

Study created by Christie.Wright@vermont.gov on 11/8/2022 at 4:03 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L574652416	375-116-12004	ABRAHAMSEN RYAN Location: 25 HEMLOCK RIDGE ROAD	FOSS LYMAN	3.63	9/17/2020	595,000	532,200	89.45			
938374208	375-116-10935	ACAMPORA, BRIAN E Location: 64 WEST BRANCH DRIVE	GARSTEN, FLORA	2.14	7/19/2021	418,000	539,900	129.16			
L1432846336	375-116-10308	ACQUADRO ELENA Location: 1968 RICHVILLE ROAD	THEBAULT FAMILY REVO...	0.41	4/30/2020	355,000	275,800	77.69			
L1465425920	375-116-11709	AGREST ALBERTO Location: 7 MUDDY LANE	MCNALLY HOWARD	4.40	7/1/2020	975,000	1,127,300	115.62			
1589335104	375-116-11349	AGRON, JOSEPH M Location: 146 CLOVER LANE	KEYES, RICHARD A	3.85	6/7/2021	385,000	289,900	75.30			
L724238336	375-116-10558	ALBERT WAYNE Location: 294 APPLEWOOD LANE	VERTUCCIO VINCENT	1.00	5/22/2020	224,900	230,000	102.27			
L1594556416	375-116-11513	ANCADILA PROPERTIES ... Location: 3496 MAIN STREET	LIVINGSTON JUDITH	0.85	9/30/2019	660,000	618,800	93.76			
1645519424	375-116-10313	ARNOLD, KEITH Location: 254 DEER MEADOW ROAD	SWEENEY, ALICE	1.30	1/21/2022	235,000	210,100	89.40			
1159621696	375-116-12718	BAKER, LAURAE Location: 2343 RICHVILLE ROAD	TYLER, KENNETH	0.92	9/9/2021	260,000	229,800	88.38			
L1977835520	375-116-11258	BAUER DAVID Location: 462 TACONIC AVENUE	MINESS MARK	2.68	10/21/2019	670,000	538,800	80.42			
L1482211328	375-116-11099	BELL II DONALD Location: 731 WEST ROAD	HAYGOOD BILLY	2.10	10/11/2019	580,000	552,900	95.33			
1259223104	375-116-10251	BELSITO-MAIKISH, ATH... Location: 252 CROSS ROAD	QUINN, CHRISTOPHER J	2.13	4/26/2021	480,000	386,500	80.52			
L1691766784	375-116-11003	BERRY STEVEN EDWARD Location: 468 WEST ROAD	GREEN PERRY	2.00	5/20/2019	325,120	318,900	98.09			
1121264704	375-116-12596	BOCCHETTI, MARC A Location: 397 POWDERHORN ROAD	FOGARAZZO, CAROLYN T	2.00	5/14/2021	313,000	251,400	80.32			
1468486720	375-116-10189	BOOTH, ROBERT Location: 327 DEER MEADOW ROAD	BISANG, PATRICIA	1.10	6/15/2021	550,000	287,200	52.22			
L1120440320	375-116-10761	BRONSTEIN MICHAEL Location: 143 WITHERELL LANE	LAURA HAWKSLEY TRUST...	4.45	10/30/2020	435,000	412,400	94.80			
L2131873792	375-116-10023	BROWN JEREMY Location: 2148 MAIN STREET	JUNKER THOMAS	2.16	10/30/2020	325,000	249,900	76.89			
L699080704	375-116-10042	BUCKLEY SARA Location: 2832 RICHVILLE ROAD	AMEDEN JOYCE	5.00	12/17/2020	390,000	290,500	74.49			

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L2103017472	375-116-12024	BUSH DAVID Location: 79 WEST BRANCH DRIVE	PERKINS MANCHESTER L...	4.00	10/9/2020	539,000	550,300	102.10			
798163520	375-116-10892	CAIRO, WARREN R Location: 413 TACONIC ROAD	REGINE PARKER TRUST	1.30	1/5/2022	885,000	524,300	59.24			
L2139734016	375-116-10538	CALDARARO CATHERINE Location: 122 HIGH MEADOW WAY	CROSSE SCOTT	2.57	5/6/2020	450,000	430,700	95.71			
1627466816	375-116-12767	CAMPBELL, SEAN J Location: 38 WHITE BIRCH LANE	CONLON, JOHN A	2.80	9/15/2021	560,000	442,100	78.95			
L872136704	375-116-11714	CANDIO EMILY Location: 989 BEECH STREET	WHITE JEAN	2.00	5/24/2019	328,000	325,500	99.24			
L827920384	375-116-12219	CAROLINE E CRUTCHER ... Location: 1145 POWDERHORN ROAD	RAMSAY GOURD FAMILY ...	2.45	5/30/2019	550,000	379,000	68.91			
L1531412480	375-116-10237	CASS RHONNA Location: 111 COTTAGE STREET	STANNARD WESLEY	0.37	10/31/2019	255,000	211,900	83.10			
560808512	375-116-11676	CASSIDY, SAM Location: 1888 BARNUMVILLE ROAD	O. ROSS MCINTYRE TRU...	2.53	1/10/2022	425,000	270,600	63.67			
662731840	375-116-10632	CIANCOLA, SPENCER J Location: 382 ELM STREET	THE O. ROSS MCINTYRE...	0.14	12/17/2021	380,000	175,600	46.21			
1601641536	375-116-11646	CLARKE, NICOLETTE Location: 366 HIGHLAND AVE	MATTISON, GEORGE	0.50	10/13/2021	285,000	207,400	72.77			
L84967424	375-116-12755	COMEAU ANDY Location: 1174 BEECH STREET	WALLNER JOHN	0.66	3/26/2021	270,000	275,300	101.96			
1737903168	375-116-13335	CONLON, PATRICK R Location: 2509 DEPOT STREET	BROMLEY MANOR LLC	2.02	8/26/2021	370,000	270,800	73.19			
2135950400	375-116-12084	CONNOLLY, TIMOTHY J Location: 413 HIGHLAND AVENUE	NEBRASKA, TODD W	0.37	4/23/2021	405,000	332,400	82.07			
666737728	375-116-10538	COSGROVE, ANNE Location: 122 HIGH MEADOW WAY	CALDARARO, CATHERINE	2.57	11/3/2021	559,000	430,700	77.05			
1188277312	375-116-11485	COUCH, ELLIOT JAMES Location: 21 ROBERTS ROAD	LORING, WILLIAM	0.41	9/30/2021	290,000	199,600	68.83			
L1908899840	375-116-11136	CSUHAI EVA Location: 94 BROOKSIDE ROAD	MOORE JENNIFER	0.41	9/18/2019	189,000	158,700	83.97			
L581521408	375-116-10743	CUDAHY JOAN Location: 67 COVENTRY LANE	CHARBONNEAU PENNY	2.57	7/13/2020	440,000	460,800	104.73			
L873627648	375-116-12830	CUSACK HEITSENRETH... Location: 10 MENDING WALLS	FISHER DANIEL	1.24	5/23/2019	467,500	420,500	89.95			

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L991526912	375-116-13077	DAHLEM STEPHEN Location: 108 FLINTLOCK ROAD	CLAIRE EDWARD	0.87	12/6/2019	488,000	432,100	88.55			
L1591709696	375-116-12930	DANOSI CHRISTINA Location: 346 HIGHLAND AVENUE	GAUDREAU PAUL	0.26	2/13/2020	289,000	218,400	75.57			
1411013696	375-116-10297	DAY, JOHN Location: 2448 MAIN STREET	SHERMAN, ELIZABETH	1.25	10/29/2021	400,000	271,900	67.98			
1664952896	375-116-10826	DE ST. AUBIN, MICHAEL... Location: 247 NORTH RIDGE RUN	ESTATE OF YVONNE FIC...	2.36	3/17/2022	476,500	372,500	78.17			
L302927872	375-116-11129	DEJOY JR. ROBERT Location: 384 RIVERBEND ROAD	GEORGE W. PECK IV AN...	3.14	9/30/2020	1,625,000	1,640,700	100.97			
L1947107328	375-116-11210	DEMERITT DEVON Location: 69 COTTAGE STREET	HOUSER DOLORES	0.32	6/13/2019	220,000	224,300	101.95			
L450252800	375-116-11211	DENNAN ROSEANNE Location: 424 WEST ROAD	RON HOUSER & ANNE HO...	2.00	8/14/2019	422,000	360,600	85.45			
1259820096	375-116-12356	DESSAU, HOWARD SAUL Location: 155 COVENTRY LANE	CAVAGNOLO, JOHN RICH...	2.40	6/18/2021	785,000	503,100	64.09			
L2101297152	375-116-10565	DEYO AND CLARK EXPED... Location: 6225 MAIN STREET	ROLLINS GREGORIANN	1.22	12/15/2020	485,000	399,300	82.33			
L990650368	375-116-12293	DJK LLC Location: 303 WEST UNION STREET	MAURICE C. JOHNSON E...	4.00	9/3/2020	390,000	430,000	110.26			
L1277501440	375-116-12495	DONALD D. DORR AND P... Location: 246 BONNET STREET	STONE FRED	2.99	9/6/2019	150,000	174,200	116.13			
L1098432512	375-116-12227	DRYDEN JESSICA Location: 79 NOTTINGHAM PARK	KIRCHBERGER CARL	0.91	9/1/2020	175,500	195,400	111.34			
L1403936768	375-116-10469	DUCLOS MARK Location: 96 EQUINOX POND ROAD	LORD II JOHN	2.40	10/11/2019	640,000	643,300	100.52			
L1078886400	375-116-10409	DUNNE WILLIAM Location: 157 MEADOW RIDGE ROAD	LYMAN K ORTON TRUSTE...	2.68	10/29/2019	415,000	379,400	91.42			
L655523840	375-116-12002	EATON STEPHEN Location: 142 BARNUMVILLE ROAD	PATEL CONCETTA	2.37	5/21/2019	343,000	361,300	105.34			
1063598144	375-116-11360	EH PROPERTIES, LLC Location: 35 VALLEY PASS ROAD	MADDOCKS, ALDEN M	0.35	4/7/2021	260,000	262,300	100.88			
L798965760	375-116-12995	EL CHAMI JOSEPH CORY Location: 100 CARMAN LANE	RUBASHKIN EMUNAH BAT...	3.47	6/29/2020	510,000	429,500	84.22			
1351109696	375-116-12528	ELLIS, KEITH Location: 124-128 PEACE STREET	BOVE, DEREK	0.31	8/13/2021	151,800	165,500	109.03			

