

Study created by Christie.Wright@vermont.gov on 11/14/2022 at 7:18 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L257335296	474-149-10093	BAILIN JAMES Location: 394 MOSS BROOK ROAD	ORR SHAWN	0.40	1/22/2020	115,000	120,200	104.52			
L835837952	474-149-10035	BERBERICH PAMELA Location: 12 SUGAR BROOK ROAD H4	THE HAPPY MOOSE RENT...	0.01	1/29/2021	241,000	157,500	65.35			
230263872	474-149-10717	BERNARD SELLEM AND P... Location: 464 FOREST MOUNTAIN ROAD	TYMA, ALAN J	1.18	7/29/2021	349,900	256,900	73.42			
1091863616	474-149-10420	BHC-VT-1, LLC Location: 255 THREE POND ROAD	LANGER, JOSEPH	3.02	4/30/2021	339,000	226,600	66.84			
L1590222848	474-149-10610	BOOBAR MATTHEW Location: 218 LOVERS LANE	GALLOWAY BRIAN	5.00	3/16/2020	340,000	306,400	90.12			
L2039603200	474-149-10001	BROOKS CHARLES Location: 49 ALDRICH ROAD	ACOSTA JOHN	1.20	12/11/2020	420,000	333,300	79.36			
L71585792	474-149-10220	BRYAN MICHAEL Location: 116 FOREST MOUNTAIN ROAD	ESCOBAR LOUIS	1.52	8/9/2019	199,000	191,200	96.08			
L484356096	474-149-10255	CARISTE WILLIAM Location: 242 MINUTE MAN LANE	GARDOS BARBARA	0.70	12/10/2019	350,000	405,900	115.97			
L1095933952	474-149-10328	CHESSER CHRISTOPHER Location: 459 VERMONT ROUTE 11	HARRINGTON GREGORY	1.80	3/1/2021	169,000	158,300	93.67			
L650399744	474-149-10068	CHRISTENSEN ROBERT Location: 196 ALDRICH ROAD	SZWARC DEBORAH	2.32	11/25/2020	345,000	314,100	91.04			
L573652992	474-149-10302	COLLINS KATHERINE Location: 915 ETHAN ALLEN TRAIL	WALSH KEVIN	0.31	12/31/2020	415,000	270,100	65.08			
528645184	474-149-10609	CONSTANCE O. ASHFORT... Location: 306 LOVERS LANE	ROBERTSON, PETER C	2.00	11/23/2021	300,000	230,700	76.90			
1691690048	474-149-10333	CORNELL, ANDREW Location: 656 VERMONT ROUTE 11	ESTATE OF MELVIN L. ...	0.71	5/14/2021	130,000	112,000	86.15			
1431921728	474-149-10239	DOYCHEV, PLAMEN Location: 16 BURNT MEADOW ROAD	FITZPATRICK, PHILIP ...	1.00	5/11/2021	296,000	302,800	102.30			
L2145337344	474-149-10544	FOLTZ BENJAMIN Location: 89 STONE PLACE ROAD	THE LAURA L. PERRINE...	4.02	10/22/2020	340,000	297,600	87.53			
L308961280	474-149-10702	GALLEA PABLO Location: 228 HIDE AND SEEK ROAD	CURRENT DANA	1.96	3/13/2020	248,500	247,100	99.44			
460756032	474-149-10438	GRANT, CIARAN O Location: 335 HIDE AND SEEK RD	PERRY, BENJAMIN L	1.05	6/18/2021	284,000	177,600	62.54			
L502063104	474-149-10218	GRIGG FORD Location: 126 MINUTE MAN LANE	SOPHIE HOLDINGS LLC	0.84	2/28/2020	612,000	524,500	85.70			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1795194880	474-149-10008	HAYNES PAUL Location: 191 FOREST MOUNTAIN ROAD	KATHLEEN P ANDERSON ...	1.04	10/30/2020	333,000	252,600	75.86			
L1477476352	474-149-10698	HEALY MICHAEL Location: 656 GLEN ROAD	STEENECK HENRY	1.74	3/11/2021	330,000	270,000	81.82			
L1403576320	474-149-10403	HIGGINS SCOTT Location: 628 MOSS BROOK ROAD	KOMAR GARY	3.00	8/13/2020	335,000	324,700	96.93			
