

Study created by Christie.Wright@vermont.gov on 11/14/2022 at 10:28 AM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L554450944	627-197-10931	43 FOUNDERS LLC Location: 43 FOUNDERS HILL RD.	PISANO VINCENT	0.87	7/31/2020	800,000	939,900	117.49			
L1534509056	627-197-10938	774 STRATTON ARLINGT... Location: 774 STRATTON ARLINGTON ROAD	POCOROBA RAY	1.20	7/24/2020	270,000	209,100	77.44			
L1869070336	627-197-10737	BAILEY DEBORAH Location: 16 SAWMILL ROAD	JAMES J O'HALLORAN J...	1.16	5/1/2020	1,080,000	1,220,600	113.02			
463060032	627-197-10220	BRYANT, KENNETH E Location: 111 WILLIS HILL CEMETERY ROAD	DUPREZ, GARY	2.20	11/19/2021	425,000	222,800	52.42			
L1226514432	627-197-11791	CALL MICHAEL Location: LOT 6 WEST JAMAICA ROAD	HJS PROPERTIES LLC	3.86	6/22/2020	28,000	44,600	159.29	O	O	
1981056064	627-197-10603	CARFI, TIMOTHY Location: 15 PIKE HOLLOW ROAD	MARULLO, JESSICA	2.01	4/23/2021	1,100,000	754,200	68.56			
L1397833728	627-197-11055	CHESTERFIELD RPM COM... Location: 312 WEST JAMAICA ROAD	ARLOA M. SCHULTZ EST...	0.41	10/8/2020	139,000	137,000	98.56			
18508352	627-197-11142	DALY, JOCELYN Location: 153 LEON STOCKER DRIVE	HEWITT, LOUISA M	3.00	3/16/2022	500,000	243,300	48.66			
155581504	627-197-10225	DAVIDSON, JOSHUA M Location: 347 STRATTON ARLINGTON ROAD	FAMILY ASSET LLC TRU...	3.47	12/20/2021	580,000	237,700	40.98			
702981184	627-197-11016	DENARO, PAUL E Location: 119 WEST RIDGE ROAD	TELSCHER, MARGARET A	1.53	5/7/2021	1,300,000	1,305,700	100.44			
L1509064704	627-197-11471	DESOTLE JAMES Location: 23 CATEY ROSE LAND	MCCAULEY CHRISTIAN	5.30	10/9/2020	1,395,000	1,164,700	83.49			
L521158656	627-197-10112	DOULIS CESAR Location: 28 CANEDY RD	BOSWORTH MICHAEL	2.00	3/24/2020	107,500	115,700	107.63			
1968487488	627-197-10828	D'SOUZA, MATTHEW Location: 399 STRATTON ARLINGTON ROAD	EBENSTEIN, MARK	3.00	11/17/2021	550,000	300,100	54.56			
1942303808	627-197-11769	FRANCIS, MICHAEL DAV... Location: 26 TAMARACK HEIGHTS (LOT 1 SOLSTICE)	TARA ANN SIRES TRUST...	0.93	6/28/2021	3,850,000	2,678,100	69.56			
1263844416	627-197-11627	FRENKEL, STEPHEN Location: 831 ROUTE 100	STACHELEK, NORMAN S	2.12	11/12/2021	525,000	297,200	56.61			
927267904	627-197-11220	GARELIK, NEAL C Location: 189 NORTH BROOKWOOD ROAD	STUGGER, DIANA	1.23	12/8/2021	1,650,000	896,600	54.34			
L1380728832	627-197-10514	GLENNON ANDREW Location: 295 WEST JAMAICA ROAD	HICKS ALLAN	1.40	6/1/2020	135,000	148,200	109.78			
2087342656	627-197-10056	JPF RENTALS, LLC Location: 310 WEST JAMAICA ROAD	BARROWS, MADYLIN M	0.52	2/4/2022	210,000	136,000	64.76			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1973238848	627-197-11268	JULIANO, BRIAN R Location: 167 LEON STOCKER DRIVE	TORRANT, DONALD R	1.60	11/9/2021	369,000	231,800	62.82			