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L1376952320	375-116-13003	EUSTACE BRANDON Location: 58 LEFEVRE WAY	TEASON BRIAN	2.48	3/26/2021	640,000	521,600	81.50			
L1895858176	375-116-13053	EVANS MATTHEW Location: 150 LEFEVRE WAY	DRISCOLL STEPHEN	2.84	5/7/2020	580,000	582,200	100.38			
1578947136	375-116-11426	FARO, ROBERT C Location: 48 ELM STREET	LAMB, MICHAEL	0.24	2/11/2022	212,500	198,700	93.51			
1068151872	375-116-11911	FORCE, DAVID Location: 2562 MAIN STREET	PENSARWOLF LLC	0.98	6/30/2021	410,000	228,700	55.78			
L623284224	375-116-12049	FREDETTE CHRISTINE Location: 184 COVENTRY LANE	PHILLIPS JOAN	2.20	11/12/2019	319,300	446,000	139.68	O	O	O
1180705856	375-116-10048	FREEMAN, JENNIFER W Location: 110 HIGHLAND AVENUE	DYKSTRA, JAMES R	0.29	5/5/2021	601,000	517,100	86.04			
L696557568	375-116-11780	FYFE MARK Location: 382 HIGHLAND AVENUE	JOHNSON ELEX	0.25	3/5/2021	275,000	211,700	76.98			
1695210560	375-116-12423	GALGANO, PAUL Location: 2116 BARNUMVILLE ROAD	LORENZO-SMITH, PATRI...	2.50	10/15/2021	459,000	345,400	75.25			
L1807605760	375-116-12341	GARDNER JAMES JUSTIN Location: 700 RIVERBEND RD	JOHN P SHEEHAN REVOC...	3.00	5/15/2020	645,000	683,100	105.91			
L512917504	375-116-10594	GAVILLET MICHEL Location: 711 HIGH MEADOW WAY	DEMAGGIO STEVEN	5.00	5/31/2019	478,500	532,000	111.18			
L1936883712	375-116-10400	GILHOOLY SEAN Location: 380 ELM STREET	CASEY MICHAEL	0.23	10/19/2020	171,800	171,800	100.00			
L49397760	375-116-11792	GILLIAM GREG Location: 511 VILLAGE GLEN ROAD	POUK FAMILY TRUST	2.00	11/20/2020	795,000	645,000	81.13			
1017936960	375-116-10720	GLASS, WAYNE A Location: 354 NEW IRELAND ROAD	DUNDON, THELMA B	2.00	12/15/2021	310,000	229,600	74.06			
1293106240	375-116-11362	GOLDEN ENTERPRISES L... Location: 12 COTTAGE ST	LUURTSEMA, LINDA	0.35	12/3/2021	290,418	304,300	104.78			
883794496	375-116-12919	GOODMAN, PETER Location: 353 WIDEAWAKE ROAD	SANDERS, JOHN	0.76	1/12/2022	285,000	166,100	58.28			
L1050615808	375-116-10841	GORDANIER MARILYN MO... Location: 315 WEST RD	LUTHER JR ALLEN	1.45	12/8/2020	550,000	339,000	61.64			
1327250496	375-116-11318	GREENE, IV, RICHARD ... Location: 130 SPRUCE STREET	STOFKA, SHERILYNN	0.27	10/20/2021	425,000	243,500	57.29			
1484954688	375-116-10861	HAMMER, ANDREA M Location: 1047 BEECH STREET	FLEMING, CHARLES F	5.44	10/18/2021	384,000	312,200	81.30			

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L1803624448	375-116-12781	HARLOW CHRISTOPHER Location: 197 BROMLEY BROOK RD	WECHSLER LOIS	2.21	3/23/2020	310,000	322,800	104.13			
L774737920	375-116-11523	HARMON NELSON Location: 140 WEST ROAD	CHRISTINA LONG TRUST...	0.26	10/15/2020	358,000	320,800	89.61			
L1209073664	375-116-12499	HARRINGTON SHAWN Location: 229 GREEN MOUNTAIN ROAD	PROVOST ADAM	0.33	12/15/2020	330,000	291,400	88.30			
L1507340288	375-116-10939	HASHEM HASHEM JOSEPH Location: 211 LITTLE JOHN DRIVE	MORABITO JOSE	1.00	5/8/2020	350,000	230,700	65.91			
542006336	375-116-10080	HENRY, JAMES Location: 470 JOHNNYCAKE STREET	AVLON, HOLLY	2.30	10/22/2021	425,000	224,100	52.73			
L152567808	375-116-12408	HERRON JEANA Location: 59 SMITHS HILL ROAD	PERGAMENT JASON	0.49	9/30/2020	262,000	242,800	92.67			
L2010030080	375-116-11580	HEWES JASON Location: 49 SHADY PINE ROAD	MAHLMANN WILLIAM	0.61	3/16/2021	159,000	149,900	94.28			
L404357120	375-116-11031	HGTT PROPERTIES LLC Location: 2392 BARNUMVILLE ROAD	HENNELLY TRUSTEE BAR...	2.00	4/5/2019	236,500	226,600	95.81			
L546979840	375-116-12948	HINDER KELLY Location: 140 MENDING WALLS ROAD	MARCHETTI EVAN	1.00	9/9/2019	410,000	383,400	93.51			
L357998592	375-116-12956	HOFFMANN NANCY Location: 380 MENDING WALLS	RONDEAU ROBERT	1.42	8/30/2019	465,000	476,900	102.56			
L1712590848	375-116-12109	HOPKINS EDWARD Location: 3617 RICHVILLE ROAD	CDB REALTY LLC	0.35	6/27/2019	240,000	252,100	105.04			
L1248296960	375-116-12543	HOSLEY DIANNE Location: 2309 BONNET STREET	TAXTER JR. RUSSELL	3.00	11/17/2020	420,000	415,800	99.00			
L1373179904	375-116-12030	HOWARD MELANIE Location: 427 WEST ROAD	PERRY WILLIAM	2.22	12/17/2019	450,000	550,500	122.33			
L1282310144	375-116-11753	HOWE GARDNER Location: 70 LITTLE JOHN DRIVE	VAN DENBURG ELIZABET...	1.00	10/21/2020	350,000	217,100	62.03			
L136761344	375-116-10822	HUG CHARLES Location: 190 MEADOW RIDGE ROAD	STEWART CATHERINE	3.34	4/12/2019	368,000	368,000	100.00			
L1791807488	375-116-11827	HUTCHESON ALLEN Location: 310 LONGVIEW DRIVE	MARION C MUELLER TTE...	2.90	8/3/2020	565,000	529,300	93.68			
L1059241984	375-116-11625	ISLES JOHN L V Location: 100 SLEEPY HOLLOW DRIVE	MARINO JOHN	2.01	9/8/2020	472,800	443,600	93.82			
1057483840	375-116-12862	JACOBS, JONATHAN M Location: 471 HILLCREST ROAD	WILLIAMS, PAUL V	1.08	10/8/2021	450,000	394,300	87.62			

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L1236123648	375-116-12289	JEFFREY TOWN METZGER... Location: 150 NORTH RIDGE RUN	HEALY SCOTT	2.06	1/17/2020	390,000	337,000	86.41			
995765312	375-116-11662	JIMENEZ, MARIA E Location: 30 APPLEWOOD LANE	FRANCES, CHRISTINE G	1.01	9/7/2021	250,000	177,600	71.04			
L2115551232	375-116-12593	JOZWIAK KEREN Location: 811 DEPOT STREET	TIRRITO DEBRA	0.62	12/6/2019	340,000	278,800	82.00			
74042432	375-116-11503	JUAN, WILLIAM LLOYD Location: 3952 MAIN ST	FRENCH, MARK M	0.83	8/26/2021	650,000	465,300	71.58			
L22433792	375-116-11651	KING ANDREW Location: 718 POWDERHORN ROAD	DUNHAM LAINE	5.05	7/10/2019	330,000	359,500	108.94			
1803217984	375-116-11718	KING, ANDREW L Location: 768 POWDERHORN ROAD	MESCHIO, WILLIAM R	2.09	9/23/2021	435,000	392,500	90.23			
L1324081152	375-116-11388	KLEIN JAMES Location: 271 PROSPECT STREET	BRIAN KNIGHT TRUSTEE...	3.00	10/18/2019	790,000	643,100	81.41			
L1388175360	375-116-13096	KLEIN MICHAEL Location: 241 HIGHLAND AVE	SIMON ANDREW	0.36	11/13/2020	425,000	278,100	65.44			
1296290880	375-116-13294	KLINE, JONATHAN Location: 28 LEWIS BEND ROAD	BKM REALTY LLC	1.43	6/11/2021	675,000	623,900	92.43			
L1390444544	375-116-10208	KOKKONEN MATTHEW Location: 275 HILLVALE ROAD	ROTONDO AMY	1.25	3/2/2021	350,000	230,200	65.77			
L934289408	375-116-10640	KOVACH ADAM JOHN Location: 453 STONEY FIELDS ROAD	BERNARD RONALD	1.80	6/28/2019	725,000	778,700	107.41			
L91308032	375-116-11012	KRAFT TODD WHITNEY Location: 282 WAYS LANE	SKOGLUND DANIEL	1.20	3/9/2021	695,000	466,700	67.15			
L311042048	375-116-11225	KRUEGER LUCAS Location: 140 NOTTINGHAM PARK	HUG CHARLES	0.92	4/12/2019	180,000	191,200	106.22			
622101568	375-116-11262	KUNNATH, DOUGLAS Location: 318 MCCOOEY DR	KEYES, THOMAS	2.20	5/4/2021	800,000	648,200	81.03			
1441260608	375-116-10537	LEINWEBER, MICHAEL R Location: 745 BARNUMVILLE ROAD	JK ENTERPRISES LLC	3.10	6/2/2021	187,500	86,300	46.03			
518630464	375-116-11813	LEVINE, PETER M Location: 575 NEW IRELAND ROAD	MORSE, MARVIN W	1.80	9/22/2021	375,000	339,400	90.51			
1495315520	375-116-12825	LEVITAS, CHRISTOPHER... Location: 351 LATHROP LANE	NOWAKOSKI & SCHOENHU...	3.66	6/30/2021	537,000	649,700	120.99			
L1269207040	375-116-12738	LEWIS HOWARD Location: 174 HEMLOCK RIDGE ROAD	THE PATRICIA J. DUPR...	2.08	11/6/2020	549,000	619,200	112.79			

