

Study created by Cy.Bailey@vermont.gov on 11/21/2022 at 9:58 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
124650048	363-112-11632	1773 LLC Location: 1773 ROUTE 100N	LAMPERT, SANDRA S	0.63	12/3/2021	260,000	203,300	78.19			
L854704128	363-112-13390	227 FREEDOM HILL LLC Location: 227 FREEDOM HILL ROAD SOUTH	FLEMING JOHN	1.28	12/4/2020	237,500	218,000	91.79			
L700186624	363-112-13503	267 UPPER CROSSROAD ... Location: 267 UPPER CROSSROAD	MARQUIS ANDREW	1.01	10/9/2020	745,000	739,100	99.21			
L1728847872	363-112-11751	48 OVERVIEW LLC Location: 48 OVERVIEW DRIVE	LORENSEN EDWARD	1.20	10/7/2020	400,000	354,600	88.65			
333800000	363-112-13150	72 POND STREET LLC Location: 72 POND STREET	MILNES-BURGESS, CHRI...	3.30	12/10/2021	615,000	618,900	100.63			
1318292544	363-112-13165	AHONEN, JAMES Location: 449 ROUTE 103 S	JELLEY, LYNDA A	0.39	6/25/2021	160,000	129,100	80.69			
L1634934784	363-112-10668	ALEXANDERSEN JAMIE Location: 66 MAIN STREET	DAVIS WILLIAM	0.59	6/21/2019	180,000	279,200	155.11	O	O	O
L1952567296	363-112-13255	ANDERSON MARK Location: 12 PLUMLEY AVENUE	POTTER LELAND	0.55	9/25/2019	330,000	326,500	98.94			
1040274496	363-112-11237	ARCHAMBAULT, PATRICI... Location: 61 ANDOVER STREET	ANDOVER HOUSE, LLC	0.30	6/8/2021	510,000	359,400	70.47			
603423296	363-112-12962	ATTEBURY, SEAN Location: 287 ROUTE 100 NORTH	U.S. BANK NATIONAL A...	0.23	12/13/2021	124,500	100,500	80.72			
L315842560	363-112-11914	AVERY SHAWN Location: 88 SPRUCE LANE, LOT 10	BUTTS FAMILY REVOCAB...	0.74	4/17/2020	575,000	544,100	94.63			
L1497649152	363-112-11044	BAGGOTT WILLIAM Location: 67 MAIN STREET	BAUM JONATHAN	1.50	10/2/2020	610,000	606,700	99.46			
L193740800	363-112-11149	BAUMGARTEN BRIAN Location: 73 DEERFIELD DRIVE	GRAVES MATTHEW	1.00	10/9/2020	635,000	629,300	99.10			
L2032648192	363-112-11481	BERDIK MICHAEL Location: 41 APACHE RIDGE	VAN HOREN ANTOINE	0.85	12/30/2020	704,000	660,400	93.81			
L1242075136	363-112-12488	BERNSTEIN RANDY Location: 35 COBBLESTONE RD	GORALNIK ALAN	1.90	9/19/2019	310,000	303,300	97.84			
396917824	363-112-13099	BERNSTEIN, CAROLYN Location: 1787 ROUTE 100, NORTH	SACCO, MARC J	0.45	11/5/2021	365,000	219,100	60.03			
111094848	363-112-10216	BERTY, IMRE Location: 54 DEPOT STREET	OGILVIE, DOUGLAS	0.23	7/30/2021	285,000	158,600	55.65			
L1297240064	363-112-13078	BICKFORD CARLOS Location: 157 PLEASANT STREET EXTENSION	QUEST TRUST COMPANY ...	0.23	10/25/2019	159,000	143,500	90.25			

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1408162880	363-112-11392	BIRD, ERIC D Location: 237 ELLISON LAKE ROAD	LOVELESS, CHRISTOPHE...	0.42	9/17/2021	1,150,000	723,600	62.92			
L2078072832	363-112-12134	BOBELIS DARIUS Location: 118 FREEDOM HILL ROAD SOUTH	COATES WILLIAM	0.96	3/1/2021	375,000	342,600	91.36			
1490551872	363-112-10294	BOPP, CORI Location: 61 KOMULA DRIVE	HUL, PATRICIA E	0.48	4/15/2021	590,000	488,800	82.85			
L197103616	363-112-11980	BOVE MICHAEL Location: 121 TOWN FARM ROAD	HAMMER STEVEN	3.50	11/24/2020	540,000	515,700	95.50			
L514146304	363-112-12372	BOYLE BRIAN Location: 162 OKEMO RIDGE ROAD	PANAS CONNIE	1.02	9/26/2019	920,000	951,200	103.39			
11756096	363-112-10835	BRAITSCH, II, JOSEPH Location: 144 MAIN STREET	LEE, ROBERT	0.04	12/3/2021	300,000	164,600	54.87			
2079122496	363-112-11891	BRAUCHT, WILLIAM E Location: 17 COMMONWEALTH AVENUE	WHITE, JOAN M	0.27	4/16/2021	190,000	153,600	80.84			
L1164480512	363-112-10021	BREAULT WILLIAM Location: 4 TWINE HILL ROAD	LAPORTE PAUL	0.24	2/19/2021	340,000	242,500	71.32			
472166976	363-112-10237	BRENCHAK, PATRICK Location: 114 EVERGREEN ACRES	SMITH, MICHAEL G	1.59	1/11/2022	810,000	454,000	56.05			
L865669120	363-112-13519	BROWN MARK Location: 46 SPRING BROOK DRIVE, S-24	SPRING BROOK OKEMO L...	0.92	9/20/2019	2,025,000	2,067,600	102.10			
L693010432	363-112-11168	BROWN SETH Location: 25 CEDAR DRIVE	ANTONINO JOHN	1.19	12/27/2019	567,500	557,000	98.15			
L1108611072	363-112-11660	BRUNTRAGER JR. EDWAR... Location: 75 LAKESHORE DRIVE	TURNER TIMOTHY	0.38	8/2/2019	995,000	991,600	99.66			
L941252608	363-112-13389	BUCHBINDER GUIDO Location: 337 ELLISONS LAKE RD	WOLF HINDA	1.04	12/15/2020	870,000	766,300	88.08			
1962759232	363-112-12332	BULLIS, BRADLEY Location: 3 PLEASANT STREET	OLDENBURG, BETH A	0.38	6/1/2021	340,000	214,600	63.12			
1340206144	363-112-12887	BURNS, MARTIN J Location: 74 PLEASANT STREET	STARKEY, DAVID	0.22	8/24/2021	306,000	206,900	67.61			
L1670955008	363-112-13034	CALHOUN JEFFREY Location: 142 ROUTE 66	VOULGARIS NICHOLAS	0.80	10/25/2019	1,825,000	1,515,900	83.06			
1328632896	363-112-13424	CARBEAU, WILLIAM Location: 57 CHRISTMAS TREE LANE	OBRIEN, CHRISTIAN R	3.90	5/21/2021	410,000	277,700	67.73			
L1041252352	363-112-11319	CARLABBY VERMONT PRO... Location: 69 FORD FARM LANE	BILOTTA JAMES	2.38	1/4/2020	321,600	391,700	121.80			

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L1632714752	363-112-12171	CASA OKEMO LLC Location: 119 PLEASANT STREET	DANYEW ROGER	0.44	10/26/2020	265,000	216,900	81.85			
746757184	363-112-13269	CHARLES, JOHN R Location: 102 NORTH SHORE DRIVE	MCWARREN TRUST 2015	0.78	9/16/2021	625,000	595,000	95.20			
L756531200	363-112-10795	CHAVES ANDREW Location: 24 SMITH STREET	BOWER JAY	0.18	10/23/2020	320,000	302,400	94.50			
782910528	363-112-10426	CHILDS, DANIEL Location: 320 EAST LAKE ROAD	BAKER, JENNIFER	1.00	4/13/2021	146,000	104,100	71.30			
L1139216384	363-112-12565	CIMALORE CHARLES Location: 43 BEAR RIDGE ROAD	REBETZ TRUSTEE SANDR...	1.07	1/16/2020	405,000	448,100	110.64			
1376107584	363-112-10399	CLARK, ALLEN M Location: 56 MAIN STREET	C.P.M. REALTY, INC	0.39	11/1/2021	340,000	227,200	66.82			
468638784	363-112-11033	CONKEY, EVAN A Location: 38 ANDOVER STREET	DONNELLY, JEFFREY	0.18	8/27/2021	235,000	191,600	81.53			
1392284736	363-112-13087	CONNOLLY, CHRISTOPHE... Location: 27 HIGH STREET	MARY K. DILLON LIVIN...	0.57	5/7/2021	340,000	186,900	54.97			
L613638144	363-112-10349	COOK JUSTIN Location: 6 PARKER AVENUE	BRZOZA FRANCIS	4.70	10/28/2019	530,000	497,000	93.77			
L1532461056	363-112-11295	COOLEY JOHN Location: 379 GHIA FARM ROAD	PARKS RICHARD	0.37	3/19/2021	1,850,000	1,310,900	70.86			
1082248256	363-112-10106	COUTINHO, PEDRO M Location: 75 PLEASANT STREET EXTENSION`	BAKERMAN, ARTHUR C	0.57	7/9/2021	240,000	196,500	81.88			
828084800	363-112-12953	COWDELL, PHILIP Location: 64 BIRCH LANE	NISHIDA, JANA	1.70	12/17/2021	685,000	461,500	67.37			
L2051567616	363-112-13135	COX-STEINER CARA Location: 5 GILL TERRACE	TUCKER ROBERT	0.48	12/17/2019	200,000	182,100	91.05			
306571840	363-112-12702	CRONIN, SEAN N Location: 32 PLEASANT STREET	RUSSO, RICHARD	0.22	3/7/2022	515,000	258,900	50.27			
L979488768	363-112-11547	DANIELSEN JOHN Location: 99 FISHING ACCESS ROAD	KITAY ELLIOT	0.48	12/13/2019	574,700	622,300	108.28			
L1591173120	363-112-10779	DAVIS WILLIAM Location: 16 THOMPSON AVENUE	DOYLE RICHARD	0.25	6/24/2019	179,750	191,700	106.65			
L1814319104	363-112-11609	DEL TUFO DAVID Location: 216 ELLISON'S LAKE ROAD	LABONNE SR ROBERT	1.97	7/23/2020	370,000	348,200	94.11			
L786550784	363-112-10884	DEMERS ANDREW Location: 28 PLEASANT STREET	D'OTTAVIO DEBRA	0.37	9/20/2019	315,000	308,600	97.97			

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L925974528	363-112-13024	DRAPEAU GUY Location: 57 PONUS RD	VERESPY WILLIAM	1.65	12/2/2020	675,000	672,100	99.57			
1729563712	363-112-12601	DUNPHY, BRIAN Location: 204 OKEMO ACRES	MAIER, HAROLD F	1.00	6/21/2021	462,500	385,500	83.35			
1310045248	363-112-10524	DZIEMAIN, DAVID Location: 56 PLEASANT STREET	RUISS, BARBARA	0.20	6/14/2021	198,000	159,700	80.66			
809591872	363-112-10740	EASTERN HEIGHTS LL Location: 8 SILVERSTEIN LANE	DESANCTIS, MICHAEL V	0.80	5/7/2021	875,000	697,600	79.73			
L1431322624	363-112-13204	FERCH RYAN Location: 161 UPPER CROSSROAD	KR HICKORY FAMILY LI...	0.48	12/11/2020	410,000	407,200	99.32			
L33783808	363-112-11482	FINIZIO ANDREW Location: 66 SCOTTS LANDING	KEARNEY THOMAS	1.26	11/22/2019	425,000	461,200	108.52			
L2025791488	363-112-10677	FINKELSTEIN JOSHUA Location: 237 UPPER CROSSROAD	SAJDA JOSEPH	1.00	12/15/2020	420,000	428,900	102.12			
L986861568	363-112-13471	FITZPATRICK RICHARD Location: 26 SPRING BROOK DRIVE S-23 SOLITUDE	ZAHLER MATTHEW	1.76	4/17/2019	1,750,000	1,831,600	104.66			
L719986688	363-112-10998	FLOOD EAMONN Location: 144 IVES ROAD	RAPPOCCIO PETER	1.22	12/4/2020	420,000	327,700	78.02			
L498081792	363-112-13168	FLORENCE JUSTIN Location: 65 RED BRIDGE ROAD	URBAN WILLIAM	0.22	9/20/2019	737,500	635,900	86.22			
L375361536	363-112-13252	FLOYD CHRISTOPHER Location: 7 SCOTTS LANDING	WALDRON JOHN	1.90	11/22/2019	764,915	692,400	90.52			
L1923092480	363-112-13475	FRESH POWDER TRUST Location: 1070 OKEMO RIDGE ROAD S22	BUONOPANE MICHAEL	1.18	12/30/2020	2,750,000	2,470,700	89.84			
L1101570048	363-112-10388	GALBRAITH ALAN Location: 1552 ROUTE 100 NORTH	BUSWELL DON	1.50	11/8/2019	259,000	253,000	97.68			
L654540800	363-112-11045	GAO HAOZHE Location: 21 BLUE RIDGE MILLSITE 8	MATTESON CARL	0.23	10/16/2020	179,000	181,400	101.34			
1243021888	363-112-11545	GARVEY, CHRISTOPHER ... Location: 15 THOMPSON AVENUE	KIRKBRIDE, ROBERT J	1.28	12/8/2021	285,000	211,200	74.11			
1953977408	363-112-12177	GARVEY, PAUL Location: 120 PLEASANT STREET	MURPHY, ANGELA	0.23	6/4/2021	229,000	141,600	61.83			
L48029696	363-112-12097	GATHERS CHRISTIN Location: 144 SMITH ROAD	JAMCAS PROPERTIES LL...	3.60	12/4/2020	345,000	285,600	82.78			
L2049953792	363-112-13133	GEHRIS JONATHAN Location: 63 BENSON POINT	SCHUYLER RICHARD	0.20	10/8/2020	752,500	529,600	70.38			

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L766992384	363-112-10130	GILL CHRISTIAN Location: 11 SMOKESHIRE ROAD	DONAHUE MARTHA	3.17	1/24/2020	259,500	242,700	93.53			
L1115852800	363-112-10527	GILL JUSTIN Location: 6 POND STREET	SUZANNE CLEMONS PREV...	0.45	7/12/2019	200,000	195,900	97.95			
L216567808	363-112-10873	GIZZI KEITH Location: 134 NORTH VILLAGE ROAD	DETAR FREDERICK	0.53	3/5/2021	700,000	702,800	100.40			
1347617344	363-112-10737	GLAUDE, DAVID Location: 147 NORTH VILLAGE ROAD	THE DIGENNARO LIMITE...	0.62	12/17/2021	2,050,000	2,000,000	97.56			
660917312	363-112-10595	GLEIMAN, SETH Location: 72 SNOWBIRD LANE	CRAWFORD, MICHAEL L	4.10	7/8/2021	595,000	440,200	73.98			
L1942130688	363-112-13442	GOTTLIEB ROGER Location: 71 EVERGREEN ACRES	BATMAN KYLE	1.16	10/8/2020	331,000	301,900	91.21			
L490356736	363-112-11003	GRAINGER GARY Location: 135 SNOWBRIDGE ROAD UNIT S6	ABRAHAMS JOHN	0.97	3/5/2020	1,600,000	1,374,100	85.88			
L722370560	363-112-13149	GRANT RICHARD Location: 16 MEADOW STREET	ROURKE JOSHUA	0.15	10/15/2019	215,000	189,800	88.28			
2037252672	363-112-10691	GREAT ESCAPE PROPERT... Location: 78 FARM RIDGE ROAD	WASHBURN, JONATHAN R	1.65	12/2/2021	927,000	553,400	59.70			
L2139983872	363-112-12132	GREENE ELIZA Location: 45 HIGH STREET	SALANDER ERIC	0.25	10/28/2019	499,000	464,700	93.13			
L1262977024	363-112-12898	GREINER LEIGH Location: 118 JOHNSON LOOP	PECK MICHAEL	0.54	10/25/2019	572,500	523,500	91.44			
L1477287936	363-112-13572	GRIFFIN JUSTIN Location: 48 HIGHLAND VIEWS NORTH	LISI DAVID	1.48	4/29/2019	525,000	462,400	88.08			
L185925632	363-112-13523	GRIFFSKIS LLC Location: GROUSE LANE 126, SOLITUDE S LOTS S-31	MILEWSKI MARTIN	1.31	2/21/2020	1,799,000	1,721,700	95.70			
L915529728	363-112-11158	GUIRGUIS JOHN Location: 165 MOONSHADOW DRIVE	DESIMONE JONATHAN	0.92	12/18/2019	2,100,000	2,070,700	98.60			
L948572160	363-112-11069	HAMILTON MELISSA Location: 120 SOUTH HILL	BLACK RICHARD	1.00	12/1/2020	530,000	408,800	77.13			
L1368657920	363-112-11263	HARDIMAN TRUSTEE CHR... Location: 867 ROUTE 100 NORTH	HARLOW MARJORIE	5.50	1/31/2020	225,000	250,700	111.42			
L1199095808	363-112-10018	HARITON ALAN Location: 151 SMOKERISE LOT 7	ADLER PHILIP	3.52	10/27/2020	610,000	581,700	95.36			
L1451560960	363-112-10164	HART ANDREW Location: 53 MOON SHADOW DRIVE	ROBERT H. WATTS REVO...	0.95	2/12/2021	2,650,000	2,424,600	91.49			

