

Study created by Christie.Wright@vermont.gov on 12/5/2022 at 10:23 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L497549312	486-153-10910	ABC HOMES LLC Location: 790 GRANDVIEW LODGE ROAD	BREDICE MARK	4.74	12/21/2020	285,000	191,640	67.24			
L128868352	486-153-10410	ALLGOOD CECIL Location: 199 KINGDOM ROAD	VOSBURGH JONATHAN	1.22	7/26/2019	470,000	514,050	109.37			
L1820536832	486-153-10597	AMELIE MAY FABRE IRR... Location: 5340 ROUTE 100	LYNDS ARTHUR	0.20	4/3/2020	150,000	169,720	113.15			
125992000	486-153-11250	ANASTASI, LAWRENCE Location: 96 BEAR HILL ROAD	RYAN, MARK	0.76	12/21/2021	770,000	391,310	50.82			
L759312384	486-153-10985	ANDEREGG MARK Location: 284 SOARING BROOK ROAD	SCHIMPFHAUSER MARY J...	3.37	9/23/2019	465,000	456,630	98.20			
L808083456	486-153-10236	ANDERSON DAMON FX Location: 231 SNOWY OWL LANE	COOK GARRET	1.03	10/11/2019	403,333	356,130	88.30			
L174821376	486-153-10780	BOUDREAULT JESSICA Location: 5460 ROUTE 100	HUBBARD ROBERT	5.80	4/3/2020	170,000	107,840	63.44			
L1525628928	486-153-10169	BRETTELL DUNCAN Location: 18 TOWN LINE ROAD	FOY KELLEY	1.00	10/9/2019	239,000	212,440	88.89			
L1512497152	486-153-11236	BUMGARDNER DANIEL Location: 811 SALT ASH ROAD	TRANQUILITY INVESTME...	1.66	2/19/2021	675,000	504,550	74.75			
L1135722496	486-153-10222	BUSS TESHA Location: 4283 ROUTE 100	DEMBINSKI MARGARET	0.51	11/19/2019	118,000	93,510	79.25			
266722368	486-153-10024	BUTLER, BRADLEY Location: 966 SALT ASH RD SA 3-24	EUGENE M. ARNONE REV...	1.51	10/22/2021	512,000	222,480	43.45			
L1059950592	486-153-11348	CAMPBELL JEFFREY Location: 0 MESSER HILL ROAD	SILVA MARK	4.16	8/21/2020	49,000	43,290	88.35			
L1429430272	486-153-10177	CHRISTIANSEN DAVID Location: 1583 ROUTE 100	CITRO CARMEN	0.69	11/25/2020	339,000	257,830	76.06			
L1498742784	486-153-11216	CHRISTIANSEN DAVID Location: 65 WOODPECKER ROAD	FOURNIER MICHAEL	0.52	5/1/2020	319,900	200,220	62.59			
L318152704	486-153-10255	CLEMENT ANTHONY Location: 92 SCOTT TERRACE	ECHO LAKE SANCTUARY ...	0.33	7/31/2020	312,500	235,700	75.42			
667544640	486-153-10551	CLUBB, JESSICA Location: 548 CRIMSON HAWK ROAD	BERKOWITZ, LORI	1.00	9/30/2021	351,500	164,770	46.88			
L1219436544	486-153-11041	COOK GARRETT Location: 239 HARRIER WAY	SLAMINKO JAMES	1.53	11/22/2019	530,000	463,730	87.50			
L1230766080	486-153-10073	COTIE CAROL Location: 2396 VT ROUTE 100 A	PLUMLEY JON	3.18	8/30/2019	239,000	229,160	95.88			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1466511360	486-153-10166	CUSATO MICHAEL Location: 88 ANN'S WAY	EVANKO WARREN	0.36	12/6/2019	148,000	130,630	88.26			
L1225809920	486-153-10727	DOYLE MARCUS Location: 515 ROUND TOP ROAD	WESTLUND SCOTT	0.61	9/4/2020	329,000	102,150	31.05			
1020480576	486-153-10958	DULIPSINGH, DINESH Location: 113 HARRIER WAY	MCGILL, THOMAS	3.11	8/10/2021	489,000	242,720	49.64			
1398062144	486-153-10376	DUMOND, DERIK Location: 116G UPPER ROUND TOP ROAD	FORTIER, PETER	0.03	11/18/2021	90,000	64,010	71.12			
L749346816	486-153-10832	DUNN TERENCE Location: 81 GOSHAWK DRIVE	DEFINA MAURICE	2.05	12/4/2020	512,000	367,010	71.68			
L345247744	486-153-10632	DWYER PATRICK Location: 43 GOSHAWK DRIVE	CORTINA FAUSTINO	2.20	3/13/2020	280,000	284,630	101.65			
L2023358464	486-153-10921	EISWERTH EVAN Location: 283 SALT ASH ROAD	WOGEN STEPHEN	2.43	3/12/2020	217,500	231,320	106.35			
110218304	486-153-10709	ERICSON, BRIAN C Location: 1802 ROUTE 100A	BURNS, PAUL	0.92	8/2/2021	420,000	239,100	56.93			