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L1479753728	375-116-10882	LEWIT CHRISTOPHER Location: 382 WAY'S LANE	KLONSKY ARTHUR	1.20	7/30/2020	750,000	634,300	84.57			
L884162560	375-116-11535	LILAC HILL VT LLC Location: 15 SARGENT LANE	MOORE JR. A RICHARD	3.00	11/23/2020	500,000	467,300	93.46			
1075145792	375-116-13222	LINCKS, III, JOHN S Location: 66 IRENE WAY	R.E.E. & C. CAPITAL ...	0.31	9/22/2021	320,000	251,900	78.72			
L164024320	375-116-12508	LLEWELYN ANHARAD Location: 102 WEST ROAD	QUIMBACH KATHLEEN	0.24	5/1/2019	292,000	281,900	96.54			
L1375166464	375-116-11863	LONDREGAN CHRISTOPHE... Location: 234 GREEN MOUNTAIN ROAD	BARTLETT MELISSA	0.33	10/27/2020	270,000	225,400	83.48			
L1943175168	375-116-12181	LOVE BRYAN Location: 41 SPRING WAY	RODENHAUSER JO-ANN	2.07	2/26/2020	256,900	222,900	86.77			
L1741766656	375-116-11514	LOWE RANDI Location: 251 STONEY FIELDS ROAD	LJUBIBRATIC MILICA	1.80	1/15/2021	475,000	296,700	62.46			
L2043465728	375-116-10461	LUM CHING Location: 782 BEECH STREET	CLARK MARSHALL	3.31	9/21/2020	525,000	542,000	103.24			
L1623019520	375-116-11590	MACDONALD PAUL Location: 373 HILLCREST RD	BOVE ELIZABETH	1.01	1/22/2021	340,000	285,200	83.88			
415251520	375-116-12581	MACEL, IV, STANLEY C Location: 320 VILLAGE VIEW ROAD	TOELG, CHRISTIAN	4.94	11/12/2021	825,000	461,500	55.94			
555498560	375-116-12409	MACFADYEN, DONALD J Location: 401 SOUTH ROAD	POWERS, ROSS G	4.44	10/21/2021	495,000	472,100	95.37			
L2048434176	375-116-12844	MALLIS JESSE Location: 116 APPLEWOOD LANE	WOODARD II JAMES	0.92	3/18/2020	308,000	226,700	73.60			
93928512	375-116-12493	MARDUS, JENNIFER A Location: 100 SWEZEY ROAD	STILLSON, RICHARD R	2.01	11/30/2021	384,000	248,100	64.61			
L224419840	375-116-10973	MCGRAW MATTHEW Location: 159 HILLCREST ROAD	RUTKEN CHRISTOPHER	0.92	7/18/2019	320,000	213,400	66.69			
L290578432	375-116-10775	MCPAHON MATTHEW Location: 597 CANTERBURY ROAD	O'KEEFE TRUST KATHLE...	5.21	10/16/2020	875,000	1,045,900	119.53			
L1878036480	375-116-12460	MICHALKOVIC MICHELLE Location: 274 GREEN MOUNTAIN ROAD	SPRAGUE KIRBY	0.33	9/17/2019	200,000	192,500	96.25			
L1564348416	375-116-11851	MILLAR STEVEN Location: 83 HIGH HILL ROAD	MYERSON BRADLEY	1.30	6/26/2019	445,000	429,700	96.56			
L212570112	375-116-12250	MILLER TAYLOR Location: 2070 BARNUMVILLE ROAD	KROPP MICHELE	1.60	8/26/2019	230,000	223,300	97.09			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1468875840	375-116-12548	MIOSEK, RYAN W Location: 169 DEER MEADOW ROAD	MCTIERNAN, GARY	1.10	5/7/2021	625,000	403,600	64.58			
L577224704	375-116-13119	MITRA SANJIT Location: 272 LEWIS BEND	PESTER SCOTT	1.42	11/2/2020	1,025,000	961,600	93.81			
1622578240	375-116-12942	MORAN, CHRISTINE Location: 346 EAST MANCHESTER ROAD	ROGERS, JR., KENNETH...	1.00	6/17/2021	390,000	220,800	56.62			
L7581696	375-116-11632	MOREAU KRISTEN Location: 42 PALMER PLACE	MANNING ALEXA	0.11	4/5/2019	147,000	117,100	79.66			
2053108800	375-116-10915	MORGAN ROBERTS TRUST Location: 154 MCCOOEY DRIVE	FRUNZI, GERALD P	2.09	7/22/2021	550,000	464,800	84.51			
L127029248	375-116-12106	MOSES WILLIAM Location: 140 BACK NINE BLUFF DRIVE	LEAKE JEFFREY	1.80	11/26/2019	230,000	236,600	102.87			
1509084224	375-116-10276	MOSLEY, RAMAA DEVI Location: 152 BONNET ST	BREWSTER FAMILY TRUS...	0.43	8/31/2021	525,000	404,600	77.07			
533695552	375-116-11921	MULAHU, ARIANITA Location: 160 BRIGHTWOOD ROAD	CATHERINE A. DONOVAN...	2.00	8/12/2021	690,000	430,900	62.45			
L1220165632	375-116-11001	MULLER ARTHUR Location: 150 BLACK MOUNTAIN RD	DIANA N GRECO IRREVO...	5.08	3/27/2020	530,000	489,900	92.43			
L308805632	375-116-12116	NEEDELL-HOLLANDER CL... Location: 262 HEMLOCK RIDGE ROAD	RAGAISHIS ROBERT	0.90	11/12/2020	499,000	465,000	93.19			
L1299337216	375-116-10828	NIEMCZYK CHRISTOPHER Location: 47 CROSS ROAD	DAVID L. FIELDING RE...	2.30	6/30/2020	525,000	479,800	91.39			
L273137664	375-116-10933	NIESEN KOLTON ERIK Location: 970 POWDERHORN ROAD	DUCLOS MARK	2.00	9/23/2019	353,000	359,000	101.70			
L160071680	375-116-10878	NORDIN LESLIE Location: 3455 MAIN STREET	HUTCHINGS GEORGE	4.14	3/16/2021	935,000	832,700	89.06			
L1864163328	375-116-10896	NORMA M. TOMEY TRUST... Location: 220 MEADOW RIDGE ROAD	KRASNY KAREN	3.23	7/16/2020	415,000	341,000	82.17			
L1872273408	375-116-10785	NORTHSHIRE PROPERTIE... Location: 40 LINCOLN AVE	EVANS MARGARET	0.22	11/12/2020	150,000	185,200	123.47			
1377083968	375-116-10408	NOYES, JEFFREY W Location: 252 OLD FARM MEADOWS	GIVELEKIAN, ARTHUR	2.30	1/24/2022	1,100,000	569,300	51.75			
L1643012096	375-116-10382	O'SHEA JOHN Location: 121 BROOKSIDE ROAD	ESTATE OF MAURICE JO...	0.34	9/23/2020	225,000	198,200	88.09			
126356544	375-116-10736	OUELLETTE, THOMAS J Location: 160 UPPER ROAD	JUANITA EDDY RVOC TR...	0.45	7/15/2021	50,000	64,300	128.60			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2121277440	375-116-11321	PACKARD ROSS Location: 158 MOUNTAIN VIEW TERRACE	MCCOY ROBERT	0.36	7/31/2020	305,000	241,100	79.05			
L398950400	375-116-11386	PAGLICCIA SAMANTHA Location: 35 GREEN MOUNTAIN ROAD	KNAPP ANDREW C	0.37	10/16/2019	250,000	273,300	109.32			
L147865600	375-116-11785	PARKER ALYSON Location: 235 LANDMARK LANE	HOLDING DANA	2.10	2/3/2021	475,000	594,500	125.16			
514468928	375-116-12294	PARKS, NICHOLAS R Location: 490 WEST FIELDS	YEAGER FAMILY TRUST	5.01	8/27/2021	1,495,000	1,150,000	76.92			
L57786368	375-116-11146	PARSONS EDWARD Location: 2028 RIVER RD	SIMPLICITY MANCHESTE...	3.01	12/30/2019	700,000	715,900	102.27			
L1564925952	375-116-13205	PATTON BRUCE Location: 50 LEWIS BEND ROAD	BKM REALTY LLC	2.80	7/20/2020	1,000,000	938,900	93.89			
763802176	375-116-11292	PAVLICA, FRANK Location: 52 WAYS LANE	ESTATE OF MAURICE JO...	2.60	2/18/2022	565,000	521,100	92.23			
689388608	375-116-11312	PENNACHIO, MATTHEW Location: 28 LOOKAWAY LANE	JUST, ROBERT E	4.97	11/30/2021	270,000	216,900	80.33			
L333070336	375-116-12367	PORTO FAMILY 2017 TR... Location: 130 GREEN MEADOW ROAD	BARNETT JOHN THOMAS	3.12	8/5/2019	1,285,000	1,340,700	104.33			
L1739268096	375-116-11370	REECE DUNCAN Location: 254 SEMINARY AVENUE	FREDRICKA V. KIMBALL...	0.47	10/23/2020	430,000	484,800	112.74			
L1186938880	375-116-12685	REINMUND DANIEL Location: 148 WITHERELL LANE	BRIODY PATRICK	2.60	9/10/2020	595,000	510,400	85.78			
L511139840	375-116-10731	REIS NICOLE Location: 613 FINBARS FOREST RD	SPEKTR LLC	2.20	3/18/2020	390,000	389,100	99.77			
L1856643072	375-116-12713	RILEY WILLIAM Location: 163 TACONIC AVENUE	CHOI PAUL	1.00	5/8/2020	800,000	861,200	107.65			
L1939251200	375-116-10512	RINYAK CYNTHIA Location: 7330 MAIN STREET	JERMAINNE BRIAN	2.00	8/1/2019	250,000	196,900	78.76			
L1128091648	375-116-12144	RUBIO THOMAS Location: 129 LOOKAWAY LANE	CASEY CRAIG	2.20	1/21/2021	212,500	188,600	88.75			
L1257185280	375-116-13129	RYAN DANIEL Location: 218 LEWIS BEND ROAD	HODOROWSKI FRANCIS	2.43	8/4/2020	1,000,000	1,009,800	100.98			
L447643648	375-116-10531	SALAS LUKE Location: 146 WOODS POINT ROAD	SMITH RONALD	2.11	7/17/2020	350,000	359,800	102.80			
1779892800	375-116-10212	SCALA, KEVIN Location: 551 FINBARS FOREST	BLUM, MELVIN	3.20	1/19/2022	473,500	302,200	63.82			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L896204800	375-116-11183	SCHAEFFER ANGELA PAI... Location: 139 LITTLE JOHN DRIVE	HOEFELE PETER	1.00	8/12/2020	342,500	228,600	66.74			
580934720	375-116-10423	SCHULLERY, PAUL Location: 191 HILLVALE DRIVE	KATHRYN L. FOX LIVIN...	0.41	11/1/2021	410,000	284,100	69.29			
530004032	375-116-10331	SHEVORSKI, DIMITRY Location: 36 VALLEY PASS	BUSH, CYNTHIA A	0.32	4/29/2021	286,000	267,900	93.67			
L787333120	375-116-12295	SIMON ANDREW Location: 435 WEST FIELDS ROAD	ARTHUR M SCUTRO JR T...	5.10	8/28/2020	1,375,000	1,327,600	96.55			
L1092059136	375-116-11164	SISCO KATIE Location: 300 JENNIFER LANE	HILL CATHERINE	0.27	7/10/2020	217,000	182,200	83.96			
205460032	375-116-12927	SKI 802, LLC Location: 392 POWDERHORN ROAD EQUINOX FOREST LOT 13	HUNTER, SUSAN	2.00	2/15/2022	415,000	385,600	92.92			
313551936	375-116-11152	SLETHAUG, KRIS Location: 174 ELM STREET	TARRANT, SAMUEL	0.22	9/23/2021	417,000	189,500	45.44			
L1976406016	375-116-11452	SLJH LLC Location: 208 WINTER STREET	LAUTNER PATRICIA	2.70	9/9/2020	400,000	356,800	89.20			
L1532092416	375-116-10889	SOROCA BRADLEY Location: 669 CANTERBURY ROAD	PECK WILLIAM	3.47	10/9/2020	850,000	910,400	107.11			
L995221504	375-116-11153	SPEID ROGER Location: 58 HICKS LANE	HEWES SR. HERBERT	0.70	11/16/2020	305,000	327,300	107.31			
L269111296	375-116-10810	SPENCER JEFFREY ROBE... Location: 42 COVENTRY LANE	FEGELMAN JOAN	2.02	7/15/2020	475,000	481,300	101.33			
L990744576	375-116-11277	SPIZZIRRO DAVID Location: 91 WITHERELL LANE	JULIAN JOFFEE TRUSTE...	2.10	5/16/2019	535,000	407,400	76.15			
L1204523008	375-116-12089	STANGARONE MICHAEL Location: 594 THREE MAPLE DRIVE	FLIPPIN NEW ENGLAND ...	2.74	9/16/2019	525,000	569,200	108.42			
L291020800	375-116-12653	STEPHEN J. GRAMOLINI... Location: 451 VILLAGE GLEN STREET	TUNNAH MARGARITA	2.01	9/9/2020	450,000	483,400	107.42			
L1905414144	375-116-12735	SUTHERLIN MARK Location: 2588 MAIN STREET	TIENE STEPHEN	0.85	8/30/2019	287,000	302,900	105.54			
1622300736	375-116-10797	SWINARTON, ROBERT Location: 1047 WEST ROAD	BARROWS COTTAGE LLC	3.00	4/8/2021	190,000	189,800	99.89			
L1754759168	375-116-11935	TARWATER ANDREW SCOT... Location: 335 CARLEN STREET	SCHMIDT JEAN-PAUL	0.54	4/2/2020	320,000	288,200	90.06			
L1187434496	375-116-12000	THE ZAIA FAMILY TRUS... Location: 1649 EAST MANCHESTER ROAD	WICKERT JOHN	0.48	7/2/2019	297,685	262,000	88.01			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L614645760	375-116-12351	THOMAS GARY Location: 223 STONEY FIELDS ROAD	SUPPA DANA	1.87	9/30/2020	539,000	540,000	100.19			
L23040000	375-116-11096	TOOMEY JEREMY Location: 3312 RICHVILLE ROAD	RICHARDS CYNTHIA	0.30	8/29/2019	220,000	248,500	112.95			
1239219264	375-116-12451	TUDOR, TERRY L Location: 94 MENDING WALLS ROAD	RAFFAELE REVOCABLE T...	1.04	1/7/2022	485,000	403,000	83.09			
L1560313856	375-116-11537	USEN STEVEN Location: 220 COUNTRY CLUB ESTATES	HOUGHTON MYRA	2.03	5/8/2020	285,000	371,200	130.25			
2057091136	375-116-10784	VANDERBERG, LUKAS Location: 293 LANDMARK LANE	JANE AUSTIN TTEE JAN...	2.00	4/23/2021	830,000	851,100	102.54			
1114557504	375-116-12788	VECCHIO, JEFFREY J Location: 2479 MAIN ST	RIVIECCIO, LOUISE	3.73	8/19/2021	559,000	362,500	64.85			
L552869888	375-116-10859	VELSOR KAREN Location: 37 BROOKSIDE DRIVE	SUSAN F RITCHIE TTEE...	0.37	6/26/2020	210,000	210,400	100.19			
L1226129408	375-116-11301	VETH ERIKA Location: 58 JOHNNYCAKE STREET	DEMAURO NICHOLAS	2.25	1/8/2021	410,000	330,000	80.49			
L936820736	375-116-10441	VON ALLMEN THOMAS Location: 116 WEST UNION STREET	CARDOZA MONICA	3.92	8/12/2019	657,500	614,700	93.49			
553794624	375-116-12511	WAKER, TIMOTHY Location: 379 WIDEAWAKE ROAD	JONES, JAMES	2.00	11/10/2021	205,000	198,000	96.59			
L499417088	375-116-10729	WALKER JOSHUA Location: 575 PROSPECT STREET	ELEANOR DYETT TRUST ...	2.20	7/15/2020	650,000	646,000	99.38			
L121151488	375-116-12945	WALKER S. KIMBALL II... Location: 360 MENDING WALLS	LEMBKE DANIEL	1.21	10/27/2020	507,500	452,800	89.22			
L482205696	375-116-12457	WATSON ADAM Location: 1683 THREE MAPLE DRIVE	MANNING ALEXA	4.80	10/8/2020	470,000	398,900	84.87			
L1776320512	375-116-12307	WEISSLEDER ERIC Location: 315 HIGHLAND AVENUE	SENECAL CHARLES	0.88	2/26/2021	270,000	220,500	81.67			
L1121148928	375-116-12587	WHITEFORD TRUSTEE HE... Location: 256 CASCADES ROAD	PLESS III JOHN	1.40	7/27/2020	525,000	457,200	87.09			
L43073536	375-116-12531	WHITTEN GRETA Location: 725 WIDEAWAKE ROAD	TALBOT TIMOTHY	3.00	4/1/2020	407,500	447,900	109.91			
1615946304	375-116-11309	WILKINS CONSTRUCTION... Location: 6344 MAIN STREET	JORDAN, GLORIA A	0.72	1/21/2022	135,000	170,000	125.93			
L2095656960	375-116-11832	WILLIAMS JOHN Location: 594 EQUINOX ON THE BATTENKILL, K-1	MURCOTT JOHN	0.00	12/6/2019	332,500	327,400	98.47			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
199806016	375-116-10973	WOLFSON, MARIEL L Location: 159 HILLCREST ROAD	MCGRAW, MATTHEW	0.92	8/6/2021	420,000	213,400	50.81			
L34512896	375-116-12971	WOOD NATHAN Location: 2657 BONNET STREET	CLARK JOHN	2.01	4/21/2020	363,000	356,800	98.29			
L1249288192	375-116-11623	WOODRUFF CYNTHIA Location: 34 RIVERSIDE HEIGHTS	MARCUS FAMILY PROPER...	0.14	10/16/2020	187,500	164,200	87.57			
L507461632	375-116-10549	YOU CAN Location: 51 POPLAR RD.	DOBIAS DORSEY	1.10	11/12/2020	380,000	341,700	89.92			
L1975468032	375-116-11996	YOUNGREN CONRAD Location: 20 CASS TERRACE	PARKER PETER	0.19	12/7/2020	138,000	140,000	101.45			
L133603328	375-116-13061	YOWAN DAVID Location: 360 PARTRIDGE HILL	MAY WENDY	2.00	11/18/2020	1,100,000	851,700	77.43			
1846492224	375-116-10880	ZAHRAIE, BAHMAN Location: 115 WEST ROAD	COOPER, CLIFFORD S	0.53	12/1/2021	621,000	364,000	58.62			
L772440064	375-116-12910	ZENALI ARYA Location: 309 GREEN MOUNTAIN ROAD	YOUNG DAVID	0.34	1/22/2021	350,000	249,400	71.26			
L7753728	375-116-11860	ZIESELMAN STEVEN Location: 131 NORTH RIDGE RUN ROAD	BOSHART GREGORY	2.19	2/27/2020	390,000	303,300	77.77			
202437696	375-116-12194	ZOUFALY, ANDREW R Location: 80 EAST MANCHESTER ROAD	ROBERTS, MARK N	0.28	7/1/2021	250,000	209,700	83.88			
Totals for R1 - Residential with less than 6 acres				380.34		94,801,223	83,284,700				