L1314816	627-197-11340	LIQUORE JR ANTHONY Location: 150 KERRI ANN LANE	ROERNES RANDI	1.20	12/20/2019	300,000	244,400	81.47			
L283086848	627-197-11262	MARTIN KEVIN Location: 9 WILIS CEMETERY ROAD	CASSIDY MARY ANN	5.00	1/10/2020	265,000	196,400	74.11			
1936513088	627-197-11055	MCDONALD, ANTHONY C Location: 312 WEST JAMAICA ROAD	CHESTERFIELD RPM COM...	0.41	4/16/2021	220,000	137,000	62.27			
L1495552000	627-197-11466	MINERLY SEAN Location: 158 LEON STOCKER DRIVE	RIPLEY PETER	1.00	10/9/2020	260,000	207,500	79.81			
L1274503168	627-197-10080	MYERS HERBERT Location: 219 NORTH BROOKWOOD ROAD	THE MANAGEMENT TRUST...	1.17	4/24/2020	1,325,000	1,859,900	140.37	O	O	
L1628504064	627-197-11001	NIEDERHAUSER DALE Location: 540 STRATTON ARLINGTON ROAD	ROBERTS ELIZABETH	2.38	9/18/2020	282,000	246,200	87.30			
1136997440	627-197-11766	OLD NORSE PROPERTIES... Location: WILLIS CEMETERY ROAD	LEONARD, MICHAEL	3.55	6/30/2021	60,000	31,800	53.00			
L1567080448	627-197-10083	PARKIN JOHN Location: 39 ACER ROAD	ECT LLC	4.81	11/20/2020	576,300	332,700	57.73			
567434304	627-197-10261	QTRE PROPERTIES, LLC Location: 122 WILLIS CEMETERY ROAD	DRAKE INVESTMENT HOL...	2.92	9/24/2021	450,000	235,900	52.42			
L1798201344	627-197-11466	RIPLEY PETER Location: 158 LEON STOCKER DRIVE	BROWN VIRGINIA	1.00	12/23/2019	207,000	189,800	91.69			
L1650966528	627-197-11318	RONDEAU JUSTIN Location: 40 FOUNDERS HILL ROAD (STRATTON LOT 15)	JUDITH A. WAWRO TRUS...	0.77	9/14/2020	455,000	479,600	105.41			
1564714048	627-197-10442	RUBY-HORAN, MELISSA ... Location: 20 PENNY AVENUE	POLEBOYINA, SREENIVA...	2.04	5/24/2021	305,000	197,200	64.66			
62212672	627-197-10767	SEMET, ELLIOT C Location: 22 SAWMILL ROAD	POLANCO, CARMEN	1.06	2/28/2022	3,110,000	1,480,500	47.60			
143174720	627-197-11688	SORRENTINO GROUP TWO... Location: 42 PENNY AVENUE	YOUNG, DANIEL	2.90	8/2/2021	850,000	824,100	96.95			
L1565986816	627-197-11004	STEHLE DANIEL Location: 749 ROUTE 100	ELLIS TURK	0.17	2/5/2021	229,000	115,800	50.57			
1325919296	627-197-10598	STEHLIKOVA, JANA Location: 247 W JAMAICA ROAD	JOHNSON, DANIEL A	1.30	10/1/2021	110,000	89,700	81.55			
L837820416	627-197-10024	STEIN SIDNEY Location: 24 SAWMILL ROAD	ANDERSON CARL	1.60	9/23/2020	1,154,000	1,252,700	108.55			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1010401280	627-197-10214	SV PROPERTIES LLC Location: 24 NUTMEG LANE	AINSON GEOFFREY	0.50	2/19/2021	260,000	118,700	45.65			
L111173632	627-197-10047	THE 379 WEST RIDGE R... Location: 379 WEST RIDGE ROAD	BAILEY BOB	1.46	4/17/2019	550,000	532,900	96.89			
862452800	627-197-10148	TOLLENS, STIJN PIETE... Location: 130 NORTH BROOKWOOD	KESSARIS, DIMITRI	2.59	12/6/2021	800,000	768,500	96.06			
Totals for R1 - Residential with less than 6 acres				75.64		26,781,800	20,824,600				