1134559808	486-153-10936	FAIS, ROBERT Location: 149 HAWK POND ROAD	HENDRICKSON, MARY E	1.15	12/17/2021	523,500	197,850	37.79			
L2051465216	486-153-10673	FARRELL CASEY Location: 820 ROUTE 100A	BEBO-LONG ROBIN	0.58	2/21/2020	148,000	132,420	89.47			
1756649536	486-153-10966	FLEMING, MARK D Location: 4278 ROUTE 100A	SWEETSER, RICHARD A	5.83	4/15/2021	910,000	730,730	80.30			
L477372416	486-153-10041	FREEDMAN ROBERT Location: 190 COOPERS TRACE	WOLFANGEL ROBERT	2.59	9/11/2020	495,000	409,500	82.73			
639605824	486-153-10377	GALBAN, REUBEN A Location: 213 EAST ASH RD	FOY, NORMAN F	1.18	10/15/2021	310,000	189,890	61.25			
L2031583232	486-153-10620	GLASSPOOL ROYSTON Location: 110 HILLSIDE ROAD	REINKE MELISSA	1.10	10/23/2020	325,000	216,130	66.50			
L202883072	486-153-10312	GLYNN PAUL Location: 894 & 942 SCOUT CAMP ROAD	ESTATE OF THOMPSON E...	0.62	12/18/2020	554,900	525,120	94.63			
L900628480	486-153-10002	HEISLER BENJAMIN Location: 167 UPPER ROUND TOP ROAD EXTENSION	TONELLI J STEVEN	0.45	10/22/2020	265,000	176,150	66.47			
L1430921216	486-153-11395	HIGGS MARTIN Location: PARCEL C, 3110 ROUTE 100 N	MICHAEL JEREMY	5.53	11/9/2020	38,000	45,830	120.61			
2004024384	486-153-11033	JADES PLUS REALTY LL... Location: 133 SNOWY OWL LANE	SMITH, GRAEME J	1.15	12/22/2021	535,000	323,960	60.55			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1436581888	486-153-11219	JESSE KACHAPIS Location: 529 EAST ASH ROAD	WILKINS GEORGE	1.93	8/14/2020	265,000	222,370	83.91			
1290835008	486-153-10637	KEATING, MAUREEN C Location: 576 ROUTE 100 NORTH	KURTZ, RONALD	0.77	6/11/2021	460,000	308,990	67.17			
L530604032	486-153-10155	KIERNAN JAMES Location: 182 UPPER ROUND TOP ROAD, UNIT #F	CAULKINS STEPHEN	0.03	11/12/2019	60,000	76,080	126.80			
L1165131776	486-153-11394	KIKKERT RUSS Location: PARCEL A, ROUTE 100	MICHAEL RALPH	5.01	7/13/2020	55,000	45,090	81.98			
1962572864	486-153-11356	KING, PHILLIP A Location: 1671 LYNDS HILL ROAD	LYNDS, ARTHUR R	5.01	12/20/2021	400,000	253,810	63.45			
L1972834304	486-153-10018	KOWALCYK TODD Location: 1492 DUBLIN ROAD	NAPLES ROBERT	5.40	10/30/2020	480,000	391,590	81.58			
L671748096	486-153-10008	KROSS JEFFREY Location: 366 CRIMSON HAWK ROAD	CROSSLAND GERALD H.	1.09	12/6/2019	195,000	150,660	77.26			
1239858240	486-153-10706	LACKS, DEREK Location: 442 CRIMSON HAWK ROAD	SARAH ETZEL, EXECUTO...	1.51	12/10/2021	340,000	231,510	68.09			
L1668448256	486-153-10754	LAROSA JR. MARIO Location: 181 HARRIER WAY	ZIMPFER ROBERT	1.31	12/2/2020	520,000	393,280	75.63			
L696893440	486-153-10674	LAROSA NICHOLAS Location: 115 OSPREY PLACE	LOPARDO NICHOLAS	1.16	4/10/2020	350,000	283,040	80.87			
L1509335040	486-153-10446	LEE DAELIM Location: 472 SOARING HAWK ROAD	PULIE JR RICHARD	1.12	9/25/2020	265,000	181,550	68.51			
L368476160	486-153-10582	LENTHALL JOSHUA Location: 260 KINGDOM ROAD PLYMOUTH, VT	JAZOWSKI PETER	0.85	11/27/2019	375,000	406,890	108.50			
L341458944	486-153-10006	LISA M. CASACCIO REV... Location: 495 KESTRELL DRIVE	ADAMSON SAMUEL	1.72	6/7/2019	277,040	220,680	79.66			
1345471552	486-153-11005	LUND, BENJAMIN Location: 36 WOODPECKER RD	STEVENS, ISABEL	0.43	4/16/2021	302,500	156,480	51.73			
47426624	486-153-10956	MATHON, SUNSHINE Location: 2370 ROUTE 100	SCHER, MATTHEW	1.18	9/28/2021	565,000	305,910	54.14			
L848044032	486-153-10412	MCCAHON III JAMES Location: 148 HAWK HOLLOW LANE	GINSBERG FRANCES	1.61	6/12/2020	270,000	219,520	81.30			
L904216576	486-153-10481	MCLAUGHLIN SHAWN Location: 368 CRIMSON HAWK RD	KEVIN MOLOT BRILL RE...	1.51	1/3/2020	212,500	194,760	91.65			