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
208 Total Transactions	77.49 Low InterQuartile Value		85.76 Low 90% Value of Aggregate
455,775 Average Sales Price	100.95 High InterQuartile Value		89.94 High 90% Value of Aggregate
400,407 Average Listed Price	23.45 InterQuartile Range		87.85 Aggregate Ratio
88.60 Average Ratio			2.38% Sampling Error
89.42 Median Ratio	42.31 Value of Outlier Low Limit	0 Number of Low Outliers	
45.44 Low Ratio	136.12 Value of Outlier High Limit	1 Number of High Outliers	
139.68 High Ratio	7.13 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.01 PRD (Regression Index)	171.30 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.73 COD			
22 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
11% 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
2131029056	375-116-10463	BRYCE, JAMES W Location: 670 BENTLEY HILL ROAD	ANN C CLAY TRUST D 6...	116.50	9/30/2021	1,525,000	763,800	50.09			
L116293632	375-116-12905	CHARLSTON HARRY Location: 314 WEST FIELDS ROAD	YAGER GERTRUDE	8.99	6/10/2020	1,150,000	1,465,500	127.43			
1034110016	375-116-11931	CORBETT, RICHARD Location: 4263 MAIN STREET	DIANA M. OLCOTT TRUS...	28.75	4/30/2021	1,600,000	1,600,000	100.00			
592424000	375-116-10285	DICHTER, ALEXANDER Location: 1166 WEST ROAD	JOCK DUNCAN LAWRASON...	16.09	10/7/2021	2,650,000	1,766,700	66.67			
1219715648	375-116-12928	DLM IV LLC Location: 0 LANDMARK LANE	LANDMARK ASSOCIATES,...	44.70	1/21/2022	1,000,000	752,000	75.20			
L1884454912	375-116-10210	DURHAM F JONES III ... Location: 129 HARD FARM ROAD	EDWARD L DUBLOIS TRU...	8.44	8/8/2019	1,100,000	1,113,200	101.20			
L364421120	375-116-12303	FURLONG BRENDAN Location: 1957 RICHVILLE ROAD	VICKERS CHRISTOPHER	21.40	5/6/2020	525,000	539,800	102.82			
1675017280	375-116-12882	GATES, DAVID M Location: 1799 RICHVILLE ROAD	WOOD, CAROL K	8.32	12/15/2021	476,000	353,000	74.16			
387406912	375-116-11723	GORGEOUS VERMONT, LL... Location: 58 CASCADES ROAD	ESTATE OF GALE D. ME...	13.80	10/29/2021	1,240,000	1,506,000	121.45			
L1558904832	375-116-11393	GOURD TRUSTEE RAMSAY Location: 2584 MAIN STREET	KOHLER TIMOTHY	7.96	5/12/2020	480,000	424,200	88.38			
1969490496	375-116-12243	GUPTA, ANITA M Location: 275 HIGH FIELDS ROAD	RUSSELL, MARY L	13.41	3/10/2022	3,400,000	3,386,600	99.61			
L1045581824	375-116-10535	HOWTON JR. DAVID Location: 445 WEST ROAD	JUSTIN C. ZACKHAM AN...	8.63	6/7/2019	2,700,000	2,700,000	100.00			
1867514944	375-116-10952	HUTCHINGS, GEORGE F Location: 1313 THREE MAPLE DRIVE	PAMELA G. REED REV T...	7.18	4/15/2021	1,710,000	1,273,500	74.47			
283311168	375-116-12043	KIRK, MATTHEW W Location: 1368 WEST ROAD	HYDE, PAUL J	19.33	12/9/2021	2,500,000	1,822,200	72.89			
1353169472	375-116-12053	KLOC, DAVID Location: 93 HARD FARM ROAD	GATES, DAVID M	7.35	3/30/2022	810,000	587,800	72.57			
1263872576	375-116-12378	KOCH, JEFFREY R Location: 0 WEST ROAD	CHARLSTON, HARRY G	17.52	3/10/2022	550,000	377,200	68.58			
1128594496	375-116-11100	KONOPKA, JAMES M Location: 943 RICHVILLE ROAD	WATSON, FRED D	10.40	12/21/2021	436,000	316,300	72.55			
211405888	375-116-11499	LOOSE, JACK Location: 100-102 WAYS LANE	LEWIS, DAVID	9.20	8/20/2021	780,000	771,700	98.94			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L879370240	375-116-11729	MUNROE TYLER Location: 197 WINDSOR ROAD	MICHELSEN JOHANNES	12.99	1/13/2021	508,200	375,700	73.93			
L1238781952	375-116-11007	ORCHID L.L.C. Location: 5940 MAIN STREET	VERMONT TURQUOISE HO...	46.10	5/29/2019	1,797,579	909,800	50.61			
178930752	375-116-11663	QUATELA, JOSEPH A Location: 2132 MAIN STREET	MCCOOEY, LESLIE B	66.10	4/30/2021	1,025,000	974,900	95.11			
2071059520	375-116-10446	SEXTER, KENNETH Location: 90 BRYANT ROAD	CREDO CO FOR SUSTAIN...	10.00	11/9/2021	1,120,000	504,900	45.08			
483634240	375-116-10821	SINGSEN, RHEA R Location: 41 MOOSEWOOD LANE	FERRAZANO, NICK T	6.00	9/22/2021	505,000	481,800	95.41			
L289120256	375-116-11171	STATES DANIEL Location: 221 ROOTVILLE ROAD	MANNING ALEXA	6.44	4/17/2020	190,000	266,500	140.26	O	O	
1802979904	375-116-11465	SUGARLAND 418 LLC Location: 418 OVERLOOK ROAD	WESLIE W. PORTER TRU...	13.80	3/15/2022	1,800,000	1,065,100	59.17			
L333955072	375-116-12242	SUGDEN STEPHANIE Location: 351 WEST HILL ROAD	RUSCHE RONALD	6.06	10/22/2020	659,000	635,400	96.42			
L1474011136	375-116-11694	THE ROXANNE MCCORMIC... Location: 1840 WEST ROAD	MCLEISH ROBERT	10.06	7/7/2020	1,100,000	887,000	80.64			
1527858240	375-116-10405	THOMAS, LISA M Location: 138 BRYANT ROAD	CAULEY, ROBERT	6.38	5/7/2021	699,000	520,400	74.45			
232700992	375-116-12902	TOUSSAINT, SEAN Location: 3297 WEST ROAD	ERICKSON, JODY	6.00	12/6/2021	750,000	545,700	72.76			
L2009137152	375-116-10265	URSO RICHARD VINCENT Location: 259 WIND HILL ROAD	GEORGE MCEWAN BRYANT...	10.70	7/1/2019	900,000	1,052,000	116.89			
L650608640	375-116-11934	WILKIN GARY Location: 220 CAMPTOWN ROAD & 0 CAMPTOWN ROAD	GRUNSYLVANIA FARM LL...	38.93	6/21/2019	1,450,000	1,263,300	87.12			
Totals for R2 - Residential with 6 or more acres				607.53		37,135,779	31,002,000				