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L1855393792	363-112-11725	HAYES JOHN Location: 254 TOWN FARM ROAD	ADELSTEIN JAMES	1.00	10/16/2020	908,333	906,900	99.84			
L1463357440	363-112-13540	HEMINGWAY SEAN Location: 128 HIGHLAND VIEWS SOUTH	O'NEILL JAMES	1.19	4/5/2019	495,000	498,600	100.73			
L1500565504	363-112-13317	HEMMINGWAY HILL PROP... Location: 1 HIGH STREET	HARRISON RICHARD	0.22	9/11/2019	375,000	345,900	92.24			
L1672593408	363-112-12745	HERSH DEBORAH Location: 109 UPPER LOOP	SCHAAFF HAROLD	0.44	9/23/2019	540,000	527,300	97.65			
L1092075520	363-112-12006	HINES JOSEPH Location: 1758 ROUTE 100 NORTH	LITTLE BROOK HOUSE L...	0.40	4/29/2020	200,000	208,100	104.05			
L1233686528	363-112-13470	HOLLIS WILLIAM Location: 926 OKEMO RIDGE ROAD	BROWN MARK	1.20	12/6/2019	1,725,000	1,748,700	101.37			
L655425536	363-112-10142	HOUK JARED Location: 14 LUVERMONT LANE	MOOSE TRAIL PROPERTI...	0.52	12/10/2020	399,500	376,000	94.12			
L1903730688	363-112-10304	IANNUCCI RONALD Location: 26 COUNTRY CROSSING	LOBL LLC	1.36	9/24/2020	443,000	425,200	95.98			
L1967738880	363-112-11675	JASKWHICH DAVID Location: 35 PLEASANT STREET	LAZETERA JR. THOMAS	0.21	5/31/2019	227,500	242,700	106.68			
L255287296	363-112-11147	JOHNSON DEREK Location: 26 ELLISONS LAKE ROAD	GRANT ALAN	0.92	7/12/2019	521,000	515,600	98.96			
1879745600	363-112-12418	JOSHI, MANASVITA Location: 38 MELROSE LANE	SAVINO, JOSEPH C	1.26	5/4/2021	579,000	400,100	69.10			
L663969792	363-112-11513	KELLEY ERIC Location: 32 BROOKS ROAD	KENNEDY PETER	1.20	8/1/2019	309,000	325,400	105.31			
L1587994624	363-112-12242	KING CODY Location: 27 BARRED OWL LN	GILLOTTI WILLIAM	1.00	12/28/2020	420,000	418,000	99.52			
1102185024	363-112-13390	KINKEL, ADAM Location: 227 FREEDON HILL ROAD SOUTH	227 FREEDOM HILL LLC	1.28	12/8/2021	322,500	218,000	67.60			
L1423908864	363-112-10448	KOGAN MIKHAIL Location: 28 NORTH VILLAGE ROAD	CARNEY PATRICIA	0.72	11/12/2020	745,000	744,300	99.91			
L1193861120	363-112-10756	KONG CHRISTOPHER Location: 9 IVES RD	FSI FLORIDA LLC	1.00	7/31/2020	355,000	318,600	89.75			
L1139277824	363-112-10785	KTMK TRAILSIDE PROPE... Location: 151 TRAILSIDE ROAD	WALSH JAMES	1.10	10/29/2020	279,450	288,300	103.17			
L1588535296	363-112-12725	KURTZ CAMILLE Location: 42 ANDOVER STREET	PRENDERGAST PATRICK	0.54	12/3/2019	288,000	255,900	88.85			

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L2018254848	363-112-12727	LANGLOIS H. JOSEPH Location: 824 COMMONWEALTH AVENUE	SANDERSON CARROLL	0.77	2/19/2021	377,300	372,500	98.73			
1634882112	363-112-10165	LAPLANTE, MARC Location: 81 SNOWBRIDGE ROAD S3	JULIEANNE ELLENBOGEN...	0.92	12/27/2021	2,300,000	1,671,800	72.69			
1543050304	363-112-12432	LAROS, TORRIE E Location: 829 ROUTE 100 SOUTH	FOX, RACHEL N	4.01	5/19/2021	325,000	272,900	83.97			
843993664	363-112-11542	LAVOIE, JOSEPH O Location: 8 WEST HILL STREET	BAKERMAN, ARTHUR C	0.15	12/21/2021	295,000	165,300	56.03			
802307136	363-112-12131	LAWLOR, JR, JOHN J Location: 45 SPAULDING FARM ROAD	LUCA, ANDREW J	0.90	10/21/2021	1,200,000	865,400	72.12			
L1464868864	363-112-12122	LEE SHAWN Location: 61 PLEASANT STREET	GL TITAN LLC	0.50	5/24/2019	220,000	211,800	96.27			
L1093373952	363-112-12185	LEE TONY Location: 49 PLEASANT STREET	BUNT JOHN	0.25	10/16/2019	353,000	307,900	87.22			
L1019498496	363-112-12013	LIBRETTO LISA MARIE Location: 34 PLEASANT STREET	LUGAR MATTHEW	0.37	6/30/2020	625,000	604,900	96.78			
149751360	363-112-10617	LONG VIEW LLC Location: 33 LONG VIEW DRIVE	ROSSI, THEODORE P	0.94	3/23/2022	4,000,000	3,062,400	76.56			
1802371648	363-112-10335	LOVETT, THOMAS P Location: 9 DEEPLAWN COURT	BROWN, STEVEN J	0.44	12/2/2021	365,000	219,000	60.00			
1087519808	363-112-10111	LUCA, ANDREW J Location: 75 SNOWBRIDGE ROAD	SCHROEDER, MARK J	0.92	10/28/2021	1,547,500	1,462,100	94.48			
L1381646336	363-112-12039	LYNCH MICHAEL Location: 104 BUTTERMILK FALLS ROAD	BRAYLOVSKY VYACHESLA...	0.20	9/16/2019	71,000	71,600	100.85			
L386105344	363-112-12402	MACDONALD DAVID Location: 175 SMOKERISE	HARITON ALAN	3.93	11/2/2020	390,000	379,300	97.26			
L958291968	363-112-13455	MALHOTRA GUARAV Location: 24 MACDONALD LANE	RABBITT JR JOSEPH	1.30	10/16/2020	595,000	499,300	83.92			
L1662836736	363-112-12815	MARCHICA JOHN Location: 28 AND 30 MAIN STREET	SHEEHAN GERALD	0.24	8/14/2020	169,000	171,900	101.72			
L2137579520	363-112-13848	MASTROIANNI IRINA Location: LOT 2, PLEASANT STREET	DANYEW ROGER	0.46	1/8/2021	60,000	49,900	83.17			
L126160896	363-112-12852	MCCARTHY STEPHEN Location: 74 POND STREET	SKIDMORE MARK	0.67	2/12/2021	181,000	185,700	102.60			
L453787648	363-112-12465	MCCLANAHAN PAUL Location: 75 SLACKS PASTURE ROAD	THE TWELVES LLC	0.65	9/8/2020	540,100	525,200	97.24			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L73424896	363-112-12648	MDB PROPERTIES LLC Location: 20 MAIN STREET	ROLKA JOSEPH	0.83	8/9/2019	165,000	170,000	103.03			
1980513344	363-112-13534	MELON, ERIC H Location: 112 PARTRIDGE ROAD	WAHLSTEDT, RICHARD T	1.00	10/29/2021	950,000	823,000	86.63			
L1908744192	363-112-12399	MESSING JAY Location: 67 TEPPER DRIVE	NEWELL PHILLIP	0.30	11/8/2019	705,000	693,500	98.37			
L372396032	363-112-12531	MICHAUD ROGER Location: 20 GILL TERRACE	LADD FAMILY GROUP LI...	0.91	1/21/2020	262,500	257,600	98.13			
L694493184	363-112-10136	MILDWOFF NICHOLAS Location: 31 FOX LANE	ALPINE RIVER CHALLENGE...	1.00	10/8/2020	329,000	290,100	88.18			
684702784	363-112-10536	MIRETSKIY, YEVGENIY Location: 15 BLUE RIDGE	MURPHY, KYLE	0.23	11/3/2021	301,500	174,200	57.78			
L1485856768	363-112-13601	MO CHUISLE TRUST Location: 232 SOLITUDE ROAD	HILL LUCIUS	0.92	9/17/2020	1,850,000	1,805,200	97.58			
437640256	363-112-10342	MOBLEY, MARTIN Location: 576 TRAILSIDE ROAD	FLOOD IV, THOMAS F	0.53	10/1/2021	1,110,000	566,400	51.03			
1407617600	363-112-10740	MONICA R BRENNER LIV... Location: 8 SILVERSTEIN LANE	EASTERN HEIGHTS LLC	0.80	2/4/2022	1,639,000	697,600	42.56			
L226353152	363-112-12897	MONTENECOURT DORSEY Location: 58 NORTHSORE DRIVE	SONSHINE JEFFREY	0.50	9/14/2020	442,500	346,700	78.35			
L1938497536	363-112-12733	MOREIRA BRIAN Location: 189 GHIA FARM ROAD	FITZGERALD FRANCIS	1.27	12/6/2019	295,000	326,600	110.71			
L664829952	363-112-11956	MURPHY BRUCE Location: 90 OKEMO RIDGE ROAD	JOANNE ELIZABETH DEL...	0.80	12/16/2020	1,250,000	1,130,300	90.42			
L1809252352	363-112-10536	MURPHY KYLE Location: 15 BLUE RIDGE	DAVIS WILLIAM	0.23	11/1/2019	165,000	174,200	105.58			
1106420800	363-112-12366	MURPHY, DANIEL P Location: 136 WEST HILL ROAD	DPC ASSOCIATES UC, L...	4.70	4/30/2021	1,305,000	698,600	53.53			
1534784064	363-112-10940	MURPHY, DREW Location: 36 KOMULA DRIVE	PAJAK, SLAWOMIR	0.39	1/10/2022	1,790,000	1,251,200	69.90			
L1614749696	363-112-10968	NEAL PEARSON Location: 1690 SOUTH HILL ROAD	FORTIER ANDRE	4.50	12/4/2020	249,000	217,900	87.51			
L411992064	363-112-10340	NEWELL PHILLIP Location: 25 TEPPER DRIVE	BRUNO PAMELA	0.37	11/1/2019	1,100,000	1,039,900	94.54			
672521280	363-112-12784	NEWMAN, ROBERT J Location: 21 MAPLE LANE	MARTINKOUS, MARIA	0.66	9/24/2021	405,000	223,200	55.11			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1601069056	363-112-13160	NILSON JR. EDWIN Location: 39 SLACKS PASTURE ROAD	FLETCHER GARY	0.56	4/16/2019	719,000	643,200	89.46			
L914132992	363-112-13515	NISBERG JAY Location: 81 TOWN FARM ROAD	ESPOSITO ROSEMARY	1.00	6/14/2019	666,650	658,700	98.81			
L569384960	363-112-10517	O'CONNOR ROBERT Location: 112 FISHING ACCESS ROAD	BENSON-CIUFO ANGELA	0.43	12/11/2020	750,000	717,700	95.69			
193240128	363-112-10329	OKEMO HEIGHTS,LLC Location: 8 OKEMO HEIGHTS	BLANK, GARY A	0.32	9/30/2021	219,000	130,800	59.73			
673619008	363-112-13154	OLIVER, JANET L Location: 1360 ROUTE 103 N	MORGAN, GLENN	5.20	9/15/2021	535,000	260,000	48.60			
362363968	363-112-11102	PARTRIDGE, MICHAEL Location: 49 NORTHSORE DR	BIRD, ERIC D	0.23	10/29/2021	550,000	522,400	94.98			
1573524544	363-112-11963	PEDICINO, ADAM Location: 33 PLEASANT STREET EXT	MCCULLOUGH, DORIS L	0.23	5/7/2021	120,000	105,500	87.92			
L944783360	363-112-12287	PHETTEPLACE STACIE Location: 87 ANDOVER STREET	MARTIN NEIL	0.26	5/8/2020	193,000	147,100	76.22			
L462094336	363-112-13348	PICKET FENCE HOMES L... Location: 628 SOUTH HILL ROAD	WILLIAMS SYLVIA	5.70	6/1/2020	270,000	266,900	98.85			
499174464	363-112-12846	PIEKOS, BRIAN J Location: 2 LACAVAL LANE	HAROLD, STEPHEN G	0.90	7/20/2021	425,000	246,500	58.00			
L1420296192	363-112-11661	PIERCE CHRISTOPHER Location: 171 ELLISON LOOP	NAMKOONG TAEUK	2.11	9/18/2020	305,000	300,400	98.49			
250002496	363-112-12256	PINE TREE HOLDINGS, ... Location: 9 MAIN STREET	NOWAK, ANNE M	0.31	11/5/2021	225,000	186,600	82.93			
L429948928	363-112-10804	PINNEY JASON Location: 42 HIGH STREET	SABEY JOHN	0.23	10/21/2020	345,000	311,200	90.20			
L1376534528	363-112-12221	PLOURDE JR. MARC Location: 48 HOLLY LANE	SIMON SAMUEL	2.01	8/7/2020	385,000	359,900	93.48			
817062464	363-112-12706	POMYKATO, JOHN F Location: 30 ANDOVER STREET	RYAN, JUSTIN	0.19	12/7/2021	326,500	167,700	51.36			
1900123200	363-112-10008	POODIACK, GEORGE Location: 24 HOOKE ROAD	WILKINS, BURTON F	1.24	5/18/2021	700,000	389,600	55.66			
L676503552	363-112-10572	PREKA ZEF Location: 74 BARRED OWL LANE	COPERTINO TRUSTEE RO...	5.26	1/29/2021	380,000	358,100	94.24			
L1112051712	363-112-13530	PRESSMAN ROBERT Location: 1211 OKEMO RIDGE ROAD	PETERSON TIMOTHY	1.12	11/2/2020	1,790,000	1,782,500	99.58			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1293955648	363-112-10872	RAGOZZINE, ALFRED C Location: 99 JOHNSON LOOP	EXNER, ROBERT	0.52	12/30/2021	590,000	337,600	57.22			
L1135120384	363-112-12024	REES MICHAEL Location: 109 MOON SHADOW DRIVE	MENDELL THOMAS	0.94	12/18/2020	3,000,000	3,013,500	100.45			
L220266496	363-112-11418	RENGERT KRISTOPHER Location: 41 LAKE PAULINE ROAD	HOBERMAN BARRY	0.42	10/3/2019	270,000	287,700	106.56			
905884224	363-112-10036	RIDGE PROPERTIES LLC Location: 8 POND STREET	SHAW, MICHELLE L	0.12	12/23/2021	270,000	218,900	81.07			
L1312768000	363-112-11184	ROBERT M ARENA JR RE... Location: 82 MOON SHADOW DRIVE	GRIEVE PETER	0.99	10/27/2020	2,000,000	1,989,000	99.45			
732462144	363-112-10166	ROBERTSON, SEAN F Location: 77 EVERGREEN ACRES	ROMEO, ROBERT A	1.28	11/5/2021	680,000	350,500	51.54			
L1203736576	363-112-12759	RODENBECK DEREK Location: 113 ELLISON LOOP	HUBBELL NICHOLAS	2.10	12/15/2020	521,000	429,200	82.38			
1903192640	363-112-11908	ROGERS, HANS Location: 144 MAIN STREET A1	MARSH-MEYER, IRENE	0.03	2/15/2022	340,000	127,700	37.56	O	O	
L272064512	363-112-12662	RONAN CHRISTOPHER Location: 275 GHIA FARM ROAD	SWEENEY GERARD	0.45	8/30/2019	415,000	414,700	99.93			
L957366272	363-112-11230	ROSENBERG MICHAEL Location: 19 BEAR RIDGE	HAGENBUCH BARRY	1.03	3/13/2020	370,000	357,800	96.70			
L1365270528	363-112-13319	RUGGIERO SALVATORE Location: 3 ORION AVENUE	MILLER GERALDINE	0.25	11/4/2019	220,000	226,900	103.14			
L491241472	363-112-13760	RUMRILL TIMOTHY Location: LOT 21 BROOKS ROAD PART OF 173 BROOKS	DEGRASSE JR MELVIN	2.20	12/12/2019	70,000	84,200	120.29			
L1705648128	363-112-10195	RUSSO STEVEN Location: 180 SMOKERISE	GECAWICH MICHAEL	1.56	9/18/2020	412,500	411,900	99.85			
1466041408	363-112-13548	RUTA, MICHAEL R Location: 10 PLUMLEY AVENUE	SPITZER, KYLE	0.37	4/16/2021	421,000	237,200	56.34			
L785719296	363-112-12783	RYAN JOHN Location: 3 THOMPSON AVE	SEAL PAUL	0.36	11/30/2020	170,000	143,000	84.12			
L785506304	363-112-13571	SABINE NICHOLAS Location: 40 HIGHLAND VIEWS NORTH	DREHER ROBERT	1.13	12/18/2020	530,000	440,400	83.09			
L1045811200	363-112-13302	SALEFSKI PETER Location: 39 WATERSIDE LANE	WHITE PEARL LLC	2.00	10/25/2019	634,000	630,100	99.38			
L291622912	363-112-11099	SCHLOSSER WILLIAM Location: 17 KETTLEBROOK ROAD, KETTLE BROOK UNIT C-1	HOLLIS WILLIAM	0.00	11/8/2019	365,000	394,000	107.95			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
693980224	363-112-13522	SCHULDT, MATTHEW S Location: 42 SPRING BROOK DRIVE	STEINBERG FAMILY 201...	0.92	7/16/2021	2,350,000	1,989,000	84.64			
L1931984896	363-112-11145	SCOTT JAMES Location: 191 ROUTE 100 N	BLAKE VICTORIA	2.00	12/28/2020	280,000	258,900	92.46			
1569950784	363-112-11512	SERRANO-WU, MICHAEL ... Location: 211 ELLISON'S LAKE RD	KENDALL, PETER M	1.02	6/25/2021	2,450,000	1,651,300	67.40			
L1592795136	363-112-13342	SHANAHAN GEORGE Location: 80 ANDOVER RD	MORAIS VICTOR	3.60	12/15/2020	315,000	294,800	93.59			
L1319555072	363-112-10729	SHANNEHAN TIMOTHY Location: 173 MOONSHADOW DRIVE	DEVLIN THOMAS	0.92	11/24/2020	1,950,000	1,919,300	98.43			
L2029568000	363-112-10510	SHEEHAN VACATION ADV... Location: 59 MOUNTAIN VIEW DRIVE	ESTATE OF JOSEPH A. ...	1.04	5/22/2020	332,500	364,600	109.65			
L1408245760	363-112-10789	SHEFF ALEXANDER Location: 137 FLATOW ROAD	DUCHARME ALFRED	3.93	12/23/2020	378,000	298,400	78.94			
155780672	363-112-11870	SHERRY, ALEXANDER J Location: 18 TERRACE AVENUE	MAINVILLE, PATRICIA	0.59	3/23/2022	93,000	118,000	126.88			
L1861165056	363-112-13477	SILO REALTY TRUST Location: 38 BLACK CHERRY LANE	ERIE LYNN	1.04	9/11/2020	2,600,000	2,380,500	91.56			
751189056	363-112-12130	SILVESTRI, RYAN C Location: 57 PLEASANT STREET EXTENSION	MORRILL, KEVIN F	0.30	10/15/2021	225,000	151,300	67.24			
L1814466560	363-112-10457	SIMON ROBERT Location: 1450 VERMONT 100	ENGVTLAKEPROPERTY LL...	0.59	6/14/2019	880,000	736,000	83.64			
1466059840	363-112-10626	SKINNER, HEIGHTS LLC Location: 64 SKINNER HEIGHTS	RIGOL, DANIEL	2.74	7/28/2021	570,000	409,300	71.81			
L166731776	363-112-11190	SMITH STEPHANIE Location: 2 BRIDGE STREET	WANDZY NANCY	0.16	12/14/2020	155,000	137,100	88.45			
1411927104	363-112-10526	STANKOVIC, DARKO Location: 95 EDELWEISS ROAD	CLARKSON, GARY A	1.15	6/30/2021	355,000	304,200	85.69			
L1497812992	363-112-13502	STETTNER RICHARD Location: 275 UPPER CROSSROAD	MINEAU KRISTIAN	0.95	6/21/2019	740,000	716,000	96.76			
1019812928	363-112-13079	STUCKER, JR., GILLES... Location: 14 POND STREET	CARTIER, GREGORY	0.22	8/27/2021	499,000	307,800	61.68			
L239554560	363-112-10208	TAUREL ALEX Location: 109 FISHING ACCESS ROAD	MOSS SIMON	0.36	12/2/2020	1,311,500	1,112,800	84.85			
L1253314560	363-112-13418	THEBERGE MICHAEL Location: 220 UPPER CROSSROAD	BUBELLO JOHN	0.48	11/20/2020	585,000	481,300	82.27			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1473662976	363-112-11551	THOMASON MORIAH Location: 198 RED BRIDGE ROAD	KLUCK LIVING TRUST	1.02	10/18/2019	414,667	408,000	98.39			
L98111488	363-112-12441	TOOLEY CHRISTOPHER Location: 64 MAIN STREET	PETTY STEPHEN	0.31	5/17/2019	185,000	191,300	103.41			
L1288912896	363-112-11122	TRAILSIDE SERENITY L... Location: 45 TRAILSIDE RD	MACDONALD EDWARD	1.30	11/8/2019	845,000	842,300	99.68			
L629428224	363-112-11978	TURCO JENNIFER Location: 55 SEARS FARM ROAD	ANDRADE BETSY	0.68	9/24/2019	177,500	172,500	97.18			
L697049088	363-112-10622	TURNER DOUGLAS Location: 53 GLEBE RD NORTH	FRANGIOSE JOAN	5.04	11/13/2020	285,000	268,000	94.04			
1502041152	363-112-10778	VALADE, MATTHEW T Location: 4 GILL TERRACE	WICHERN, MARK J	0.62	5/24/2021	937,500	679,100	72.44			
L1451638784	363-112-12573	VANDERMONT PROPERTIE... Location: 103 GULLI ROAD	CORSI MARY	0.94	2/11/2021	182,800	200,600	109.74			
L820928512	363-112-10167	VERDI MARK Location: 75 FISHING ACCESS ROAD	O'NEIL MICHAEL	0.28	5/3/2019	862,500	868,700	100.72			
1566107712	363-112-11293	WALSH, LUKE Location: 62 MOON SHADOW DRIVE, SOLITUDE M4 & M5, LUDLOW, VT 05149	HECKER, DOUGLAS J	1.84	4/5/2021	3,309,850	3,272,100	98.86			
248069184	363-112-12458	WANG, YOUSONG Location: 7 WEST HILL ROAD	SCHONER, CRAIG	0.70	10/22/2021	575,000	267,900	46.59			
L470093824	363-112-13208	WATKINS KERI Location: 120 NORTHSHORE DRIVE	ALVAREZ SANDRA	1.16	10/30/2020	450,000	421,300	93.62			
1261784128	363-112-13348	WATSON, REESA H Location: 628 SOUTH HILL ROAD	PICKET FENCE HOMES L...	5.70	6/30/2021	614,000	266,900	43.47			
1452944448	363-112-12480	WEIDMAN, KYRIK Location: 13 COMMONWEALTH AVE	MACKINTOSH, SCOTT, T...	0.57	7/23/2021	335,000	235,500	70.30			
L1669636096	363-112-11394	WEYANT ERIC Location: 29 OKEMO ACRES ROAD	BENEY THOMAS	1.00	1/15/2021	347,000	253,400	73.03			
1041609792	363-112-10374	WIGGENHAUSER, CHARLE... Location: 7 ORION AVE	DAVIS, KENNETH A	0.24	6/11/2021	310,000	200,200	64.58			
L2102149120	363-112-11818	WILCOX WILLIAM JESSE Location: 41 JOHN DEERE DRIVE	WILSON TERRANCE	1.23	11/13/2020	500,000	399,800	79.96			
906828352	363-112-12918	WILLIAMS, MICHAEL Location: 111 ROUTE 100 NORTH	SPRINGER, REGINA C	0.45	12/3/2021	297,000	154,200	51.92			
136942656	363-112-10483	WILTZIUS, JED JOHN W... Location: 229 EDELWEISS RD	VOTTO, RICHARD	2.35	6/8/2021	865,000	518,700	59.97			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L427790336	363-112-10434	WIMBERLY JACOB Location: 162 GULLI RD	CARTER ARTHUR	1.40	12/18/2020	355,000	249,500	70.28			
L1608466432	363-112-11204	WINTER JEFFREY Location: 570 BIXBY ROAD	GRUBER RANDY	1.38	11/10/2020	245,000	259,400	105.88			
L1306697728	363-112-10725	WODKA DAVID Location: 56 ANDOVER STREET	KNOWL DEN JOANNA	0.38	11/18/2020	344,760	216,600	62.83			
1237275200	363-112-11516	WYNNE, TIMOTHY Location: 10 MEADOW STREET	BUSWELL, JAMES S	0.19	12/30/2021	225,750	148,300	65.69			
1273326656	363-112-12407	YI, CHRISTOPHER J Location: 100 OKEMO ACRES	PATUREL, JOHN N	1.00	8/11/2021	250,000	217,800	87.12			
820840000	363-112-10994	YU, JANE Location: 129 WEST HILL ROAD	BURTON, MICHAEL J	0.70	3/25/2022	1,025,000	750,800	73.25			
L626622464	363-112-13060	ZANON DARREN Location: 21 TAPPER STREET	TERRASI PAUL	1.07	10/29/2020	350,000	327,800	93.66			
Totals for R1 - Residential with less than 6 acres				249.54		144,140,625	123,771,000				