1762155584	474-149-10207	HIGGINS, SCOTT A Location: 375 LOVERS LANE	DUFFY, MICHAEL G	5.60	11/5/2021	500,000	473,900	94.78			
L950272	474-149-10451	ISHERWOOD KYLE Location: 441BEECHWOOD LANE	MACDOUGALL KEVIN	3.33	9/26/2019	375,000	428,900	114.37			
L737263616	474-149-10249	JASON TITUS Location: 184 HIDE AND SEEK ROAD	FROATS JR ROBERT	1.10	10/29/2020	187,500	165,000	88.00			
L1693179904	474-149-10087	KANE DENISE Location: 24 BREZNICK ROAD	CARRY TIMOTHY	0.90	5/31/2019	250,000	227,600	91.04			
1305660480	474-149-10084	KAPLAN, JONAH A Location: 504 FOREST MOUNTAIN RD	BRENNAN, THOMAS, TR....	1.16	8/19/2021	341,000	205,200	60.18			
L993787904	474-149-10659	KARLOWICZ ANDREW Location: 1077 ANDERSON RD.	SETTERLUND CHESTER	1.49	9/14/2020	138,300	143,300	103.62			
1644648512	474-149-10513	KONOLD, STEPHEN J Location: 336 MINUTE MAN LANE	ESTATE OF JAMES W. M...	0.56	4/8/2021	400,000	466,400	116.60			
L1375608832	474-149-10026	LEADER DALE Location: 71 YAKS WAY	CATTERSON JENNIFER	5.21	3/9/2020	251,000	233,100	92.87			
L655249408	474-149-10578	LYNCH KATHY Location: 119 MAIN ST	POWELL MARGARET	1.86	8/3/2020	295,000	319,100	108.17			
1382435392	474-149-10487	MOLE, MARGARET B Location: 442 HAPGOOD POND ROAD	LECHNER, ADRIANE	2.00	2/18/2022	360,000	215,500	59.86			
L832143360	474-149-10438	PERRY BENJAMIN Location: 335 HIDE AND SEEK ROAD	SNELL DYLAN	1.05	1/6/2020	190,500	177,600	93.23			
752165952	474-149-10696	PETRA, LOUIS Location: 708 FOREST MOUNTAIN ROAD	SMULLEN, HAROLD	1.00	5/17/2021	275,000	196,000	71.27			
L359522304	474-149-10755	SEDWICK JOHN Location: 38 BREZNICK ROAD	MCCOLE PHILIP	2.86	10/25/2019	130,000	119,000	91.54			
L442064896	474-149-10049	SPIRO JASON Location: 559 FOREST MOUNTAIN ROAD	WITKOWSKI ROBERT	1.10	9/30/2019	292,000	264,600	90.62			
L1329565696	474-149-10332	STARR MARYANN Location: 824 ANDERSON ROAD	HARTMANN VAN	2.50	3/26/2020	193,000	210,100	108.86			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1544462336	474-149-10574	TAUBER JOSHUA Location: 19 MINUTE MAN WAY	POMPEO DOLORES	0.71	11/25/2020	497,500	369,900	74.35			
L1050873856	474-149-10786	TOMKIEL MATTHEW Location: 85 MINUTE MAN WAY	ZUCKER JO ANN	0.31	2/7/2020	365,000	376,100	103.04			
L1459920896	474-149-10705	TUCKER GARY Location: 2001 ROUTE 11	STORI ANA MARIA	4.90	11/12/2020	495,700	464,600	93.73			
L1983766528	474-149-10416	VANDERVELDT MEREDITH Location: 252 FOREST MOUNTAIN ESTATES	SMULLEN JR. HAROLD	1.00	10/14/2020	335,000	275,000	82.09			
L939069440	474-149-10493	WARDWELL JOSEPH Location: 102 ADAMS LANE	CHERNIK IHOR	1.52	12/11/2020	250,000	184,100	73.64			
172835904	474-149-10492	WIGGUM, KACY Location: 286 GLEN ROAD	MILLER, JEFFREY N	1.10	4/22/2021	640,000	419,200	65.50			
Totals for R1 - Residential with less than 6 acres				76.08		13,252,900	11,414,300				

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