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
31 Total Transactions	72.57 Low InterQuartile Value		76.58 Low 90% Value of Aggregate
1,197,928 Average Sales Price	100.00 High InterQuartile Value		90.39 High 90% Value of Aggregate
1,000,065 Average Listed Price	27.43 InterQuartile Range		83.48 Aggregate Ratio
85.64 Average Ratio			8.28% Sampling Error
80.64 Median Ratio	31.42 Value of Outlier Low Limit	0 Number of Low Outliers	
45.08 Low Ratio	141.15 Value of Outlier High Limit	0 Number of High Outliers	
140.26 High Ratio	- 9.73 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.03 PRD (Regression Index)	182.30 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
22.72 COD			
5 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
16% 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
L688504832	375-116-13033	2001 DEPOT STREET LL... Location: 2001 DEPOT ST	ORLANDO DENISE	3.21	12/22/2020	650,000	614,200	94.49			
L823861248	375-116-10457	4915 MAIN LLC Location: 4915 MAIN STREET	CLARK VIOLET BURNES	0.14	11/9/2020	531,000	531,300	100.06			
L542638080	375-116-12733	4919 MAIN LLC Location: 4919 MAIN ST	VISCUSI JAMES	0.07	3/26/2021	360,000	386,900	107.47			
150920256	375-116-10799	54 BRIARWOOD LLC Location: 4965 MAIN STREET	FACTORY POINT SQ. AS...	1.26	10/20/2021	1,150,000	981,400	85.34			
953842752	375-116-10094	BASDOGAN, ALPARSLAN Location: 12 BAKER FARM ROAD	THE PAMELA ANNA NIEU...	1.05	12/23/2021	425,000	399,900	94.09			
893762624	375-116-12086	BERISHA, ENGJELL Location: 5046 MAIN STREET	PRATICO, KEVIN P	0.17	11/19/2021	490,000	446,400	91.10			
L358555648	375-116-10916	BLANCHARD JOAN Location: 60 HIGHLAND AVENUE	SCOTT ERIC	0.03	8/21/2020	215,000	157,600	73.30			
L143818752	375-116-10352	CARHU WAREHOUSE INC. Location: 2332 DEPOT STREET	PELOQUIN DANIEL	2.00	9/16/2019	260,000	304,100	116.96			
L1724923904	375-116-12717	COHEN HOWARD Location: 2706 BONNET STREET	LAWRENCE DAVID	8.45	5/20/2020	460,000	316,300	68.76			
2107493440	375-116-12717	COHEN, HOWARD Location: 2706 BONNET STREET	LAWRENCE, DAVID A	7.80	5/20/2021	460,000	316,300	68.76			
287072832	375-116-11269	DINAN PROPERTIES LLC Location: 69 ELM STREET	HALLIGAN, INGRID	0.22	1/28/2022	425,000	356,100	83.79			
L694358016	375-116-11300	ELLENBOGEN PROPERTIE... Location: 4620 MAIN STREET	MANCHESTER CENTER AS...	0.37	1/29/2021	405,000	458,700	113.26			
L738873344	375-116-11638	EQUINOX MOUNTAIN PAR... Location: 47 HIGHLAND AVENUE	MARTIN KEITH	0.25	9/4/2020	200,000	210,300	105.15			
1166967872	375-116-10539	EQUINOX MOUNTAIN PAR... Location: 4869 MAIN ST.	NORTHSHIRE BOOKSTORE...	1.94	4/29/2021	2,730,000	2,472,000	90.55			
L697958400	375-116-11959	EQUINOX PROPERTIES L... Location: 74 UNION ST	THE ORVIS COMPANY IN...	0.09	3/12/2020	125,000	473,300	378.64	E	E	E
1222954048	375-116-10028	GLOBAL MONTELLO GROU... Location: 271 DEPOT STREET	SHERMAN V. ALLEN PET...	0.37	8/10/2021	430,142	613,400	142.60	O		
L266051584	375-116-11856	M & D RENTALS LLC Location: 308 CENTER HILL	MYLOTT JOSEPH	0.18	4/10/2020	340,000	318,300	93.62			
L1305559040	375-116-11358	MAHAVIR LLC Location: 508, 530, 532, 534 DEPOT STREET	THE KILBURN FAMILY T...	0.96	1/13/2021	710,000	745,000	104.93			

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
354181696	375-116-12740	MCCLAIN COMMERCIAL P... Location: 2220 DEPOT STREET	KUCHARSKI, RICHARD	3.90	2/1/2022	1,130,000	729,200	64.53			
L2088714240	375-116-10839	MJB HOLDINGS LLC Location: 98 BONNET STREET	FIRST BAPTIST CHURCH...	0.56	10/15/2020	401,000	349,900	87.26			
2142809152	375-116-12871	PRITCHARD, MARGARET ... Location: 3746 MAIN STREET	ENTERPRISES, LLC, TE...	0.67	9/14/2021	250,000	280,900	112.36			
173419584	375-116-10745	PRITCHARD, MARGARET ... Location: 3738 MAIN STREET	ENTERPRISES, LLC, TE...	0.34	9/14/2021	212,000	198,300	93.54			
L1091690496	375-116-12884	REDDEN DAVID Location: 275 BONNET STREET	MANKOWSKI GEORGIA	0.43	8/2/2019	170,000	188,000	110.59			
L1883721728	375-116-10523	RFS HOLDINGS LLC Location: 34 PARK PLACE	SHEA FUNERAL HOMES I...	0.35	1/14/2021	400,000	433,200	108.30			
L1967538176	375-116-13056	RHYS TIMOTHY Location: 89 & 106 PALMER PLACE	MANNING ALEXA	3.58	3/15/2021	500,000	582,100	116.42			
L1427021824	375-116-12246	SCHAEFFER MICHAEL Location: 5559 MAIN STREET	FIELDING JR. DAVID	0.67	6/26/2020	294,000	258,000	87.76			
L198447104	375-116-10965	SCHMID DOREEN Location: 231 BONNET STREET	POLLY ANDREW REALTY ...	0.87	5/22/2020	252,500	326,400	129.27			
1920556096	375-116-11122	SELECT DENTAL MANAGE... Location: 74 LONGVIEW DRIVE	RICHARD F. HEILEMANN...	0.95	10/18/2021	550,000	591,500	107.55			
L1382367232	375-116-11773	SORCOS GROUP LLC Location: 81 TACONIC BUSINESS PARK	FRANK A. MOLGANO JR....	1.26	9/13/2019	450,000	400,000	88.89			
83376704	375-116-11432	STERLING PROPERTIES,... Location: 4686 MAIN STREET	TRUST UNDER WILL OF ...	0.37	3/30/2022	400,000	320,000	80.00			
L1796276224	375-116-12128	STIEFEL WILLIAM Location: 4927 MAIN STREET	GRANITE PROPERTIES L...	0.19	1/21/2021	430,000	541,200	125.86			
1861835328	375-116-12824	WAYS AND MAIN, LLC Location: 4384 MAIN STREET	4384 MAIN STREET, LL...	1.01	3/31/2022	760,000	587,900	77.36			
L601743360	375-116-10255	WYMAN LANE PROPERTIE... Location: 9 AND 31 CONE ROAD	BOURN PHILIP	0.76	7/10/2020	320,000	345,600	108.00			
L2094088192	375-116-11460	YAKAITIS ROBERT Location: 56 DUFRESNE POND ROAD	LECHTHALER RICHARD	0.55	10/20/2020	135,000	280,700	207.93	E	E	E
Totals for C - Commercial				45.02		17,020,642	16,514,400				