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	
223 Total Transactions	73.25	Low InterQuartile Value	83.77	Low 90% Value of Aggregate
646,371 Average Sales Price	98.85	High InterQuartile Value	87.96	High 90% Value of Aggregate
555,027 Average Listed Price	25.60	InterQuartile Range	85.87	Aggregate Ratio
86.26 Average Ratio			2.43%	Sampling Error
90.52 Median Ratio	34.84	Value of Outlier Low Limit	0	Number of Low Outliers
37.56 Low Ratio	137.26	Value of Outlier High Limit	1	Number of High Outliers
155.11 High Ratio	- 3.56	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	175.66	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.25 COD				
37	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
17%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
195967552	363-112-12957	ABRAHAM, GEORGE I Location: 290 SUMMIT VIEW ROAD	GILLOOLY, ROBERT	9.25	3/17/2022	942,500	595,900	63.23			
L603602944	363-112-11912	ANDERSON NANCY Location: SOUTH HILL ROAD	MARTEL BRIAN	10.10	9/18/2020	135,000	127,200	94.22			
L986169344	363-112-11588	BELLANTONI MATHEW Location: 1150 SOUTH HILL ROAD	KRISS DAVID	10.09	3/19/2020	525,000	507,600	96.69			
L2037178368	363-112-10551	BLAKE MATTHEW Location: 953 EAST LAKE ROAD	COMBES RUTH	15.74	4/9/2019	425,000	417,200	98.16			
L1299193856	363-112-12671	BRAUN JR JOHN Location: 191 FLATOW ROAD	THOMAS L. ROSS REVOC...	10.00	8/14/2020	336,000	336,300	100.09			
1231946304	363-112-10067	BRETT, LAURA Location: 1678 SOUTH HILL RD	PHILIP J. ANDREWS ES...	6.70	11/30/2021	375,000	321,500	85.73			
736232512	363-112-12249	CAPORUSCIO, DANIELLE... Location: 564 TOWN FARM ROAD	BOGGINI, GLEN L	10.59	4/16/2021	435,000	333,500	76.67			
L538091520	363-112-12416	CHAPMAN NOEL Location: 180 SOUTH HILL ESTATES DRIVE	PEDRA CHRISTI	47.34	11/13/2020	1,350,000	1,241,900	91.99			
236233280	363-112-11472	CRONIN, CATHERINE E Location: 83 SOUTH HILL ESTATES	TOSINI, MICHELE E	6.89	12/15/2021	775,000	574,800	74.17			
L109629440	363-112-11356	CURTIN WILLIAM Location: 35 SUNRISE DRIVE	HORNYAK JOANN	10.60	12/20/2019	364,000	341,700	93.87			
L1730154496	363-112-10669	DAWKINS ALWYN Location: 137 NORTH RIDGE ROAD	ZIMPFER ROBERT	10.84	12/14/2020	1,125,000	1,027,100	91.30			
L239636480	363-112-10328	DELL'AQUILA TRUSTEE ... Location: 54 ELLISON'S LAKE ROAD	BROWN GLENN	6.92	7/30/2020	595,000	608,800	102.32			
481684544	363-112-13422	DLT REALTY, LLC Location: 489 NORTH HILL CROSS ROAD	YURIS, RICHARD	7.10	8/25/2021	500,000	288,900	57.78			
1537854528	363-112-10674	DUNICH, APRIL L Location: 132 RANTA ROAD	JOHN R. DEBICK ESTAT...	8.90	7/6/2021	163,100	90,000	55.18			
L447139840	363-112-10090	FERREIRA ARTUR Location: 818 SOUTH HILL ROAD	AZZINARO PAUL	17.48	11/25/2020	875,000	798,600	91.27			
L416899072	363-112-10467	FOLEY SHANE Location: 71 FLATOW ROAD	POND COTTAGE LLC	10.01	7/12/2019	585,000	525,500	89.83			
697244224	363-112-11414	FOUR THE FUN OF IT L... Location: 1845 ROUTE 100 SOUTH	NORTHVIEW LLC	17.94	2/25/2022	525,000	400,600	76.30			
L1477083136	363-112-10931	G&M BLODGETT FAMILY ... Location: 368 FREEDOM HILL ROAD SOUTH	HIROYO Y. FISHER 201...	33.45	12/4/2020	320,000	304,600	95.19			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1622261760	363-112-12957	GILLOOLY ROBERT Location: 290 SUMMIT VIEW ROAD	DIESENHOUSE JACALYN	9.25	6/6/2019	570,000	595,900	104.54			
L819593216	363-112-11453	HUMORA MICHAEL Location: 1309 SOUTH HILL ROAD	CAROL J. KANGAS 2015...	10.10	7/10/2020	375,000	381,700	101.79			
L1920729088	363-112-13170	JOSEPH IAN Location: 652 OLD WESTON MOUNTAIN ROAD	CAREY H BURWICK REVO...	11.00	10/9/2020	650,000	618,600	95.17			
912351808	363-112-13701	KLOOS, WILLIAM Location: 92 HEMLOCK HILL DRIVE	GLAUDE, DAVID	11.02	12/10/2021	1,850,000	1,112,800	60.15			
1218372672	363-112-12735	KOKES, JEREME J Location: 957 CHAPMAN ROAD	KOELSCH, FREDERICK J	10.00	4/13/2021	665,000	447,700	67.32			
1592960064	363-112-12799	LAROCHE, AMY Location: 63 ANDOVER ROAD	FONTEYN, FRANK E	10.16	5/5/2021	285,000	203,200	71.30			
L1647984640	363-112-10144	LONGOBARDO MICHAEL Location: 57 DIX HILL ROAD	FISH KELLY LAURA	10.17	6/26/2020	530,000	538,400	101.58			
L1046544384	363-112-11962	MATTHEWS CHRISTOPHER Location: 1236 SOUTH HILL RD.	BOUDREAU WILLIAM	10.00	3/6/2020	355,000	267,300	75.30			
L1328226304	363-112-13048	MCCARTHY BRENDAN Location: 897 ROUTE 100 S	OKEMO VENTURES LLC	10.00	12/18/2020	550,000	491,800	89.42			
L1668186112	363-112-11086	MCGURK PHILIP Location: 42 FOREST ROAD SOUTH	GIORDANO JR. VINCENT	11.10	8/13/2020	625,000	595,200	95.23			
307516480	363-112-11577	MCKENNA, MARK Location: 745 CHAPMAN ROAD	ALUTTO, CHARLES A	10.00	6/1/2021	560,000	388,600	69.39			
L1703116800	363-112-13563	MIERZEJEWSKI JUSTIN Location: 1843 ROUTE 100 S	NORTHVIEW LLC	15.54	11/6/2020	347,000	353,100	101.76			
L123932672	363-112-12741	OLSHAN JUSTIN Location: 10 FLATOW ROAD	SAUTER ARTHUR	10.09	12/11/2020	320,000	329,500	102.97			
632271936	363-112-13414	OWEN, JR, RICHARD E Location: 90 MOUNTAINSIDE DRIVE	DANYEW, AUSTIN	10.10	6/17/2021	530,000	385,100	72.66			
L760680448	363-112-11615	PAUCAR DANIEL Location: 64 TUCKER ROAD	LADDEN DIANA	23.80	12/11/2020	230,000	210,600	91.57			
L2015223808	363-112-13590	PETERSEN ERIK Location: 693 CHAPMAN ROAD	OPPENHEIMER RICHARD	10.00	5/10/2019	475,000	434,400	91.45			
L901513216	363-112-13156	PHIPPS MELISSA Location: 306 EAST LAKE ROAD	JOSELYN COREY	11.41	8/14/2020	146,000	142,200	97.40			
L1485721600	363-112-11594	POWERS CHRISTOPHER Location: 29 OLD WESTON MOUNTAIN RD	RIMROCK NOMINEE TRUS...	7.38	8/28/2020	435,000	381,500	87.70			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
521215040	363-112-12493	RAGIS, KURT A Location: 1759 ROUTE 100 SOUTH	WILMOT, KATHLEEN C	41.38	9/24/2021	550,000	394,000	71.64			
L1302777856	363-112-13251	ROSATI KRISTI Location: 1072 BIXBY ROAD	DAVID E. PECK REVOCA...	10.23	11/11/2020	540,000	493,700	91.43			
L501252096	363-112-11499	SABATINI MATTHEW Location: 2021 SOUTH HILL ROAD	FAUCHER GREGORY	94.98	1/15/2021	1,032,500	1,000,300	96.88			
L885891072	363-112-12515	SEIDEL JACQUELINE Location: 464 WEST HILL ROAD	ROSSELLO JOHN	9.04	2/4/2021	300,000	286,100	95.37			
555994176	363-112-11602	SHANDRA, JOHN M Location: 138 TUCKER ROAD	JERALD I KUPPERBERG ...	10.40	7/30/2021	517,500	311,500	60.19			
1809933376	363-112-12544	SLENKER, STEPHEN A Location: 98 IVES ROAD	FITZSIMONS, MICHAEL	12.70	5/7/2021	610,000	389,700	63.89			
L1171795968	363-112-12538	SNELL WILLIAM Location: 229 FLATOW ROAD	RACE THOMAS	10.10	10/13/2020	322,500	314,200	97.43			
L325083136	363-112-11631	SUNDAHL CHRISTIAN Location: 1798 & 1796 ROUTE 100 NORTH	LAMPERT JONATHAN	6.10	11/15/2019	280,000	280,700	100.25			
L889401344	363-112-10035	TOWNS ADAM Location: 172 SUMMIT VIEW ROAD	ALIC JAMES	8.00	8/30/2019	715,000	694,200	97.09			
1080675392	363-112-10575	VATIS, CHRIS Location: 75 SUNBERRY LANE	CORNACHINI, GEORGE	11.30	7/7/2021	650,000	501,500	77.15			
L323899392	363-112-13559	WARNER JAMES Location: 41 LANNON LANE	BAUGH WILLIAM	10.00	9/4/2020	855,000	874,900	102.33			
L1642790912	363-112-11348	WINAWER MELODIE Location: 511 SOUTH HILL ROAD	HOLDEN SHIRLEY	8.12	10/9/2020	380,000	340,800	89.68			
L1646895104	363-112-13603	WODKA DAVID Location: 166 WOODS ROAD WEST	LEONARD J. DICARLO T...	16.15	12/28/2020	646,000	642,900	99.52			
L1960382464	363-112-11373	ZOHREN FABIAN Location: 360 COMMONWEALTH AVENUE	HUNT TRUSTEE JACQUEL...	10.10	8/19/2019	460,000	416,200	90.48			
Totals for R2 - Residential with 6 or more acres				709.66		27,707,100	23,660,000				