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	
40 Total Transactions	55.08	Low InterQuartile Value	68.54	Low 90% Value of Aggregate
686,145 Average Sales Price	98.16	High InterQuartile Value	86.40	High 90% Value of Aggregate
531,543 Average Listed Price	43.08	InterQuartile Range	77.47	Aggregate Ratio
79.51 Average Ratio			11.53%	Sampling Error
75.78 Median Ratio	- 9.55	Value of Outlier Low Limit	0	Number of Low Outliers
40.98 Low Ratio	162.79	Value of Outlier High Limit	0	Number of High Outliers
159.29 High Ratio	- 74.18	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	227.41	Value of Extreme High Limit	0	Number of High Extremes/Influentials
29.23 COD				
2	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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1900889152	627-197-10665	225 WEST JAMAICA ROA... Location: 225 WEST JAMAICA ROAD	DILORENZO, JOHN V	6.20	5/5/2021	1,075,000	650,800	60.54			
1423258688	627-197-11312	CUBELL, DANIEL M Location: 178 COUNTY ROAD	SYLVESTER, BENJAMIN ...	10.30	6/18/2021	1,350,000	1,036,700	76.79			
L2065248256	627-197-10087	FOX RYAN Location: 804 STRATTON ARLINGTON ROAD	BERKELEY PHILIP	34.65	11/20/2020	297,500	275,100	92.47			
782183488	627-197-10293	HEDIGER, ERIN L Location: 38 MANICKNUNG LANE	THE JOHN C DONALDSON...	10.40	9/10/2021	440,000	269,200	61.18			
L81502208	627-197-11296	NEWHOUSE PAUL Location: 596 STRATTON ARLINGTON ROAD	UHLER MARK	11.30	1/23/2020	374,900	232,100	61.91			
941096000	627-197-11337	REMY LANE, LLC Location: 115 LEON STOCKER DRIVE	BAUCHIERO, JR, FRANK	34.40	12/3/2021	1,100,000	422,500	38.41			
L882016256	627-197-11052	SILVA THOMAS Location: 500 WEST JAMAICA ROAD	MARILYN R. SCHOCK RE...	41.00	9/3/2019	170,000	216,900	127.59			
1380795456	627-197-11501	STRATTON PROPERTY LL... Location: 873 STRATTON ARLINGTON ROAD	VERMONT PREMIER HOME...	14.31	4/26/2021	830,000	1,127,400	135.83	O	O	
L1723252736	627-197-11312	SYLVESTER BENJAMIN Location: 178 COUNTY ROAD	MATTHEWS GEORGENE	10.30	9/1/2020	1,250,000	1,036,700	82.94			
L343457792	627-197-10902	THURBER CARSON Location: 54 (& 76) STONE CABIN ROAD	PATTEN ANNE	10.20	6/11/2020	420,000	383,000	91.19			
L1815298048	627-197-11046	WILSON BENJAMIN Location: 146 PIKE HOLLOW ROAD	BYRON ANN	16.76	10/9/2020	275,000	283,800	103.20			
Totals for R2 - Residential with 6 or more acres				199.82		7,582,400	5,934,200				