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
34 Total Transactions	86.78	Low InterQuartile Value	88.72 Low 90% Value of Aggregate
523,770 Average Sales Price	112.58	High InterQuartile Value	99.34 High 90% Value of Aggregate
492,513 Average Listed Price	25.81	InterQuartile Range	94.03 Aggregate Ratio
97.87 Average Ratio			5.65% Sampling Error
94.29 Median Ratio	48.07	Value of Outlier Low Limit	0 Number of Low Outliers
64.53 Low Ratio	151.30	Value of Outlier High Limit	2 Number of High Outliers
142.60 High Ratio	9.36	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	190.01	Value of Extreme High Limit	2 Number of High Extremes/Influentials
15.73 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
3% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

I - Industrial											
Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1180867136	375-116-11141	AIRPORT ROAD PARTNER...	OLD AIRPORT INDUSTRI...	3.81	3/31/2022	2,400,000	1,323,600	55.15			
Location: 300 AIRPORT ROAD											
Totals for I - Industrial				3.81		2,400,000	1,323,600				

I - Industrial
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	55.15	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
2,400,000 Average Sales Price	55.15	High InterQuartile Value	0.00	High 90% Value of Aggregate
1,323,600 Average Listed Price	0.00	InterQuartile Range	55.15	Aggregate Ratio
55.15 Average Ratio				Sampling Error
55.15 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
55.15 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
55.15 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			

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1453732928	375-116-10066	WAKER, TIMOTHY Location: 0 BEARTOWN ROAD	ARNOLD, JANICE W	34.80	6/18/2021	34,800	26,100	75.00			

Totals for W - Woodland				34.80		34,800	26,100				
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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	75.00	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
34,800 Average Sales Price	75.00	High InterQuartile Value	0.00	High 90% Value of Aggregate
26,100 Average Listed Price	0.00	InterQuartile Range	75.00	Aggregate Ratio
75.00 Average Ratio				Sampling Error
75.00 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
75.00 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
75.00 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
0.00 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1931771904	375-116-12994	39 CARMAN LLC Location: 39 CARMAN LANE	BARNUMVILLE ROAD ASS...	2.24	3/5/2021	94,000	85,300	90.74			
1628321856	375-116-13026	ATHENA MAIKISH FAMIL... Location: 184 CROSS ROAD	QUINN, DANIEL J	3.58	4/26/2021	135,000	100,700	74.59			
L92934144	375-116-11371	BLEAKIE HOWARD Location: LOT D RICHVILLE ROAD	FREDRICKA V. KIMBALL...	31.50	1/15/2021	210,000	251,000	119.52			
1827801664	375-116-12287	CHOMPUPONG, VONNARAT Location: 530 FINBARS FOREST RD	ROCCO, LORI	3.00	3/4/2022	72,000	75,600	105.00			
1583309888	375-116-13140	EQUINOX MOUNTAIN HOM... Location: LT 3 WEST HILL SUBDIVISION	TROMBETTA, NICHOLAS ...	6.59	5/26/2021	137,500	125,200	91.05			
L2050236416	375-116-11142	GARDNER JAMES Location: 650 RIVERBEND ROAD	KOVEL CHRISTOPHER	6.62	5/15/2020	195,000	175,400	89.95			
L1111363584	375-116-12124	HARTGERS DAVID Location: LOT 3 THREE MAPLE DRIVE	THE MARVIN RAPPAPORT...	11.31	8/28/2019	185,000	171,400	92.65			
L2026459136	375-116-11462	JOSELLYN KYLE Location: 81 PINE TREE LANE	CROSBY TRUSTEE SPINN...	3.10	12/26/2019	92,000	93,000	101.09			
L651247616	375-116-12662	LECUYER LUCAS Location: 340 ROOTVILLE ROAD	WESSNER LISA	3.50	3/5/2021	60,000	116,400	194.00	E	E	E
1503782976	375-116-12102	LILAC HILL VT, LLC Location: SARGENT LANE	PURTLE, HOMER	8.98	4/2/2021	285,000	292,500	102.63			
L1880260608	375-116-12659	LOMBARD JEAN Location: 470 VILLAGE GLEN	TURNER ROBERT	2.19	8/23/2019	94,000	104,400	111.06			
1778023488	375-116-12660	MAPLE TREE HOLDINGS ... Location: LOT 3 COUNTRY CLUB ESTATES	WILLIAM & JUNE TURNE...	2.30	12/29/2021	135,000	108,200	80.15			
1841237056	375-116-10202	MICHELSON, DAVID Location: PARCEL A THREE MAPLE DRIVE	BLANDY FAMILY TRUST	8.00	7/30/2021	200,000	230,400	115.20			
L261873664	375-116-13146	MOLINARI DEBORAH Location: B THREE MAPLE DRIVE	LINDA KURTZ BEHER RE...	3.85	10/30/2020	120,000	146,300	121.92			
L1571446784	375-116-11933	OEG HOLDINGS LLC Location: 0 THREE MAPLE DRIVE	OLIVA JULIE	38.50	7/24/2020	380,000	486,300	127.97			
359531072	375-116-13212	PETERSON, JEFFREY Location: UNIMPROVED LOT 1 OFF DONALD LANE	ESPOSITO, MEREDITH J	5.15	1/7/2022	90,000	105,300	117.00			
977660480	375-116-12970	PHOENIX, MATTHEW Location: LOT #1, SLEIGHBELL LANE	PARTRIDGE HILL LLC	4.60	3/31/2022	114,000	118,400	103.86			
L1651179520	375-116-10742	ROGERS KENNETH Location: LOT 0, COVENTRY LANE	CHARBONNEAU BRUCE	2.02	5/13/2020	65,000	75,200	115.69			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2019295232	375-116-13021	RUSSELL DOUGLAS Location: G OVERLOOK ROAD	HUNTER VBN LLC	13.41	10/21/2019	550,000	495,700	90.13			
1408729664	375-116-13095	SCHROEDER, TIMOTHY Location: 350 BARNUMVILLE ROAD, LOT 3	DEVUYST, ERIC	0.72	1/18/2022	95,000	80,600	84.84			
L24125440	375-116-13048	THE 2014 RED TAIL TR... Location: G NORTH ROAD	BOLESTA ALEXANDER	12.00	5/13/2020	75,000	80,000	106.67			
L926457856	375-116-10468	TUCKER GEORGE Location: LOT #1 BIRCH HILL DRIVE	SPECK JR. ROBERT	2.65	12/1/2020	130,700	130,700	100.00			
72764480	375-116-10972	WOOD, DAVID J Location: A SWEET HOLLOW	GOLDBERG, STEVEN A	4.32	8/20/2021	160,000	147,800	92.38			
2063066176	375-116-11396	WOODBYP, ROBERT S Location: C NEW IRELAND ROAD	SEBAKA LLC	1.80	5/14/2021	50,000	40,900	81.80			
Totals for M - Miscellaneous				181.93		3,724,200	3,836,700				