L667074560	486-153-10594	METZ RYAN Location: 182D UPPER ROUND TOP ROAD	MURPHY BRAD	0.00	10/29/2020	107,500	75,840	70.55			

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L586588160	486-153-10961	MOSBY ANN Location: 648 SALT ASH ROAD	ALEX ERYNN VT LLC	1.59	10/2/2020	276,000	224,170	81.22			
L225886208	486-153-11278	NANGLE FAMILY LIVING... Location: 286 ECHO VIEW ROAD	RAMUNDO RANDY	3.00	10/19/2020	725,000	557,470	76.89			
L421003264	486-153-10021	NAPPA ANTHONY Location: 174 MEADOW HAWK ROAD SA 2-18	KOLBAS E. DEAN	2.02	11/6/2020	535,000	517,270	96.69			
L1086832640	486-153-10256	NEVILLE MICHAEL Location: 84 MERLIN WAY	DEFFAA ARTHUR	1.21	11/1/2019	276,000	261,420	94.72			
1762905152	486-153-10061	OLIVASTRI, RYAN Location: 267 GOSHAWK DRIVE	GLICKMAN, ROBERT J	1.52	9/9/2021	552,500	244,600	44.27			
L1638326272	486-153-10214	PATANE TODD Location: SALT ASH COLONY LOT 2-25	GOTTLIEB GARY	2.57	2/22/2021	395,000	224,880	56.93			
L1366966272	486-153-10296	PHILIP MARK Location: 323 CRIMSON HAWK RD	FREEDMAN ROBERT	1.02	8/20/2020	252,900	179,180	70.85			
38150720	486-153-10015	POLLARD RD. LLC Location: 71 POLLARD ROAD	BROWN, KATHLEEN K	4.20	12/17/2021	716,000	399,350	55.78			
L683532288	486-153-11203	RAE MITCHELL Location: 84 DILLON ROAD	MOLLIKA PETER	1.00	12/11/2020	200,000	170,320	85.16			
768777280	486-153-10430	RIDE & SLIDE LLC Location: 352 CHAPMAN ROAD	DENNIS GRAHAM REVOCA...	2.00	10/14/2021	280,000	146,550	52.34			
1361343552	486-153-10786	RINGENBACH, JOHAN Location: 421 PEREGRINE ROAD	MASCOSO, JOSE	1.38	7/8/2021	550,000	454,150	82.57			
L308625408	486-153-10993	ROFFI KIMBERLY Location: 396 DEAD END ROAD	KEATING JR. THOMAS	2.90	9/30/2019	270,000	224,810	83.26			
L577052672	486-153-10955	ROGERS MARGARET Location: 102 EAST ASH ROAD	ROTHMAN SANDRA	1.76	4/2/2020	299,000	245,960	82.26			
1419699264	486-153-11134	ROUBENI, RAD Location: 5392 ROUTE 100	NOLAN, JAMES B	0.50	5/11/2021	195,000	141,630	72.63			
L1279430656	486-153-10498	RUIZ JOHN Location: 388 SNOWY OWL LANE	STOHRER ROBERT	1.82	12/24/2020	785,000	627,220	79.90			
L1943277568	486-153-10124	SARACCO JOSEPH Location: 405 SOARING HAWK ROAD	JJS INVESTMENTS LLC	1.01	8/6/2020	295,000	198,610	67.33			
169065536	486-153-10816	SASSO, PAUL Location: 94 LIBRARY ROAD	CARLSTEN, ROGER N	0.77	12/6/2021	470,000	206,050	43.84			
408102464	486-153-10737	SCHWEDOCK, JULIE S Location: 181 SCOTT TERRACE	MCMAHAN, TIKI P	0.23	3/31/2022	687,000	430,460	62.66			

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1689338944	486-153-11366	SEFERIAN, HAIG A Location: LOT 5, ECHO VIEW ESTATES	DERLINGA, THOMAS M	2.46	5/10/2021	86,000	59,930	69.69			
1610988608	486-153-10724	SHACKLETON, HUGH D Location: 4645 VERMONT ROUTE 100	BURDICK, JOANNE M	0.40	12/2/2021	205,000	128,440	62.65			
732120128	486-153-10143	SMITH, MATTHEW Location: 109 UPPER ROUND TOP ROAD	CARDILLO, JR., TRUST...	0.46	4/30/2021	317,000	152,170	48.00			
L446894080	486-153-10825	SPARROW TRADING LLC Location: 916 SALT ASH ROAD	NISBERG JAY	1.31	2/7/2020	238,800	281,790	118.00			
871363648	486-153-10008	STRINGER, GILBERT J Location: 366 CRIMSON HAWK ROAD	KROSS, JEFFREY R	1.09	7/23/2021	295,000	173,480	58.81			
L1443635200	486-153-10768	ULRICK WILLIAM Location: 342 EAST ASH ROAD	MASONE ANTONIO	1.40	6/26/2020	220,000	195,330	88.79			
L1496158208	486-153-11119	VERSHON ANDREW Location: 180 MEADOW HAWK ROAD	LEUNG TITUS	1.50	9/17/2020	370,000	261,830	70.76			
