

Study created by Christie.Wright@vermont.gov on 12/1/2022 at 4:37 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
898345536	582-183-11547	A&M CONSTRUCTION COR... Location: 913 FALLS ROAD	SANDRA BYINGTON LEWI...	2.50	3/8/2022	625,000	271,400	43.42			
L2107981824	582-183-13104	ABDALLAH RANY Location: 71 LILLY CREEK LANE	KUNTZ MONIQUE	0.68	8/20/2019	750,000	597,800	79.71			
959990336	582-183-12807	ADELE GRAVITZ REVOCA... Location: 5166 SHELBURNE ROAD	KENNETH WOODEN FAMIL...	0.64	3/4/2022	645,000	462,400	71.69			
1729899584	582-183-10767	ADMONDIKAR, NINAD Location: 154 GARDENSIDE LANE	JUDITH PEABODY REVOC...	0.39	9/3/2021	615,000	452,700	73.61			
1597068352	582-183-11013	AHRENS, JACOB Location: 5076 SPEAR ST	SONDRA E. GOODWIN AN...	0.45	6/11/2021	575,000	293,700	51.08			
922131520	582-183-10060	ALICEA, CRISTINA L Location: 120 HERITAGE LANE	ANTINOZZI, STEVEN R	0.59	10/29/2021	513,250	366,000	71.31			
L849289216	582-183-12433	ALLAIRE ASHLEIGH Location: 363 JUNIPER RIDGE	THE SPITLER LIVING T...	0.33	11/13/2020	505,000	361,000	71.49			
945060928	582-183-12006	ALLEN, AMY S Location: 107 EAGLES REST ROAD	MASBACK, KATRINA	5.80	1/4/2022	1,825,000	1,070,200	58.64			
L2094256128	582-183-11166	AMEDORE SYRUS Location: 3830 SHELBURNE ROAD	DUELL JEREMY	0.17	12/31/2019	267,000	233,600	87.49			
L2058752000	582-183-11402	ANDERSON RICHARD Location: 196 PINEHURST DRIVE	CAROLINE W. KOEHLER ...	1.00	9/27/2019	390,000	331,100	84.90			
536423488	582-183-11972	ANDERSON, JORDAN M Location: 264 LITTLEFIELD DRIVE	ERIKA ANNE LEA LIVIN...	0.48	8/17/2021	779,700	604,600	77.54			
L2105085952	582-183-11595	ANDERSSON ALFRED Location: 5955 SHELBURNE ROAD	LUXTON-JONES MARIA M...	0.29	8/27/2019	338,000	299,600	88.64			
L1932533760	582-183-10326	ANDREWS GREGORY Location: 185 LONGMEADOW DRIVE	LEMIEUX DIANE	0.48	6/24/2019	306,640	281,800	91.90			
L698023936	582-183-11207	ANDREWS STEPHEN Location: 20 STONEGATE LANE	HOLMAN ANDREW	1.04	12/10/2020	675,000	538,100	79.72			
L1477967872	582-183-11525	ANG KIMBERLY Location: 468 MARTINDALE RD	DESMOND KAREN	0.39	12/7/2020	457,000	346,400	75.80			
L459739136	582-183-11318	ASHLEY YEAGER Location: 622 RIDGEFIELD ROAD	KALMAN FAMILY TRUST	2.38	12/23/2019	892,500	866,100	97.04			
L1165373440	582-183-10181	AUER CHRISTOPHER Location: 87 WILD ROSE CIRCLE	CHANT ALAN	0.49	11/22/2019	499,750	389,700	77.98			
L1132642304	582-183-10981	AUSTIN JR. DAVID Location: 157 COLLAMER CIRCLE	ESTATE OF DOUGLAS GI...	0.44	6/19/2019	335,000	286,200	85.43			

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L916901888	582-183-10782	AZM LLC Location: 186 OLDE ORCHARD LANE	EDMUNDS GORDON	0.50	1/22/2021	549,000	396,900	72.30			
L2081886208	582-183-12003	BAILEY GORDON Location: 262 PIERSON DRIVE	GHITA PICOFF ORTH RE...	1.10	2/4/2020	260,000	325,300	125.12	O	O	O
L55476224	582-183-10811	BAKER JAMES Location: 587 RIDGEFIELD	SHAHABI GERTRUDE	3.04	1/13/2020	870,000	696,300	80.03			
L376881152	582-183-12036	BAKER KEVIN Location: 6529 SPEAR STREET	DWYER KEVIN	3.67	10/15/2020	990,000	796,200	80.42			
224341056	582-183-12992	BANU, DRAGOS Location: 597 SYCAMORE STREET	KADIC, NEDZIDA	1.01	9/10/2021	820,000	585,400	71.39			
1054710848	582-183-10337	BARRY, RAE ANNE Location: 140 JUNIPER RIDGE	SLEDRUNNER PROPRTIE...	0.25	11/5/2021	375,000	292,000	77.87			
L2025586688	582-183-11912	BEISWENGER JOHN Location: 197 OLDE ORCHARD LANE	PAGANELLI WILLIAM	0.50	8/21/2020	602,500	502,400	83.39			
L1667268608	582-183-12536	BENNETT WARREN Location: 54 RICHMOND DRIVE	JOHN J. THERRIEN AND...	0.53	2/8/2021	400,000	264,800	66.20			
1041298496	582-183-11134	BERINGER, DEVIN Location: 113 QUAIL WAY	NOVAK, JEFFREY	0.47	7/15/2021	760,000	526,400	69.26			
L99557376	582-183-10689	BERMAN ABRAHAM Location: 177 MAECK FARM ROAD	ANDRUS DAVID	1.48	8/6/2020	882,500	693,600	78.59			
L592781312	582-183-10319	BEVERLY-WHITTEMORE L... Location: 203 RICHMOND DRIVE	LANE DILLON	0.27	10/30/2020	450,000	268,100	59.58			
1095740480	582-183-11649	BHATTACHAN, KAMAL Location: 337 MARTINDALE ROAD	VILLANO, CHRISTOPHER	0.40	9/24/2021	485,000	304,100	62.70			
662082624	582-183-10010	BLACKMAN, SCHUYLER Location: 28 TICONDEROGA ROAD	THE LARRY R. MEDSKER...	0.52	6/24/2021	813,000	502,700	61.83			
L85606400	582-183-10333	BOARDMAN PETER Location: 223 STOKES LANE	BUELL JAMES	0.36	9/30/2019	396,700	291,800	73.56			
L546529280	582-183-10222	BOGDAN JR. DAVID Location: 180 STONEGATE LANE	RUGG KATE MCKENZIE	0.36	7/26/2019	595,500	477,200	80.13			
L1318596608	582-183-12509	BOTJER ROBERT Location: 252 WINDMILL BAY ROAD	GIEBINK JOHN	0.55	11/1/2019	2,500,000	1,834,700	73.39			
L1990656	582-183-11142	BRODER ROBERT Location: 241 MEADOW LANE	ESTATE OF MARY T. DA...	0.31	7/29/2020	321,000	256,800	80.00			
L264192000	582-183-10310	BROGNA ANTHONY Location: 347 PAK HILL ROAD	HANLEY JACOB	0.37	11/18/2020	455,000	324,400	71.30			

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L1201692672	582-183-11278	BURNS SAMANTHA Location: 334 PINEHURST DRIVE	JARRETT FAMILY TRUST	0.62	7/17/2019	369,900	288,200	77.91			
844082240	582-183-12891	BUTLER, TAYLOR A Location: 40 HAWLEY ROAD	PROVOST, DAVID J	0.53	9/30/2021	882,500	603,700	68.41			
L831193088	582-183-11935	CANDIDO JOHN Location: 578 BISHOP ROAD	PARKER JEFFREY	4.10	5/10/2019	661,400	663,600	100.33			
L741998592	582-183-11202	CAPELESS MARK Location: 11 LUKE LANE (FORMERLY LOT 2, 6747 SPEAR ST)	HERGENROTHER CONSTRU...	1.70	6/17/2020	848,000	426,300	50.27			
1604535360	582-183-11873	CARDINAL TRUST Location: 81 GARDENSIDE LANE	TIMOTHY O'BRIEN REVO...	2.70	4/30/2021	1,232,500	875,500	71.03			
2053071936	582-183-11472	CARTWRIGHT, ANDREW Location: 548 RIDGEFIELD ROAD	VON STANGE, LENORA	1.77	6/1/2021	974,000	827,100	84.92			
2024918080	582-183-13016	CERDE?O, MARIA GARCI... Location: 647 SYCAMORE STREET	THE MONTGOMERY FAMIL...	0.75	4/2/2021	755,000	559,300	74.08			
L334864384	582-183-11264	CHARLES H PERRY IV R... Location: 294 PINE HAVEN SHORES LANE	STUART E JACOBS REVO...	0.50	9/13/2019	1,250,000	971,800	77.74			
L1042866176	582-183-12123	CHRISTIAN STILLER RE... Location: 104 PINE HAVEN SHORES LANE	LAURA M. REICHEL RE...	0.64	8/21/2020	1,295,000	1,119,400	86.44			
L2135195648	582-183-10786	CLIFFORD SHAWN Location: 59 WES ROAD	EDWARDS DAVID	0.52	12/15/2020	348,803	239,300	68.61			
1882650688	582-183-11606	CLUFF, BRETT A Location: 872 FALLS ROAD	MACGREGOR, BONNIE	0.47	4/16/2021	349,000	321,200	92.03			
1410077760	582-183-12556	CONNOLLY, SHAWN R Location: 5689 SHELBURNE ROAD	DAVIDE, MATTHEW	0.22	5/21/2021	285,000	236,300	82.91			
L262873088	582-183-11831	CORRIGAN COLLEEN Location: 131 MT. PHILO ROAD	NELSON MARY	1.10	8/28/2020	560,000	338,700	60.48			
447302720	582-183-12884	COX, ERICA M Location: 165 HAWLEY ROAD	WILLENBORG, HANNEKE ...	0.45	8/27/2021	840,000	600,200	71.45			
1960680512	582-183-12034	CROSBY, KEVIN J Location: 513 SHELBURNE HINESBURG ROAD	POLCHLOPEK, STANLEY ...	5.00	11/1/2021	583,000	484,500	83.10			
L1146118144	582-183-11788	DAHAL BINOD Location: 159 HEDGEROW DRIVE	MORRISON DANIEL	0.50	9/4/2020	360,000	295,300	82.03			
L1146556416	582-183-10785	DANIEL FRANKLIN FORD Location: 550 FALLS ROAD	DURGIN JESSE	0.44	1/25/2021	278,950	202,500	72.59			
L1185611776	582-183-13130	DANK NICHOLAS Location: 139 MINER FARM LANE	FISHER JAMES	1.77	8/25/2020	650,000	470,500	72.38			