42 Total Transactions	74.17 Low InterQuartile Value	82.10 Low 90% Value of Aggregate
315,545 Average Sales Price	97.55 High InterQuartile Value	90.16 High 90% Value of Aggregate
271,769 Average Listed Price	23.38 InterQuartile Range	86.13 Aggregate Ratio
87.48 Average Ratio		4.68% Sampling Error
90.37 Median Ratio	39.10 Value of Outlier Low Limit	0 Number of Low Outliers
59.86 Low Ratio	132.62 Value of Outlier High Limit	0 Number of High Outliers
116.60 High Ratio	4.04 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	167.69 Value of Extreme High Limit	0 Number of High Extremes/Influentials
13.99 COD		
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
2% 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
L939667456	474-149-10658	ALLAN ANDREA Location: 1634 OLD MANCHESTER ROAD	SIENKIEWICZ ALEX	10.76	6/28/2019	420,000	456,300	108.64			
296447040	474-149-10421	BUELS GORE TRUST Location: 2669 NORTH ROAD EXTENSION	LANSBURY VERMONT HOU...	54.45	9/24/2021	1,000,000	882,100	88.21			
233094208	474-149-10789	C. HALFMOON, LLC Location: 673 MAD TOM NOTCH ROAD	O'HARA, EMMETT	24.60	11/22/2021	1,500,000	902,100	60.14			
L1918500864	474-149-10560	DIAL ROBERT Location: 537 MAD TOM NOTCH ROAD	PETRA LOUIS	20.20	11/20/2020	1,500,000	842,100	56.14			
1225735232	474-149-10374	GARRISON, GREGORY F Location: 757 SOUTH ROAD	RYAN, JACQUELINE C	8.31	11/30/2021	140,000	114,800	82.00			
L1059524608	474-149-10454	GRAHAM THOMAS Location: 350 BURNT MEADOWS ROAD	MAHER JOHN	12.37	1/27/2020	335,000	354,800	105.91			
97672256	474-149-10067	KARAGIANAKIS, CHRIST... Location: 1205 NORTH ROAD	BLAKEMAN, JAMES	11.00	10/26/2021	510,000	395,300	77.51			
L478728192	474-149-10706	KUDRJAVTSEV DMITRI Location: 392 ROCK BOTTOM LANE	STRACHER ANTONIA	11.60	12/27/2019	750,000	788,500	105.13			
775440960	474-149-10579	LIVINGSTON, JOHN R Location: 225 BIRCH HILL FARM ROAD	GORDON, JONATHAN W	6.10	3/2/2022	950,000	544,600	57.33			
458538048	474-149-10434	LMCEH, LLC Location: 123 NICHOLS RD	VAN SICKLE, DOUGLAS ...	10.11	11/19/2021	250,000	231,700	92.68			
L249049088	474-149-10192	MCPMAHON PATRICK Location: 152 CEDAR LANE	DEVLIN MORGAN	10.90	11/12/2020	588,000	588,100	100.02			
L1038819328	474-149-10712	MUELLER MARION Location: 536 MAIN STREET	TAMADDON FARID	31.70	5/27/2020	400,750	574,900	143.46	O	O	
L1442656256	474-149-10542	PHARO RYAN Location: 950 SOUTH ROAD	MASSELL DAVID	12.50	8/2/2019	168,000	146,100	86.96			
L1771372544	474-149-10796	RASO MICHELE Location: 253 SPRUCE LANE	FRIEDMAN PAUL	10.00	10/16/2020	675,000	560,700	83.07			
L1374363648	474-149-10471	SILVESTER CHRISTY Location: 504 MAIN STREET	MARTIN TRUSTEE PAUL	11.80	10/26/2020	1,575,000	888,800	56.43			
L1629822976	474-149-10077	SMITH NICHOLAS Location: 143 YAKS WAY	BRADDISH GRANT	9.91	11/25/2019	436,000	407,400	93.44			
804418624	474-149-10630	THE TANNERY LLC Location: 444 HAPGOOD POND ROAD	RUDMAN, KATHRYN K	10.60	7/22/2021	367,000	373,500	101.77			