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
50 Total Transactions	75.01 Low InterQuartile Value		81.40 Low 90% Value of Aggregate
554,142 Average Sales Price	97.40 High InterQuartile Value		89.39 High 90% Value of Aggregate
473,200 Average Listed Price	22.39 InterQuartile Range		85.39 Aggregate Ratio
86.88 Average Ratio			4.68% Sampling Error
91.44 Median Ratio	41.43 Value of Outlier Low Limit	0 Number of Low Outliers	
55.18 Low Ratio	130.99 Value of Outlier High Limit	0 Number of High Outliers	
104.54 High Ratio	7.84 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	164.58 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
11.94 COD			
7 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
14% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

MHU - Mobile home un-landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1166495744	363-112-12938	NAGLE THOMAS	VANASSE CHARLES	0.00	8/21/2020	23,000	32,300	140.43	O	O	
Location: 32 MAIN STREET, LOT #5											

Totals for MHU - Mobile home un-landed				0.00		23,000	32,300				
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MHU - Mobile home un-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	
1 Total Transactions	140.43	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
23,000 Average Sales Price	140.43	High InterQuartile Value	0.00	High 90% Value of Aggregate
32,300 Average Listed Price	0.00	InterQuartile Range	140.43	Aggregate Ratio
140.43 Average Ratio				Sampling Error
140.43 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
140.43 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
140.43 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			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
512674368	363-112-10553	BLACK RIVER NOTCH RE... Location: 108 PLEASANT ST	FRANKE, RICHARD A	3.02	1/28/2022	255,000	123,100	48.27			
1428456000	363-112-12584	RACICOT, SHON Location: 86 ANDOVER STREET	STRYHAS, CASEY	0.82	11/16/2021	105,000	78,000	74.29			
Totals for MHL - Mobile home landed				3.84		360,000	201,100				

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	48.27	Low InterQuartile Value	(9.70) Low 90% Value of Aggregate
180,000 Average Sales Price	74.29	High InterQuartile Value	121.42 High 90% Value of Aggregate
100,550 Average Listed Price	26.01	InterQuartile Range	55.86 Aggregate Ratio
61.28 Average Ratio			117.36% Sampling Error
61.28 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
48.27 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
74.29 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
21.22 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
L3039232	363-112-11029	MATTERN RICHARD	BABICH DAVID	1.00	10/4/2019	91,000	108,900	119.67			
Location: 2231 SOUTH HILL ROAD											

Totals for S1 - Vacation home with less than 6 acres

1.00 91,000 108,900

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	119.67	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
91,000 Average Sales Price	119.67	High InterQuartile Value	0.00	High 90% Value of Aggregate
108,900 Average Listed Price	0.00	InterQuartile Range	119.67	Aggregate Ratio
119.67 Average Ratio				Sampling Error
119.67 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
119.67 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
119.67 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			

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1282374720	363-112-12153	SIMPLER LIFE, LLC	MUNK, DAVID P	12.13	11/10/2021	135,000	101,000	74.81			
		Location: 478 EAST LAKE ROAD									

Totals for S2 - Seasonal home with 6 or more acres

12.13	135,000	101,000
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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	74.81	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
135,000	Average Sales Price	74.81	High InterQuartile Value	0.00	High 90% Value of Aggregate
101,000	Average Listed Price	0.00	InterQuartile Range	74.81	Aggregate Ratio
74.81	Average Ratio				Sampling Error
74.81	Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
74.81	Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
74.81	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				

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
43658304	363-112-10551	953 EAST LAKE, LLC Location: 953 EAST LAKE ROAD	BLAKE, MATTHEW J	15.74	5/27/2021	450,000	417,200	92.71			
871291968	363-112-11141	DEL TUFO, DAVID H Location: 145 MAIN STREET, UNIT 106	BUELLER'S INC.	0.00	9/10/2021	110,000	125,100	113.73			
452695104	363-112-12078	FOX RUN MOTEL LLC Location: 91 & 93 MAIN STREET	EMN LLC	1.86	5/28/2021	1,200,000	1,354,300	112.86			
223657024	363-112-13338	MODERN VENTURE PROPE... Location: 16 BRIDGE STREET	BRIDGE STREET, LLC	0.49	10/15/2021	425,000	402,200	94.64			
L1266962432	363-112-10302	OKEMO VALLEY STORAGE... Location: 9 BRIDGE STREET	BRIDGE STREET SELF-S...	0.98	4/12/2019	165,000	221,500	134.24			
L766140416	363-112-10528	PARK MORTON LLC Location: 91 ROUTE 103 SOUTH	WILLIAMS MARK	4.10	10/21/2020	550,000	535,000	97.27			
1970079296	363-112-10475	PAYNE, HEATHER E Location: 63 PLEASANT STREET EXT.	CAVOTO, ALBERT	0.50	3/21/2022	75,000	65,800	87.73			
776784960	363-112-12946	PINNACLE HOLDINGS, L... Location: 117 MAIN STREET	STRATMAN, PHILIP	0.25	7/30/2021	400,000	312,600	78.15			
1538144832	363-112-10042	RACICOT, SHON Location: 44 POND STREET STREET, UNIT 3	ALLEN, JR., JAMES W	0.00	3/16/2022	100,000	110,600	110.60			
2115822656	363-112-10213	REITZEN, JEFFREY Location: 71 MAIN STREET	BIRMINGHAM III, MATT...	0.37	4/23/2021	265,000	262,600	99.09			
L349741056	363-112-11941	RIPPLE MOON LLC Location: 16 PLEASANT STREET	MAURIELLO GREGORY	0.12	7/31/2020	250,000	227,700	91.08			
273144384	363-112-12014	STONEHOUSE TECH PROP... Location: 118 MAIN STREET UNIT 4	ROOF, JON L	0.00	3/4/2022	135,000	94,000	69.63			
L1831321600	363-112-13281	THE DIVIDED SKY FOUN... Location: 262 FOX LANE	WAYLER THELMA	18.63	12/31/2020	1,300,000	1,296,200	99.71			
Totals for C - Commercial				43.04		5,425,000	5,424,800				

C - Commercial

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
13 Total Transactions	89.41 Low InterQuartile Value		93.57 Low 90% Value of Aggregate
417,308 Average Sales Price	111.73 High InterQuartile Value		106.42 High 90% Value of Aggregate
417,292 Average Listed Price	22.32 InterQuartile Range		100.00 Aggregate Ratio
98.57 Average Ratio			6.42% Sampling Error
97.27 Median Ratio	55.92 Value of Outlier Low Limit	0 Number of Low Outliers	
69.63 Low Ratio	145.21 Value of Outlier High Limit	0 Number of High Outliers	
134.24 High Ratio	22.44 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.99 PRD (Regression Index)	178.70 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
12.36 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
15% 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
1293268032	363-112-10659	ROSATI, THOMAS Location: LAND ON BIXBY ROAD	NAVIGATE HOLDINGS LL...	41.06	6/14/2021	150,000	62,600	41.73			

Totals for W - Woodland				41.06		150,000	62,600				
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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	41.73	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
150,000 Average Sales Price	41.73	High InterQuartile Value	0.00	High 90% Value of Aggregate
62,600 Average Listed Price	0.00	InterQuartile Range	41.73	Aggregate Ratio
41.73 Average Ratio				Sampling Error
41.73 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
41.73 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
41.73 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
8019008	363-112-13707	215 FAMILY TRUST Location: SOUTH HILL ROAD	CORR, HENRY J	13.72	10/7/2021	160,000	111,100	69.44			
L903090176	363-112-10554	215 UPPER CROSSROAD ... Location: UPPER CROSS ROAD	JOHN C. CONIARIUS FA...	0.45	6/30/2020	75,000	42,600	56.80			
L1166426112	363-112-11358	AIDA M CYPHERS LIVIN... Location: LOT #1 OKEMO ACRES ROAD	MALCOLM HOUSTON REVO...	2.50	3/31/2021	70,000	68,300	97.57			
1818781248	363-112-13633	ALBERTO, JUAN B Location: BERRY PATCH LANE	SUSSMAN, CHARLES T	3.15	3/18/2022	47,500	62,500	131.58			
L1236537344	363-112-12334	ALEXANDERSEN JAMIE Location: GLEBE ROAD	KEEFE STEPHEN	4.70	11/25/2020	48,000	43,400	90.42			
1265436224	363-112-13070	ANDREWS, JONATHAN Location: BIRCH LANE	ELAINE M. SIRAK LIVI...	1.76	1/31/2022	78,000	58,700	75.26			
L748355584	363-112-12362	AUSTIN RICHARD Location: EAST LAKE ROAD LOT 37	JAGER MOLLY	61.00	11/10/2020	100,000	90,900	90.90			
L1659527168	363-112-13843	BARRETT JARVIS Location: ROUTE 100 NORTH, LOT 2	COOL EDGE LAKE RESCU...	1.17	10/23/2020	50,000	79,000	158.00	O		
L665378816	363-112-13677	BELENARDO JOSEPH Location: FREEDOM HILL SOUTH LOT 5	LATHROP JEFFREY	1.51	9/24/2020	50,000	57,800	115.60			
L1516306432	363-112-11071	BENSON SR GEORGE Location: ROUTE 100 N	OBRIEN NANCY	1.60	1/9/2020	30,000	43,100	143.67	O		
L2054021120	363-112-11032	BORCHARDT CHRISTOPHE... Location: COMMONWEALTH AVENUE	GANDELMAN PETER	7.10	4/19/2019	35,500	30,800	86.76			
L825217024	363-112-13003	BOUHALL ERIC Location: FARM RIDGE RD	SUCHECKI MARYELLEN	12.90	10/8/2020	90,000	90,300	100.33			
1005511232	363-112-11381	CAHILL, TRUSTEE, REG... Location: 00 RAYMOND ROAD	IANTOSCA, RUBY A	70.00	12/22/2021	300,000	187,500	62.50			
L1585221632	363-112-12734	CARLABBY VERMONT PRO... Location: LOT 34, ELLISON LOOP	SARISKY CHRISTOPHER	2.08	12/13/2019	34,000	55,600	163.53	O		
929880128	363-112-10325	CHOPRA, KARN Location: LOT 69 ROUTE 66	DAVID A. BROWN REVOC...	0.70	4/5/2021	705,000	355,800	50.47			
L1409236992	363-112-12388	COCUZZA MICHAEL Location: LOT 2 TRAILVIEW ROAD	THE EMIL PARIETTI JR...	1.30	3/31/2021	45,000	57,100	126.89			
265998912	363-112-13222	CONDON, ROBERT L Location: 00 DUG RD	BALLARD- HOBART TITL...	2.65	11/24/2021	115,000	54,800	47.65			
L687738880	363-112-13717	CONROY NORA Location: 00 OLD WESTON MOUNTAIN ROAD	KRUPP DAVID	5.76	12/30/2020	50,000	64,800	129.60			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L860725248	363-112-13850	CROZET YVES Location: 108 AND 120 FREEDOM HILL ROAD	BRIGGS NANCY	5.59	2/12/2021	220,000	207,600	94.36			
1608870976	363-112-13763	DILLON, SEAN C Location: LOT 17, HIGHLAND VIEWS	MCLEAN ENTERPRISES C...	1.60	8/13/2021	67,500	86,100	127.56			
L458072064	363-112-13860	DOUGLAS IAIN Location: LOT #4 TURTLE HILL ROAD	GREENE STEPHEN	13.58	2/17/2021	200,000	215,900	107.95			
L80912384	363-112-13631	DUBINSKI JONATHAN Location: PLEASANT ST	DELLACAMERA ROBERT	2.45	2/10/2021	32,000	38,300	119.69			
L213295104	363-112-12475	EMPTY NEST LLC Location: ROUTE 100 SOUTH	PJURA PAUL	11.00	2/14/2020	12,000	24,600	205.00	E	O	O
967392320	363-112-10599	EMPTY NEST LLC Location: LOT 22 FARM RIDGE ROAD	THE CHRISTINE S. CRE...	1.58	10/21/2021	68,000	60,800	89.41			
1520300608	363-112-13849	FLORES, STEVEN Location: LOT 3 PLEASANT STREET	DANYEW, ROGER	0.49	1/21/2022	80,000	50,400	63.00			
L592695296	363-112-13829	FOX JEANNE Location: LOT 3 ON COMMONWEALTH AVE	LANNON WILLIAM	7.19	12/20/2019	82,500	74,500	90.30			
619031104	363-112-10323	GAGNE, CHRISTOPHER M Location: LOT 13, 15, 16 OKEMO ACRES	BROWN, DAVID	3.00	2/25/2022	37,500	21,000	56.00			
2074141760	363-112-10973	GANGI, VICTOR J Location: OLD WESTON MOUNTAIN ROAD	FOSTER, HILLIARD G	67.13	4/9/2021	225,000	153,900	68.40			
L1536073728	363-112-13497	GASPERONI TIMOTHY Location: SOLITUDE LOT S18, OKEMO RIDGE ROAD	S18 LLC	0.93	12/11/2020	595,000	582,500	97.90			
384285760	363-112-13585	GIRARD, ADAM Location: LOT 31 CEDAR DRIVE	OKEMO PINES LLC	2.06	10/18/2021	65,000	73,700	113.38			
L357408768	363-112-11723	GOODFELLOW DAVID Location: 00 OLD WESTON MOUNTAIN ROAD	LIGHTBOWN STEVEN	10.40	2/4/2021	49,900	76,200	152.71	O		
L1078497280	363-112-12913	HAZLETT PATRICK Location: 679 BIXBY ROAD	SPAULDING RONALD	10.22	10/1/2020	138,000	120,200	87.10			
1135164480	363-112-11830	HEIDEN, KEVIN Location: WEST HILL ROAD	LYSOBEY, KIM	116.00	10/18/2021	160,000	159,400	99.63			
L751419392	363-112-13489	HODGES GREGORY Location: BIXBY ROAD	STERNIN KENNETH	2.20	12/4/2020	20,000	30,200	151.00	O		
1442927680	363-112-13543	JOHNSON, ROBERT E Location: LOT 2, STRAWBERRY LANE	KOTTKAMP, ROBERT B	10.38	6/10/2021	100,000	78,000	78.00			
2036976192	363-112-13843	KILGORE, JESSE Location: LOT 2 ROUTE 100 NORTH	BARRETT, JARVIS T	1.17	2/4/2022	74,000	79,000	106.76			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L730140672	363-112-13458	LARSON STEVEN Location: PARTRIGE RD #54	JABLONSKI TADEUSZ	1.05	2/8/2021	79,000	70,200	88.86			
L1122537472	363-112-13859	LUDLOW DOWNTOWN PROP... Location: COTTAGE MILLS LANE LOT 6	STRYHAS DEVELOPMENT ...	1.10	3/15/2021	80,000	72,400	90.50			
L416129024	363-112-13851	MARY'S DREAM LLC Location: LOT #2 TURTLE HILL ROAD	GREENE STEPHEN	9.88	2/12/2021	250,000	210,200	84.08			
L1842429952	363-112-13677	MIMNAUGH KYLE Location: FREEDOM HILL SOUTH LOT 6	LATHROP JEFFREY	1.85	11/18/2020	55,000	59,000	107.27			
1330953280	363-112-13545	MODERN VENTURE PROPE... Location: BRIDGE STREET	POLARIS PARTNERS, IN...	0.33	10/15/2021	10,000	44,700	447.00	E	E	E
L1953112064	363-112-13488	NICHOLLS CHAD Location: FARM RIDGE RD LOT 18 & 19	MARTHA S. HARRISON T...	2.08	11/20/2020	56,000	87,800	156.79	O		
L188309504	363-112-12924	OKEMO HEIGHTS LLC Location: LOTS OFF OKEMO HEIGHTS	SQUIRES RICHARD	8.79	8/21/2020	140,000	127,000	90.71			
931373632	363-112-13645	RAPPOCCIO, PETER Location: LOT 9 HIGHLAND VIEWS	FITZSIMONS, MICHAEL	1.12	12/10/2021	117,500	105,400	89.70			
1508827712	363-112-13275	REGINA M. CAHILL REV... Location: NORTH SHORE DRIVE	WATERFRONT OWNERS' A...	0.15	12/22/2021	45,000	27,700	61.56			
L1264615424	363-112-11977	REIMER ERIC Location: SPRUCE LANE	JONES ELAINE	1.01	12/10/2020	50,000	49,100	98.20			
1202600512	363-112-13547	RICHTER, ROBERT J Location: LOT 53 PARTRIDGE RD	BRAZ, EVANDRO F	1.00	3/7/2022	95,000	70,100	73.79			
L607969280	363-112-13856	RIEDEL JOHN Location: FREEDOM HILL SOUTH LOT #8	LATHROP TODD	0.92	3/4/2021	23,000	27,300	118.70			
L745619456	363-112-13854	SCHILLING NICHOLAS Location: PARCEL 1, TEPPER DRIVE	JOSSELYN PLACE LLC	6.37	1/29/2021	600,000	557,300	92.88			
L1867685888	363-112-13861	SCHMITZ DANIEL Location: LOT #3 TURTLE HILL ROAD	GREENE STEPHEN	13.11	2/17/2021	212,500	215,200	101.27			
1486126144	363-112-10585	SCHONER, CRAIG Location: SOUTH HILL CROSSROAD	KEVIN C. KIMBALL BUI...	3.00	11/23/2021	60,000	63,000	105.00			
261004352	363-112-12797	SERRANI, THOMAS Location: 38 FORD FARM LANE	CROXALL, JULIAN A	2.11	10/22/2021	45,000	52,900	117.56			
1860680768	363-112-13604	SHOTLAND, BRIAN A Location: CEDAR DRIVE LOT 28 OKEMO PINES	JASON KRAUS LLC	2.29	10/15/2021	53,000	60,400	113.96			
L1166467072	363-112-11882	SOAPSTONE BROOK PROP... Location: MACGINNIS DRIVE	KONDRACKI STEVEN	74.20	12/20/2019	160,000	157,800	98.63			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L288980992	363-112-13858	SWINEHART RUSSELL Location: ROUTE 100 NORTH, LOT 6	COOLEGE LAKE RESCUE...	2.69	3/22/2021	95,000	103,900	109.37			
L317513728	363-112-11478	TAYLOR GIDEON Location: TOWN FARM RD - LAND	CONRAD FRANK	10.00	5/16/2019	45,000	75,500	167.78	O		
2103773760	363-112-11840	VALHALLA OKEMO LLC Location: OLD VILLAGE LANE	THE VIEWS AT OKEMO L...	12.17	2/11/2022	111,107	137,300	123.57			
552057920	363-112-13555	VOTTO, RICHARD Location: 698 WEST HILL ROAD	OKEMO VALLEY MANAGEM...	3.00	10/15/2021	150,000	77,000	51.33			
707824192	363-112-13682	WALKER, SETH Location: CHAPMAN ROAD, LOT 2	COMMUNITY LD, LLC	10.30	1/21/2022	36,800	77,000	209.24	E	O	O
L708411392	363-112-13683	ZEILMAN CLIFFORD Location: LOT 3, SUMNER SUBDIVISION	COOL EDGE LAKE RESCU...	4.60	1/29/2021	90,000	135,000	150.00	O		
Totals for M - Miscellaneous				634.14		6,968,307	6,349,600				