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1634651200	582-183-12005	DE SIMONE, RACHEL M Location: 664 MARTINDALE ROAD	PIERSON, JR., DOUGLA...	0.40	8/13/2021	471,000	287,100	60.96			
637959232	582-183-10986	DEFRANCO, MICKEY Location: 199 HULLCREST ROAD	ESTATE OF ROGER GIRO...	0.46	12/21/2021	310,000	276,000	89.03			
13455936	582-183-11530	DEVON, ROLLINS Location: 6605 ROUTE 116	MASON, DEVIN R	0.71	1/31/2022	300,000	183,600	61.20			
L1330794496	582-183-12477	DIMOV LUBEN Location: 172 DAVIS AVENUE	BOEHM JAMES	0.64	4/19/2019	470,100	363,900	77.41			
L1413046272	582-183-10431	DOLGE ADAM Location: 190 WOODBINE ROAD	CASSELL HELEN	0.53	11/2/2020	475,575	349,700	73.53			
752774208	582-183-11369	DONLEY, SHANNON Location: 19 MOUNT PHILO ROAD	REVOCABLE TRUST AGRE...	0.28	9/10/2021	420,000	227,200	54.10			
1142504512	582-183-10135	DONOHUE, MICHAEL J Location: 91 FLETCHER LANE	BEACH, GIGI	0.41	11/16/2021	560,000	338,200	60.39			
679009344	582-183-11445	DUFFY, CYNTHIA F Location: 0.30	MARGARET OLGA LACHAP...	0.30	11/1/2021	450,000	298,200	66.27			
525372480	582-183-10025	EBEL, BRIAN Location: 95 HERITAGE LANE	ESTATE OF WILLIAM M....	0.72	8/11/2021	630,000	398,500	63.25			
L1521045504	582-183-12093	EHRICH GILLIAN Location: 163 OLD STAGE LANE	GAGLIARDI PERRY	2.61	6/30/2020	850,000	567,300	66.74			
L1273237504	582-183-11972	ERIKA ANNE LEA LIVIN... Location: 264 LITTLEFIELD DRIVE	PENDLEBURY WILLIAM	0.48	6/19/2019	697,000	604,600	86.74			
L1565036544	582-183-10977	EWELL ALICE Location: 970 BEAVER CREEK ROAD	SHERRER THOMAS	1.96	6/12/2020	790,000	578,900	73.28			
L849719296	582-183-11345	FALCONE ROBERT Location: 183 BIRCH ROAD	KENNEY JANINE	0.42	7/11/2019	367,000	298,200	81.25			
445953088	582-183-10144	FISHER, JR, EDWARD W Location: 1237 IRISH HILL ROAD	GODBOUT, STEPHEN R	1.02	6/25/2021	480,000	334,600	69.71			
1833937984	582-183-13232	FITZSIMMONS, JOHN P Location: 116 CASPIAN LANE	LACLAIR, AVA	0.22	10/4/2021	695,000	556,300	80.04			
112364608	582-183-11869	FOOK, JANIS Location: 558 BEAVER CREEK RD	O'BRIEN, JAMES K	1.70	7/30/2021	895,000	556,400	62.17			
357816384	582-183-13043	FOSTER, ANNE Location: 311 AUTUMN HILL LANE	PHILLIPS, RICHARD	1.85	4/16/2021	1,200,000	790,800	65.90			
L1240600576	582-183-11258	FRAWLEY JACK ANTHONY Location: 215 FLETCHER LANE	FARMER DOUGLAS	0.52	5/1/2019	405,000	300,300	74.15			

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L655982592	582-183-10585	FREDETTE NATHAN Location: 199 MAPLEWOOD DRIVE	FRANCINE COHEN FAMIL...	0.52	8/13/2019	417,000	306,000	73.38			
L1460293632	582-183-12770	FRIED MICHAEL Location: 5703 SHELburne ROAD	SOLOMON JOSEPH	0.30	7/31/2020	293,000	265,000	90.44			
L305979392	582-183-11235	GAGNE KATHARINE Location: 418 MARTINDALE RD	PITANIELLO JEREMY	0.38	3/30/2021	507,500	292,600	57.66			
L1504788480	582-183-13024	GAGNON ERIC Location: 572 SYCAMORE STREET	OPPENHEIMER ROBERT	0.73	1/28/2021	787,500	658,900	83.67			
1376938560	582-183-10249	GALLOWAY, BRIAN Location: 97 BACON DRIVE	SERAUS, ELISE D	0.32	3/25/2022	564,000	276,200	48.97			
1070208064	582-183-11905	GANG, TRAVIS M Location: 567 LONGMEADOW DRIVE	HENRY BAKER AND ALIC...	0.55	5/28/2021	746,250	448,300	60.07			
1747719232	582-183-10782	GAVIN, DANIEL Location: 186 OLDE ORCHARD LANE	AZM, LLC	0.50	5/28/2021	701,000	396,900	56.62			
L1745059840	582-183-10947	GEORGIADIS PANOS Location: 312 RIDGEFIELD ROAD	GANNON CHRISTOPHER	1.98	10/24/2019	765,000	762,500	99.67			
2069834816	582-183-10458	GOLDSTEIN, MARK Location: 103 DEER RUN DRIVE	TURNER, SARAH E	0.65	9/15/2021	685,000	405,600	59.21			
L447963136	582-183-11333	GRAHAM DARREN Location: 6659 DORSET STREET	RONDEAU DANIELLE	5.10	6/9/2020	652,000	564,400	86.56			
1405144128	582-183-11199	GREEN, NICOLE Location: 209 MARSETT RD	DENICE, ERIC DANIEL	0.29	9/1/2021	491,000	244,500	49.80			
L631185408	582-183-11005	GROSS FIONA Location: 160 YACHT HAVEN DRIVE	STEPHEN D. GOOD AND ...	0.65	7/17/2020	629,000	521,800	82.96			
179424320	582-183-11450	GUROS, CHRISTOPHER Location: 155 FLETCHER LANE	ALLRED, CHARLES J	0.46	8/26/2021	519,000	332,800	64.12			
20466240	582-183-11898	HACKERSON, BLAKE Location: 3336 SHELburne ROAD	ONDOVCHIK, PATRICIA	5.50	3/2/2022	2,150,000	1,546,700	71.94			
1155065920	582-183-13133	HAMMERSCHMIDT, ADAM ... Location: 178 MINER FARM ROAD	HOFMANN, STEPHEN	2.10	4/1/2021	750,000	685,600	91.41			
L1532350464	582-183-10290	HANLEY ELIZABETH Location: 107 WOODBINE RD	HARDY DAVID	0.89	11/18/2020	534,500	451,800	84.53			
L462262272	582-183-10290	HARDY DAVID Location: 107 WOODBINE ROAD	NORRELL IRINA	0.40	5/10/2019	495,000	451,800	91.27			
596542528	582-183-11931	HARRISON, ALIX Location: 96 STEEPLEBUSH ROAD	PAQUIN, ROBERT G	0.43	4/30/2021	515,000	340,000	66.02			

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1003007040	582-183-12673	HASSAN, DANIEL Location: 111 CHESAPEAKE DRIVE	VANDAL, JOCELYN J	0.27	8/16/2021	670,000	405,800	60.57			
L550625280	582-183-11974	HEALEY RACHEL Location: 203 LAPLATTE CIRCLE	COLAPRETE MILES	0.27	12/4/2020	391,300	219,500	56.10			
1884107840	582-183-13015	HEALEY, MARK F Location: 621 SYCAMORE STREET	BLASIUS, BAGESHREE R	0.79	6/15/2021	715,000	512,900	71.73			
1649388608	582-183-12146	HIGGINS, ANTHONY Location: 11 OAK HILL ROAD	SULLIVAN, MEGHAN	0.34	10/1/2021	450,000	282,900	62.87			
1386826816	582-183-11474	HILL, STEVEN F Location: 60 RED CEDAR LANE	KIM, PETER T	0.18	4/1/2021	362,500	257,900	71.14			
L1927233536	582-183-11607	HINSDALE JACOB Location: 16 SPINNAKER LANE	MERRILL DOUGLAS	0.63	6/26/2020	579,500	566,800	97.81			
L2095710208	582-183-12279	HOLLAND ROBERT Location: 888 FALLS ROAD	BUDNITZ PAUL	0.69	7/23/2019	775,000	526,600	67.95			
L969912320	582-183-10378	HOLLINGSHEAD PAUL Location: 836 BEAVER CREEK ROAD	ROTHER MICHAEL	2.08	7/22/2019	792,000	860,200	108.61			O
L343318528	582-183-12855	HOPPER TIMOTHY Location: 96 BIRCH STREET	BORTREE CHRISTOPHER	0.35	10/8/2020	443,500	304,200	68.59			
L1133023232	582-183-12316	HURLIE MARY Location: 348 GENERAL GREENE ROAD	HAASE-DUBOSC ALEXAND...	0.99	10/25/2019	820,000	669,000	81.59			
237317184	582-183-11880	HUSSAIN, SUHAUNA L Location: 43 CARDINAL WAY	WARRINGTON, GREGORY ...	0.36	8/12/2021	720,000	506,300	70.32			
575582784	582-183-10083	IZZY'S CASTLE TRUST Location: 88 DEER RUN DRIVE	LEVIN, GARRETT	0.82	2/17/2022	910,000	590,700	64.91			
L1131085824	582-183-11357	JACOB ERIC Location: 130 VILLAGE VALE	KILLKELLEY DEBORAH	0.31	6/1/2020	495,000	373,900	75.54			
2072943680	582-183-10812	JACOBS, CHELSEA M Location: 2854 HARBOR ROAD	PARSONS, CHARLES S	3.40	11/9/2021	1,825,000	1,416,800	77.63			
603507776	582-183-11066	JAMES, JOHN R Location: 409 MAECK FARM ROAD	JACOBS, PAUL	3.00	8/9/2021	1,292,500	864,500	66.89			
1544295488	582-183-12130	JANGRAW, DAVID Location: 152 GARDENSIDE LANE	SKROCKI, SAULE E	0.35	5/27/2021	678,600	429,200	63.25			
L1863540736	582-183-13019	JOHNSON JESSICA Location: 348 SYCAMORE STREET	GIBBS LATRISHA	0.74	7/2/2019	780,000	716,100	91.81			
L1596440576	582-183-11518	KAHN PETER Location: 239 MAECK FARM RD	ALICE M. LELAND & DA...	2.59	11/20/2020	830,000	651,000	78.43			