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
11 Total Transactions	61.18	Low InterQuartile Value	61.68 Low 90% Value of Aggregate
689,309 Average Sales Price	103.20	High InterQuartile Value	94.84 High 90% Value of Aggregate
539,473 Average Listed Price	42.02	InterQuartile Range	78.26 Aggregate Ratio
84.73 Average Ratio			21.19% Sampling Error
82.94 Median Ratio	- 1.85	Value of Outlier Low Limit	0 Number of Low Outliers
38.41 Low Ratio	166.23	Value of Outlier High Limit	0 Number of High Outliers
135.83 High Ratio	- 64.87	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	229.25	Value of Extreme High Limit	0 Number of High Extremes/Influentials
27.56 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

S2 - Seasonal home with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
668982336	627-197-11150	CONIGLIO, MATTHEW J Location: 507 MOUNTAIN ROAD	GARY AND LINDA DIX T...	12.30	10/28/2021	180,000	108,800	60.44			
L601456640	627-197-10129	DELMONICO JASON Location: 42 FORRESTER ROAD	BROOKS JAMES	29.10	3/4/2021	185,000	202,400	109.41			
699746880	627-197-11150	PAGLIARA, LOUIS Location: 507 MOUNTAIN ROAD	CONIGLIO, MATTHEW J	12.30	2/25/2022	250,000	108,800	43.52			
Totals for S2 - Seasonal home with 6 or more acres				53.70		615,000	420,000				

S2 - Seasonal home with 6 or more acres

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
3 Total Transactions	43.52	Low InterQuartile Value	31.85	Low 90% Value of Aggregate
205,000 Average Sales Price	109.41	High InterQuartile Value	104.74	High 90% Value of Aggregate
140,000 Average Listed Price	65.89	InterQuartile Range	68.29	Aggregate Ratio
71.12 Average Ratio			53.38%	Sampling Error
60.44 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
43.52 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
109.41 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
36.33 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1766812736	627-197-10204	ADAMS, JR., JAMES S Location: ROUTE 100	LOWE, CHRISTOPHER R	14.20	9/17/2021	90,000	61,900	68.78			
L1273434112	627-197-10255	BOCCANFUSO GIUSEPPE Location: 116 WEST JAMAICA ROAD (2.9+/- ACRES)	DALLING GRANT	2.90	1/22/2020	29,000	41,700	143.79	O		
1945291840	627-197-10094	BURTIS, PATRICK R Location: ROUTE 100	BILLS, ALAN L	38.00	8/23/2021	150,000	85,500	57.00			
1477393472	627-197-10172	CALABRESE, JUSTIN Location: LEON STOCKER DRIVE	CASTLE, WILLIAM	3.00	11/23/2021	44,000	26,200	59.55			
L959881216	627-197-11757	DIAS JUSTIN Location: 62 WILLIS CEMETERY ROAD	LITTERA ROBERT	2.00	2/28/2020	16,000	24,600	153.75	O		
L1271455744	627-197-11802	DILORENZO MICHAEL Location: LOT 2 WEST JAMAICA ROAD	HJS PROPERTIES LLC	4.20	12/22/2020	55,000	45,600	82.91			
1540219968	627-197-11801	DORE, CLARK L Location: BALL FARM ROAD	BILLS, COREY	2.90	6/4/2021	55,000	41,700	75.82			
L995364864	627-197-11263	GLENNON ANDREW Location: WILLIS CEMETERY ROAD	ACKERT DAVID	12.51	9/14/2020	80,000	70,500	88.13			
L1666359296	627-197-11812	HINDE THOMAS Location: 5 CATEY ROSE LANE	WADSWORTH ROBERT	4.01	3/12/2021	55,000	45,000	81.82			
L1358176256	627-197-10204	LOWE CHRISTOPHER Location: LAND OFF ROUTE 100	COCCHIARELLI JOSEPH	14.40	7/1/2020	30,000	61,900	206.33	E		
1349145152	627-197-11386	MANN, JOHN C Location: SNOW MNT FARMS WEST (LOTS 79/80)	MARULLO, JESSICA	2.00	2/11/2022	55,000	23,200	42.18			
961365056	627-197-11386	MARULLO, JESSICA Location: SNOW MOUNTAIN FARMS WEST LOT 121&122	JAMES A MALONEY TRUS...	2.00	4/28/2021	44,000	23,200	52.73			
L113119232	627-197-11787	MASUNAGA BRIAN Location: 0 WILLIS CEMETERY ROAD LOT 10 BANKS SUBDIVISION	WICKLAND CHAD	2.50	4/29/2019	20,000	40,500	202.50	E		
L320536576	627-197-11468	NOWICKI MICHAEL Location: 44 LEON STOCKER DR (SMFW LOT #73)	BALCH MARC	1.90	10/16/2020	25,000	22,900	91.60			
1029962816	627-197-11091	SHEFFIELD, IAN D Location: 100 CANEDY ROAD	BRAZITIS, KRISTA	20.00	12/30/2021	337,000	127,100	37.72			
L1756631040	627-197-11792	SPINELLA FRANCIS Location: WEST JAMAICA ROAD	PANYARD CRISPIN	3.50	12/30/2020	42,000	40,400	96.19			
L2046988288	627-197-10873	YOUNG DANIEL Location: FAR BEYOND TRAIL	OCONNOR ANN	25.00	10/16/2019	28,000	54,000	192.86	E		
L373366784	627-197-10071	YOUNG DANIEL Location: LOT ON WILLIS CEMETERY ROAD	SEVIGNY ROBERT	17.20	2/12/2021	141,000	68,100	48.30			
Totals for W - Woodland				172.22		1,296,000	904,000				