L1030701056	474-149-10779	WALSH JAMES Location: 281 ROCK BOTTOM LANE	ROSENDAHL JOHN	15.00	7/5/2019	330,000	309,500	93.79			
Totals for R2 - Residential with 6 or more acres				281.91		11,894,750	9,361,300				

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
18 Total Transactions	73.17	Low InterQuartile Value	68.50 Low 90% Value of Aggregate
660,819 Average Sales Price	102.61	High InterQuartile Value	88.90 High 90% Value of Aggregate
520,072 Average Listed Price	29.44	InterQuartile Range	78.70 Aggregate Ratio
88.48 Average Ratio			12.96% Sampling Error
90.44 Median Ratio	29.00	Value of Outlier Low Limit	0 Number of Low Outliers
56.14 Low Ratio	146.78	Value of Outlier High Limit	0 Number of High Outliers
143.46 High Ratio	- 15.17	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	190.94	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.25 COD			
2	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		

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
731223104	474-149-10430	CYR, CHRISTOPHER B Location: 25 BEECHWOOD DRIVE	LEPKO, JUDITH	7.30	5/28/2021	55,000	124,700	226.73	E		
1995663936	474-149-10744	HANSON, ERIC L Location: 445 MOSS BROOK ROAD	VONA, MARIA L	10.00	3/11/2022	165,000	105,000	63.64			
L373923840	474-149-10663	HILL VALERIE Location: LAND - ROUTE 11	MOFFITT DONALD	1.07	7/26/2019	20,000	16,900	84.50			
L59891712	474-149-10805	LESZCZAK PETER Location: LAND ONLY OFF CEDAR LANE	ROBERT L. NEWMAN TRU...	10.11	2/18/2020	60,000	90,500	150.83	O		
595020352	474-149-10697	WHITE, FRANK III E Location: 317 BEECHNUT DRIVE	STEARNS, ROBERT	10.44	3/10/2022	125,000	105,800	84.64			
L1229594624	474-149-10660	WILEY DAVID Location: 2504 VERMONT ROUTE 11	TRANSTAR LLC	3.04	11/23/2020	85,000	99,800	117.41			
Totals for W - Woodland				41.96		510,000	542,700				

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	
6 Total Transactions	79.28	Low InterQuartile Value	63.72	Low 90% Value of Aggregate
85,000 Average Sales Price	169.81	High InterQuartile Value	149.10	High 90% Value of Aggregate
90,450 Average Listed Price	90.52	InterQuartile Range	106.41	Aggregate Ratio
121.29 Average Ratio			40.12%	Sampling Error
101.03 Median Ratio	- 56.50	Value of Outlier Low Limit	0	Number of Low Outliers
63.64 Low Ratio	305.59	Value of Outlier High Limit	0	Number of High Outliers
226.73 High Ratio	- 192.28	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.14 PRD (Regression Index)	441.38	Value of Extreme High Limit	0	Number of High Extremes/Influentials
43.26 COD				
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02				

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1326602304	474-149-10440	ALTOMARO, FRANK Location: 35 SUGAR BROOK ROAD	MIOSEK, RYAN W	0.16	4/9/2021	237,000	157,500	66.46			