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692575296	582-183-10245	KEEFE FAMILY LIVING ... Location: 462 FALLS ROAD	NUNZIATA, BRUCE	0.70	11/19/2021	560,000	340,900	60.88			
165518400	582-183-10170	KEMP, FRANCIS Location: 175 LAKEVIEW DRIVE	MILLAR, RICHARD J	0.40	10/18/2021	370,000	236,200	63.84			
L1357537280	582-183-12078	KENT TANYA Location: 236 TRACY LANE	PROM SCOTT	0.42	7/24/2020	440,000	346,400	78.73			
1408814144	582-183-11662	KIM, PETER Location: 400 MARTINDALE RD	HAMMERSCHMIDT, ADAM ...	0.38	4/1/2021	472,000	333,000	70.55			
L611028992	582-183-12887	KINNART AARON Location: 129 HAWLEY ROAD	REGAN MICHAEL	0.41	8/3/2020	665,000	618,500	93.01			
L209260544	582-183-11176	KIRWAN KEVIN Location: 338 COLLAMER CIRCLE	HIER KAREN	0.47	4/5/2019	413,550	273,000	66.01			
L1370497024	582-183-11383	KNUDSEN ADAM Location: 373 MAECK FARM ROAD	MORRIS DAN	2.31	7/2/2019	875,000	825,600	94.35			
2005439552	582-183-11570	KNUDSEN, ADAM Location: 142 ACORN LN	LOGAN, DAVID	2.38	6/11/2021	1,195,000	784,700	65.67			
L1363320832	582-183-11412	KOCH NICHOLAS Location: 174 KELADY DRIVE	KOTORMAN LAURIE	0.96	11/18/2019	602,370	573,700	95.24			
L1575911424	582-183-11046	KORNSTEIN MARTIN Location: 7491 DORSET STREET	GRIMASON DAVID	5.10	8/10/2020	583,000	483,400	82.92			
L697839616	582-183-11434	KOSKI GRIFFYN Location: 341 MAPLEWOOD DRIVE	KUZIA DAVID	0.83	7/8/2019	422,400	319,800	75.71			
L1379876864	582-183-12414	KYLE JONATHAN Location: 130 DEER RUN ROAD	KANNER CHRISTOPHER	0.76	9/24/2020	705,000	565,400	80.20			
L1953632256	582-183-13023	LANDRY REVOCABLE TRU... Location: 530 SYCAMORE STREET	NSOUR HAITHAM	0.70	4/19/2019	605,000	497,100	82.17			
L636387328	582-183-11757	LANE KELSEY Location: 224 SUMMIT CIRCLE	MITCHELL TOCHER	0.47	10/30/2020	460,000	322,200	70.04			
L50282496	582-183-11631	LESLIE JANE SCHREIBE... Location: 373 BEAVER CREEK ROAD	PHANEUF ERIC	2.03	3/26/2021	900,000	621,500	69.06			
L1875693568	582-183-10410	LESNEFSY FRANCIS Location: 5829 SHELBURNE ROAD	CARLSON CHRISTOPHER	0.29	10/26/2020	368,000	270,000	73.37			
L2106654720	582-183-12541	LEVENTHAL ROGER Location: 82 STOKES LANE	TRAPENI CHRISTOPHER	0.41	2/26/2021	461,500	303,100	65.68			
1180211776	582-183-11425	LEVIN, PAMELA Location: 146 HEDGEROW DR	O'MAHONEY, JAMES L	0.34	3/30/2022	418,000	257,200	61.53			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L294813696	582-183-10407	LEVINSON JUSTIN Location: 205 COLLAMER CIRCLE	CAREW LYNDON	0.57	11/1/2019	375,000	289,100	77.09			
L555425792	582-183-13104	LEWIS ANDREW Location: 71 LILLY CREEK LANE	ABDALLAH RANY	0.68	6/29/2020	780,000	597,800	76.64			
901739584	582-183-11351	LUCKY SQUIRREL PARTN... Location: 275 MARSETT ROAD	ELIZABETH S. ARCHANG...	0.50	6/28/2021	660,000	311,500	47.20			
1636152384	582-183-13144	MACPHAIL, SHELLY Location: 89 WEBSTER RIDGE	RANIERI, KRISTINA M	0.79	7/7/2021	475,000	474,200	99.83			
L882454528	582-183-12883	MARCIN KATHERINE Location: 201 HAWLEY ROAD	PAGNUCCO PAUL	0.39	8/31/2020	780,000	600,500	76.99			
L1110593536	582-183-10813	MARTIN CRAIG Location: 62 VISTA DRIVE	CALIFANO LIVING TRUS...	3.57	2/7/2020	552,500	418,100	75.67			
L2067824640	582-183-12060	MARTINEZ CASEY Location: 240 WINTER HAVEN DRIVE	TROTTIER BENOIT	0.30	10/15/2020	712,000	531,600	74.66			
1792961600	582-183-12537	MASSON, WILLIAM R Location: 465 BEAVER CREEK ROAD	DOUGLAS, KIM R	1.99	9/14/2021	890,000	598,700	67.27			
L945766400	582-183-10816	MAY KAREN Location: 103 PALMER COURT	EVANS DAVID	0.35	9/25/2020	370,000	273,500	73.92			
L1573355520	582-183-12115	MCCARTHY JAMES Location: 204 MT. PHILO ROAD	RAYMOND VICTOR	0.57	7/11/2019	296,044	227,700	76.91			
L164139008	582-183-13045	MCDADE SCOTT Location: 465 AUTUMN HILL LANE	CAROL Y. CONARD TRUS...	1.50	9/21/2020	1,200,000	984,000	82.00			
L2068922368	582-183-12169	MCGAHAN SIUAN Location: 32 TRACY LANE	MAHONEY JOHN	0.42	6/25/2020	430,000	377,400	87.77			
L85262336	582-183-10287	MCINERNEY BRENDAN Location: 273 BIRCH ROAD	LITTENBERG BENJAMIN	0.41	10/7/2019	345,000	253,500	73.48			
L1166745600	582-183-10617	MCINTIRE ANDREW Location: 568 FALLS ROAD	CROWLEY PAMELA	0.43	7/24/2019	209,900	231,400	110.24			O
398797888	582-183-10137	MCSHANE, BENJAMIN Location: 148 LAPLATTE CIRCLE	BEAMS, ALAN J	0.21	8/12/2021	325,000	214,700	66.06			
1277957184	582-183-10313	MELASKY, ROBERT Location: 516 LONGMEADOW DRIVE	SPERRY, ABIGAIL	0.89	6/1/2021	515,000	361,500	70.19			
340765760	582-183-12171	MERRILL, ETHAN Location: 70 RAVINE COURT	CHARLES L. ROBITAILL...	1.30	10/4/2021	350,000	290,700	83.06			
L1687494656	582-183-11732	MILLER LAURA Location: 136 SOUTHVIEW DRIVE	MEUNIER LIVING TRUST...	3.94	7/15/2020	527,000	485,800	92.18			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
680679488	582-183-13136	MILLER, KENNETH W Location: 899 BARSTOW ROAD	ANAIR, JAMES R	0.47	4/9/2021	340,000	240,200	70.65			
L688553984	582-183-12233	MINER KAYLA Location: 1403 IRISH HILL ROAD	SADLER ROSEMARY	2.32	1/15/2021	300,000	269,600	89.87			
25930304	582-183-12964	MONGEON, BRIAN Location: 4659 SPEAR ST	GLADSTONE, DAVID E	5.62	3/17/2022	1,200,000	1,142,200	95.18			
L130723840	582-183-10906	MORSE GREGORY Location: 182 YACHT HAVEN DRIVE	BISANZO MARK	0.67	6/17/2019	670,000	583,200	87.04			
L325959680	582-183-12397	MOSEHAUER LORRAINE Location: 83 STONEGATE LANE	BEERHORST RALPH	0.81	1/29/2020	608,695	525,300	86.30			
L323256320	582-183-12751	MURPHY III GLENN Location: 136 LITTLEFIELD DRIVE	WERNHOFF KRIS	0.47	4/17/2020	660,000	476,300	72.17			
427031616	582-183-12201	MYSIOR, CASANDRA Location: 3984 HARBOR ROAD	ROSENTHAL, NEELTJE L	1.78	12/30/2021	2,300,000	1,234,200	53.66			
L1279213568	582-183-12946	NELSON MARK Location: 837 BAY VIEW RD.	SCHNEIBLE DOUGLAS	1.00	6/8/2020	1,150,000	816,900	71.03			
1996905536	582-183-11664	NELSON, FREDERICK D Location: 182 MAECK FARM ROAD	MASSON, WILLIAM R	0.83	9/10/2021	745,000	505,900	67.91			
L571375616	582-183-10921	NESTI LEON Location: 274 PINE HAVEN SHORES LANE	ANNE V. FRANCIS TRUS...	0.46	5/24/2019	1,150,000	1,125,500	97.87			
L727154688	582-183-10605	NEVILLE BARRETT Location: 63 GROVE LANE	CRAPO PETER	0.43	3/16/2021	500,000	296,100	59.22			
734663744	582-183-11383	NEWBERRY, JAMES W Location: 373 MAECK FARM ROAD	KNUDSEN, ADAM M	2.31	5/26/2021	1,020,000	825,600	80.94			
14283840	582-183-10575	NICHOLAS PAUL PARENT... Location: 158 WESTVIEW DRIVE	FOLEY, KRISTIN P	5.30	6/30/2021	1,100,000	673,400	61.22			
L1429880832	582-183-10622	NYE EDYTHE Location: 424 HILLSIDE TERRACE	LAWSON JANET	0.31	8/14/2020	354,000	259,800	73.39			
L765890560	582-183-13180	OLEMA PROPERTIES LLC Location: 15 FISHER PLACE	POSEY WILLIAM	0.30	9/17/2020	485,000	398,600	82.19			
L728203264	582-183-10651	O'NEILL MAURA Location: 37 MUNROE DRIVE	LARRABEE DONNA	0.32	7/20/2020	464,000	314,300	67.74			
L2021531648	582-183-12016	PAGE TAYLOR Location: 99 STONEGATE LANE	WATTS RICHARD	0.48	6/17/2019	574,750	554,100	96.41			
L1217617920	582-183-11531	PAQUETTE DUSTIN Location: 75 LAKEVIEW DRIVE	TERRICCIANO MITCHELL	0.29	6/25/2019	284,000	188,300	66.30			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1744265216	582-183-10812	PARSONS LEA Location: 2854 HARBOR ROAD	JOYCE H. ERRECART TR...	3.40	7/9/2020	1,425,000	1,416,800	99.42			
225987648	582-183-11454	PASSALACQUA, CHARLES Location: 536 BOSTWICK ROAD	RACINE, STEVE	0.30	6/25/2021	300,000	209,400	69.80			
787663936	582-183-10710	PATTERSON, CHARLES W Location: 204 DEER RUN DRIVE	LEE, KAREN	0.74	6/25/2021	775,000	548,300	70.75			
L1967001600	582-183-11296	PAUL AND IRIT SELIGM... Location: 21 STONEGATE LANE	PAMELA C JOHNSON REV...	1.68	5/17/2019	789,000	749,800	95.03			
L50561024	582-183-12958	PENNINGTON MARK Location: 25 LOGAN COURT	DEIN FRANK JOSHUA	1.27	11/20/2020	580,000	389,000	67.07			
L35176448	582-183-10018	PIETTE EVAN Location: 193 BEAVER CREEK ROAD	THE TRAVIS J. ELLIOT...	2.49	7/16/2019	738,000	640,800	86.83			
L1292255232	582-183-10894	PLANTE ROBERT Location: 217 HEATHER LANE	BRUMSTED JOHN	3.87	3/16/2021	875,000	629,100	71.90			
L324501504	582-183-12280	POLLITT SAMUEL Location: 25 DEER RUN DRIVE	PLANTE ROBERT	0.76	3/16/2021	743,500	483,800	65.07			
L190042112	582-183-10933	PRANSKY JAIME Location: 4980 SHELBURNE ROAD	FYLES MARK	0.41	1/3/2020	234,000	233,400	99.74			
L768499712	582-183-10574	PRECOURT BRIAN Location: 52 BAYVIEW LANE	COOLEY KENNETH	0.40	4/24/2019	220,000	227,200	103.27			
L2084601856	582-183-11201	PROCACCIO PETER Location: 185 SUMMIT CIRCLE	MARY HELEN HOLLANDSW...	0.36	12/4/2020	486,565	367,700	75.57			
L1700007936	582-183-12349	PULCINI CHRISTIAN Location: 849 BAY ROAD	DIXON EDWARD	0.46	5/29/2020	650,000	597,500	91.92			
L1677975552	582-183-10693	QUINLAN MICHAEL Location: 39 BROOK LANE	TITUS AUBREY ANNE	0.42	3/15/2021	387,000	247,700	64.01			
L1761132544	582-183-11778	REBEL MARY Location: 171 RICHMOND DRIVE	RICE JULIA	0.27	7/6/2020	400,000	289,600	72.40			
L160186368	582-183-11686	RENZ MICHAEL Location: 560 LONGMEADOW DRIVE	MCDADE SCOTT	0.51	8/28/2020	653,888	416,100	63.63			
1461464128	582-183-11098	RIDLEY, KENDRA A Location: 102 JUNIPER RIDGE	KIMBALL, BRIAN M	0.47	9/1/2021	487,000	323,800	66.49			
178203712	582-183-12585	RIESNER, ADAM Location: 5115 ROUTE 7	WHITSTABLE PROPERTIE...	0.18	9/13/2021	287,000	194,700	67.84			
1753150528	582-183-12084	ROBERTS, THOMAS I Location: 469 RIDGEFIELD ROAD	PUMA, J A	4.02	7/15/2021	985,000	544,500	55.28			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1432859200	582-183-11135	RONDEL, LAUREN Location: 486 FALLS ROAD	MOSES, SARA E	0.24	2/28/2022	490,000	232,400	47.43			
1184150592	582-183-10821	ROTTLER, CHRISTOPHER... Location: 95 QUAIL WAY	LLOYD AND SABINA EVA...	0.36	6/30/2021	645,000	445,800	69.12			
987601984	582-183-11452	ROY, BRITTANY Location: 506 BOSTWICK ROAD	WILLIAMSON PROPERTIE...	0.48	11/1/2021	338,000	216,400	64.02			
539479104	582-183-12813	RUBIN, SUSAN Location: 247 LAPLATTE CIRCLE	ALLEN, CHRISTIE A	0.25	8/16/2021	360,000	221,600	61.56			
L525225984	582-183-12147	RUITENBERG ZACHARY Location: 173 HILLSIDE TERRACE	RICKSTAD ERIC	0.29	10/27/2020	310,000	240,700	77.65			
563918912	582-183-11055	SAMUELSON, JACOB Location: 404 RIDGEFIELD ROAD	JACOBSON, SHANE M	1.95	4/23/2021	895,555	615,700	68.75			
L111321088	582-183-12484	SANTORO CHRISTOPHER Location: 271 OLDE ORCHARD LANE	KLEIN JOSHUA	0.52	12/1/2020	612,000	500,100	81.72			
L1163284480	582-183-10610	SAVOULIDIS YIANNI Location: 222 OLDE ORCHARD LANE	CUNNINGHAM CHRISTOPH...	0.63	9/30/2019	430,000	350,500	81.51			
84597824	582-183-10304	SCHAPIRO, DEBORAH S Location: 828 RIDGEFIELD ROAD	MARIE THAYER, TRUSTE...	2.57	10/15/2021	1,400,000	925,200	66.09			
1269806144	582-183-10422	SCHWENDLER, DANIEL Location: 212 OLDE ORCHARD LN	GERWIG, NANCY	0.62	6/24/2021	463,000	347,100	74.97			
L1196548096	582-183-10804	SERVIDIO JOYCE Location: 20 MEADOW LANE	BOURGEA LLC	0.29	5/15/2020	307,500	250,100	81.33			
L374956032	582-183-12846	SIMENON PIERRE Location: 140 CHESAPEAKE DRIVE	SANDAGE LARRY	0.38	9/16/2019	485,000	344,600	71.05			
807998528	582-183-12885	SKROCKI, SAUL E Location: 161 HAWLEY ROAD	HESSLINK, GEOFFREY R	0.63	6/1/2021	732,500	505,600	69.02			
L323407872	582-183-13131	SMITH HANS Location: 181 MINER FARM LANE	NADEAU TOBIN	1.92	6/21/2019	686,000	486,500	70.92			
L1530437632	582-183-11103	SMITH MOLLY Location: 57 LITTLEFIELD DRIVE	SKINNER STEPHEN	0.59	8/28/2020	620,000	440,900	71.11			
1678036032	582-183-11922	SMITH, ANNA Location: 438 MAECK FARM ROAD	JAMES, III, JOHN R	1.12	8/9/2021	840,000	566,200	67.40			
L258457600	582-183-12881	SOBHANI FATEMEH Location: 239 HAWLEY ROAD	SAIPE NOAH	0.36	12/15/2020	765,000	593,300	77.56			
L565968896	582-183-10409	SPILLANE TAYLOR Location: 290 COLLAMER CIRCLE	THE THERESA C. CAREY...	0.60	7/2/2020	331,000	254,300	76.83			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1811467328	582-183-11781	STALEY, MYRKEL L Location: 157 MAPLE LEAF LANE	B&R DEVELOPERS INC.	0.46	8/16/2021	555,000	394,000	70.99			
L549961728	582-183-10211	STEVEN ADES REVOCABL... Location: 74 LAKEVIEW DRIVE	POZIREKIDES RITA	0.23	4/30/2019	291,000	212,000	72.85			
L2074546176	582-183-12486	STEVENS JENNIFER Location: 102 KIMBALL TERRACE	BRUMSTED JAMES	0.46	8/5/2019	338,500	287,800	85.02			
449180736	582-183-11183	STOEFFLER, CLAUDIA Location: 5283 DORSET STREET	HILL, TONI	4.50	7/15/2021	685,000	529,300	77.27			
1938295872	582-183-10972	STROUPE, JR., DAVID ... Location: 219 MT. PHILO ROAD	THE DAVID E. BUCKLAN...	0.30	7/15/2021	725,000	471,700	65.06			
L10518528	582-183-11366	TANNEN ARNOLD Location: 93 WEBSTER ROAD	BALDWIN SUSAN	2.00	10/9/2020	475,000	335,300	70.59			
L623034368	582-183-11844	TAUDIEN REBECCA Location: 391 TRACY LANE	PADNOS STEPHEN	1.30	7/13/2020	175,000	218,100	124.63	O	O	O
L615596032	582-183-10491	TAYLOR JR. JOHN STEE... Location: 37 BARSTOW ROAD	GAGNON ERIC	2.50	1/28/2021	640,000	512,600	80.09			
1746723904	582-183-11844	TEACHOUT, RACHEL D Location: 193 HARBOR RD	PADNOS, STEPHEN W	1.91	5/7/2021	220,000	167,000	75.91			
L408330240	582-183-10797	THANT NICK Location: 102 OLDE ORCHARD LANE	ELMORE BRUCE	0.48	11/26/2019	418,500	373,000	89.13			
L1659449344	582-183-11355	THIRTY SIX ELEVEN LL... Location: 3611 HARBOR ROAD	KINGSTON ANDREW	4.00	11/12/2019	2,681,000	1,820,100	67.89			
997626944	582-183-10118	TODD, JEREMY Location: 530 MARTINDALE ROAD	BARRETT, BRIAN	0.34	6/24/2021	632,500	448,200	70.86			
L879996928	582-183-12046	TOWER DOUGLAS Location: 233 FARMSTEAD DRIVE	POST JR. WILLIAM	0.80	12/6/2019	613,000	555,300	90.59			
L1875300352	582-183-12061	TROMBLEY MICHAEL Location: 20 WESTVIEW DRIVE	PRECOURT JOANNE	5.00	6/13/2019	574,000	634,900	110.61			O
L1616510976	582-183-11037	TURNBAUGH JEFFREY Location: 144 WILD ROSE CIRCLE	GUYETTE JAY	0.51	7/30/2020	459,000	362,400	78.95			
1012206656	582-183-11978	UPTON, MATTHEW Location: 501 BEAVER CREEK ROAD	LYNCH, MICHAEL A	1.41	7/9/2021	843,150	652,500	77.39			
L973873152	582-183-10330	VACHON MATTHEW Location: 105 MEADOW LANE	BRYANT SANDRA	0.23	9/4/2020	299,500	247,100	82.50			
L1475026944	582-183-12869	VIETH JULIE Location: 240 BOULDER HILL DRIVE	KIRK III FRANCIS	0.50	10/23/2020	820,000	657,200	80.15			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
706296896	582-183-11689	WARD, RICHARD Location: 161 HARBOR ROAD	MCENTEE, JOHN P	0.92	11/1/2021	596,250	389,400	65.31			
L981340160	582-183-10859	WARRINGTON GREG Location: 293 ORDWAY SHORE RD.	STEPHEN H. AND MARIA...	1.04	9/1/2020	1,150,000	1,055,300	91.77			
112311360	582-183-10863	WEAVER, DOUGLAS Location: 70 GENERAL GREENE ROAD	FERNANDEZ, JOSEPH	0.53	12/17/2021	1,200,000	747,800	62.32			
L2102681600	582-183-10781	WEISMAN DANIEL Location: 36 CARDINAL WAY	CLEMENTS NANCY	0.53	5/22/2020	620,000	524,100	84.53			
L1208619008	582-183-10611	WHITE CYNTHIA Location: 148 GARDENSIDE LANE	KRAMER RUSSELL	0.39	6/17/2019	451,500	423,800	93.86			
1922706496	582-183-11192	WIECZORECK, CAROLYN Location: 281 WOODBINE ROAD	FRANCES S. HOADLEY R...	1.13	9/9/2021	583,000	326,600	56.02			
1766052928	582-183-12743	WINNERLING, MEGAN Location: 40 MUNROE DR	CAMPBELL, KATHLEEN S	0.31	6/9/2021	561,000	336,000	59.89			
784028736	582-183-10604	ZIDOVSKY, MATTHEW A Location: 397 LONGMEADOW DRIVE	MELASKY, ROBERT T	0.31	6/1/2021	440,000	236,400	53.73			
L2139398144	582-183-11567	ZIINO CHASON Location: 140 SOUTH RIDGE ROAD	LOCKE JOHN	5.10	1/5/2021	1,165,000	1,237,300	106.21			
577221184	582-183-10608	ZION, JOHN Location: 108 DEER RUN	CRESTA, FERNANDO	0.80	2/28/2022	795,500	557,600	70.09			
Totals for R1 - Residential with less than 6 acres				249.29		147,187,035	110,012,300				