572496960	486-153-10941	VOROS, DANIEL Location: 2487 ROUTE 100	BODE, SCOTT	1.10	10/12/2021	254,000	128,340	50.53			
L1139752960	486-153-10139	WALKER PHILIP Location: 182 UPPER ROUND TOP ROAD	ESTATE OF JOAN CARBO...	0.03	8/8/2019	75,000	76,600	102.13			
1228514368	486-153-10093	WALTER AND ELIZABETH... Location: 1383 SALT ASH ROAD	BOYD, JON W	1.09	5/14/2021	520,000	301,050	57.89			
L670523392	486-153-10145	WYCOYCO LLC Location: 105 UPPER ROUNDTOP EXTENSION	CALHOUN DAVID	0.44	8/25/2020	343,000	181,310	52.86			
1021156416	486-153-10779	WYETH, JOHN Location: 490 GOSHAWK DRIVE	DUNCAN, ROBERT C	1.60	10/18/2021	475,000	236,010	49.69			
L885293056	486-153-10047	YOUNG JAMES Location: 363 SALT ASH ROAD LOT 2-54	MCCLOSKEY ROBERT	2.02	11/23/2020	785,000	616,110	78.49			
L795156480	486-153-10281	ZAKARIAN ADAM Location: 151 OSPREY PLACE SA-349	DONAHUE JOHN	1.17	8/7/2020	379,000	374,620	98.84			
L2087849984	486-153-10329	ZELKEN PETER Location: 181 UPPER ROUND TOP ROAD	VISINSKI ANDREW	0.50	5/17/2019	261,500	246,580	94.29			
L1295405056	486-153-10220	ZENDZIAN CONRAD Location: 4193 ROUTE 100A	GASPAR RICHARD	3.77	10/15/2019	250,000	184,790	73.92			
Totals for R1 - Residential with less than 6 acres				147.58		31,321,373	22,594,680				

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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
88 Total Transactions	61.59 Low InterQuartile Value		68.98 Low 90% Value of Aggregate
355,925 Average Sales Price	88.29 High InterQuartile Value		75.30 High 90% Value of Aggregate
256,758 Average Listed Price	26.70 InterQuartile Range		72.14 Aggregate Ratio
75.27 Average Ratio			4.38% Sampling Error
75.53 Median Ratio	21.54 Value of Outlier Low Limit	0 Number of Low Outliers	
31.05 Low Ratio	128.34 Value of Outlier High Limit	0 Number of High Outliers	
126.80 High Ratio	- 18.51 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	168.39 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
20.74 COD			
3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
3% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
408534080	486-153-10758	AU KEUNG KWOK, KENNY Location: 126 WEAVER HILL RD	MICHAEL, JUDITH B	10.03	11/19/2021	447,500	373,190	83.39			
L1376980992	486-153-10067	COLDWELL-LAFLEUR MIC... Location: 1392 DUBLIN ROAD	WATERMAN PROPERTIES ...	25.60	3/12/2021	435,000	444,160	102.11			
L1142980608	486-153-10032	COOPER CLINT Location: 429 CHAPMAN ROAD	BACCAGLINI FAMILY TR...	10.02	10/5/2020	395,000	308,390	78.07			
L2108579840	486-153-10331	DUKE JONATHAN Location: 401 GREAT ROARING BROOK ROAD	SCULLY MARK	12.90	12/4/2019	400,000	392,120	98.03			
L1346654208	486-153-11069	GAY WILLIAM Location: 813 CHAPMAN ROAD	SULLIVAN MARTIN	10.70	4/26/2019	800,000	755,570	94.45			
L493821952	486-153-10536	GONZALEZ JUAN Location: 958 HALE HOLLOW ROAD	RUBIN JOAN	20.00	12/5/2019	270,000	191,890	71.07			
L1619632128	486-153-10718	HARBAGE IAN Location: 743 CHAPMAN ROAD	YOUNG DENIS	12.46	7/26/2019	250,000	240,520	96.21			
L29589504	486-153-10577	HAUGHT DAVID Location: 1651 SALT ASH ROAD	JANNEY PEGGY	6.16	6/8/2020	565,000	601,280	106.42			
L1963892736	486-153-10310	HENDREN NATHANIEL Location: 2861 HALE HOLLOW ROAD	EARLE THEODORE	138.00	8/21/2020	535,000	434,000	81.12			
L1924751360	486-153-10586	JAM PROPERTIES Location: PINE HILL ROAD	DANYEW ROGER	10.30	8/12/2020	140,000	183,280	130.91			
L1335918592	486-153-10187	JANDREAU KYLE Location: 790 CHAPMAN ROAD	COHEN SEYMOUR	20.15	2/4/2021	625,000	435,620	69.70			
L590618624	486-153-10732	KATHERINE V PROVOST ... Location: 747 DIX HILL ROAD	GOLDSTEIN DAVID	12.57	5/22/2020	447,500	329,430	73.62			