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	
25 Total Transactions	90.44	Low InterQuartile Value	95.25	Low 90% Value of Aggregate
157,050 Average Sales Price	115.45	High InterQuartile Value	107.76	High 90% Value of Aggregate
159,417 Average Listed Price	25.01	InterQuartile Range	101.51	Aggregate Ratio
100.69 Average Ratio			6.16%	Sampling Error
100.88 Median Ratio	52.92	Value of Outlier Low Limit	0	Number of Low Outliers
74.59 Low Ratio	152.96	Value of Outlier High Limit	1	Number of High Outliers
127.97 High Ratio	15.41	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	190.48	Value of Extreme High Limit	1	Number of High Extremes/Influentials
11.51 COD				
3	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
12%	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
L213942272	375-116-10108	67 BOURNE BROOK LLC Location: 9267 BOURN BROOK ROAD #67	RISA J. TAJIMA TRUST...	0.00	10/28/2020	138,000	125,600	91.01			
L1485578240	375-116-10837	ADLER MARC Location: 186 VILLAGE AT ORMSBY HILL UNIT#5	LESTER RANDY	0.00	11/5/2020	380,000	414,900	109.18			
L1351241728	375-116-11335	ARGHIRESCU FLORIN Location: 34 EAGLE NEST ROAD	BRUNO ROGER	0.00	8/31/2020	320,000	240,500	75.16			
L1000833024	375-116-10099	BALL DOUGLASS Location: 181 RIVERSIDE ROAD, UNIT #19	STRATMANN URSULA	0.00	10/8/2020	210,000	199,300	94.90			
L1419632640	375-116-12687	BECKNER JULIE Location: 49 VAUGHN FARM RD	TAYLOR MARGOT	0.00	1/22/2020	255,000	242,300	95.02			
L314744832	375-116-13198	BHASIN HARSH Location: 217 EAST BRANCH FARMS UNIT 20	ABOLAFIA JOAN	0.00	1/23/2020	285,000	272,500	95.61			
L228384768	375-116-11925	BLANDY DALLAM Location: 11 MURRAY HILL SOUTH	NADAL CATHERINE	0.00	8/28/2020	195,000	192,400	98.67			
L1775489024	375-116-11802	BRAKELEY III GEORGE Location: 86 OSPREY DRIVE, EOB UNIT A-2	DEMERRIT BROMLEY	0.00	1/6/2020	265,000	318,100	120.04			
L756514816	375-116-11421	BROCKS KEVIN Location: 518 EQUINOX ON THE BATTENKILL ROAD, UNIT I-6	VERMONT CONDO LLC	0.00	8/31/2020	310,000	233,500	75.32			
1043147840	375-116-12647	CAULEY, ROBERT Location: 16 OWL'S NEST CIRCLE EOB B-10	PATAKI, LESTER S	0.00	9/3/2021	372,000	288,700	77.61			
L1332875264	375-116-10245	CAVENAS JEAN Location: 365 MURRAY HILL SOUTH ROAD #5	BOSNAR MIROSLAV	0.01	12/4/2019	253,000	217,100	85.81			
L489066496	375-116-10347	CHAPMAN BRIAN Location: 494 EQUINOX ON THE BATTENKILL EOB UNIT I-2	RESIDUE TRUST UNDER ...	0.00	9/18/2020	293,500	290,000	98.81			
1579404352	375-116-11127	CHAPMAN, HEATHER Location: 6754 BOURNE BROOK ROAD #54	KROEBER, THOMAS	0.00	9/3/2021	139,900	107,900	77.13			
832694336	375-116-12455	COLETTI, RYAN H Location: 213 EAGLE RISE ROAD #20	KRIM, EBEN A	0.00	4/2/2021	339,000	232,000	68.44			
1890610240	375-116-10544	CONNORS, SHANNA N Location: 248 COOMBS ROAD	FLETCHER, ELSA E	0.00	9/23/2021	181,000	152,300	84.14			
L1425936384	375-116-10053	COOKE CYNTHIA Location: 13806 RIVERSIDE TOWNHOUSES ROAD 6	SHAFFER LYDIA	0.00	3/3/2021	185,000	169,200	91.46			
1838056512	375-116-10598	CROOKES, DAVID T Location: 188 EAGLE RISE ROAD, UNIT #14	GIVELEKIAN, ARTHUR	0.00	4/30/2021	319,000	239,200	74.98			
2014698560	375-116-10969	CUTTS, ALLISON R Location: 34 SLATE CIRCLE	PREHODKA, BARRY V	0.00	10/21/2021	215,000	183,900	85.53			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L458792960	375-116-13197	DEHNER GERARD Location: 213 EAST BRANCH FARMS UNIT #19	WHITTEN GRETA	0.00	4/1/2020	305,000	297,600	97.57			
211708992	375-116-11043	DESIMONE, VINCENT Location: 4905 VAUGHN FARM ROAD	GREENBERG, PETER S	0.00	9/13/2021	335,000	250,900	74.90			
L375570432	375-116-12121	DIGAN JR RICHARD Location: 94 FALCONS BLUFF C-8	YOWAN DAVID	0.00	1/14/2021	500,000	396,100	79.22			
L1287684096	375-116-12875	DOLAN PHILIP Location: 151 KESTREL COURT	CHARLSTON HARRY	0.00	9/29/2020	450,000	419,900	93.31			
L782180352	375-116-12045	DORSCH ERIC Location: 162 KESTREL COURT, F-21	PHILIP WILLIAM	0.00	10/20/2020	300,000	384,200	128.07			
1450400832	375-116-12135	EKWANOK COUNTRY CLUB Location: 9270 BOURN BROOK ROAD, UNIT #70	LIGHT, BRUCE E	0.00	11/3/2021	155,000	111,200	71.74			
L1803882496	375-116-10966	EUSTACE CASEY Location: 44 GRANITE CIRCLE	CONNOLLY TIMOTHY	0.40	3/19/2021	225,000	183,900	81.73			
L1905827840	375-116-12636	FURMAN DAVID Location: RIVERSIDE TOWNHOUSE #4	TRACHTENBERG RICHARD	0.00	12/18/2020	187,500	168,400	89.81			
L718766080	375-116-10199	GERSHKOVICH ROMAN Location: EOB UNIT A-4, 60 OSPREY DRIVE	WHITE BIRCH INVESTOR...	1.00	2/22/2021	300,000	318,100	106.03			
L700014592	375-116-12864	GILGALLON MARY Location: RIVERSIDE TOWNHOUSE UNIT #17, 18117 RIVERSIDE TOWNHOUSE ROAD	JOHNSON ROBIN	0.00	4/29/2020	194,500	201,700	103.70			
L1984544768	375-116-12832	GOODMAN MICAH Location: 249 EDWARD ISHAM DR #19	DEBORAH LUCIDON REVO...	2.03	8/24/2020	780,000	768,000	98.46			
L264765440	375-116-10046	GORNSTEIN RUSSELL Location: 167 KESTREL COURT EOB F-3	AMMIDON JR. HOYT	0.00	9/4/2019	350,000	389,900	111.40			
764499008	375-116-10443	GRIFFITH, DAVID Location: 764 BARNUMVILLE ROAD, UNIT 4	CHINGOS, PETER T	0.00	6/4/2021	625,000	483,300	77.33			
L900878336	375-116-12191	GUSTAFSSON PAUL Location: 26 LOCUST LANE EOB S9	ROBBINS MARGARET	0.00	3/20/2020	302,500	320,000	105.79			
L2105708544	375-116-11544	HARRIS MARLENE Location: 607 MURRAY HILL SOUTH ROAD, UNIT #7	HEWIT ROBERT	0.00	10/5/2020	105,000	155,900	148.48	O	O	O
L360583168	375-116-11252	HESS JAMES Location: 30 FALCONS BLUFF EOB UNIT C-1	JACKSON BENJAMIN	0.00	8/28/2020	269,500	389,000	144.34	O	O	O
L346710016	375-116-10591	HILL CATHERINE Location: 56 JADE CIRCLE MANCHESTER EAST UNIT 17	SCHMIDT JENNIFER	0.01	7/10/2020	200,000	183,900	91.95			
L2077138944	375-116-11451	HOLLAND MARCIA Location: 437 EQUINOX ON THE BATTENKILL H-4	SPERRY MARK	0.00	3/15/2021	450,000	325,000	72.22			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L721829888	375-116-11366	HOLLAND NOEL Location: 434 EQUINOX ON BATTENKILL RD G-5	UW HARRIET MC A SHIL...	0.00	10/23/2020	435,000	325,000	74.71			
L1747263488	375-116-12487	HUNT TRUSTEE JACQUEL... Location: 76 OWL'S NEST CIRCLE B6	MARCUS JULES	0.00	7/31/2019	335,000	318,100	94.96			
505209920	375-116-11873	HYGOM, LAUREN E Location: 1402 VAUGHN FARM ROAD, UNIT #2	ETHE, RONALD S	0.00	5/17/2021	190,000	225,800	118.84			
1498393664	375-116-11985	INTERNICOLA, GARY N Location: 200 EAGLE RISE, #15	DECAN, THERESE	0.00	10/6/2021	347,500	232,000	66.76			
L1446907904	375-116-10219	KNAUER WILLIAM Location: 1401 VAUGHN FARM ROAD, TORBANK UNIT 1	NOVAK DAVID	0.00	10/25/2019	200,000	187,200	93.60			
L621318144	375-116-10525	KOLB MATTHEW Location: 22 OWL'S NEST CIRCLE, UNIT B-9	GARRUBA CHRISTOPHER	0.00	9/5/2019	318,250	366,200	115.07			
L1856700416	375-116-11127	KROEBER THOMAS Location: 6754 BOURN BROOK RD #54	FURTADO CARMEL	0.00	9/14/2020	114,000	107,900	94.65			
L668942336	375-116-11474	LAHUE ROBERT Location: 9015 MURRAY HILL SOUTH ROAD, #15 & GARAGE 33	MCNALLY DIANE	0.00	10/26/2020	287,000	209,100	72.86			
942048320	375-116-13246	LEWIS, DAREN Location: 4928 MAIN STREET UNIT 4	FPHC LLC	0.00	4/16/2021	525,000	505,000	96.19			
1083821120	375-116-12765	LIGHT, BRUCE E Location: 9271 BOURN BROOK ROAD, UNIT 71	FAITH PROPERTIES, LL...	0.00	8/23/2021	135,000	100,000	74.07			
L1258967040	375-116-10022	MACKEY THOMAS Location: 2432 STEEPLE VIEW ROAD TORBANK #32	LEDDEN JAMES	0.00	9/14/2020	326,500	350,700	107.41			
L1167360	375-116-10058	MANNERS DAVID Location: 40 STEEPLE VIEW ROAD, UNIT 30	KURTZ STEVEN	0.00	5/30/2019	345,000	350,700	101.65			
1407863872	375-116-11040	MCGRAW, MATTHEW Location: 228 COOMBS ROAD	ESTATE OF DINNY CHIL...	0.00	8/6/2021	190,000	152,300	80.16			
1709812800	375-116-10389	MIGNONE, ROBERT A Location: 362 MURRAY HILL SOUTH ROAD, #2	KINGERY, THOMAS D	0.00	9/27/2021	260,000	177,600	68.31			
1360356416	375-116-10242	MONK, RICHARD J Location: 46 JADE CIRCLE	WOODBYS, ROBERT S	0.00	6/2/2021	217,000	183,900	84.75			
L2114936832	375-116-10530	MOREIN JOSEPH Location: 15809 RIVERSIDE TOWNHOUSES ROAD	OGDEN CHRISTOPHER	0.00	10/15/2020	185,000	168,400	91.03			
1270406208	375-116-13177	MORRIS, JULIA D Location: 148 EAST BRANCH FARMS, UNIT #10	MURGOLO, KAREN	0.00	11/1/2021	327,500	249,700	76.24			
244507712	375-116-10587	MURPHY, TODD R Location: 16 SLATE CIRCLE	KALISCH, ALLA	0.00	6/3/2021	209,000	152,300	72.87			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2015337536	375-116-10788	NELSON, JOHN R Location: 15812 RIVERSIDE TOWNHOUSES ROAD	SUTTON, GRACE S	0.00	10/15/2021	189,500	169,200	89.29			
L1313882112	375-116-12604	NORENE G. PECK CO-T'... Location: 245 EDWARD ISHAM DRIVE	TORANO MARIA	1.29	9/15/2020	750,000	720,000	96.00			
L1597194240	375-116-10721	O'DEA THOMAS Location: 49 VAUGHN FARM ROAD #6	DUNN JR. GEORGE	0.00	10/2/2020	290,000	242,300	83.55			
732515392	375-116-13245	O'DONNELL, DOUGLAS W Location: 4928 MAIN STREET UNIT 3	FPHC LLC	0.00	8/31/2021	560,000	490,000	87.50			
1135588416	375-116-12657	O'ROURKE, C. PHILIP Location: 456 EQUINOX ON THE BATTENKILL, EOB UNIT H-7	FELIPE SANTO DOMINGO...	0.00	7/12/2021	585,000	396,100	67.71			
2116889664	375-116-11919	OUDERKIRK, GREGG D Location: 7565 BOURN BROOK ROAD UNIT 65	FUCCI, SHEILA W	0.00	9/10/2021	160,000	126,500	79.06			
1371284032	375-116-10569	PANETTA, SHARON Location: 4620 UNIT #20 MURRAY HILL HEIGHTS ROAD	ESTATE OF WALTER P. ...	0.00	1/7/2022	186,200	186,200	100.00			
L1404456960	375-116-11355	PANZIRER DAVID Location: 657 EQUINOX ON BATTENKILL L-3	KHOWAYLO ALEX	0.00	1/21/2020	315,000	396,100	125.75			
L1539919872	375-116-10953	PATANE PATRICIA MARY Location: 67 BOURN BROOK RD #58	BATZ RACHEL	0.00	2/28/2020	101,000	109,000	107.92			
L2139758592	375-116-10008	PATTON BRUCE Location: 107 KESTREL COURT, EOB E-9	LITTLE BARBARA	0.00	10/3/2019	487,500	336,900	69.11			
L228761600	375-116-11684	PHYPPERS DEAN Location: EOB UNIT F-16, 259 KESTREL COURT	OLSEN GARY	0.00	5/15/2020	372,000	335,000	90.05			
L1549402112	375-116-11238	POLIZZI MARK Location: 59 MURRAY HILL HEIGHTS, UNIT 30	HALL ALASTAIR TOBY	0.00	10/2/2020	215,000	198,400	92.28			
L587780096	375-116-12686	PRINCIPI JONATHAN Location: 8010 MURRAY HILL SOUTH ROAD - MURRAY HILL #10 AND GARAGE #6	JENNIFER WILSON BERM...	0.00	5/17/2019	232,000	235,300	101.42			
2130824256	375-116-12319	RAHARDJO, BUDDY S Location: 40 BOURN BROOK RD #49	O'KANE, MARK J	0.00	9/8/2021	149,000	125,600	84.30			
L1001504768	375-116-13112	RAINE POLLY Location: 61 EAST BRANCH FARMS UNIT 1	HOWARD E. VANESSA	0.00	8/23/2019	171,500	157,500	91.84			
1439937600	375-116-11527	RAMONDINO, KENNETH W Location: 32 VILLAGE AT ORMSBY HILL RD	ROBERT E WILKES REVO...	0.99	7/8/2021	875,000	783,000	89.49			
528104512	375-116-10079	REIFFENSTEIN, SHELDON... Location: 1404 VAUGHN FARM ROAD	HONIGSFELD, HOWARD	0.00	10/22/2021	350,000	188,500	53.86			
1139412032	375-116-12710	REYNOLDS, JOHN C Location: 103 VAUGHN FARM ROAD #11	ROSE, ERIC P	0.00	6/25/2021	303,000	244,700	80.76			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1136721920	375-116-13297	RIEDERER STEPHEN Location: 168 EAST BRANCH FARMS UNIT #14	SHIRES HOUSING INC.	0.00	9/6/2019	259,000	250,000	96.53			
L962695168	375-116-10805	RIVERSIDE 17814 LLC Location: 17814 RIVERSIDE TOWNHOUSE ROAD, UNIT 14	BUHAGIAR MARION	0.00	5/31/2019	147,000	167,600	114.01			
L1435963392	375-116-11272	ROBBINS JUDITH Location: 65 HAWK RIDGE EOB E-6	JEFFER FAMILY LIMITE...	0.00	8/20/2020	475,000	455,600	95.92			
L901300224	375-116-12724	ROBERT & DIANE TUCKE... Location: 240 EDWARD ISHAM DRIVE, UNIT 21	BLESER VALERIE	0.50	4/30/2020	600,000	577,100	96.18			
L613007360	375-116-12265	ROBIN F FUCHS TRUST Location: 661 EQUINOX ON THE BATTENKILL L-4	BLAICHER FRED	0.00	6/18/2020	435,000	327,000	75.17			
948378688	375-116-11294	ROLLINSON, NANCY L Location: 38 JADE CIRCLE	RUTHEISER, HARVEY	0.00	10/5/2021	226,000	152,300	67.39			
L868081664	375-116-12484	ROWLES BARBARA Location: 227 KESTREL COURT, F-12	LABONSKI PETER	2.60	9/21/2020	490,000	419,900	85.69			
L187109376	375-116-11294	RUTHEISER HARVEY Location: 38 JADE CIRCLE	GILLIAN J. CONDE TTE...	0.00	1/31/2020	159,000	152,300	95.79			
L1156308992	375-116-12742	SANVIDGE BRIAN Location: 394 EQUINOX ON THE BATTENKILL UNIT G-1	WAGNER WAYNE	0.00	10/16/2019	187,500	290,000	154.67	O	O	O
L825352192	375-116-11567	SITKOFF LEWIS Location: 670 EQUINOX ON THE BATTENKILL M-4	KATHERINE MADKOUR CH...	0.00	3/30/2021	207,500	208,500	100.48			
L423854080	375-116-10008	SOBEL RACHEL Location: 107 KESTREL COURT, EOB E-9	PATTON BRUCE	0.00	7/23/2020	510,000	336,900	66.06			
1013918272	375-116-12315	STARKEY, JOHN P Location: 15808 RIVERSIDE TOWNHOUSE ROAD #8	SHIMON SHALIT MD PC ...	0.00	3/17/2022	185,000	168,400	91.03			
912258112	375-116-11455	SWON, JERRY T Location: 602 EQUINOX ON THE BATTENIKILL K-2	EGBERT, AMY V	0.00	7/22/2021	465,000	396,100	85.18			
L2097102848	375-116-10154	TEASON BRIAN Location: 38 SLATE CIRCLE #11	CAROL NEILSON & EMIL...	0.00	3/23/2021	220,000	183,900	83.59			
790379584	375-116-11070	THE ORVIS COMPANY, I... Location: 176 VILLAGE AT ORMSBY HILL ROAD #6	BAURMEISTER FAMILY T...	0.00	10/22/2021	585,000	414,900	70.92			
L1891368960	375-116-10185	TURNER ROBERT Location: 94 EAGLE NEST ROAD UNIT 9 AND GARAGE B	BINDER LUCY	0.00	11/10/2020	255,000	270,800	106.20			
1128997440	375-116-12277	TUSCANES, JONATHAN Location: 4621 MURRAY HILL HEIGHT ROAD	HAKLAR, KENNETH	0.00	1/12/2022	300,000	186,800	62.27			
L2053136384	375-116-10105	VALESKY DAVID Location: 10555 MURRAY HILL WOODS ROAD UNIT 55	LEWIS LESLIE	0.00	10/18/2019	325,000	272,000	83.69			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L58580992	375-116-10165	VAN BREEN EDWARD Location: 5929 MURRAY HILL HEIGHTS ROAD, UNIT 29	BERESFORD RICHARD	0.00	10/30/2020	198,400	198,400	100.00			
L1825411072	375-116-11073	WILCOX KYLE Location: 225 KESTREL COURT, EOB F-11	MARIE E HARRINGTON ...	0.00	9/30/2019	385,000	419,900	109.06			
2114976320	375-116-10393	WILLIAM P. ROBERTS T... Location: 4741 BOURN BROOK ROAD	CARTWRIGHT, ANGELA M	0.00	3/30/2022	150,000	111,200	74.13			
L25038848	375-116-12061	WILLIAMS NICHOLAS Location: 764 BARNUMVILLE ROAD, UNIT 3	MARSHALL CYNTHIA	0.00	12/8/2020	540,000	476,400	88.22			
L438865920	375-116-11102	WILSON JOANN Location: 7560 BOURN BROOK UNIT #60	HINDS PATRICIA	0.00	7/10/2020	119,750	125,600	104.89			
1257632832	375-116-11236	WILSON, AMY E Location: 92 BOURN BROOK ROAD UNIT 69	GIANAKOS, IVA	0.00	7/28/2021	144,500	87,500	60.55			
1336192064	375-116-13178	YELTON, DIANNE L Location: 144 EAST BRANCH FARMS, UNIT #9	JOHN G. MCMANUS, JR....	0.00	9/27/2021	340,000	249,700	73.44			
Totals for O - Other				8.83		29,836,500	26,567,400				