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
226 Total Transactions	66.44 Low InterQuartile Value		73.24 Low 90% Value of Aggregate
651,270 Average Sales Price	82.91 High InterQuartile Value		76.24 High 90% Value of Aggregate
486,780 Average Listed Price	16.47 InterQuartile Range		74.74 Aggregate Ratio
75.44 Average Ratio			2.01% Sampling Error
73.43 Median Ratio	41.74 Value of Outlier Low Limit	0 Number of Low Outliers	
43.42 Low Ratio	107.62 Value of Outlier High Limit	5 Number of High Outliers	
125.12 High Ratio	17.03 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.01 PRD (Regression Index)	132.33 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
13.87 COD			
5 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
944962112	582-183-13065	13311601 CANADA INC,.... Location: 422 LANDS END LANE	POPIVT, LLC	10.10	3/29/2022	10,250,000	3,583,400	34.96	O	O	
L394039296	582-183-10031	2870 SHELBURNE ROAD ... Location: 2870 SHELBURNE RD	DEFORGE BUCK	6.22	9/20/2019	625,000	423,600	67.78			
416382016	582-183-11211	BLANCHESTTE REVOCABL... Location: 286 GOVERNORS LANE	MONIKA G. HOOPER FAM...	8.72	12/29/2021	1,200,000	659,400	54.95			
L1020387328	582-183-12736	BLAU III THOMAS Location: 83 WIND RIDGE	BARTLETT HOLLY	18.08	11/17/2020	1,375,875	1,112,000	80.82			
L715579392	582-183-10979	CAITLIN L. GLASER RE... Location: 3685 HARBOR ROAD	JOAN L. GIGNOUX REVO...	25.20	2/10/2021	3,090,000	3,677,100	119.00	O	O	
L1081516032	582-183-13054	FERRIS MEAD Location: 162 AUTUMN HILL ROAD	GUNN WILLIAM	21.11	8/19/2020	950,000	785,300	82.66			
587914304	582-183-11983	GUERIN, GREGORY Location: 1018 CHEESEFACTORY ROAD	PETERS, GREGORY	11.40	10/15/2021	1,450,000	749,800	51.71			
L1629458432	582-183-12699	HATHAWAY CHRIS Location: 5779 DORSET STREET	VOLAND ANNE	6.20	5/16/2019	596,400	565,200	94.77			
L1454948352	582-183-12694	JARI CHEVALIER LIVIN... Location: 617 MOUNT PHILO ROAD	ANDREAS ERIK	10.01	9/9/2020	675,000	417,500	61.85			
L1372028928	582-183-12569	JOSEPH CHARLES Location: 203 PHEASANT HILL LN	SHERMAN V. ALLEN JR....	10.72	8/2/2019	3,710,000	3,685,900	99.35			
L861216768	582-183-11006	KEEN RONALD Location: 164 PHEASANT HILL RIDGE	GOOD TRUSTEE SUSAN	10.39	6/26/2020	2,135,000	1,958,400	91.73			
L241274880	582-183-13156	KILLEEN BREANA Location: 1283 CHEESE FACTORY ROAD	JOHN AND CATHERINE O...	20.58	8/23/2019	1,400,000	1,104,600	78.90			
L955457536	582-183-11339	LACY MALITTA Location: 192 GOVERNORS LANE	THE DIANA P. KELLY T...	9.40	9/13/2019	675,000	611,900	90.65			
L1438711808	582-183-10957	MANGANELLO ZACHARY Location: 4450 DORSET STREET	GARRITANO PETER	10.01	6/24/2019	660,000	484,300	73.38			
L1967636480	582-183-10050	PURCELL PATRICK Location: 93 HAYTUMBLE ROAD	STANLEY TRUDY	13.75	8/24/2019	658,000	529,700	80.50			
L160583680	582-183-12496	SHELBURNE LIMESTONE ... Location: 159 LEDGE HILL	EPS LIVING TRUST	18.10	8/1/2019	700,000	612,200	87.46			
L578338816		TIFFANY MENNEN HAMME... Location: LOT 6 - 310 LANDS END LANE	JACKSON TRUSTEE WILL...	14.20	5/20/2020	1,950,000	2,091,700	107.27			
1395625024	582-183-11045	TRUSTEE OF THE ERIKA... Location: 33 HEMLOCK LANE (FORMERLY KNOWN AS 537 THOMPSON ROAD	CHRISTINE G. GRIFFIN...	12.39	8/12/2021	975,000	978,100	100.32			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
2093019712	582-183-12907	VICTORY PARTY LLC Location: 139 MONARCH ROAD	RITTENBERG, GERALD C	16.13	1/28/2022	3,440,000	2,271,500	66.03			
385993792	582-183-11234	WADDEN, JACK W Location: 403 FROG'S END	SALLY K HUGHES REV T...	10.50	8/31/2021	1,000,500	682,700	68.24			
Totals for R2 - Residential with 6 or more acres				263.21		37,515,775	26,984,300				