695026240	486-153-11371	KEELY, BARBARA Location: 5150 VERMONT ROUTE 100	BASSETT, SUSAN	12.00	1/18/2022	83,000	55,150	66.45			
L1810841600	486-153-11010	KESSLING NANCY Location: 99 DAVIS ROAD	WYMAN STANTON	7.30	5/1/2019	252,000	246,840	97.95			
L669573120	486-153-10684	KING ZACHARY Location: 1688 LYNDY HILL ROAD	BOAKNIN NICOLAS	88.04	3/19/2021	550,000	461,480	83.91			
1129647168	486-153-10857	LECATES, FRANCIS A Location: 1093 CHAPMAN ROAD	COLE, JANICE M	8.14	7/7/2021	380,000	336,500	88.55			
L733519872	486-153-10942	LURVEY MATTHEW Location: 700 GREAT ROARING BROOK ROAD	NORTHERRN WOODS LLC	10.00	9/14/2020	265,000	239,180	90.26			
L1852735488	486-153-11036	MANSINGHKA VIKASH KU... Location: 2003 HALE HOLLOW RD	SMITH THOMAS	57.00	10/8/2020	700,000	455,360	65.05			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L125972480	486-153-10972	MARION K. DODD AS TR... Location: 1496 HALE HOLLOW ROAD	THE JOHN K. SARADJIA...	13.50	11/13/2019	225,000	199,850	88.82			
L570834944	486-153-10540	MATTIA RAYMOND Location: 2064 LYNDY HILL RD	KEWLEY NICK	12.14	1/4/2021	385,000	228,450	59.34			
L2046595072	486-153-10798	MELZER NATHAN Location: 170 FROG CITY RD	MURPHY MARK	7.90	12/4/2019	340,000	324,970	95.58			
L618532864	486-153-10845	MENDRALA GARY Location: 207 READING POND ROAD	OLIVIERI JOHN	10.01	10/28/2019	316,000	315,910	99.97			
L1096028160	486-153-10932	MPR LLC Location: 2150 HALE HOLLOW ROAD	REILLY TRUSTEE TIMOT...	68.10	7/13/2020	850,000	629,920	74.11			
L1526542336	486-153-10954	OBRIEN PHILIP Location: 1830 LYNDY HILL ROAD	ROSSI THOMAS	10.10	7/19/2019	87,000	165,100	189.77	E	E	E
L349556736	486-153-10192	PEREZ JENIFER Location: 303 FROG CITY ROAD	COLEMAN FLETCHER	196.70	11/13/2020	1,150,000	1,025,730	89.19			
971955264	486-153-10113	REISMAN, LARRY Location: 140 BRUYN ROAD	GOLDEN, JOSEPH	38.52	9/30/2021	535,000	340,630	63.67			
L241893376	486-153-10772	REMSEN STEPHEN Location: 228 GREAT ROARING BROOK ROAD	MITCHELL ALAN	16.34	11/2/2020	545,000	470,210	86.28			
L1204289536	486-153-10004	RUBIN JOAN Location: 1672 HALE HOLLOW ROAD	ACKLEY KENNETH	25.81	8/30/2019	440,000	400,740	91.08			
L1758674944	486-153-10363	RUPLIN REBECCA Location: 2185 LYNDY HILL ROAD	GINGRAS RAYMOND	10.03	4/4/2019	200,000	165,390	82.70			
L997330944	486-153-10811	WALSH RICHARD Location: 27 HILLSIDE RD.	NAZZARO BENJAMIN	6.44	5/31/2019	345,000	268,060	77.70			
L1310236672	486-153-10249	WASILAUSKAS DAVID Location: 255 DAVIS RD	CHRISTOPHER BOWEN AN...	37.00	3/20/2020	250,000	260,230	104.09			
L1866039296	486-153-10165	WROTONIAK RAFAL Location: 1275 ROUTE 100	CHAPPELEAR CHRISTOPH...	118.00	3/31/2021	225,000	257,450	114.42			
Totals for R2 - Residential with 6 or more acres				1,041.96		13,433,000	11,536,600				

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
32 Total Transactions	75.01	Low InterQuartile Value	81.12 Low 90% Value of Aggregate
430,516 Average Sales Price	98.01	High InterQuartile Value	89.29 High 90% Value of Aggregate
366,823 Average Listed Price	23.00	InterQuartile Range	85.21 Aggregate Ratio
87.23 Average Ratio			4.79% Sampling Error
88.55 Median Ratio	40.50	Value of Outlier Low Limit	0 Number of Low Outliers
59.34 Low Ratio	132.52	Value of Outlier High Limit	1 Number of High Outliers
130.91 High Ratio	5.99	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	167.02	Value of Extreme High Limit	1 Number of High Extremes/Influentials
13.96 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
6% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1922826240	486-153-10571	A.B.L.E. WASTE MANAG... Location: PARCEL #1, ROUTE 100	HURLEY JR. KENDRICK	6.60	4/30/2019	90,000	97,690	108.54			
L1577697280	486-153-10271	BEBENEK TADEUSZ Location: LYNDIS HILL ROAD, PARCEL #8	DAVIES JILL	10.53	4/9/2020	46,000	54,750	119.02			
L1315635200	486-153-10186	BESSETTE ROBERT Location: LAND, DIX HILL ROAD	MCLANE NANCY	11.25	12/3/2020	55,000	56,050	101.91			
L1769111552	486-153-11288	BRADIS ALAN Location: 00 ROUTE 100	SINOTTE ROLAND	1.50	12/11/2020	16,500	35,350	214.24	E	O	O
L1239519232	486-153-10937	CLACKETT THOMAS Location: 00 ROUTE 100A	KINLEY DANIEL	26.25	4/26/2019	50,000	69,190	138.38			
L1541931008	486-153-11025	CUDAKIEWICZ ADAM Location: 0 DIX HILL ROAD	SIMONELLI JOSEPH	10.60	10/13/2020	60,000	54,880	91.47			
L109002752	486-153-10952	DUFFY CHARLES Location: 856 DAM ROAD	FENN THOMAS	2.10	6/24/2020	62,000	40,680	65.61			
1862982720	486-153-10983	EVANS, JAMES W Location: 0 HALE HOLLOW ROAD	DAVIES, JEFFREY W	10.60	10/1/2021	70,000	47,000	67.14			
L1992577024	486-153-11277	FORSELIUS ERIK Location: PARCEL #1, ECHO VIEW ESTATES, KINGDOM ROAD	BENTLEY MICHAEL	3.10	12/23/2020	112,000	114,730	102.44			
L1965539328	486-153-10877	GEYER PHILIP Location: HALE HOLLOW ROAD	BAZZINOTTI JOHN	11.32	2/26/2021	50,000	56,180	112.36			
L332423168	486-153-11107	GUERRA LISA Location: LOT 86, CHAPMAN ROAD	LITTLE ASCUTNEY LLC	7.60	3/31/2021	55,000	49,480	89.96			
L1642188800	486-153-11074	HEADNORTH HOLDINGS L... Location: GRAND VIEW LODGE ROAD	FRANK P. SUTULA TRUS...	66.00	4/11/2019	100,000	117,250	117.25			
L582201344	486-153-10129	HILLBAUM LLC Location: 2 PARCELS OFF DIX HILL & KINGDOM ROADS	GILMORE LLC	95.69	10/28/2019	260,000	180,880	69.57			
904389696	486-153-11303	MOJICA, OMAR Location: LAND, ROUTE 100A	SWEETSER, RICHARD A	9.42	5/28/2021	82,000	66,830	81.50			
1980709952	486-153-10164	NOONAN, KRISTINA E Location: 00 JOHNSON FARM ROAD	CHAPDELINE, NORMAN	12.77	12/3/2021	100,000	71,050	71.05			
2094898240	486-153-10194	NOYES, TIMOTHY R Location: 000 FROG CITY ROAD	COLETTA, LAWRENCE A	4.36	11/5/2021	85,000	43,650	51.35			
L1167667200	486-153-11393	O'KRENT MICHAEL Location: PARCEL B, 3110 ROUTE 100 NORTH	MICHAEL RALPH	8.07	10/16/2020	65,500	49,490	75.56			
489043008	486-153-11254	SMART, DAVID P Location: LAND, GRAND VIEW LODGE ROAD	ELLIS, D T	11.81	6/18/2021	165,000	57,060	34.58			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1267617792	486-153-10426	SPEAR KEVIN Location: LAND ON CHAPMAN ROAD	BERNARD A. GOTTIER W...	58.00	10/16/2020	95,000	110,050	115.84			
L1395736576	486-153-11341	SPEARS DAVID Location: LOT D, ROUTE 100	MICHAEL JEREMY	9.77	1/14/2021	44,000	51,940	118.05			
948481088	486-153-11073	WILD, MORGAN L Location: RT 100 / 00 SPAULDING ROAD	HOLBROOK, DANIEL P	1.40	8/13/2021	21,500	18,350	85.35			
Totals for M - Miscellaneous				378.74		1,684,500	1,442,530				

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	
21 Total Transactions	70.31	Low InterQuartile Value	73.43	Low 90% Value of Aggregate
80,214 Average Sales Price	116.55	High InterQuartile Value	97.84	High 90% Value of Aggregate
68,692 Average Listed Price	46.24	InterQuartile Range	85.64	Aggregate Ratio
96.72 Average Ratio			14.25%	Sampling Error
91.47 Median Ratio	0.95	Value of Outlier Low Limit	0	Number of Low Outliers
34.58 Low Ratio	185.90	Value of Outlier High Limit	1	Number of High Outliers