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
60 Total Transactions	86.85 Low InterQuartile Value	83.20 Low 90% Value of Aggregate
117,937 Average Sales Price	126.06 High InterQuartile Value	98.01 High 90% Value of Aggregate
106,863 Average Listed Price	39.21 InterQuartile Range	90.61 Aggregate Ratio
105.18 Average Ratio		8.17% Sampling Error
98.62 Median Ratio	28.02 Value of Outlier Low Limit	0 Number of Low Outliers
47.65 Low Ratio	184.88 Value of Outlier High Limit	3 Number of High Outliers
209.24 High Ratio	- 30.80 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.16 PRD (Regression Index)	243.70 Value of Extreme High Limit	1 Number of High Extremes/Influentials
26.80 COD		
5 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
8% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L280403968	363-112-12487	32 POND STREET LLC Location: 32 POND STREET, LUDLOW COLONIAL #5	JANDA TUNDE	0.00	2/14/2020	45,000	79,900	177.56	E	E	E
L361218048	363-112-11442	32 POND STREET LLC Location: 32 POND STREET, LUDLOW COLONIAL UNIT 1	THOMAS IV OREN	0.00	8/2/2019	36,500	55,900	153.15	O	O	O
L1683292160	363-112-12498	57 DAYBREAK LLC Location: 57 DAYBREAK DRIVE G104 SOLITUDE	THE ZENAIDA Q POPKIN...	0.00	5/15/2020	400,000	435,900	108.98			
L25116672	363-112-13657	643 BIXBY LLC Location: 193 JACKSON GORE RD. 643/645 BIXBY HOUSE	COLABELLA DIANNA	0.00	12/30/2020	417,500	449,000	107.54			
L292126720	363-112-12690	AFRAME CRAIG Location: 97 OKEMO TRAILSIDE EXTENSION, UNIT 15C	YANKELOWITZ STANLEY	0.00	5/3/2019	265,000	324,600	122.49			
L482836480	363-112-13298	AKGUN KATHLEEN Location: 97 NORTH VILLAGE ROAD UNIT 1	LYNCH BRENDAN	0.00	10/30/2019	650,000	597,100	91.86			
2061935680	363-112-11443	ALESEVICH, STEVEN R Location: 30 POND STREET, #7	SMITH, ANDREW G	0.00	4/28/2021	85,700	50,200	58.58			
L2049212416	363-112-13296	ALSAADI AHMAD Location: 91 WHITE LOOP WINTERPLACE G104	WEINROD ANNE	0.00	2/1/2021	378,000	285,900	75.63			
L1398824960	363-112-12325	ANTON DOMINIC Location: 35 POND ROAD, KETTLEBROOK UNIT B-7	OKEMO LIMITED LIABIL...	0.00	10/11/2019	295,000	332,000	112.54			
L1790070784	363-112-12590	ARKENAU JOHN Location: 32 ROUTE 103 SOUTH	NERONSKY MARY	0.00	3/13/2020	195,000	169,300	86.82			
2118065216	363-112-10904	BAINTON, JOHN Location: 162 OKEMO TRAILSIDE EXTENSION 22DL	MCCABE, EDWARD J	0.00	10/4/2021	300,000	168,100	56.03			
1363399744	363-112-10688	BASQUALI, MISTER Location: 109 OKEMO RIDGE ROAD OML C109	JAMES J DELANO JR RE...	0.00	5/21/2021	225,000	198,300	88.13			
L808361984	363-112-13025	BEAR REAL ESTATE HOL... Location: 109 OKEMO RIDGE ROAD, UNIT C202	CAREY NORMA	0.00	1/29/2021	214,250	187,300	87.42			
312134720	363-112-12788	BELL, KOREY J Location: MAIN STREET 145 THE MILL 202	RICHARD, ROBERT	0.00	7/16/2021	240,000	93,900	39.13	O	O	O
L1286217728	363-112-10368	BERAN SAMUEL Location: LEDGEWOOD ROAD GARAGE A3	LEDGEWOOD ON OKEMO O...	0.00	6/23/2020	25,000	26,100	104.40			
210846784	363-112-11239	BERBERIAN, TODD Location: 145 LEDGEWOOD ROAD, LEDGEWOOD UNIT D8, GARAGE D1	CELLAR, KURT M	0.00	4/23/2021	580,000	486,500	83.88			
L418054144	363-112-11711	BIENZ SCOTT Location: 101 WHITE LOOP WINTERPLACE H101	CATALANO DAVID	0.00	11/6/2020	380,000	296,600	78.05			
772463680	363-112-13334	BOCK, JOSHUA M Location: 233 TRAILSIDE VILLAGE IV 45B	GOEBEL, THOMAS M	0.00	9/9/2021	652,000	398,800	61.17			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1470283776	363-112-13425	BOND CHESTER Location: 281 TRAILSIDE RD EXT., OKEMO TRAILSIDE 30-B	FRICHETTE TRUSTEE DO...	0.00	10/23/2020	420,000	518,800	123.52			
L580325376	363-112-10790	BRASH ALEXANDER Location: WINTERPLACE N306, 28 FOWLER ROAD	DUFLOS BERTILLE	0.00	8/18/2020	355,000	409,500	115.35			
L1643532288	363-112-12214	BRAU RICARDO Location: 58 HARRISON LANE WINTERPLACE K201	BAER JR HENRY	0.00	9/18/2020	445,000	443,400	99.64			
L1391190016	363-112-11012	BRIER DAVID Location: OKEMO TRAILSIDE, VILLAGE IV, UNIT 52	MIGNONE MARCUS	0.00	5/3/2019	432,500	426,700	98.66			
1953320000	363-112-10308	BRITTEN, TYLER Location: 18 PLEASANT STREET #2	GCK PLEASANT LLC	0.00	7/9/2021	340,000	184,400	54.24			
L1703526400	363-112-10721	BUCHANAN BENJAMIN Location: 28 FOWLER ROAD N 103 WINTERPLACE	GASPARRO FRANCIS	0.00	10/23/2020	400,000	301,900	75.48			
L783400960	363-112-12378	BULAT RICHARD Location: 318 MOUNTAIN ROAD OML A307	ALDI ROBERT	0.00	8/19/2019	157,000	152,100	96.88			
L949903360	363-112-13810	BURDICK JR. MICHAEL Location: 144 LODGE RD, TAMARACK BUILDING C-3, UNIT 7	SOUTH FACE VILLAGE A...	0.00	1/29/2021	1,269,900	1,246,600	98.17			
1762024512	363-112-10260	CALLAHAN, DANIEL J Location: 47A OKEMO TRAILSIDE VILLAGE IV	O'NEILL, TIMOTHY A	0.00	8/13/2021	685,000	450,300	65.74			
L1200529408	363-112-12264	CAPUTO JOHN Location: 49 WHITE LOOP, C-104	O'CONNELL KEVIN	0.00	12/9/2020	339,000	273,200	80.59			
L1826791424	363-112-13065	CAREAU FAMILY LIVING... Location: 60 OKEMO TRAILSIDE UNIT 7C	JOSEPH L QUINN REV T...	0.00	8/28/2020	275,000	289,200	105.16			
L888815616	363-112-11131	CAROLE ANN HOLT REAL... Location: 63 ALPINE WAY SOLITUDE B 1	GLASSMEYER EDWARD	0.00	10/23/2020	1,278,000	1,210,500	94.72			
L1917026304	363-112-12281	CARUSO THOMAS Location: 13 DAYBREAK DRIVE, E301	WETMORE DOUGLAS	0.00	11/6/2020	750,000	601,200	80.16			
1343110208	363-112-13781	CASHION, MATTHEW Location: 140 LODGE ROAD SUGAR MAPLE 8 SFV	ALEX ZAPOLANSKI 2016...	0.00	11/1/2021	1,010,000	1,039,900	102.96			
L1393401856	363-112-10559	CAYER NICHOLAS Location: 240 OKEMO TRAILSIDE EXT UNIT 26A	HOVERS MATHEUS	0.00	5/31/2019	830,000	801,300	96.54			
L1611694080	363-112-13196	CHOO ARTHUR Location: 60 OKEMO TRAILSIDE EXT UNIT 7B	TRAILSIDE PARTNERS L...	0.00	12/21/2020	390,000	379,700	97.36			
L1191464960	363-112-12761	CIOCCA DANIEL Location: 145 MAIN STREET THE MILL 306	SCHNEIDER ANNE	0.00	6/26/2019	120,000	93,600	78.00			
L258793472	363-112-10858	CLARE MICHAEL Location: 131 LEDGEWOOD ROAD, CONDO E5 AND GARAGE E3	ELWELL TRUSTEE KRIST...	0.00	4/15/2019	500,000	506,900	101.38			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
754488384	363-112-12825	CLEARY, CHRISTOPHER ... Location: 101 KETTLEBROOK ROAD, KETTLEBROOK UNIT F6	BURNS, BRENDA H	0.00	6/4/2021	435,000	324,600	74.62			
L125902848	363-112-12133	COHANE KRISTA Location: 28 FOWLER RD N 205 WINTERPLACE	HERSCHLEIN JAMES	0.00	3/6/2020	357,000	329,800	92.38			
L175554560	363-112-13152	CONDLIN JEFFREY Location: 64 FOWLER DRIVE, WINTERPLACE UNIT Q202	TUTTLE TIMOTHY	0.00	4/10/2020	325,000	344,800	106.09			
742793792	363-112-10279	CONNOLLY, PADRAIG M Location: 35 WHITE LOOP, WINTERPLACE, B104	KING, DWIGHT	0.00	12/10/2021	520,000	273,200	52.54			
488389696	363-112-12337	CONTI, ROBERT L Location: 380 FOX LANE EXT., B-2	RAGOZZINE, ALFRED C	0.00	9/30/2021	549,000	304,500	55.46			
L799019008	363-112-10261	CULL MELANIE Location: 88 OKEMO TRAILSIDE EXT, 12-A	MCGUIRK DWIGHT	0.00	2/18/2021	850,000	661,900	77.87			
L1243025408	363-112-10097	D'ANDREA FAUST Location: 109 OKEMO RIDGE ROAD, OKEMO MOUNTAIN LODGE UNIT C-308	JONKE GUENTER	0.00	1/17/2020	182,000	209,400	115.05			
207830080	363-112-11493	DARCY, ALEXIS V Location: 318 MOUNTAIN RD. A208 OKEMO MTN LODGE	KELEHER III, JOHN J	0.00	10/22/2021	200,000	152,100	76.05			
L919060480	363-112-10882	DE LAVRA PINTO AUGUS... Location: 101 WHITE LOOP UNIT H206	FALCHUK KENNETH	0.00	3/27/2020	447,200	508,400	113.69			
L38309888	363-112-11906	DELEONARDO JENNIFER Location: OKEMO TRAILSIDE UNIT 3B	MARSH DANIEL	0.00	6/10/2020	281,667	309,000	109.70			
L1814925312	363-112-12106	DIAMOND ADAM Location: 84 HARRISON LANE WINTERPLACE J301	MONTES LESLIE	0.00	8/28/2020	350,000	409,100	116.89			
L1470447616	363-112-12355	DIAMONDS R FOREVER L... Location: 35 POND ROAD, KETTLE BROOK CONDO, UNIT B2	NORWITT TRUSTEE RICH...	0.00	1/31/2020	370,000	357,300	96.57			
356205632	363-112-10732	DICHIARO, JOHN Location: 101 WHITE LOOP, WINTERPLACE H304	MYERS, FREDERICK	0.00	4/30/2021	543,200	406,800	74.89			
1745545792	363-112-11580	DICKSON, CHARLES T Location: 75 ALPINE WAY C2 SOLITUDE VILLAGE	SKOLER, MICHAEL J	0.00	2/17/2022	1,700,000	789,400	46.44			
1507830848	363-112-13325	DIEPOLD, BRIAN D Location: 67 OKEMO TRAILSIDE RD 39E	GILIBERTO, JOHN	0.00	6/25/2021	675,000	498,300	73.82			
1386809920	363-112-13806	DIROCCO, DEREK P Location: 144 LODGE ROAD #9 SOUTHFACE	BURDICK, JR., MICHAEL...	0.00	1/18/2022	735,000	683,900	93.05			
L198664192	363-112-13451	DONALD ELLIOTT TRUST... Location: 292 OKEMO TRAILSIDE EXT., OKEMO TRAILSIDE, UNIT 34E	RONDA L. HALPERIN TR...	0.00	10/16/2019	745,000	738,700	99.15			
L1235017728	363-112-12340	DONNELLY PETER Location: 145 MAIN STREET	PAGE MICHAEL	0.00	8/28/2020	150,000	113,500	75.67			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L5570560	363-112-13098	DOOLEY COLLEEN Location: 32 ROUTE 103 SOUTH BROOKHAVEN B5	TORIO JOHN	0.00	8/20/2020	193,000	166,300	86.17			
L1423089664	363-112-13696	DOOLITTLE PETER Location: 16 RIDGEVIEW RD., WINTERPLACE UNIT U-2	WINTERPLACE AT OKEMO...	0.00	2/22/2021	1,025,000	1,045,400	101.99			
L1414594560	363-112-12827	DORGAN KATHLEEN Location: 69 WHITE LOOP, WINTERPLACE, UNIT E206	MALEH PAUL	0.00	3/26/2021	430,000	421,000	97.91			
L1481973760	363-112-12810	DOUGHERTY KEVIN Location: 91 WHITE LOOP WINTERPLACE G203	THE PROPERTY SPOT LL...	0.00	9/18/2020	362,000	314,500	86.88			
L311037952	363-112-12587	DOUGHERTY MAUREEN Location: 109 CHAMONIX ROAD, UNIT18C	RENOLA KAREN	0.00	11/18/2020	283,500	274,900	96.97			
L1142890496	363-112-11436	DOUGLAS HEIDI Location: 318 MOUNTAIN RD OML A 204	DANDREA FAUST	0.00	7/17/2020	170,000	152,100	89.47			
L1428455424	363-112-10203	DOUGLAS JOEL Location: 160 SOLITUDE ROAD L 102 SOLITUDE VILLAGE	BIEBER DAVID	0.00	1/15/2021	445,000	435,800	97.93			
291513408	363-112-11419	DUFNER, ADAM J Location: 23 WESTWOOD RD UNIT 1C WEST WOODS CONDOS	MOHAN, GENE T	0.00	4/7/2021	347,200	216,600	62.38			
L5677056	363-112-10736	ECKERT ROBERT Location: 64 FOWLER ROAD Q-103	MERRITT JR JOHN	0.00	12/6/2019	314,000	301,900	96.15			
L418787328	363-112-11813	ELLIOTT CHRISTINE Location: 158 SOLITUDE ROAD K302	LUND MARK	0.00	5/16/2019	644,500	656,400	101.85			
1850399296	363-112-12769	ELWELL, DAVID H Location: 116 MAIN STREET, R8	FERGUSSON, ELIZABETH	0.00	3/31/2022	295,000	190,500	64.58			
L2064257024	363-112-11814	ENGELS SCOTT Location: 318 MOUNTAIN RD OML A207	LUND R RICHARD	0.00	10/22/2020	175,000	171,600	98.06			
L1993183232	363-112-12678	EPSTEIN BRIAN Location: 95 OKEMO TRAILSIDE EXT UNIT 14D	SANDRA W ROTHENBERG ...	0.00	5/29/2019	400,000	432,300	108.08			
L376922112	363-112-10923	EVERS MARK Location: 28 FOWLER ROAD, UNIT N-206	EVERITT III THEODORE	0.00	2/27/2020	378,500	386,100	102.01			
L1780973568	363-112-12489	FAHAN KERRY Location: 30 POND ST, LUDLOW COLONIAL UNIT 10	POLIZZI MICHAEL	0.00	12/6/2019	54,000	50,700	93.89			
1260821568	363-112-12869	FAHAN, KERRY A Location: 85 MAIN ST #2, LUDLOW COLONIAL CONDOS	HICKS, BARBARA A	0.00	9/17/2021	126,000	76,300	60.56			
L2092892160	363-112-11825	FAZEN CURTIS Location: 339 FOX LANE, FOX RUN UNIT A2	JAMCAS PROPERTIES LL...	0.00	11/22/2019	422,500	390,900	92.52			
27081792	363-112-13026	FERRARI, ADAM Location: 49 WHITE LOOP UNIT C203	H & M @ WINTERPLACE ...	0.00	10/8/2021	475,000	287,700	60.57			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L297312256	363-112-11714	FIELD JEFFREY Location: 24 LEDGEWOOD ROAD, LEDGEWOOD UNIT B-5, GARAGE B-2	PATRICIA L. LIAO TRU...	0.00	8/28/2020	475,000	475,400	100.08			
1969867328	363-112-11508	FINK, EVAN H Location: 182 OKEMO TRLSDE UNIT 42 C	KELLY, TIMOTHY	0.00	2/1/2022	766,000	392,900	51.29			
327717952	363-112-10696	FINKELSTEIN, STUART Location: 10 RIMROCK ROAD, OKEMO TRAILSIDE UNIT 5B	BANTAM LAKE NORTH, L...	0.00	5/26/2021	850,000	356,800	41.98			
L356089856	363-112-11234	FIREFLY VACATION HOM... Location: 145 MAIN STREET MILL #209	COX STEINER COLIN	0.00	3/25/2021	270,000	118,800	44.00			
L1455931392	363-112-13217	FITZSIMONS TERRY Location: 245 SOLITUDE ROAD UNIT M 103	SUTTON BENJAMIN	0.00	3/20/2020	412,500	433,200	105.02			
1665868352	363-112-12036	GAGNE, JR., JOSEPH J Location: 145 SPRUCE LANE, UNIT 3	ASHER, THOMAS R	0.00	12/3/2021	500,000	360,800	72.16			
L592887808	363-112-11862	GAIDOS CHRISTOPHER Location: 46 FOWLER ROAD- 0-204	LINDA J. MAGALNICK R...	0.00	6/7/2019	315,000	329,800	104.70			
721196096	363-112-11480	GALANG, LEX R Location: 35 POND ROAD, KETTLE BROOK UNIT B6	WRANG, TRUSTEE, HEID...	0.00	5/14/2021	360,000	317,500	88.19			
L1888124928	363-112-10619	GAMPEL JOSHUA Location: TRAILSIDE VILLAGE UNIT 39A	MURPHY BRUCE	0.00	2/5/2021	612,500	488,800	79.80			
L464031744	363-112-11233	GANCARZ MICHAEL Location: 13 DAY BREAK DRIVE UNIT E102 SOLITUDE VILLAGE	MCNEILL DANIEL	0.00	1/15/2021	260,000	281,900	108.42			
2036998720	363-112-10436	GARCIA, KRISTIE E Location: 63 KETTLE BROOK ROAD KB H-5	CUMMINS, MARK R	0.00	11/19/2021	595,000	385,100	64.72			
L1931812864	363-112-13068	GARVEY PATRICK Location: 32 POND STREET, LUDLOW COLONIAL UNIT 2	THOMAS ANN	0.00	9/27/2019	65,000	93,000	143.08	O	O	O
1947509312	363-112-11035	GIACALONE, FRANCIS Location: 145 LEDGEWOOD ROAD, UNIT D 4	ESTATE OF MICHAEL JE...	0.00	12/10/2021	660,000	430,300	65.20			
L1256718336	363-112-10690	GINEO BRIAN Location: 41 WESTWOOD ROAD, UNIT 2-D	DELEONARDO JERRY JR.	0.00	5/1/2020	190,000	217,200	114.32			
169862208	363-112-10863	GIULIANO FAMILY IRRE... Location: 101 LEDGEWOOD RD G3/G4 GARAGE	OSBORN, JOSEPHINE N	0.00	4/27/2021	770,000	737,200	95.74			
L1642291200	363-112-12674	GREENBERG RANDY Location: 81 DAY BREAK DRIVE I 204 SOLITUDE	DEROSE ARMAND	0.00	12/12/2019	850,000	673,500	79.24			
L1298317312	363-112-10782	GROSSFELD MICHAEL Location: 109 OKEMO RIDGE ROAD, C-203	BARNETT MICHAEL	0.00	11/20/2020	186,000	198,900	106.94			
1422191168	363-112-13655	HAGER, JEREMY Location: 193 JACKSON GORE ROAD BIXBY 639/641	SVE BIXBY 639-641 LL...	0.00	2/24/2022	366,400	366,400	100.00			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L163807232	363-112-13453	HAMPSHIRE CODY Location: 58 RIMROCK ROAD, TRAILSIDE UNIT 1-D	CURTIS DOUGLAS	0.00	7/17/2020	325,000	314,200	96.68			
L687640576	363-112-13450	HARRINGTON BRETT Location: 64 FOWLER ROAD WINTERPLACE Q101	FIASCONARO TRACEY	0.00	4/5/2019	328,000	314,200	95.79			
L903585792	363-112-13305	HASHEM RAMZI Location: 160 SOLITUDE ROAD, UNIT L202	RJWO LLC	0.00	6/19/2020	440,000	424,400	96.45			
L138444800	363-112-11517	HASKINS ROBERT Location: 233 VILLAGE IV, OKEMO TRAILSIDE 45C	KENNEDY ROBERT	0.00	10/2/2020	399,000	392,900	98.47			
L782270464	363-112-10291	HEIDE NANETTE Location: OKEMO MTN LDGE B304	GRYBAUSKAS JOHN	0.00	5/16/2020	180,000	173,300	96.28			
L665141248	363-112-13693	HERSCHLEIN JAMES Location: WINTERPLACE AT OKEMO, UNIT Y-1	WINTERPLACE AT OKEMO...	0.00	1/31/2020	995,000	970,200	97.51			