L2066636800	474-149-10153	ANGELINI MATTHEW Location: 53 BIRCHES WAY	CONETTA LYNN	0.16	6/13/2019	155,750	141,400	90.79			
L2020220928	474-149-10299	ARENSDORF CHRISTOPHE... Location: 12 SUGAR BROOK ROAD, SUGAR CREEK H1	MAIELLA JR JAMES	0.01	9/1/2020	193,500	157,500	81.40			
1368478784	474-149-10210	AUTZ, ARTHUR J Location: 53 BIRCHES WAY, CONDO B-E	CORTEN, ALBERT J	0.16	6/4/2021	221,000	138,600	62.71			
L1299759104	474-149-10689	BACH KARL Location: 78 FARMS ROAD, UNIT D2, PERU	SPATARO RUSSELL	0.00	8/31/2020	210,000	172,500	82.14			
1847055424	474-149-10248	BANCROFT, TOWNSEND W Location: 132 SUGAR BROOK ROAD - MOUNTAIN BROOK CONDO	FREY, ALAN M	0.20	5/28/2021	279,000	220,000	78.85			
1484143680	474-149-10246	BATCHELOR, ANNA E Location: 78 FARM ROAD, E	WAGNER, PETER A	0.00	11/24/2021	243,500	136,000	55.85			
L1825153024	474-149-10783	BLUM ANDREW Location: 151 RIDGES WAY, 1100-1	ULRICH PETER	0.00	12/4/2020	320,000	205,800	64.31			
L2016681984	474-149-10457	BRENNAN THOMAS Location: 388 ETHAN ALLEN TRAIL CHESTER HOUSE H1	CHESTER HOUSE H1 LLC	0.10	6/25/2020	160,000	123,600	77.25			
593203776	474-149-10127	CARVAJAL, GAGE G Location: 82 RIDGES RUN #700-2	THE HAPPY MOOSE RENT...	0.20	1/31/2022	349,000	167,700	48.05			
24083520	474-149-10405	CHAMBERS, ROBERT F Location: 111 SUGAR BROOK ROAD, B1	AAPM, LLC	0.22	12/10/2021	365,000	220,000	60.27			
975168576	474-149-10537	COLLINS, JENNIFER Location: 31 FARM ROAD ARLINGTON HOUSE CONDO	SALECKY, ZENKO J	0.08	5/6/2021	255,000	148,400	58.20			
L916406272	474-149-10202	COOK TIMOTHY Location: 11 CLOVERS WAY, CLOVERS CONDO 751A	DONNER HERBERT	0.14	10/31/2019	260,000	208,200	80.08			
729191488	474-149-10061	CRAMB, NICHOLAS C Location: 84 CLOVER LANE, CLOVERS 758B	BISHOP, C SCOTT	0.14	5/17/2021	400,000	255,600	63.90			
L1250578432	474-149-10618	CRESTVIEW PROPERTIES... Location: 151 RIDGES WAY, UNIT 1100-2	RORIDGE 1100 LLC	0.00	7/24/2020	322,500	205,800	63.81			
L133120000	474-149-10742	CURTIN WILLIAM III Location: 31 FARM ROAD, UNIT D1	SZIGETI DEREK	0.08	6/21/2019	199,000	161,300	81.06			
L1309843456	474-149-10619	FITZPATRICK JAMES Location: 285 SAP BUCKET CIRCLE, BEECHES A2C	ESTATE OF ABBY ROSS	0.19	12/17/2020	319,000	275,900	86.49			
L1429692416	474-149-10380	FRESSOLA ROBERT Location: 78 FARM RD, BENNINGTON HOUSE B1	JORDAN ROBERT	0.00	8/29/2019	161,000	145,400	90.31			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L845094912	474-149-10526	FRISBIE DANIEL Location: 36 CLOVER HILL RD #766A	WOLESKY IRA	0.00	10/9/2020	355,000	243,600	68.62			
L1922613248	474-149-10130	GUILLORN MICHAEL Location: 31 FARM ROAD #B1	FISHKIN EILEEN	0.01	7/12/2019	165,000	141,300	85.64			
L2031263744	474-149-10632	HANDLER MICHAEL Location: CHESTER HOUSE UNIT H-4, 388 ETHAN ALLEN TRAIL	MILICIA ELIZABETH	0.10	12/31/2020	140,000	150,700	107.64			
862125120	474-149-10444	HOPPLE, JOELENE Location: 33 CLOVERS WAY	LORAH, SALLY A	0.14	12/10/2021	349,000	197,600	56.62			