R2 - Residential with 6 or more acres

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
20 Total Transactions	66.47	Low InterQuartile Value	52.49	Low 90% Value of Aggregate
1,875,789 Average Sales Price	94.01	High InterQuartile Value	91.36	High 90% Value of Aggregate
1,349,215 Average Listed Price	27.54	InterQuartile Range	71.93	Aggregate Ratio
79.62 Average Ratio			27.01%	Sampling Error
80.66 Median Ratio	25.16	Value of Outlier Low Limit	0	Number of Low Outliers
34.96 Low Ratio	135.32	Value of Outlier High Limit	0	Number of High Outliers
119.00 High Ratio	- 16.15	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.11 PRD (Regression Index)	176.63	Value of Extreme High Limit	0	Number of High Extremes/Influentials
19.57 COD				
2	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			

MHU - Mobile home un-landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
395029056	582-183-11277	ANDERSON, SARA B Location: 362 PENNY LANE	STEVENS, NIM	0.00	3/16/2022	77,000	36,500	47.40			
L94044160	582-183-11448	BATES RYAN Location: 338 PENNY LANE	MARTEL DONNA	0.00	10/27/2020	62,000	41,500	66.94			
L1292054528	582-183-12403	BOUTIN SABRINA Location: 346 PENNY LANE	SMITH WILLIAM	0.00	7/15/2019	45,000	52,800	117.33	O	O	
L857628672	582-183-12842	BROOME LESLIE Location: 273 PENNY LANE	LAFOUNTAIN NANCY	0.00	10/16/2020	159,000	123,900	77.92			
L483885056	582-183-10582	GUIDRY CORALYN Location: 279 PENNY LANE	BOWLEY LESLIE	0.00	3/24/2021	62,000	67,500	108.87			
L1120059392	582-183-11362	HOELTGE SAMANTHA Location: 142 PENNY LANE	PRATT CHRISTOPHER	0.00	3/20/2020	43,000	48,200	112.09			
L1293946880	582-183-11694	HUBBARD LARS Location: 191 SHELBURNEWOOD DRIVE	LACLAIR MORGAN	0.00	1/15/2021	99,000	102,900	103.94			
1018285120	582-183-10795	LAMBERT, EDWARD Location: UNIT 61 LAKEVIEW MHP	GUTIERREZ, LYNNE	0.00	8/2/2021	70,000	34,200	48.86			
54178880	582-183-11684	LAMOTHE, SANDY J Location: 302 PENNY LN	SCHIFILLITI, MATTHEW	0.00	6/29/2021	135,000	108,400	80.30			
323988544	582-183-10270	LE, HUONG THI Location: 371 PENNY LANE	MORAN, SEAN	0.00	10/6/2021	70,000	33,600	48.00			
1846205504	582-183-10634	MCGANN, CHARLES M Location: 56 PENNY LANE	THAN, RICHARD	0.00	10/15/2021	58,000	47,100	81.21			
L1384599552	582-183-11992	MORAN TIM Location: 132 PENNY LANE	PRATT CHRIS	0.00	1/10/2020	40,200	39,200	97.51			
L127549440	582-183-12224	SCHIFILLITI ANDREA Location: 363 PENNY LANE	MCCLARY PETER	0.00	5/29/2019	42,500	54,300	127.76	O	O	
L347865088	582-183-10095	SHAW JOSHUA Location: 205 SHELBURNEWOOD DRIVE	YETZ DOMONIC	0.00	7/7/2020	45,000	43,500	96.67			
L1779924992	582-183-12272	TENNY TIFFANY Location: 284 PENNY LANE	FISHER ARLENE	0.00	5/4/2020	35,300	35,300	100.00			
1318147136	582-183-10095	TRUSHAEV, NORMAN Location: 205 SHELBURNEWOOD DRIVE	SHAW, JOSHUA	0.00	5/26/2021	40,000	43,500	108.75			
307211328	582-183-11588	WALSH, WILLIAM Location: 214 SHELBURNEWOOD DRIVE	SORDIFF, TINA	0.00	9/30/2021	105,000	69,600	66.29			
L766070784	582-183-10598	WARNER CLAYTON Location: 323 PENNY LANE	WU XIAO QIAN	0.00	10/1/2020	53,000	67,500	127.36	O	O	
Totals for MHU - Mobile home un-landed				0.00		1,241,000	1,049,500				