L1479192576	363-112-11357	HERSHKOWITZ SCOTT Location: 6 LEDGEWOOD RD UNIT A2 WITH A4 GARAGE	GILLOOLY ROBERT	0.00	6/3/2019	509,000	514,300	101.04			
L624316416	363-112-10079	HICKEY KEVIN Location: 58 HARRISON LANE WINTERPLACE K 106	ATKINS ELLEN	0.00	6/18/2019	425,000	405,700	95.46			
345730112	363-112-12723	HOFER, CJ M Location: 320 OKEMO TRLSIDE UNIT 36 B IROQUOIS	RYAN, ANDREW L	0.00	8/27/2021	950,000	602,200	63.39			
1515170880	363-112-13651	HOLMEEN, RANDY Location: JACKSON GORE INN - BIXBY HOUSE 630-632	PB MINI ADVENTURES, ...	0.00	8/25/2021	695,000	696,700	100.24			
446639168	363-112-12586	HORN, JENNIFER Location: 292 OKEMO TRAILSIDE EXTENSION, 34C	RENG, JEANNE M	0.00	8/4/2021	550,000	522,700	95.04			
875707456	363-112-10076	HORTON, KERRY Location: 109 OKEMO RIDGE RD UNIT C103 OKEMO MTN LODGE	HOLMES, MITCHELL J	0.00	10/22/2021	275,000	189,700	68.98			
1713235008	363-112-11968	HULL, BRIAN P Location: 69 DAYBREAK DRIVE UNIT H204 SOLITUDE VILLAGE	FERGUSON, RICHARD A	0.00	5/5/2021	765,000	580,400	75.87			
1025767488	363-112-11996	IMBAULT, ALLAN J Location: 18 PLEASANT STREET, TOWNHOUSE 1	GILMORE, JUSTIN R	0.00	4/9/2021	390,000	207,400	53.18			
L101621760	363-112-11699	IRWIN DAVID Location: 145 OKEMO TRAILSIDE EXT ARAPAHO 23C LOWER	DENKER FREDERICK	0.00	9/18/2020	191,000	184,200	96.44			
L1214255104	363-112-10747	JAMCAS PROPERTIES LL... Location: 30 POND ST, LUDLOW COLONIAL UNIT 10	DIPIAZZA FRANK	0.00	3/5/2021	105,000	101,900	97.05			
1628093504	363-112-11886	JDST MILL 203 LLC Location: 145 MILL STREET MILL #203	CONTI, ROBERT	0.00	10/22/2021	217,500	77,400	35.59	O	O	O
1614828608	363-112-11436	JIN, LIN Location: 318 MOUNTAIN ROAD OML A 204	OMLSECUNDO LLC	0.00	6/1/2021	176,000	152,100	86.42			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2039816192	363-112-12828	JOANNE CUDKOWICZ 200... Location: 245 SOLITUDE ROAD UNIT M201 SOLITUDE VILLAGE	INTERVIVOS TRUST MAU...	0.00	9/22/2020	565,000	639,100	113.12			
367092800	363-112-13283	JONCAS, PAUL M Location: 46 FOWLER ROAD, WINTERPLACE N-101		0.00	5/7/2021	485,000	352,200	72.62			
L764256256	363-112-10134	JOYCE DANIEL Location: 145 MAIN STREET, THE MILL UNIT #307	IRVINE PAUL	0.00	9/11/2020	105,000	86,300	82.19			
1336099904	363-112-12926	JUNIUS F BROWN IV RE... Location: 49 WHITE LOOP WINTERPLACE C101	STACEY JR, EDWARD V	0.00	4/16/2021	378,750	273,200	72.13			
72717376	363-112-13811	KAWAI, TAKAAKI Location: 144 LODGE ROAD TAMARACK #10	SOUTH FACE VILLAGE A...	0.00	5/19/2021	689,900	686,800	99.55			
139826240	363-112-12211	KEANE, CHRISTIAN Location: 14 PLEASANT ST., VICTORIAN CONDOMINIUM 3RD FL	NELSON, REBECCA A	0.00	5/21/2021	155,000	164,400	106.06			
L1371414528	363-112-12096	KELLEHER KATHERINE Location: 32 ROUTE 103 SOUTH, BROOKHAVEN B-4	KOLLAR HELEN	0.00	8/30/2019	165,000	168,700	102.24			
L920387584	363-112-11682	KENWORTHY RANDAL Location: 162 OKEMO TRAILSIDE EXT UNIT 22F	LEE JENNIFER	0.00	5/1/2020	560,000	531,800	94.96			
107101248	363-112-12589	KINNEY, PATRICK C Location: 109 OKEMO RIDGE RD OML C110	CANTONO, JEFFREY P	0.00	10/15/2021	270,000	195,800	72.52			
L936169472	363-112-11143	KRISTEN E WEBER REVO... Location: 133 OKEMO TRAILSIDE EXT UNIT 17B	GRAINGER GARY	0.00	4/7/2020	575,000	545,900	94.94			
276941888	363-112-10910	LADNER, BRIAN E Location: 145 MAIN STREET THE MILL 211	MCCALDON, DAVID	0.00	7/21/2021	220,900	86,500	39.16	O	O	O
1741179968	363-112-10258	LAMARRE JR, KEVIN Location: 350 MOUNTAIN ROAD OML B302	BOLDEZAR, MICHAEL W	0.00	7/1/2021	190,750	152,100	79.74			
L1346314240	363-112-11270	LEDGEWOOD A5 LLC Location: 6 LEDGEWOOD ROAD A5 W GARAGE A1	HARRIS FAMILY TRUST	0.00	12/4/2020	512,000	492,400	96.17			
202803776	363-112-13784	LEIH, TODD Location: 140 LODGE RD SUGAR MAPLE 11 SFV	JOSE, WILLIAM J	0.00	2/4/2022	1,000,000	999,600	99.96			
L1408442368	363-112-13662	LEMIEUX WILLIAM Location: 193 JACKSON GORE ROAD	STUART C. PRESS ESTA...	0.00	7/15/2019	450,000	426,300	94.73			
L1821130752	363-112-12464	LENDARIS STEVEN Location: 64 FOWLER ROAD, WINTERPLACE Q-302	MEDEIROS STEVEN	0.00	10/6/2020	525,000	524,700	99.94			
L1537556480	363-112-11555	LENSON BARRY Location: UNIT H103, SOLITUDE VILLAGE, 69 DAY BREAK ROAD,	SOLITUDE H103 LLC	0.00	2/4/2020	430,000	420,700	97.84			
L629022720	363-112-11595	LERNER DOUGLAS Location: 32 ROUTE 103 SOUTH, E1	KRUSZEWSKI JOSEPH	0.00	8/12/2019	144,000	161,600	112.22			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L60096512	363-112-11267	LEVY JAMES Location: 198 OKEMO TRAILSIDE EXTENSION UNIT 43A	KITAIN ERIC	0.00	11/3/2020	470,000	450,300	95.81			
L236552192	363-112-12722	LEWIN DAVID Location: 24 LEDGEWOOD ROAD B4 W B5 GARAGE	VARNAS JOSEPH	0.00	12/6/2019	425,000	475,400	111.86			
L1020801024	363-112-11240	LIEBERMAN DAVID Location: 292 OKEMO TRAILSIDE EXT., OKEMO TRAILSIDE UNIT 34A	TAYLOR MARK	0.00	9/4/2020	730,000	686,300	94.01			
873206848	363-112-11062	LIEBERMAN, JEREMIAH Location: 69 DAYBREAK DRIVE, SOLITUDE VILLAGE H102	KILLILEA, THEODORE T	0.00	4/30/2021	465,000	420,700	90.47			
L1289928704	363-112-12520	LIST LANIE Location: 46 STEWART LANE, WINTERPLACE UNIT P305	S & D FAMILY TRUST	0.00	3/30/2021	525,000	505,500	96.29			
L1422925824	363-112-11730	LITTLE JASON Location: 42 HARRISON LANE, WINTERPLACE M-106	GREWCOCK DAVID	0.00	5/31/2019	350,000	352,500	100.71			
L1388494848	363-112-12681	LITTLEFIELD KIM Location: 318 MOUNTAIN ROAD, OKEMO MOUNTAIN LODGE UNIT A302	HAINES JASON	0.00	3/6/2020	177,500	175,100	98.65			
1330605120	363-112-12603	LOVELAND, BENJAMIN Location: 257 SOLITUDE ROAD N-103	MORRISSEY, MICHAEL J	0.00	8/20/2021	490,000	421,100	85.94			
2017836096	363-112-13305	LOWRY, TIMOTHY J Location: 160 SOLITUDE ROAD SVL202	HASHEM, RAMZI	0.00	11/4/2021	580,000	424,400	73.17			
1350341696	363-112-13285	MACBETH, SCOTT Location: 109 OKEMO RIDE ROAD OML C307	GIROUX, DENNIS M	0.00	5/19/2021	225,000	183,300	81.47			
L1183481856	363-112-10981	MACK JOHN Location: LEDGEWOOD ROAD 6, A-4	FRANCE CHILDRENS REA...	0.00	8/21/2020	429,000	431,500	100.58			
L1856471040	363-112-11826	MAGGI BRIAN Location: 339 FOX LANE EXT UNIT A4 FOX RUN	KISS LENKE	0.00	3/20/2020	316,000	329,400	104.24			
L1041125376	363-112-10908	MAHER JAMES Location: 57 DAY BREAK DRIVE SOLITUDE VILLAGE UNIT G102	ROBINSON KEVIN	0.00	10/2/2020	595,000	597,900	100.49			
527238720	363-112-12404	MAHER, DAVID Location: 81 DAY BREAK DR SOLITUDE I 104	MEYER, JAMES J	0.00	3/25/2022	930,000	604,200	64.97			
L1534181376	363-112-12312	MAKODA LLC Location: 845 OKEMO RIDGE ROAD, DL-2	OKEMO LIMITED LIABIL...	0.00	7/26/2019	790,000	664,000	84.05			
L1327292416	363-112-12827	MALEH PAUL Location: 69 WHITE LOOP WINTERPLACE E206	SHORTOFF TIMOTHY	0.00	4/24/2020	412,000	421,000	102.18			
1613702208	363-112-11094	MALEH, PAUL Location: 58 HARRISON LANE, WINTER PLACE	GIULIANO, MATTHEW	0.00	4/28/2021	695,000	488,900	70.35			
L1109000192	363-112-12724	MANDELL DANIEL Location: 128 OKEMO TRAILSIDE EXT UNIT 18C	SANDBERG CARLA	0.00	7/12/2019	440,000	437,000	99.32			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1499552832	363-112-11126	MANES, R. PETER Location: 69 WHITE LOOP WINTERPLACE E 201	MALOUF, MICHAEL F	0.00	10/8/2021	595,000	355,200	59.70			
L971759616	363-112-11724	MANNING MATTHEW Location: 64 FOWLER ROAD, WINTERPLACE UNIT Q201	FAY O. LIGON TRUST	0.00	4/5/2019	305,000	358,600	117.57			
L389136384	363-112-10601	MARINOFF JUSTIN Location: 69 DAYBREAK DRIVE, H101	CATHERINE SONDEHEIM R...	0.00	10/18/2019	404,000	438,900	108.64			
L1442615296	363-112-10943	MARKOWSKI ANDREW Location: 48 RIMROCK ROAD OKEMO TRAILSIDE 2 D	FITZPATRICK THOMAS	0.00	8/12/2019	196,000	182,600	93.16			
L1317670912	363-112-10974	MARSHALL CHRISTOPHER Location: 113 UPPER CROSSROAD A2	OLSOFF JONATHAN	0.00	11/18/2020	379,000	377,600	99.63			
662086720	363-112-10541	MATTHEW P. DOYLE REV... Location: 46 FOWLER ROAD WINTERPLACE O101	COHLAN, RICHARD M	0.00	5/7/2021	415,000	311,600	75.08			
L227000320	363-112-11752	MAWN JAMES Location: 42 HARRISON LANE, M302	LORENZE MARK	0.00	5/24/2019	567,500	510,100	89.89			
1104829504	363-112-11270	MCCABE, EDWARD Location: 6 LEDGEWOOD RD, UNIT A5	LEDGEWOOD A5, LLC	0.00	10/8/2021	632,500	492,400	77.85			
L1330483200	363-112-11079	MCCUTCHEON BRUCE Location: 62 STONEY FIELDS, #3B	GILROY ELIZABETH	0.00	6/21/2019	380,000	407,800	107.32			
L298967040	363-112-12604	MCGONAGLE JOHN Location: 82 DAYBREAK DRIVE SOLITUDE J102	FORTH LAKE HOLDING L...	0.00	11/13/2020	415,000	441,500	106.39			
745360448	363-112-10100	MCGRATH, KEVIN Location: 350 MOUNTAIN ROAD, UNIT B104	RADOSLOVICH, NANCY	0.00	7/12/2021	276,000	154,900	56.12			
L1583382528	363-112-12054	MCLEAN JEANMARIE Location: 32 POND STREET UNIT 3	MAGNOTTA JOSEPH	0.00	12/3/2020	56,000	55,900	99.82			
L1354620928	363-112-10924	MEDEIROS STEVEN Location: 69 WHITE LOOP, WINTERPLACE UNIT E304	VERMEULEN III JOHN	0.00	10/8/2020	572,000	501,400	87.66			
L207560704	363-112-10758	MEHTA RAJAN Location: 55 UPPER CROSSROAD, OKEMO VILLAGE UNIT B-1	DOIR ENTERPRISES LLC	0.00	10/30/2020	383,300	383,300	100.00			
L2146639872	363-112-10707	MENDES MICHAEL Location: 145 OKEMO TRAILSIDE EXT UNIT 23 D LOWER	AFRAME CRAIG	0.00	4/30/2019	192,500	185,600	96.42			
L1527619584	363-112-11511	MESSINA STEPHEN Location: OKEMO MOUNTAIN LODGE UNIT B301, 350 MOUNTAIN RD	FLANAGAN DANA	0.00	4/19/2019	142,500	152,100	106.74			
L2055872512	363-112-10949	MIELE JAMES Location: 318 MOUNTAIN ROAD, OKEMO MTN. LODGE, UNIT A309	FEUCHTBAUM REGINA	0.00	7/10/2019	152,000	152,100	100.07			
L1684357120	363-112-11223	MILL 310 LLC Location: 145 MAIN STREET THE MILL 310	HA KOREN	0.00	10/7/2019	100,000	90,100	90.10			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L409374720	363-112-12639	MILLER JON Location: 275 SOLITUDE ROAD, UNIT 102	THE EDWARD G. MITZEN...	0.01	7/17/2020	450,000	421,100	93.58			
L502431744	363-112-10419	MILLMAN JEFFREY Location: 35 POND STREET B4	SKROWTILLC	0.01	9/16/2020	300,000	311,500	103.83			
L1460932608	363-112-12806	MINICHINI STEPHEN Location: 51 KETTLEBROOK RD, KETTLE BROOK I-6	SHAHEEN PATRICIA	0.00	12/4/2019	385,000	372,900	96.86			
L1660162048	363-112-11457	MOHAN GENE Location: 12 STONEY FIELDS, 1B	CULL JEFFREY	0.00	3/12/2021	440,000	413,700	94.02			
L1218240512	363-112-12930	MONAHAN MICHAEL Location: 32 ROUTE 103 S BROOKHAVEN B1	BARTHOLOMEW SCOTT	0.00	10/2/2020	205,000	169,300	82.59			
2079921216	363-112-11971	MONTANARO, MARC Location: 84 HARRISON LANE WINTERPLACE J304	ROTHMAN, JOSHUA L	0.00	5/14/2021	520,000	450,100	86.56			
L1618878464	363-112-11469	MONTES LESLIE Location: 84 HARRISON LANE, WINTERPLACE UNIT J204	MYER CHARLES	0.00	11/12/2019	425,000	360,100	84.73			
L1302126592	363-112-10327	MORAVECK CHRISTOPHER Location: 320 OKEMO TRAILSIDE EXTENSION, UNIT 36A	MERCADANTE LAUREN	0.00	10/2/2020	760,000	700,500	92.17			
L701009920	363-112-13111	MORIN KYLE Location: 32 RTE 103, BROOKHAVEN CONDO #C-4	IRVINE PAUL	0.00	7/17/2020	190,000	168,700	88.79			
L783294464	363-112-11362	MORTON THOMAS Location: 84 HARRISON LN, WINTERPLACE CONDOMINIUM #J-101	WHELAN TRUSTEE LAURI...	0.00	6/7/2019	425,000	338,000	79.53			
L614490112	363-112-10431	MUNCH JOHN Location: 58 HARRISON LANE K 301 WINTERPLACE	PBLUDLOWVT LLC	0.00	11/19/2019	385,000	398,600	103.53			
195591232	363-112-13037	MURICCHIO, KERRY Location: 350 MTN ROAD OML B102	DONALD W TAGUE REVOC...	0.00	11/5/2021	248,000	154,900	62.46			
L20004864	363-112-12931	MURRAY JAMES Location: 245 SOLITUDE ROAD M203 SOLITUDE VILLAGE	STANLEY CLIFFORD	0.00	12/4/2020	420,000	461,500	109.88			
L1112711168	363-112-13670	NAPOLI KATHRYN Location: 193 JACKSON GORE ROAD #838	ROUSSEAU DIANE	0.00	1/22/2021	230,000	210,600	91.57			
L964464640	363-112-10825	NEC INDUSTRIES LLC Location: 257 SOLITDUDE ROAD, SOLITUDE VILLAGE # N101	NIXDORFF STUART	0.00	12/2/2019	575,000	652,400	113.46			
L558010368	363-112-10582	NEPERENY SCOTT Location: 245 SOLITUDE ROAD, SOLITUDE UNIT M302	AMENDOLA CARL	0.00	9/18/2020	710,000	696,300	98.07			
L910827520	363-112-11040	NEST MATTHEW Location: 69 WHITE LOOP, WINTERPLACE E105	WEAVER MITCHELL	0.00	1/31/2020	377,000	298,100	79.07			
L189026304	363-112-11385	NEVILLE ANDREW Location: 69 WHITE LOOP WINTERPLACE E 203	MONTESI JOHN	0.00	10/9/2020	360,000	377,200	104.78			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
165335616	363-112-12689	NEWMAN, ADAM Location: 46 FOWLER ROAD WINTERPLACE UNIT #O-202	MORGAN, THOMAS F	0.00	11/23/2021	534,500	329,800	61.70			
L122159104	363-112-13093	NOON THOMAS Location: THE MILL CONDOMINIUM # 205, 145 MAIN ST	BERGLUND MATS	0.00	7/26/2019	82,000	85,400	104.15			
L266280960	363-112-10534	NUGENT RICHARD Location: 117 LEDGEWOOD ROAD, LEDGEWOOD UNIT F2 GARAGE F6	DAWKINS ALWYN	0.00	12/10/2020	840,000	707,400	84.21			
L1138819072	363-112-11095	O'CONNOR KIERAN Location: 12 SNOW LANE UNIT 5	MORGAN ANDREW	0.00	1/24/2020	615,000	613,200	99.71			
793596480	363-112-12562	OH, JIN WOOK Location: 32 ROUTE 103 SOUTH BROOKHAVEN C3	ROGERS, MICHAEL J	0.00	1/7/2022	290,000	162,000	55.86			
L52723712	363-112-11954	OWENS WILSON Location: 56 LEDGEWOOD ROAD, UNIT C-5	EDWARDS ALEXANDER	0.00	1/29/2021	550,000	449,300	81.69			
L1495834624	363-112-13002	OWLS HEAD LLC Location: 67 OKEMO TRAILSIDE EXT UNIT 39B	STURMER JOHN	0.00	5/31/2019	330,000	388,100	117.61			
L371953664	363-112-11097	PACE RALPH Location: 32 ROUTE 103S, D1	GORGA GARY	0.00	5/17/2019	160,000	162,000	101.25			
L2107432960	363-112-13417	PAIGE LAURA Location: 32 POND STREET, #4	KOENIG RICHARD	0.00	6/8/2020	45,000	55,000	122.22			
L323764224	363-112-13004	PARISE MARK Location: 84 HARRISON LANE, J-202	ANN MARIE WEI LIVING...	0.00	11/13/2020	510,000	355,500	69.71			
L1168486400	363-112-11273	PARKER BRETT Location: 46 STEWART LANE, WINTERPLACE UNIT P204	BALKAN SCOTT	0.00	9/23/2019	355,000	386,700	108.93			
L954404864	363-112-13417	PARKS DAVID Location: 32 POND STREET, UNIT 4	PAIGE LAURA	0.00	1/29/2021	60,000	55,000	91.67			
1209134144	363-112-11364	PENG, XIAOHAN Location: 350 MOUNTAIN RD UNIT B204 OKEMO MTN LODGE	SMITH, SEAN K	0.00	8/27/2021	188,000	152,100	80.90			
1528787520	363-112-13801	PETTA, ROBERT Location: 144 LODGE RD TAMARACK 12 SFV	ZIAUSYS, RAMUNAS	0.00	1/20/2022	512,500	627,100	122.36			
1889127488	363-112-12551	PHALEN, ELIZABETH J Location: 158 SOLITUDE ROAD, SOLITUDE VILLAGE UNIT K303	COE, NIGEL E	0.00	7/9/2021	1,100,000	670,100	60.92			
L1566138368	363-112-11949	PHILLIPS ROBERT Location: 53 WESTWOOD ROAD, 3D	REYNOLDS SHELDON	0.00	4/26/2019	320,000	303,800	94.94			
L1915129856	363-112-13673	PICARD ROBERT Location: 193 JACKSON GORE ROAD, BIXBY HOUSE 843/845/847	SPMK III VT LLC	0.00	12/16/2019	750,000	859,700	114.63			
457120832	363-112-12747	PJ REALTY, LLC Location: 85 MAIN ST COLONIAL UNIT #303	JONES, SCOTT	0.00	10/1/2021	130,000	37,600	28.92	O	O	O

