA Location: COMMONS TH UNIT #5, 105 MORSE DRIVE	THE BOTJER FAMILY RE...	0.00	9/30/2020	200,000	173,800	86.90			
1065385024	123-038-10419	RAPOPORT, JARED S Location: 370 MOUNTAINVIEW DRIVE LIFTSIDE 56	HIBERNA VERTO, LLC	0.00	11/9/2021	205,000	148,000	72.20			
L416038912	123-038-10516	RILEY WILLIAM Location: 136 MILL STREET	ERNO ELEANOR	0.82	11/23/2020	190,000	217,500	114.47			
L521764864	123-038-10222	RINI JOSEPH Location: TRAILSIDE TH UNIT 16	BURNS JOHN	0.00	7/12/2019	287,500	309,200	107.55			
895429696	123-038-12355	ROCHELEAU, ELLIOT Location: 293 CRAIG LANE	GILLILAN, KENNETH	1.76	6/18/2021	195,000	143,000	73.33			
L826888192	123-038-11231	SCHWEPPE MICHAEL Location: TRAILSIDE EXECUTIVE 12, SMUGGLERS NOTCH	VANDERSOMMEN JOYCE	0.36	8/19/2019	280,000	305,000	108.93			
L1405374464	123-038-11226	SEITZER DARYL Location: SMUGGLERS' NOTCH RESORT, V-13	NEIRINCK LEONARD	0.00	10/27/2020	172,500	171,900	99.65			
L1464885248	123-038-11769	SGROI ANDREW Location: NORDLAND CONDO UNIT #24, 436 MOUNTAIN VIEW DRIVE	BUTLER LISA	0.00	11/20/2020	105,000	98,900	94.19			
1682854464	123-038-11206	SNYDER, BENJAMIN Location: 436 MOUNTAIN VIEW DR	MURPHY, TIMOTHY	0.00	12/29/2021	90,000	60,400	67.11			
L1507053568	123-038-11364	SOPER SEAN Location: 80 MORSE DRIVE, MOUNTAIVIEW CONDO UNIT #13	PRUIKSMA JR. JACOB	0.00	12/16/2019	90,000	106,400	118.22			
272720960	123-038-11401	SPANIER, JAMES Location: 290 MOUNTAIN VIEW DRIVE UNIT 41	MILSTEIN, ARI	0.00	4/12/2021	325,000	249,200	76.68			
L1370931200	123-038-10762	STEBBINS JONATHAN Location: STERLING 9 AT SMUGGLERS NOTCH RESORT	MADDEN MICHAEL	0.04	5/1/2020	100,000	85,700	85.70			
709060160	123-038-11177	STEBBINS, JONATHAN Location: 339 MOUNTAIN VIEW DRIVE, UNIT 57	TRIFECTA HOLDINGS LL...	0.00	3/31/2022	190,000	162,000	85.26			
1012970048	123-038-10525	T&R REALTY Location: 453 MOUNTAIN VIEW DRIVE, VILLMARKSAUNA 12	ALLEN, DWAYNE	0.00	12/17/2021	195,000	170,900	87.64			
L2109300736	123-038-11875	TELEMARK 5 LLC Location: TELEMARK TOWNHOUSE UNIT #5	TRAMLEY BARBARA	0.03	10/20/2020	165,000	213,900	129.64	O	O	
64672320	123-038-11164	TELEMARK 5, LLC Location: 138 MOUNTAIN VIEW DR, TELEMARK TH UNIT #4	GRILLO, AMY	0.03	11/19/2021	210,000	214,800	102.29			
L941064192	123-038-10627	THAYER ROBERT Location: 436 MOUNTAIN VIEW DRIVE	JANGRAW KATRINA	0.00	7/17/2020	55,000	60,400	109.82			
404760128	123-038-11890	THE FREY FAMILY REVO... Location: 339 MOUNTAIN VIEW DRIVE, R #51	URSO, DAMON W	0.00	3/10/2022	185,000	168,100	90.86			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1363099648	123-038-12039	THE JARED E. GIRROIR...	THE HAMAD LIVING TRU...	0.00	10/15/2020	85,000	77,900	91.65			
		Location: 44 STERLING LANE, STERLING TOWNHOUSE UNIT #7									
L413769728	123-038-11364	THE ROMANELLI FAMILY...	SOPER SEAN	0.00	3/11/2021	112,000	106,400	95.00			
		Location: MOUNTAINVIEW CONDO UNIT #13, 80 MORSE DRIVE									
1897348160	123-038-12016	THE SKI STASH LLC	TU ZHANG LIVING TRUS...	0.00	9/30/2021	86,000	68,400	79.53			
		Location: 389 MOUNTAIN VIEW DRIVE, UNIT 19S									
L1864859648	123-038-10825	THIBEAULT JR WILLIAM	KAHN MALCOLM	0.00	3/5/2020	100,500	90,600	90.15			
		Location: 4323 VT ROUTE 108S, POOLSIDE #7									
L1534738432	123-038-10528	TREMPEL MARIYA	MOSCOWITZ MARC	0.00	10/15/2020	83,500	79,300	94.97			
		Location: LIFTSIDE CONDO UNIT #51, 370 MOUNTAIN VIEW DR									
L539168768	123-038-11459	TRUJILLO JEREMY	SALAZAR LUIS	0.03	5/10/2019	215,000	181,200	84.28			
		Location: 4323 VT ROUTE 108 S, COMMONS 11, SMUGGLERS NOTCH									
L127401984	123-038-11516	WALSH MICHAEL	SLOAN CLAIRE	0.00	3/16/2021	187,500	195,900	104.48			
		Location: 80 MORSE DRIVE - MOUNTAINVIEW 12									
Totals for O - Other				14.62		13,314,666	12,302,300				