214.24 High Ratio	- 68.40	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.13 PRD (Regression Index)	255.26	Value of Extreme High Limit	0	Number of High Extremes/Influentials
28.96 COD				
1	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			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
215174208	486-153-11136	COLE, PATRICK K Location: 879 E ASH ROAD #7	JACOBSON, ROBERT E	0.00	8/13/2021	327,500	95,310	29.10			
L1614024704	486-153-10800	COLLERAN TIMOTHY Location: 101 BIRCH LANDING UNIT #9	BERMINGHAM JOHN	0.00	12/2/2020	340,000	282,720	83.15			
1536801856	486-153-10653	COX, DAVID E Location: UNIT L-50 LEDGES 145 BLUBERRY LEDGE RIDGE	REYNOLDS, JOSEPH	0.00	11/16/2021	210,000	72,350	34.45			
L1563099136	486-153-10238	D'ALESSANDRO ANDRE Location: LEDGES CONDOMINIUMS AT HAWK, UNIT 11	DADDONA DAVID	0.00	7/16/2020	110,000	104,460	94.96			
L701710336	486-153-10303	GITMAN MARAT Location: 879 EAST ASH ROAD, LEDGES #6, UNIT #2	TALLMAN C BRUCE JR	0.00	5/9/2019	105,000	100,900	96.10			
L1315864576	486-153-10292	HEMMERICH FAMILY REV... Location: 145 BLUEBERRY LEDGE RIDGE, THE LEDGES 49	FRIEDMAN DIAN	0.00	10/5/2020	107,000	108,980	101.85			
L1346109440	486-153-10427	HUNT HILLARY Location: 1226 EAST ASH ROAD, LEDGES 35	GOTTLIEB HARVEY	2.57	9/15/2020	285,000	115,400	40.49			
1969185856	486-153-10303	IMRIE, LAURA Location: 879 EAST ASH ROAD, LEDGES #6, UNIT #2	GITMAN, MARAT	0.00	5/28/2021	260,000	100,900	38.81			
L694337536	486-153-10729	KING GALEN Location: 879 E. ASH RD. UNIT #5 HAWK LEDGES	FLEMING MARK	0.00	1/13/2021	290,000	167,160	57.64			
L1788043264	486-153-10698	LOYD LINDSAY Location: 13 BLUEBERRY LEDGE RIDGE #1	MANDELBAUM JOEL	0.00	4/30/2019	180,000	135,050	75.03			
L1899413504	486-153-10458	MAZZELLA EDWARD Location: 954 EAST ASH ROAD, L17	DUNKIN III WILLIAM	0.00	4/1/2019	240,000	183,300	76.38			
907402304	486-153-10559	MCCLOSKEY, ROBERT F Location: 1174 E ASH ROAD 30	KLEIDMAN, KAREN	0.00	10/7/2021	300,000	171,670	57.22			
425011776	486-153-10292	MCGUINNESS, JAMES Location: UNIT 49 145 BLUEBERRY LEDGE RIDGE HAWK LEDGES	FISCHER 2021 FUNDING...	0.00	3/11/2022	349,000	108,980	31.23			
L465735680	486-153-10050	PASCHALL II STEPHEN Location: 1174 EAST ASH ROAD L-31	FLEITES AGUSTIN	0.00	8/7/2020	245,000	173,800	70.94			
1430649920	486-153-11007	POLLARD, JASON C Location: 894 EAST ASH RD L-9	KKJ INVESTMENTS LLC	0.00	12/29/2021	260,000	67,090	25.80			
L1814716416	486-153-10394	RUZZA ERNEST Location: 894 EAST ASH ROAD, LEDGES 13	GARCIA CLARA	0.00	5/30/2019	150,000	142,340	94.89			
L1226784768	486-153-10946	SLAMINKO JAMES ALLEN Location: 63 LAKEVIEW RD BIRCH LANDING 17	2014 IRR IND OF TRUS...	0.00	12/19/2019	286,000	270,310	94.51			
1345469504	486-153-10058	SUCHY LIVING TRUST, ... Location: 934 EAST ASH ROAD UNIT 14	BERKICH, TRUSTEE OF ...	0.00	11/24/2021	330,000	132,390	40.12			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1568292864	486-153-10276	THELIAN JR VICTOR Location: 998 EAST ASH ROAD LEDGES 19	DADDONA STEVEN	0.00	9/4/2020	122,000	87,640	71.84			
L1636667392	486-153-11014	WILKEY WESLEY Location: 998 EAST ASH ROAD	ZORN FAMILY TRUST	0.00	5/29/2019	135,000	131,150	97.15			
Totals for O - Other				2.57		4,631,500	2,751,900				

O - Other

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	
20 Total Transactions	39.14	Low InterQuartile Value	50.08	Low 90% Value of Aggregate
231,575 Average Sales Price	94.80	High InterQuartile Value	68.76	High 90% Value of Aggregate
137,595 Average Listed Price	55.66	InterQuartile Range	59.42	Aggregate Ratio