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1096175616	363-112-12594	POMA WOODS PROPERTIE... Location: 48 FOWLER ROAD O 103 WINTERPLACE	KELLEY CHRISTOPHER	0.00	10/11/2019	280,000	301,900	107.82			
L639803392	363-112-10171	POMA WOODS PROPERTIE... Location: 318 MOUNTAIN ROAD, OKEMO MOUNTAIN LODGE UNIT A301	KOT MICHAEL	0.00	4/3/2020	190,000	175,600	92.42			
L1324032000	363-112-13652	POTTER THOMAS Location: 193 JACKSON GORE ROAD, BIXBY HOUSE UNIT 634/636	PEARCE AMANDA	0.00	4/15/2020	240,000	242,500	101.04			
1781679168	363-112-10469	PRIESTER, RACHEL Location: 350 MOUNTAIN ROAD #B207	KILSHEIMER, SUSAN	0.00	4/12/2021	220,000	165,300	75.14			
L1772273664	363-112-11848	RADGUMMIT LLC Location: 17 KETTLE BROOK ROAD C3	THOMAS MACARI 2007 T...	0.00	8/28/2020	360,000	318,400	88.44			
54901824	363-112-10881	REMSKI, DENNIS Location: 339 FOX RUN LANE	HAWES, LYLE	0.00	11/3/2021	465,000	327,700	70.47			
L953647104	363-112-13695	RIMROCK NOMINEE TRUS... Location: 16 RIDGEVIEW RD., WINTERPLACE U-1	WINTERPLACE AT OKEMO...	0.00	2/23/2021	1,050,000	1,041,000	99.14			
690744384	363-112-11524	RINCK, RICHARD D Location: OKEMO MOUNTAIN LODGE, UNIT C309	REYNOLDS, DANIEL F	0.00	8/31/2021	245,000	187,900	76.69			
1619233856	363-112-12286	ROBERTS, SIMON D Location: 91 WHITELOOP, WINTERPLACE UNIT G303	STORINO, ANTHONY J	0.00	6/22/2021	580,000	398,800	68.76			
L1382223872	363-112-10416	ROBINSON BENJAMIN Location: 32 VERMONT ROUTE 103, BROOKHAVEN CONDOMINIUM C-5	LANGLOIS H. JOSEPH	0.00	12/11/2020	196,000	166,300	84.85			
L1040846848	363-112-13119	ROBINSON KEVIN Location: 101 LEDGEWOOD ROAD G1 & G1	RILEY LORRAINE	0.00	10/30/2020	745,000	653,900	87.77			
706989120	363-112-12344	ROY, JR, CHARLES A Location: 101 LEDGEWOOD RD UNIT G-6	CARRETERO, LOUIS M	0.00	7/15/2021	600,000	427,300	71.22			
L1384808448	363-112-13661	RS BIXBY LLC Location: 193 JACKSON GORE RD BIXBY 730/732	ZOLA NEIL	0.00	2/23/2021	730,000	696,700	95.44			
L245039104	363-112-10757	RUSSO ANTHONY Location: UNIT 24CL, 147 TRAILSIDE ROAD EXTENSION	BOND CHESTER	0.00	11/13/2020	185,000	184,200	99.57			
L22241280	363-112-10508	RUSSO TRUSTEE ADAM Location: 57 DAYBREAK DRIVE, SOLITUDE UNIT G-202	HOLLIS JR. WILLIAM	0.00	3/25/2020	683,500	594,100	86.92			
2079231040	363-112-11824	RYALLS, JEFFREY W Location: 164 OKEMO TRAILSIDE EXT. 19B U/L	ESTATE OF LINDA H. L...	0.00	6/21/2021	527,000	428,200	81.25			
L1752252416	363-112-12490	SATURNO THOMAS Location: 85 MAIN STREET, UNIT 1	CONTE MARTHA	0.00	12/29/2020	78,000	77,200	98.97			
1375575104	363-112-11740	SCHUMACHER, BRETT Location: 111 KETTLE BROOK RD, UNIT G-4 LOWER	KELLY, DAVID	0.00	10/7/2021	412,800	298,600	72.34			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L793214976	363-112-10458	SCHWARZ ERIC Location: 109 OKEMO RIDGE RD, OKEMO MTN LODGE UNIT C204	YOUNG JODY ANN	0.00	6/5/2019	174,500	184,800	105.90			
L687083520	363-112-11244	SCIANNI ANTHONY Location: 109 OKEMO RIDGE ROAD, OKEMO MOUNTAIN LODGE, UNIT C106	HAMMEL MARTIN	0.00	3/26/2021	225,000	186,700	82.98			
L1957203968	363-112-11548	SEGAL ROBERT Location: 46 STEWART LANE, WINTERPLACE UNIT P-206	KLEINMAN DANIEL	0.00	12/18/2020	478,000	345,900	72.36			
2072007744	363-112-11229	SEGARRA-ROBERTS, GAL... Location: 79 LOWER IV, OKEMO TRAILSIDE, 52B	VAN HOESEN, DAVID	0.00	5/28/2021	630,000	391,800	62.19			
L635461632	363-112-13304	SERUR DAVID Location: 22 HARRISON LANE, WINTERPLACE UNIT L104	KEATLEY DAVID	0.00	5/21/2019	340,000	304,400	89.53			
L894115840	363-112-12598	SHELEG RENTALS LLC. Location: 84 HARRISON LANE, WINTERPLACE, UNIT J104	RICE RANDALL	0.00	11/8/2019	415,000	364,800	87.90			
1341385792	363-112-10459	SHERIDAN, WILLIAM Location: 145 MAIN STREET THE MILL UNIT 210	COX STEINER, COLIN	0.00	8/11/2021	265,000	97,200	36.68	O	O	O
512840768	363-112-11014	SILER, VANCE T Location: 84 HARRISON LANE, WINTERPLACE J203	MAHAJAN, SAAHIL	0.00	5/12/2021	535,000	355,500	66.45			
L355139584	363-112-10648	SIMON JEREMY Location: 46 STEWART LANE, WINTERPLACE UNIT P-104	BRITTAIN TRUSTEE JER...	0.00	8/17/2020	359,800	328,700	91.36			
1859279936	363-112-10715	SMITH JR, KENNETH P Location: 101 LEDGEWOOD ROAD G4 AND G5 GARAGE	MARRA, RAQUEL C	0.00	10/1/2021	700,000	475,400	67.91			
233139264	363-112-12757	SMITH, ANDREW G Location: 22 HARRISON LANE WINTERPLACE UNIT L-203	CUNNINGHAM, WILLIAM ...	0.00	8/20/2021	540,000	329,800	61.07			
1121425472	363-112-10633	SMITH, BRIAN C Location: 109 OKEMO RIDGE ROAD, OKEMO MOUNTAIN LODGE UNIT C-102	KATTALIA, MARK	0.00	4/2/2021	225,000	214,600	95.38			
1204415552	363-112-10747	SMITH, JOHN R Location: 30 POND STREET UNIT 11	JAMCAS PROPERTIES LL...	0.00	9/2/2021	187,000	101,900	54.49			
L231211008	363-112-13250	SOLOMON LEE Location: 57 DAYBREAK DRIVE G201 SOLITUDE	WALD FAMILY 2012 GST...	0.00	4/12/2019	735,000	634,400	86.31			
L1584963584	363-112-11353	SOLOMON MELVYN Location: 69 WHITE LOOP, WINTERPLACE, UNIT E101	DOOLITTLE PETER	0.00	8/7/2020	383,500	339,000	88.40			
865886784	363-112-13780	SOUTH FACE VILLAGE A... Location: 140 LODGE ROAD, UNIT 5	STEIN, PHILIP	0.00	12/13/2021	580,849	586,600	100.99			
L1475551232	363-112-11846	SRS HOLDINGS LLC Location: 162 OKEMO TRAILSIDE EXT UNIT 22 C LOWER	MABRY ROBERT	0.00	4/16/2019	162,000	153,800	94.94			
L1409794048	363-112-12703	STEIN DONNA Location: 49 OKEMO TRAILSIDE UNIT 38C	REARDON JAMES	0.00	12/2/2019	435,000	461,400	106.07			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
139551296	363-112-13790	STEIN, PHILIP Location: 140 LODGE ROAD, SUGAR MAPLE, UNIT 6	SOUTH FACE VILLAGE A...	0.00	12/13/2021	669,000	679,700	101.60			
486249536	363-112-10188	STETSENKO, DENNIS Location: 46 STEWART LANE WINTERPLACE P306	POODIACK, GEORGE K	0.00	5/24/2021	500,000	426,700	85.34			
963510848	363-112-12574	STOESSER, ROBERT J Location: 33 ANDOVER STREET	REES, SCOTT	0.00	11/30/2021	349,000	156,400	44.81			
1459393600	363-112-13809	STUMP JUMP ME, LLC Location: 144 LODGE RD. TAMARACK UNIT #4	SOUTH FACE VILLAGE A...	0.00	5/20/2021	1,049,900	1,005,800	95.80			
L1830785024	363-112-12437	SUTTON RICHARD Location: WHITE LOOP 101, WINTERPLACE H302	PETERSON PATRICIA	0.00	11/6/2019	400,000	429,400	107.35			
617435712	363-112-12751	SUTTON, BENJAMIN S Location: ALPINE WAY 48	BATRUS, F H	0.00	1/7/2022	2,100,000	1,329,100	63.29			
1428593728	363-112-13655	SVE BIXBY 639-641 LL... Location: 193 JACKSON GORE RD BIXBY 639-641	GARTHWAIT, JR., ROBER...	0.00	9/17/2021	425,000	366,400	86.21			
1078176832	363-112-13671	SVEEN, JOHN Location: 193 JACKSON GORE ROAD BIXBY 840/842	SASSO, DARRELL	0.00	8/26/2021	490,000	390,100	79.61			
2038959168	363-112-13667	TAGUE, DONALD S Location: JACKSON GORE BIXBY HOUSE RESIDENCE UNIT 744/746	THE EVD REALTY TRUST...	0.00	6/15/2021	425,000	390,100	91.79			
1931725888	363-112-11371	TANG, HOWARD C Location: 101 WHITE LOOP WINTERPLACE H 106	UPHAM NG YOW, TAMARA...	0.00	7/30/2021	425,000	296,600	69.79			
L1032749056	363-112-10109	TARANTINO ROBERT Location: 81 WHITE LOOP, WINTERPLACE UNIT F302	HILTON CHRISRTOPHER	0.00	11/26/2019	571,250	518,500	90.77			
L1322418176	363-112-10716	TAVANO JOHN Location: 35 WHITE LOOP WINTERPLACE B-201	FORLENZO ANTHONY	0.00	2/14/2020	290,000	341,200	117.66			
328569920	363-112-11677	TERINO, JOSEPH A Location: 82 DAYBREAK DRIVE, SOLITUDE VILLAGE CONDOMINIUM, J201	HART, ANDREW W	0.00	5/18/2021	987,500	591,500	59.90			
L94937088	363-112-11133	THAL DAVID Location: 246 OKEMO TRAILSIDE EXT UNIT 27 C	KOLB LANCE	0.00	5/17/2019	432,000	488,000	112.96			
934365760	363-112-11494	THE FOGG LIVING TRUS... Location: 28 FOWLER ROAD WINTERPLACE N104	PENSA, EDWARD A	0.00	1/13/2022	575,000	299,800	52.14			
1712897088	363-112-13789	THE KOKAL FOUNDATION... Location: 140 LODGE ROAD SUGAR MAPLE 2 SFV	CIOFFI, RALPH R	0.00	11/1/2021	640,000	679,700	106.20			
1821840448	363-112-12571	THE ROBERTA S. HITCH... Location: 24 LEDGEWOOD ROAD B7, GARAGEW B3	YALMOKAS, JONATHAN L	0.00	5/12/2021	590,000	458,400	77.69			
1461963840	363-112-11336	THOMAS, ADAM Location: TRAILSIDE IROQUOIS # 29C	BASSANI, JOHN	0.00	7/30/2021	630,000	518,800	82.35			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1041046080	363-112-13050	TRACY, KAREN K Location: 265 OKEMO RIDGE ROAD, 1	HOFFMAN, PHILIP J	0.00	2/25/2022	890,000	514,600	57.82			
L1388765184	363-112-11338	TULLY CHRISTOPHER Location: 233 OKEMO TRAILSIDE EXTENSION, OKEMO TRAILSIDE UNIT 45D	AMARO TRUSTEE MATTHE...	0.00	10/28/2020	585,000	521,000	89.06			
308339776	363-112-12438	UNVERZAGT, THOMAS Location: 292 OKEMO TRAILSIDE EXT UNIT 34B	PETRACCA, DEAM S	0.00	4/19/2021	655,000	522,700	79.80			
L1909940224	363-112-10041	UPSON III DAVID Location: 28 FOWLER ROAD, WINTERPLACE UNIT N305	KIRBY HEATHER	0.00	8/27/2019	500,000	516,700	103.34			
L1571897344	363-112-11242	VERESPY WILLIAM Location: 41 UPPER CROSSROAD A-2 OKEMO VILLAGE	HAMILTON MARK	0.00	12/7/2020	382,500	355,500	92.94			
1675934784	363-112-13792	VIEIRA FAMILY LIVING... Location: 140 LODGE RD SUGAR MAPLE 12	HOWELL, DAVID S	0.00	10/27/2021	525,000	586,600	111.73			
1566837312	363-112-13783	VIEIRA FAMILY TRUST Location: 140 LODGE RD SUGAR MAPLE 10	CURTIS, MATTHEW	0.00	1/28/2022	650,000	679,700	104.57			
L1357201408	363-112-11101	VILLAGE THOMAS Location: 30 POND ST, LUDLOW COLONIAL UNIT 12	MICHAEL MORIARTY AND...	0.00	12/19/2019	105,000	104,400	99.43			
L786923520	363-112-12670	VUONO TRUSTEE ROBERT Location: 82 DAYBREAK DR., SOLITUDE VILLAGE, UNIT J 101	CARUSO THOMAS	0.00	11/6/2020	608,000	605,800	99.64			
L1451089920	363-112-11437	WAGNER JESSE Location: 22 HARRISON LANE, WINTERPLACE UNIT L105	CARBONE MARTIN	0.00	10/23/2020	350,000	286,400	81.83			
533873728	363-112-10810	WAGNER, ADAM Location: 34 STONEY FIELDS, 2B	BERBERIAN, TODD R	0.00	4/12/2021	540,000	410,900	76.09			
L663252992	363-112-12265	WANG RONG Location: 109 OKEMO RIDGE RD, OKEMO MOUNTAIN LODGE C108	O'CONNELL KEVIN	0.00	10/25/2019	192,000	213,100	110.99			
L707911680	363-112-10333	WARD SEAN Location: 257 SOLITUDE ROAD, SOLITUDE VILLAGE UNIT N304	FIDLER TRUSTEE MIRIA...	0.00	3/9/2021	1,450,000	1,065,000	73.45			
L1995874304	363-112-11541	WB-101 LLC Location: 35 WHITE LOOP WINTERPLACE B 101	GEBHART DANIEL	0.00	8/10/2020	312,000	275,400	88.27			
L1011388416	363-112-11351	WEE LIM ONN Location: 91 WHITE LOOP WINTERPLACE G 202	THE PROPERTY SPOT	0.00	8/14/2020	385,000	361,200	93.82			
L1510203392	363-112-11734	WEI YIWEN Location: 109 OKEMO RIDGE ROAD - C-209	FORTIER PATRICE	0.00	1/29/2021	205,000	186,200	90.83			
1178289216	363-112-13297	WELSH, ERIN Location: 145 MAIN STREET	PATANE, MICHELLE	0.00	4/30/2021	222,000	91,300	41.13			
L613568512	363-112-12517	WEST JAMES Location: 46 STEWART LN, WINTERPLACE UNIT P201	PREVETE TRUSTEE RAYM...	0.00	5/3/2019	330,000	345,900	104.82			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1711529984	363-112-13812	WHITE PEARL LLC Location: 144 LODGE ROAD, TAMARACK 11	SOUTH FACE VILLAGE A...	0.00	2/2/2021	1,029,900	1,005,800	97.66			
L1505935360	363-112-13263	WING KAI CHAN FRANCI... Location: 24 POND RD KETTLEBROOK UNIT A1	PATTISON BRIAN	0.00	3/26/2020	415,000	365,600	88.10			
L1927462912	363-112-13260	WINTERPLACE H103 LLC Location: 101 WHITE LOOP H103	KATRINE E. COHEN AME...	0.00	3/30/2021	426,500	284,800	66.78			
L1334960128	363-112-13694	WISDOM KENNETH Location: WINTERPLACE AT OKEMO, UNIT Y-2	WINTERPLACE AT OKEMO...	0.00	1/31/2020	975,000	970,200	99.51			
L32399360	363-112-11099	WOOD ROBERT Location: 17 KETTLEBROOK ROAD UNIT C1 KETTLEBROOK	SCHLOSSER WILLIAM	0.00	11/9/2020	429,500	394,000	91.73			
1983400512	363-112-11992	WOOD, JOHN M Location: 63 KETTLEBROOK ROAD, H-3	BARRETT, RUYA A	0.00	1/24/2022	510,000	334,500	65.59			
2113475648	363-112-10743	XIONG, QI Location: 318 MTN RD UNIT A202 OKEMO MTN LODGE	OMLPRIMO LLC	0.00	5/14/2021	185,000	155,400	84.00			
L1698643968	363-112-10837	ZAMBIANCHI MARCO Location: 19 KETTLEBROOK ROAD, KETTLE BROOK CONDO UNIT D5	HEMEON ADAM	0.00	4/24/2020	307,500	320,600	104.26			
Totals for O - Other				0.02		125,032,116	108,097,100				