935310400	474-149-10515	HULTS, TERRANCE T Location: 208 ETHAN ALLEN TRAIL LEDGES A5E	MYERS, ROBERT F	0.18	7/14/2021	356,500	231,300	64.88			
424749632	474-149-10059	HYNDMAN, STEPHEN D Location: 43 RIDGES WAY, UNIT #100-3	BIELAK, GERARD J	0.25	3/4/2022	475,000	255,300	53.75			
L1523605504	474-149-10573	ISAACSON KENNETH Location: 78 FARM RD, BROMLEY	DUDDY JAMES	0.00	12/23/2020	250,000	172,500	69.00			
1342658624	474-149-10177	JONAS, ADAM Location: 32 RIDGES WAY 300-1	HUMPHREY, DAVID E	0.21	4/8/2021	340,000	205,300	60.38			
L1229422592	474-149-10379	JONES GLENN Location: 100 RIDGES WAY, UNIT 500-1	EARL DONALD	0.00	4/29/2019	227,500	207,100	91.03			
L197468160	474-149-10154	KINSLEY III DAVID Location: 188 SAP BUCKET CIRCLE, UNIT 7A7	CALVIN D. CONROD TTE...	0.60	7/26/2019	219,000	219,900	100.41			
L708354048	474-149-10460	KIRK CHRISTOPHER Location: 79 CLOVER LANE	GEORGIADIS DRU MERCE...	0.14	10/9/2020	308,500	207,400	67.23			
L174014464	474-149-10028	KOTCHEN MATTHEW Location: 82 RIDGES RUN 700-3	FILL ERIC	0.00	7/10/2020	333,500	226,900	68.04			
167615552	474-149-10250	LANGSTON, JOHN R Location: 111 SUGAR BROOK ROAD UNIT B-2	FINNERTY, CHRISTOPHE...	0.00	11/4/2021	350,000	242,000	69.14			
1555469376	474-149-10649	LESTER, DAVID Location: 388 ETHAN ALLEN TRAIL CHESTER HOUSE B4	SANTANIELLO, ARLENE ...	0.07	6/18/2021	180,000	84,900	47.17			
L361013248	474-149-10318	LOCKWOOD TODD Location: 53 BIRCHES WAY BC2	THE HAPPY MOOSE RENT...	0.01	3/2/2021	239,000	160,700	67.24			
978573376	474-149-10107	LUNDQUIST, DANIEL J Location: 0.00	BURNHAM, WILLIAM W	0.14	4/9/2021	445,000	273,500	61.46			
L741052416	474-149-10159	MARTIN JAMES Location: 227 SAP BUCKET CIRCLE SPRUCES A3A	YATES MICHAEL	0.01	5/3/2019	260,000	216,200	83.15			
L685211648	474-149-10474	MASON JONATHAN Location: 37 BIRCHES RUN, E3	NATHANIEL N. EVARTS ...	0.16	10/8/2020	350,000	231,100	66.03			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1044132928	474-149-10476	MATTHEW WEITZ, TRUST... Location: 78 FARM ROAD B2	WESTRING, III, WAYNE...	0.00	5/28/2021	258,000	152,700	59.19			
L829865984	474-149-10448	MCDONALD JAMES Location: 366 ETHAN ALLEN TRAIL, BC3, BC4	ESTATE OF JOAN C. LY...	0.92	7/3/2020	295,000	205,900	69.80			
1345747008	474-149-10005	MEDICI, ANTHONY Location: 53 BIRCHES WAY BB2	HALCHAK, NICOLE-MARI...	0.00	4/29/2021	249,000	160,700	64.54			
L1087213568	474-149-10452	MILLIGAN CHRISTOPHER Location: 38 CLOVERS LANE	KUSEL CHRISTOPHE	0.00	4/5/2019	190,000	200,400	105.47			
L1771069440	474-149-10445	MIOSEK CAITLIN Location: 188 SAP BUCKET CIRCLE	PAGE TAYLOR	0.60	11/23/2020	359,000	270,200	75.26			
L861372416	474-149-10419	NELSON BRUCE Location: 31 FARM ROAD, ARLINGTON HSE CONDO UNIT C1	CLAIRE B. LAIRD BUNN...	0.08	3/25/2021	185,000	153,600	83.03			
L629374976	474-149-10201	ONDIS III ALBERT Location: 157 SAP BUCKET CIRCLE	DONEGAN JOSEPH	0.14	9/18/2020	165,000	176,700	107.09			