MHU - Mobile home un-landed

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	66.77 Low InterQuartile Value		75.49 Low 90% Value of Aggregate
68,944 Average Sales Price	109.68 High InterQuartile Value		93.65 High 90% Value of Aggregate
58,306 Average Listed Price	42.90 InterQuartile Range		84.57 Aggregate Ratio
89.84 Average Ratio			10.74% Sampling Error
97.09 Median Ratio	2.42 Value of Outlier Low Limit	0 Number of Low Outliers	
47.40 Low Ratio	174.03 Value of Outlier High Limit	0 Number of High Outliers	
127.76 High Ratio	- 61.94 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.06 PRD (Regression Index)	238.39 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
22.32 COD			
1 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			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1756635136	582-183-12344	BALDWIN SUSAN Location: 44 CROWN ROAD	SHORTSLEEVE ELAINE	0.22	9/10/2020	126,000	105,800	83.97			

Totals for MHL - Mobile home landed				0.22		126,000	105,800				
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MHL - Mobile home landed

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
1 Total Transactions	83.97	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
126,000 Average Sales Price	83.97	High InterQuartile Value	0.00	High 90% Value of Aggregate
105,800 Average Listed Price	0.00	InterQuartile Range	83.97	Aggregate Ratio
83.97 Average Ratio				Sampling Error
83.97 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
83.97 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
83.97 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
0.00 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L125702144	582-183-10011	17 DREW LANE LLC Location: 17 DREW LANE	ACADEMY DAYCARE ASSO...	1.07	6/16/2020	632,500	663,600	104.92			
724593728	582-183-10256	BITTNER HOLDINGS LLC Location: 2997 SHELBURNE ROAD	LAKE CHAMPLAIN TRANS...	1.73	8/13/2021	1,100,000	626,500	56.95			
L1749516288	582-183-12523	DREAM COME TRUE INVE... Location: 3910 SHELBURNE ROAD	ABBOTT EQUITIES LLC	1.64	6/26/2019	750,000	741,100	98.81			
L677412864	582-183-11479	FALLS ROAD LLC Location: 181 FALLS ROAD	THE LAPLATTE PARTNER...	0.50	1/28/2021	520,000	384,800	74.00			
1665104960	582-183-10344	HERITAGE REALTY, INC... Location: 3182 SHELBURNE ROAD	BIG WORLD REALTY, LL...	0.52	12/21/2021	544,000	395,300	72.67			
887583808	582-183-12786	ONE-FORTY WEBSTER, L... Location: 140 WEBSTER RD	J. LARRY WILLIAMS, S...	2.00	7/21/2021	650,000	466,800	71.82			
865680448	582-183-12555	R.E. HARRIS, LLC Location: 41 FALLS ROAD	41 FALLS ROAD, LLC	0.29	12/1/2021	560,000	512,800	91.57			
1929600064	582-183-13099	SHENK PROPERTIES, LL... Location: 2689 SHELBURNE ROAD	SOUTH LLC, FRANKLIN	1.98	10/21/2021	380,000	354,200	93.21			
L59002880	582-183-12335	SHM SHELBURNE LLC Location: 4584 HARBOR ROAD	SHELBURNE SHIPYARD I...	15.20	10/28/2019	3,000,000	3,244,700	108.16			
2142234688	582-183-11638	UNION BANK Location: 5068 SHELBURNE ROAD, SHELBURNE, VERMONT	SISTERS AND BROTHERS...	1.38	4/1/2021	2,200,000	1,831,700	83.26			
Totals for C - Commercial				26.31		10,336,500	9,221,500				

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
10 Total Transactions	72.45	Low InterQuartile Value	76.41 Low 90% Value of Aggregate
1,033,650 Average Sales Price	100.34	High InterQuartile Value	102.01 High 90% Value of Aggregate
922,150 Average Listed Price	27.89	InterQuartile Range	89.21 Aggregate Ratio
85.54 Average Ratio			14.35% Sampling Error
87.42 Median Ratio	30.62	Value of Outlier Low Limit	0 Number of Low Outliers
56.95 Low Ratio	142.17	Value of Outlier High Limit	0 Number of High Outliers
108.16 High Ratio	- 11.21	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.96 PRD (Regression Index)	184.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.78 COD			
1 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			

CA - Commercial Apartments

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1012928512	582-183-11202	MILLER DENNIS Location: 45 HARBOR ROAD	PHILLIPS ELIZABETH	0.40	3/25/2021	802,000	426,300	53.15			
L1653215232	582-183-10895	TRACY BUILDING LLC Location: 5224 SHELBURNE ROAD	BALTIC PROPERTIES LL...	0.99	12/31/2020	1,200,000	955,500	79.63			
Totals for CA - Commercial Apartments				1.39		2,002,000	1,381,800				

CA - Commercial Apartments

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
2 Total Transactions	53.15	Low InterQuartile Value	(6.37) Low 90% Value of Aggregate
1,001,000 Average Sales Price	79.62	High InterQuartile Value	144.41 High 90% Value of Aggregate
690,900 Average Listed Price	26.47	InterQuartile Range	69.02 Aggregate Ratio
66.39 Average Ratio			109.23% Sampling Error
66.39 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
53.15 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
79.63 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.96 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
19.94 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1979053120	582-183-13169	40 NORTHSIDE REALTY Location: 40 NORTHSIDE DRIVE	ONDOVCHICK FAMILY LI...	4.23	7/28/2021	520,000	315,100	60.60			
L425435136	582-183-12506	BRUMSTED JOHN Location: 2003 SPEAR STREET	R.L. VALLEE INC.	1.69	1/24/2020	254,500	204,700	80.43			
1161284672	582-183-13170	CHITTENDEN PROPERTIE... Location: 3303 SHELBURNE ROAD	ONDOVCHIK FAMILY LIM...	1.67	4/1/2021	325,000	377,100	116.03	O	O	O
L2012352512	582-183-10298	HELMER ELLIOTT Location: 21 THOMPSON ROAD	BRAY ROBERT	8.32	10/9/2019	268,000	212,200	79.18			
21210176	582-183-13217	HERGENROTHER CONSTRU... Location: 127 WEBSTER ROAD	TRINITY BAPTIST CHUR...	2.95	5/25/2021	450,000	395,600	87.91			
L929009664	582-183-13125	KRAHN GERD-RUDIGER Location: 473 O'BRIEN DRIVE	UTTON KELLY	1.69	1/15/2020	262,000	208,500	79.58			
L2036129792	582-183-10490	PHILO PROPERTY LLC Location: 46 MOUNT PHILO ROAD	CHUSID EILEEN	2.20	10/26/2020	180,000	163,100	90.61			
1569043520	582-183-10528	ROUTE 7 CLIMATE STOR... Location: 0 NORTHSIDE DR. (LOT 7)	JB REALTY LLP	3.77	6/24/2021	500,000	303,700	60.74			
L940253184	582-183-13108	SOARES BRUNO Location: 20 LILLY CREEK LANE	SHOVER GREGORY	0.46	4/2/2019	787,643	675,600	85.77			
665392192	582-183-10547	STEVENS, NIKKI Location: 16 IRISH HILL ROAD	STERLING LAND CO LLC	0.00	5/24/2021	458,750	448,400	97.74			
827437632	582-183-12094	STOPFORD, TRACY Location: LOT 1 KELADY DRIVE	SMITH, LAWRENCE	1.24	1/13/2022	170,000	156,200	91.88			
1504879680	582-183-13125	TOMKO, JESSE Location: 473 O'BRIEN DRIVE	KRAHN, GERD-RUDIGER	1.69	5/24/2021	275,000	208,500	75.82			
L413601792	582-183-13125	UTTON KELLY Location: 473 O'BRIEN DRIVE	MARSELLA KATHERINE	1.69	5/21/2019	262,000	208,500	79.58			
Totals for M - Miscellaneous				31.60		4,712,893	3,877,200				