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	
278 Total Transactions	76.08	Low InterQuartile Value	84.54	Low 90% Value of Aggregate
451,217 Average Sales Price	100.62	High InterQuartile Value	88.31	High 90% Value of Aggregate
389,954 Average Listed Price	24.53	InterQuartile Range	86.42	Aggregate Ratio
88.44 Average Ratio			2.19%	Sampling Error
92.52 Median Ratio	39.28	Value of Outlier Low Limit	5	Number of Low Outliers
28.92 Low Ratio	137.42	Value of Outlier High Limit	3	Number of High Outliers
153.15 High Ratio	2.48	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	174.22	Value of Extreme High Limit	1	Number of High Extremes/Influentials
16.01 COD				
37	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
13%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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
556 Total Transactions	75.51 Low InterQuartile Value		84.77 Low 90% Value of Aggregate
535,935 Average Sales Price	99.57 High InterQuartile Value		87.29 High 90% Value of Aggregate
461,066 Average Listed Price	24.05 InterQuartile Range		86.03 Aggregate Ratio
87.45 Average Ratio			1.46% Sampling Error
91.57 Median Ratio	39.44 Value of Outlier Low Limit	6 Number of Low Outliers	
28.92 Low Ratio	135.65 Value of Outlier High Limit	5 Number of High Outliers	
155.11 High Ratio	3.36 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	171.73 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
15.53 COD			
81 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
15% 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
13 Total Transactions	89.41 Low InterQuartile Value		93.55 Low 90% Value of Aggregate
417,308 Average Sales Price	111.73 High InterQuartile Value		106.45 High 90% Value of Aggregate
417,292 Average Listed Price	22.32 InterQuartile Range		100.00 Aggregate Ratio
98.57 Average Ratio			6.45% Sampling Error
97.27 Median Ratio	55.92 Value of Outlier Low Limit	0 Number of Low Outliers	
69.63 Low Ratio	145.21 Value of Outlier High Limit	0 Number of High Outliers	
134.24 High Ratio	22.44 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.99 PRD (Regression Index)	178.70 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
12.36 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
15% 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
61 Total Transactions	85.42	Low InterQuartile Value	82.25 Low 90% Value of Aggregate
118,472 Average Sales Price	125.23	High InterQuartile Value	96.91 High 90% Value of Aggregate
106,125 Average Listed Price	39.81	InterQuartile Range	89.58 Aggregate Ratio
104.13 Average Ratio			8.18% Sampling Error
98.41 Median Ratio	25.70	Value of Outlier Low Limit	0 Number of Low Outliers
41.73 Low Ratio	184.95	Value of Outlier High Limit	3 Number of High Outliers
209.24 High Ratio	- 34.01	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.16 PRD (Regression Index)	244.67	Value of Extreme High Limit	1 Number of High Extremes/Influentials
27.37 COD			
5 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
8% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

All Sales (R1, R2, MHU, MHL, S1, S2, C, CA, I, F, W, M, O)

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
630 Total Transactions	76.08 Low InterQuartile Value		85.03 Low 90% Value of Aggregate
495,093 Average Sales Price	99.97 High InterQuartile Value		87.65 High 90% Value of Aggregate
427,448 Average Listed Price	23.89 InterQuartile Range		86.34 Aggregate Ratio
88.90 Average Ratio			1.52% Sampling Error
91.93 Median Ratio	40.25 Value of Outlier Low Limit	6 Number of Low Outliers	21.95% Weighted Standard Deviation
28.92 Low Ratio	135.80 Value of Outlier High Limit	16 Number of High Outliers	
167.78 High Ratio	4.42 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	171.63 Value of Extreme High Limit	4 Number of High Extremes/Influentials	
16.49 COD			
88 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
14% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			