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	
97 Total Transactions	75.78	Low InterQuartile Value	86.49	Low 90% Value of Aggregate
307,593 Average Sales Price	99.40	High InterQuartile Value	91.60	High 90% Value of Aggregate
273,891 Average Listed Price	23.62	InterQuartile Range	89.04	Aggregate Ratio
90.62 Average Ratio			2.88%	Sampling Error
90.05 Median Ratio	40.35	Value of Outlier Low Limit	0	Number of Low Outliers
53.86 Low Ratio	134.83	Value of Outlier High Limit	3	Number of High Outliers
154.67 High Ratio	4.92	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	170.26	Value of Extreme High Limit	0	Number of High Extremes/Influentials
15.28 COD				
8	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			

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
337 Total Transactions	75.45	Low InterQuartile Value	85.08 Low 90% Value of Aggregate
480,188 Average Sales Price	100.19	High InterQuartile Value	89.03 High 90% Value of Aggregate
418,048 Average Listed Price	24.74	InterQuartile Range	87.06 Aggregate Ratio
88.81 Average Ratio			2.26% Sampling Error
89.40 Median Ratio	38.33	Value of Outlier Low Limit	0 Number of Low Outliers
45.08 Low Ratio	137.30	Value of Outlier High Limit	5 Number of High Outliers
154.67 High Ratio	1.22	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	174.41	Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.19 COD			
35 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
10% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

Class - 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
35 Total Transactions	85.34	Low InterQuartile Value	80.88 Low 90% Value of Aggregate
580,626 Average Sales Price	112.36	High InterQuartile Value	97.44 High 90% Value of Aggregate
517,697 Average Listed Price	27.02	InterQuartile Range	89.16 Aggregate Ratio
96.58 Average Ratio			9.29% Sampling Error
94.09 Median Ratio	44.81	Value of Outlier Low Limit	0 Number of Low Outliers
55.15 Low Ratio	152.89	Value of Outlier High Limit	2 Number of High Outliers
142.60 High Ratio	4.28	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	193.42	Value of Extreme High Limit	2 Number of High Extremes/Influentials
16.54 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
3% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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
26 Total Transactions	90.08 Low InterQuartile Value		95.00 Low 90% Value of Aggregate
152,160 Average Sales Price	115.32 High InterQuartile Value		107.53 High 90% Value of Aggregate
154,084 Average Listed Price	25.24 InterQuartile Range		101.26 Aggregate Ratio
99.66 Average Ratio			6.19% Sampling Error
100.67 Median Ratio	52.22 Value of Outlier Low Limit	0 Number of Low Outliers	
74.59 Low Ratio	153.18 Value of Outlier High Limit	1 Number of High Outliers	
127.97 High Ratio	14.36 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
0.98 PRD (Regression Index)	191.04 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
12.09 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
12% 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
398 Total Transactions	77.11	Low InterQuartile Value	85.62 Low 90% Value of Aggregate
467,818 Average Sales Price	101.76	High InterQuartile Value	89.52 High 90% Value of Aggregate
409,666 Average Listed Price	24.65	InterQuartile Range	87.57 Aggregate Ratio
90.15 Average Ratio			2.23% Sampling Error
90.51 Median Ratio	40.13	Value of Outlier Low Limit	0 Number of Low Outliers
45.08 Low Ratio	138.74	Value of Outlier High Limit	9 Number of High Outliers
154.67 High Ratio	3.16	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	175.72	Value of Extreme High Limit	3 Number of High Extremes/Influentials
16.13 COD			
39 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
10% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			