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	
79 Total Transactions	83.14	Low InterQuartile Value	89.81	Low 90% Value of Aggregate
168,540 Average Sales Price	105.19	High InterQuartile Value	94.98	High 90% Value of Aggregate
155,725 Average Listed Price	22.06	InterQuartile Range	92.40	Aggregate Ratio
92.95 Average Ratio			2.79%	Sampling Error
92.21 Median Ratio	50.05	Value of Outlier Low Limit	1	Number of Low Outliers
47.11 Low Ratio	138.28	Value of Outlier High Limit	0	Number of High Outliers
129.64 High Ratio	16.97	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	171.36	Value of Extreme High Limit	0	Number of High Extremes/Influentials
13.01 COD				
4	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			

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
238 Total Transactions	72.37 Low InterQuartile Value		79.01 Low 90% Value of Aggregate
246,425 Average Sales Price	93.70 High InterQuartile Value		82.62 High 90% Value of Aggregate
199,146 Average Listed Price	21.33 InterQuartile Range		80.81 Aggregate Ratio
83.48 Average Ratio			2.24% Sampling Error
82.31 Median Ratio	40.38 Value of Outlier Low Limit	2 Number of Low Outliers	
34.19 Low Ratio	125.69 Value of Outlier High Limit	4 Number of High Outliers	
137.13 High Ratio	8.39 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	157.67 Value of Extreme High Limit	2 Number of High Extremes/Influentials	
15.66 COD			
10 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

Class - Commercial/Industrial (C, CA, I)

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
5 Total Transactions	68.19 Low InterQuartile Value		70.95 Low 90% Value of Aggregate
318,000 Average Sales Price	89.88 High InterQuartile Value		89.60 High 90% Value of Aggregate
255,280 Average Listed Price	21.69 InterQuartile Range		80.28 Aggregate Ratio
79.92 Average Ratio			11.61% Sampling Error
83.47 Median Ratio	35.66 Value of Outlier Low Limit	0 Number of Low Outliers	
63.76 Low Ratio	122.42 Value of Outlier High Limit	0 Number of High Outliers	
95.81 High Ratio	3.12 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.00 PRD (Regression Index)	154.95 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
10.39 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
12 Total Transactions	73.73 Low InterQuartile Value		71.43 Low 90% Value of Aggregate
129,125 Average Sales Price	157.74 High InterQuartile Value		102.03 High 90% Value of Aggregate
111,992 Average Listed Price	84.01 InterQuartile Range		86.73 Aggregate Ratio
115.21 Average Ratio			17.64% Sampling Error
91.20 Median Ratio	- 52.29 Value of Outlier Low Limit	0 Number of Low Outliers	
60.80 Low Ratio	283.76 Value of Outlier High Limit	0 Number of High Outliers	
239.60 High Ratio	- 178.31 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.33 PRD (Regression Index)	409.78 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
44.81 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
255 Total Transactions	72.62 Low InterQuartile Value		78.98 Low 90% Value of Aggregate
244,723 Average Sales Price	94.88 High InterQuartile Value		82.49 High 90% Value of Aggregate
197,584 Average Listed Price	22.26 InterQuartile Range		80.74 Aggregate Ratio
83.51 Average Ratio			2.17% Sampling Error
82.51 Median Ratio	39.24 Value of Outlier Low Limit	2 Number of Low Outliers	17.95% Weighted Standard Deviation
34.19 Low Ratio	128.27 Value of Outlier High Limit	8 Number of High Outliers	
137.13 High Ratio	5.85 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	161.66 Value of Extreme High Limit	5 Number of High Extremes/Influentials	
15.66 COD			
10 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			