L1695719424	474-149-10365	OWENS NEIL Location: 300 SAP BUCKET CIRCLE, UNIT 3C	RITZCOVAN ALEX	0.00	12/22/2020	485,000	267,200	55.09			
112557120	474-149-10108	PETERSON, KELLY Location: 157 SAP BUCKET CIRCLE, A4BL	FOLEY, MATTHEW K	0.13	12/14/2021	235,000	158,500	67.45			
1058655296	474-149-10728	RAINONE, ROBERT Location: 59 SUGAR BROOK ROAD, D-3 MOUNTAIN BROOK CONDO	TRIMBOLI, DONNA	0.20	8/20/2021	245,000	220,000	89.80			
L303304704	474-149-10295	RENZULLI RIDGES LLC Location: 67 RIDGES RUN - 800-2	DE LUCA MATTHEW	0.20	8/29/2019	332,000	257,500	77.56			
L359342080	474-149-10200	SCHLEGELMILCH JENNIF... Location: 300 SAP BUCKET CIRCLE 3E	CIANCIOLO VINCENT	0.15	9/18/2020	420,000	319,200	76.00			
L1684504576	474-149-10337	SHAHINFAR DARIUS Location: 45 CLOVERS WAY, UNIT #753B	HEFFERNAN JR. PAUL	0.00	5/22/2020	325,000	230,200	70.83			
1694190656	474-149-10436	SMITH, TREVOR Location: 27 CLOVER HILL ROAD, 764C	SUMMERFIELD, PAUL A	0.14	8/31/2021	350,000	200,300	57.23			
1310766144	474-149-10445	SMOLANICK, MATTHEW Location: 188 SAP BUCKET CIRCLE	MIOSEK, CAITLIN C	0.60	5/7/2021	451,000	270,200	59.91			
L1080557568	474-149-10198	SULLIVAN KATHRYN Location: 66 SUGAR BROOK ROAD E-3	DIVER JAMES	0.20	6/30/2020	200,000	220,000	110.00			
L2096586752	474-149-10144	TUCKER BRIAN Location: 100 RIDGES WAY 502F	MORGAN JOHN	0.20	12/7/2020	320,000	207,000	64.69			
L1247043584	474-149-10781	VAN ARSDALE JOHN-PAU... Location: 21 CLOVER LANE, CLOVERS UNIT 767D	GOLEMBESKI KEVIN	0.14	7/19/2019	220,000	200,300	91.05			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
989030976	474-149-10437	VB TOP SHELF LLC Location: 189 RIDGES WAY, CONDO #901D	KLOC, DAVID M	0.00	3/18/2022	600,000	317,500	52.92			
L710213632	474-149-10246	WAGNER PETER Location: 78 FARM ROAD, UNIT E	BACH KARL	0.00	8/31/2020	167,000	136,000	81.44			
L759750656	474-149-10124	ZIEGLER & ZY LLC Location: 34 SUGAR BROOK UNIT F3 (BROMLEY)	SACKS IRA	0.16	4/15/2019	157,500	157,500	100.00			
Totals for O - Other				7.72		16,201,750	11,390,100				

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	
57 Total Transactions	62.09	Low InterQuartile Value	67.54	Low 90% Value of Aggregate
284,241 Average Sales Price	83.09	High InterQuartile Value	73.06	High 90% Value of Aggregate
199,826 Average Listed Price	21.00	InterQuartile Range	70.30	Aggregate Ratio
73.64 Average Ratio			3.93%	Sampling Error
69.00 Median Ratio	30.58	Value of Outlier Low Limit	0	Number of Low Outliers
47.17 Low Ratio	114.59	Value of Outlier High Limit	0	Number of High Outliers
110.00 High Ratio	- 0.92	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.05 PRD (Regression Index)	146.10	Value of Extreme High Limit	0	Number of High Extremes/Influentials
18.22 COD				
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

Class - 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