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
13 Total Transactions	77.50	Low InterQuartile Value	74.69 Low 90% Value of Aggregate
362,530 Average Sales Price	91.25	High InterQuartile Value	89.85 High 90% Value of Aggregate
298,246 Average Listed Price	13.75	InterQuartile Range	82.27 Aggregate Ratio
83.53 Average Ratio			9.21% Sampling Error
80.43 Median Ratio	56.88	Value of Outlier Low Limit	0 Number of Low Outliers
60.60 Low Ratio	111.87	Value of Outlier High Limit	1 Number of High Outliers
116.03 High Ratio	36.25	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	132.49	Value of Extreme High Limit	0 Number of High Extremes/Influentials
12.86 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
L1966493696	582-183-12984	14 ASPEN LLC Location: 14 ASPEN CIRCLE	CATALDO EILEEN	0.00	7/10/2019	468,000	431,700	92.24			
513748032	582-183-12152	147 LOOMIS STREET, L... Location: 230 MARTINDALE ROAD	OXHOLM, THELMA K	0.00	9/8/2021	270,000	215,900	79.96			
L1185263616	582-183-12954	345 MORGAN DRIVE LLC Location: 345 MORGAN DRIVE	ALEXANDER DOUGLAS	0.00	7/10/2019	870,000	586,900	67.46			
1313844288	582-183-12654	ADAMS, JOHN S Location: 196 LOCUST HILL ROAD	RUTH E. UPHOLD REVOC...	0.00	9/30/2021	240,000	183,900	76.63			
L671596544	582-183-11804	ALTHEA S. PLATT REVO... Location: 135 COVINGTON LANE	WEATHERS FAMILY GST ...	0.00	8/29/2019	375,000	336,900	89.84			
L656744448	582-183-10402	AMANDA HANCOCK Location: 52 TI LANE	MATTHEW UVA	0.00	7/1/2019	215,000	162,800	75.72			
L1418153984	582-183-11147	ANDERSON KAREN Location: 123 CREEKSIDE DRIVE #20	STEWART BRENDA	0.00	1/14/2020	276,000	219,900	79.67			
1815173184	582-183-10940	ASH, III, BENJAMIN T Location: 1207 THE TERRACES	CUTTING, JOAN B	0.00	4/6/2021	155,000	112,700	72.71			
L1089179648	582-183-11879	BARON G. DANA Location: 315 ACORN LANE	O'NEIL JEANNETTE	0.00	6/30/2020	295,000	225,300	76.37			
974189632	582-183-10428	BELLUCCI, MATILDA B Location: 6134 THE TERRACES	ESTATE OF VIRGINIA F...	0.00	7/8/2021	177,000	112,400	63.50			
L1709342720	582-183-10058	BENNETT VICTORIA Location: 494 ACORN LANE	KOSKI LAUREN	0.00	9/20/2019	321,000	226,000	70.40			
L442294272	582-183-11948	BERKELEY BETH Location: 97 CREEKSIDE DRIVE	GURWITZ ELLEN	0.00	12/2/2020	290,000	213,200	73.52			
L651378688	582-183-11494	BETTY ANN CAMPBELL L... Location: 113 COVINGTON LANE	MINDELL MAUREEN	0.10	6/4/2019	375,000	331,200	88.32			
L1976979456	582-183-10971	BICKFORD WILLARD Location: 510 ACORN LANE	BORNSTEIN ALEX	0.00	5/31/2019	342,400	251,700	73.51			
1203729472	582-183-12948	BIGELOW III, BAYARD Location: 349 MORGAN DRIVE #8	DJUPEDAL, EIVIND K	0.00	6/21/2021	995,000	602,400	60.54			
1385684032	582-183-12955	BOTA 1, LLC Location: 347 MORGAN DRIVE	HANSEN, CHAD D	0.00	10/12/2021	950,000	553,800	58.29			
L1880113152	582-183-12778	BRYANT CASSANDRA Location: 61 THOMAS RD.	ESTATE OF JOHN LARRY...	0.00	10/30/2019	265,000	198,800	75.02			
L1969561600	582-183-13056	BURG JONATHAN MICHAEL... Location: 715 BAY ROAD	ELYS CHRISTINE WALK ...	0.00	8/7/2020	725,000	699,800	96.52			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1867338304	582-183-10428	CASEY, TYLER Location: 6134 THE TERRACES	BELLUCCI, MATHILDA B	0.00	2/1/2022	184,000	112,400	61.09			
L1533968384	582-183-12124	CHATFIELD DONALD Location: 173 CREEKSIDE DRIVE	LESSARD TERRI	0.00	6/25/2020	304,900	201,500	66.09			
1262451776	582-183-13068	COTE, BARBARA Location: 98 ASPEN CIRCLE	POELMANN, HUBERTUS	0.00	12/21/2021	330,000	288,100	87.30			
L1723207680	582-183-10961	COUSINS NATHANIEL Location: 346 ACORN LANE UNIT A-4	ESTATE OF ROBERT A G...	0.00	8/7/2019	313,500	249,000	79.43			
L715501568	582-183-13186	EDWARD PRECOURT TRUS... Location: 717 BAY ROAD	BROWN MITCHEL	0.00	5/22/2019	689,000	699,800	101.57			
699411520	582-183-11620	EMPLE, ALLISON V Location: 293 LOCUST HILL	RAVENSROFT, DAVID	0.00	8/20/2021	230,000	159,700	69.43			
L613953536	582-183-11853	ERKSON JOHN Location: 61 TI LANE	NORMAND RICHARD	0.00	6/26/2019	235,000	202,500	86.17			
L776019968	582-183-10472	FAIRCHILD COLLEEN Location: 78 BAY ROAD	BAY ROAD REAL ESTATE...	0.00	1/29/2021	243,000	164,800	67.82			
L924286976	582-183-10773	GERALDENE M. ROONEY ... Location: 7255 THE TERRACES	PATRICE A MACOMBER R...	0.00	10/1/2020	110,000	71,100	64.64			
1949813824	582-183-10599	GORMAN, THOMAS Location: 361 LOCUST HILL	WILLIAMSON, KYLA M	0.00	8/30/2021	250,000	182,500	73.00			
L1221672960	582-183-11353	GRENIER JUSTIN Location: 192 LOCUST HILL	KESLER RICHARD	0.00	8/11/2020	244,500	199,600	81.64			
1247896128	582-183-10632	HARRINGTON, VICTORIA Location: 460 ACORN LANE	IDLEMAN, PETER J	0.00	2/3/2022	390,000	259,300	66.49			
L1193803776	582-183-11773	HASKINS TAYLOR Location: 3412 HARBOR ROAD, UNIT 3	CONSTANCE C. SLIMMON...	0.00	5/15/2019	1,100,000	717,500	65.23			
L1569398784	582-183-11161	HAUG BENJAMIN Location: 216 LOCUST HILL UNIT 49	LEMAN KYLE FRANCES	0.00	11/1/2019	225,000	182,100	80.93			
L1322094592	582-183-12248	HAXEL BLAIR Location: 512 ACORN LANE	WORMSER GREG	0.00	8/23/2019	468,000	282,200	60.30			
L1239908352	582-183-12619	HEINGARTNER KEITH Location: 417 LOCUST HILL ROAD	HOWE ALISON	0.00	6/29/2020	205,000	174,200	84.98			
1145986112	582-183-11287	HODGKIN, ANDREW Location: 4127 THE TERRACES	KLAFF, KATHERINE M	0.00	10/21/2021	110,000	68,700	62.45			
L810614784	582-183-12982	HOLLEY BARBARA Location: 53 ASPEN CIR	ROBERTA BROOK REVOCA...	0.00	2/24/2021	489,000	410,900	84.03			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L410128384	582-183-10630	HOYT BRIAN Location: 1205 THE TERRACES	TURNER SELBY	0.00	12/3/2019	85,000	73,600	86.59			
278539328	582-183-12835	INFANTINO, VIVIAN Location: 83 TI LANE	WESLEY L. GREENE LIV...	0.00	8/31/2021	249,000	200,800	80.64			
L1235402752	582-183-11198	KANARD MARY Location: 425 LOCUST HILL	NDIMBA PITSHOU	0.00	10/30/2020	240,000	155,800	64.92			
L177811456	582-183-11254	KANIGAN TANYA Location: 354 ACORN LANE	SALATINO MARIA	0.00	11/6/2020	305,250	233,300	76.43			
672484416	582-183-12100	KING, MARY L Location: 2215 THE TERRACES	BRIGHAM, ANNE PARKER	0.00	8/12/2021	139,000	68,700	49.42			
L1364791296	582-183-11165	KUPIEC CHRISTOPHER Location: 236 MARTINDALE ROAD	ANDERSON III RICHARD	0.00	9/27/2019	267,000	215,800	80.82			
L917364736	582-183-12116	LAIRD JOSHUA Location: 172 LOCUST HILL ROAD	ARGUIN ANDREW	0.00	3/17/2020	233,500	199,600	85.48			
L727449600	582-183-10374	LARSEN ELAINE Location: 10 CREEKSIDE DRIVE	BYERS ELEANOR	0.00	2/6/2020	310,000	284,600	91.81			
11648064	582-183-11583	LENENTINE, ANDREW Location: 357 LOCUST HILL ROAD	DU, FEN	0.00	12/16/2021	265,000	196,600	74.19			
L713920512	582-183-10485	LIDDLE ABIGAIL Location: 380 ACORN LANE	CHRISTENSEN JUDITH	0.00	5/10/2019	307,500	250,700	81.53			
983061568	582-183-10762	LOITER, JEFFREY Location: 8249 THE TERRACES	RICHER, MATTHEW J	0.00	6/10/2021	116,000	68,700	59.22			
L312999936	582-183-11593	LOLLIS STUART Location: 7151 THE TERRACES	LUTTON NANCY	0.00	9/25/2020	168,000	112,400	66.90			
1775680576	582-183-10317	LONG, DEBBIE Location: 214 LOCUST HILL	ALLGAIER, NICHOLAS	0.00	12/1/2021	253,000	181,400	71.70			
1253221440	582-183-11874	LUTZ, GREGORY Location: 3416 HARBOR RD	DALCH, CHARLES	0.00	5/21/2021	995,000	603,000	60.60			
1412580416	582-183-11505	MACGREGOR, BONNIE L Location: 7258 THE TERRACES	LAWRENCE, JANET	0.00	4/28/2021	110,000	71,100	64.64			
630426688	582-183-12956	MARGUERITE DAVID DII... Location: 351 MORGAN DRIVE, UNIT 9	NORTON HOKENSON LIVI...	0.00	7/30/2021	985,000	534,100	54.22			
L1005789184	582-183-10352	MATHESON BELLE Location: 124 MARTINDALE ROAD	VIRGINIA A BURLESON ...	0.00	8/6/2019	259,000	218,500	84.36			
L1651408896	582-183-11074	MCDONALD HANNAH Location: 116 LOCUST HILL ROAD	TOUGAS JUSTIN	0.00	11/20/2020	251,565	199,600	79.34			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
221792832	582-183-13061	MILLER, RONALD G Location: 99 ASPEN CIRCLE	99 ASPEN CIRCLE, LLC	0.00	12/3/2021	545,000	395,200	72.51			
L889851904	582-183-12820	MOHAMED BASHA Location: 241 MARTINDALE ROAD	BOND FOREST	0.00	6/30/2020	280,000	215,800	77.07			
1824912448	582-183-10600	MURPHY, PHIL Location: 342 ACORN LANE	KELLEY, JOHN C	0.00	7/8/2021	330,000	230,900	69.97			
L1126203392	582-183-10869	NINA PROPERTIES LLC Location: 268 LOCUST HILL	HALL MURIEL	0.00	9/3/2020	162,000	220,600	136.17	O	O	O
15202880	582-183-10358	NISTOR, IGOR Location: 218 LOCUST HILL ROAD	ESTATE OF JEFFREY J....	0.00	3/31/2022	200,000	181,400	90.70			
L38387712	582-183-13069	PAGANELLI WILLIAM Location: 100 ASPEN CIRCLE	COOLIDGE AMY	0.00	8/21/2020	478,000	430,600	90.08			
L1052835840	582-183-13032	PARKER REVOCABLE TRU... Location: 60 ASPEN CIRCLE	RAVLIN NICOLE	0.00	9/13/2019	484,000	430,100	88.86			
751653440	582-183-12959	PARKER, CLIFTON Location: 50 DREW LANE	BISSON, JAMI RIVERS	0.00	2/17/2022	370,000	235,700	63.70			
L2006581248	582-183-12263	PATRICE A. MACOMBER ... Location: 7152 THE TERRACES	PUCK HANS	0.00	9/24/2020	160,000	112,400	70.25			
L439476224	582-183-10462	PIERRE SWICK TRUSTEE... Location: 452 ACORN LANE	CHATOFF WILLIAM	0.00	3/30/2021	385,000	241,500	62.73			
L1326338048	582-183-10194	PRICER NANCY Location: 130 COVINGTON LANE #33	ANN WAITE BIELAWSKI ...	0.00	7/7/2020	375,000	336,200	89.65			
L330743808	582-183-11428	PUCK HANS Location: 3222 THE TERRACES	FALSEN NINA	0.00	6/30/2020	104,000	68,700	66.06			
L1858109440	582-183-10762	RICHER MATHEW Location: 8249 THE TERRACES	BEAN CAROL	0.00	9/9/2020	110,000	68,700	62.45			
L234815488	582-183-12982	ROBERT BROOK REVOCAB... Location: 53 ASPEN CIRCLE	JUNAS THOMAS	0.00	3/6/2020	478,000	410,900	85.96			
180417088	582-183-13220	ROOT, JANE Location: 63 MILL RIVER LANE	MAGUIRE, LOUIS F	0.00	2/10/2022	660,000	520,700	78.89			
L1867735040	582-183-12776	ROSEN JOSEPH Location: 3408 HARBOR ROAD	JACKSON JEFFREY	0.00	7/29/2020	1,145,000	720,500	62.93			
L1347883008	582-183-11382	ROSENAU MARION Location: 8245 THE TERRACES SHELBURNE VT	LUHR REVOCABLE TRUST...	0.00	1/26/2021	170,000	111,400	65.53			
L950013952	582-183-12153	RUDY BASHA PROPERTIE... Location: 156 MARTINDALE ROAD	HILL LYDIA	0.00	2/16/2021	270,000	214,100	79.30			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L394141696	582-183-10262	RUTKOWSKI ALICE Location: 222 LOCUST HILL ROAD	THE RODNEY HAROLD BO...	0.00	2/21/2020	200,000	181,400	90.70			
754315840	582-183-12563	SADLER, ROSEMARY Location: 6235 THE TERRACES	HANSEN, ANNETTE M	0.00	3/2/2022	178,000	117,800	66.18			
154795072	582-183-10465	SAMI, SHAHEEDUL A Location: 84 BAY ROAD	CHENG, DOUGLAS	0.00	12/29/2021	320,000	192,000	60.00			
L884822016	582-183-12986	SAWABINI FREDERICK Location: 18 ASPEN CIRCLE, UNIT 3	LEWIS FAMILY LIVING ...	0.00	1/22/2021	445,000	431,300	96.92			
1430645312	582-183-11948	SCHOTTEL, PATRICK Location: 97 CREEKSIDE DRIVE	BERKERLEY, BETH	0.00	3/25/2022	335,000	213,200	63.64			
L295112704	582-183-11022	SIMMONS SUSAN Location: 2110 THE TERRACES	SWEETEN FAMILY REVOC...	0.00	8/27/2020	148,000	110,800	74.86			
988750912	582-183-10100	SLONIM, REBECCA Location: 285 LOCUST HILL	DUTTON, KIMBERLEE	0.00	5/14/2021	240,000	194,300	80.96			
L2035851264	582-183-10325	SOLOMON IAN Location: 208 LOCUST HILL ROAD	BRUDER LISE	0.00	10/15/2020	237,250	170,400	71.82			
L1990647808	582-183-10468	SPILLANE III LOWELL Location: 80 BAY ROAD	BAY ROAD REAL ESTATE...	0.00	2/12/2021	289,077	196,400	67.94			
L588140544	582-183-11004	STODDARD PETER Location: 149 COVINGTON LANE	GOOD DALE	0.00	9/21/2020	385,000	331,700	86.16			
L964984832	582-183-13086	TAYLOR PATRICIA Location: 129 ASPEN CIRCLE	GREENFIELD DAVID	0.00	1/31/2020	475,000	426,800	89.85			
1230834752	582-183-10930	THE LAURA E. CAHNERS... Location: 127 COVINGTON LANE	WINN, ALICE C	0.00	7/22/2021	497,500	331,700	66.67			
2078581312	582-183-11524	THE MELINDA PELHAM M... Location: 22 TI LANE	ZUPPO, STEPHANIE F	0.00	1/21/2022	246,000	163,200	66.34			
L467230720	582-183-11221	THURLO BRITTANY Location: 228 LOCUST HILL ROAD	SCHMIDT DAWN	0.00	7/17/2020	232,000	196,200	84.57			
L407568384	582-183-13084	VESPA RICHARD Location: 133 ASPEN CIRCLE	ELIZABETH A COLMAN R...	0.00	9/1/2020	516,000	440,600	85.39			
L1019666432	582-183-13027	WHITTAKER JAMES Location: 63 ASPEN CIRCLE	KIM E FIELDS REVOCAB...	0.00	7/15/2020	500,000	426,100	85.22			
L678871040	582-183-13085	WIEBE CHARLES Location: 131 ASPEN CIRCLE (UNIT 35, RIVERCREST ESTATES CONDOMINIUM)	SNYDER PATRICIA	0.00	4/7/2020	545,000	464,900	85.30			
L203759616	582-183-10599	WILLIAMSON KYLA Location: 361 LOCUST HILL (UNIT 13)	SCHIFFER MICHAEL	0.00	5/1/2019	198,700	182,500	91.85			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L393117696	582-183-10749	WILLIS MICHAEL Location: 122 LOCUST HILL RD	ELLIS SHANNON	0.00	11/25/2020	240,000	180,900	75.38			
L1007902720	582-183-12017	WILSON RYAN Location: 20 TI LANE	PIVIROTTO JAMES	0.00	6/7/2019	213,500	190,600	89.27			
Totals for O - Other				0.10		32,411,142	24,447,700				