65.58 Average Ratio			15.72%	Sampling Error
71.39 Median Ratio	- 44.36	Value of Outlier Low Limit	0	Number of Low Outliers
25.80 Low Ratio	178.29	Value of Outlier High Limit	0	Number of High Outliers
101.85 High Ratio	- 127.85	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.10 PRD (Regression Index)	261.79	Value of Extreme High Limit	0	Number of High Extremes/Influentials
32.22 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
5%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

Class - Residential (R2, MHU, MHL, S1, S2, R1, O)

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
141 Total Transactions	63.05	Low InterQuartile Value	71.89 Low 90% Value of Aggregate
354,199 Average Sales Price	91.36	High InterQuartile Value	77.21 High 90% Value of Aggregate
264,051 Average Listed Price	28.32	InterQuartile Range	74.55 Aggregate Ratio
76.61 Average Ratio			3.57% Sampling Error
77.89 Median Ratio	20.57	Value of Outlier Low Limit	0 Number of Low Outliers
25.80 Low Ratio	133.84	Value of Outlier High Limit	1 Number of High Outliers
130.91 High Ratio	- 21.91	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	176.32	Value of Extreme High Limit	1 Number of High Extremes/Influentials
21.36 COD			
6	Number of Transactions with Assessment Ratio Between 0.98 and 1.02		
4%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02		

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

*Town Sample **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
1 Total Transactions	95.37 Low InterQuartile Value		0.00 Low 90% Value of Aggregate
895,000 Average Sales Price	95.37 High InterQuartile Value		0.00 High 90% Value of Aggregate
853,590 Average Listed Price	0.00 InterQuartile Range		95.37 Aggregate Ratio
95.37 Average Ratio			Sampling Error
95.37 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
95.37 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
95.37 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			

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
22 Total Transactions	70.68	Low InterQuartile Value	74.75 Low 90% Value of Aggregate
79,818 Average Sales Price	116.19	High InterQuartile Value	98.60 High 90% Value of Aggregate
69,184 Average Listed Price	45.51	InterQuartile Range	86.68 Aggregate Ratio
97.38 Average Ratio			13.75% Sampling Error
96.69 Median Ratio	2.41	Value of Outlier Low Limit	0 Number of Low Outliers
34.58 Low Ratio	184.47	Value of Outlier High Limit	1 Number of High Outliers
214.24 High Ratio	- 65.86	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	252.74	Value of Extreme High Limit	0 Number of High Extremes/Influentials
27.08 COD			
1 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			

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
164 Total Transactions	65.19 Low InterQuartile Value		72.64 Low 90% Value of Aggregate
322,360 Average Sales Price	94.85 High InterQuartile Value		77.90 High 90% Value of Aggregate
242,639 Average Listed Price	29.66 InterQuartile Range		75.27 Aggregate Ratio
78.70 Average Ratio			3.49% Sampling Error
79.78 Median Ratio	20.71 Value of Outlier Low Limit	0 Number of Low Outliers	21.80% Weighted Standard Deviation
25.80 Low Ratio	139.34 Value of Outlier High Limit	2 Number of High Outliers	
138.38 High Ratio	- 23.78 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.05 PRD (Regression Index)	183.82 Value of Extreme High Limit	2 Number of High Extremes/Influentials	
22.07 COD			
7 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			