119 Total Transactions	65.35	Low InterQuartile Value	74.98 Low 90% Value of Aggregate
350,634 Average Sales Price	93.44	High InterQuartile Value	80.89 High 90% Value of Aggregate
273,276 Average Listed Price	28.09	InterQuartile Range	77.94 Aggregate Ratio
81.09 Average Ratio			3.78% Sampling Error
81.44 Median Ratio	23.22	Value of Outlier Low Limit	0 Number of Low Outliers
47.17 Low Ratio	135.57	Value of Outlier High Limit	1 Number of High Outliers
143.46 High Ratio	- 18.91	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	177.70	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.46 COD			
6	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
5%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

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

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
0 Total Transactions	0.00	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
Average Sales Price	0.00	High InterQuartile Value	0.00 High 90% Value of Aggregate
Average Listed Price	0.00	InterQuartile Range	100.00 Aggregate Ratio
0.00 Average Ratio			Sampling Error
0.00 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
0.00 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
0.00 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
N/A Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

Class - Farm/Vacant (W, M, F)

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
6 Total Transactions	79.28	Low InterQuartile Value	63.55 Low 90% Value of Aggregate
85,000 Average Sales Price	169.81	High InterQuartile Value	149.28 High 90% Value of Aggregate
90,450 Average Listed Price	90.52	InterQuartile Range	106.41 Aggregate Ratio
121.29 Average Ratio			40.29% Sampling Error
101.03 Median Ratio	- 56.50	Value of Outlier Low Limit	0 Number of Low Outliers
63.64 Low Ratio	305.59	Value of Outlier High Limit	0 Number of High Outliers
226.73 High Ratio	- 192.28	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.14 PRD (Regression Index)	441.38	Value of Extreme High Limit	0 Number of High Extremes/Influentials
43.26 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
125 Total Transactions	65.43 Low InterQuartile Value		74.86 Low 90% Value of Aggregate
340,165 Average Sales Price	93.70 High InterQuartile Value		81.32 High 90% Value of Aggregate
265,627 Average Listed Price	28.27 InterQuartile Range		78.09 Aggregate Ratio
81.86 Average Ratio			4.14% Sampling Error
81.91 Median Ratio	23.02 Value of Outlier Low Limit	0 Number of Low Outliers	23.86% Weighted Standard Deviation
47.17 Low Ratio	136.10 Value of Outlier High Limit	3 Number of High Outliers	
150.83 High Ratio	- 19.39 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	178.51 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
18.88 COD			
6 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
5% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			