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	
92 Total Transactions	66.11	Low InterQuartile Value	72.90	Low 90% Value of Aggregate
352,295 Average Sales Price	85.37	High InterQuartile Value	77.96	High 90% Value of Aggregate
265,736 Average Listed Price	19.26	InterQuartile Range	75.43	Aggregate Ratio
76.28 Average Ratio			3.35%	Sampling Error
75.55 Median Ratio	37.23	Value of Outlier Low Limit	0	Number of Low Outliers
49.42 Low Ratio	114.25	Value of Outlier High Limit	1	Number of High Outliers
136.17 High Ratio	8.34	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	143.13	Value of Extreme High Limit	0	Number of High Extremes/Influentials
13.31 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
1%	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
357 Total Transactions	66.32	Low InterQuartile Value	71.09 Low 90% Value of Aggregate
611,991 Average Sales Price	85.00	High InterQuartile Value	77.76 High 90% Value of Aggregate
455,461 Average Listed Price	18.68	InterQuartile Range	74.42 Aggregate Ratio
76.64 Average Ratio			4.49% Sampling Error
74.97 Median Ratio	38.31	Value of Outlier Low Limit	1 Number of Low Outliers
34.96 Low Ratio	113.01	Value of Outlier High Limit	7 Number of High Outliers
136.17 High Ratio	10.29	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	141.03	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.14 COD			
9 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 - 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
12 Total Transactions	72.03	Low InterQuartile Value	74.03 Low 90% Value of Aggregate
1,028,208 Average Sales Price	97.41	High InterQuartile Value	97.84 High 90% Value of Aggregate
883,608 Average Listed Price	25.38	InterQuartile Range	85.94 Aggregate Ratio
82.35 Average Ratio			13.85% Sampling Error
81.44 Median Ratio	33.95	Value of Outlier Low Limit	0 Number of Low Outliers
53.15 Low Ratio	135.49	Value of Outlier High Limit	0 Number of High Outliers
108.16 High Ratio	- 4.13	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.96 PRD (Regression Index)	173.57	Value of Extreme High Limit	0 Number of High Extremes/Influentials
17.57 COD			
1 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 - 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
14 Total Transactions	75.27	Low InterQuartile Value	74.42 Low 90% Value of Aggregate
378,064 Average Sales Price	90.93	High InterQuartile Value	88.22 High 90% Value of Aggregate
307,450 Average Listed Price	15.66	InterQuartile Range	81.32 Aggregate Ratio
82.82 Average Ratio			8.48% Sampling Error
80.01 Median Ratio	51.79	Value of Outlier Low Limit	0 Number of Low Outliers
60.60 Low Ratio	114.41	Value of Outlier High Limit	1 Number of High Outliers
116.03 High Ratio	28.31	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	137.90	Value of Extreme High Limit	0 Number of High Extremes/Influentials
12.61 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
383 Total Transactions	66.49	Low InterQuartile Value	71.97 Low 90% Value of Aggregate
616,481 Average Sales Price	85.43	High InterQuartile Value	78.39 High 90% Value of Aggregate
463,465 Average Listed Price	18.94	InterQuartile Range	75.18 Aggregate Ratio
77.04 Average Ratio			4.27% Sampling Error
75.67 Median Ratio	38.07	Value of Outlier Low Limit	1 Number of Low Outliers
34.96 Low Ratio	113.85	Value of Outlier High Limit	8 Number of High Outliers
136.17 High Ratio	9.66	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	142.27	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.17 COD			
10 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			