W - Woodland

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
18 Total Transactions	55.93	Low InterQuartile Value	54.17 Low 90% Value of Aggregate
72,000 Average Sales Price	146.28	High InterQuartile Value	85.34 High 90% Value of Aggregate
50,222 Average Listed Price	90.35	InterQuartile Range	69.75 Aggregate Ratio
99.00 Average Ratio			22.35% Sampling Error
82.36 Median Ratio	- 79.59	Value of Outlier Low Limit	0 Number of Low Outliers
37.72 Low Ratio	281.81	Value of Outlier High Limit	0 Number of High Outliers
206.33 High Ratio	- 215.12	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.42 PRD (Regression Index)	417.33	Value of Extreme High Limit	0 Number of High Extremes/Influentials
49.52 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
758770752	627-197-10380	LEARY, WILLIAM J	DRAKE, KATHLEEN	4.20	9/30/2021	62,000	33,700	54.35			
		Location: LOT 21 WILLIS CEMETERY ROAD									
L59351040	627-197-10630	WILSON MARK	MONGILLO JEFFREY	1.10	7/25/2019	15,000	20,600	137.33	O		
		Location: 125 JENNIFER DRIVE, SNOW MOUNTAIN FARMS									
Totals for M - Miscellaneous				5.30		77,000	54,300				

M - Miscellaneous

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	54.35	Low InterQuartile Value	(88.45) Low 90% Value of Aggregate
38,500 Average Sales Price	137.33	High InterQuartile Value	229.48 High 90% Value of Aggregate
27,150 Average Listed Price	82.98	InterQuartile Range	70.52 Aggregate Ratio
95.84 Average Ratio			225.41% Sampling Error
95.84 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
54.35 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
137.33 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.36 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
43.29 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
L1726619648	627-197-11120	59B SNOWBRIDGE LLC	SEGALLA KEVIN	0.50	10/9/2020	1,100,000	1,091,600	99.24			
		Location: 59B SNOWBRIDGE ROAD									
1307376192	627-197-11140	A&R HAROLD STERN REV...	SANDRA BOLTAX STERN ...	0.50	2/3/2022	328,100	382,100	116.46			
		Location: 15 TAMARACK ROAD #G04B									
182887488	627-197-10647	ADELHOCK, MICHAEL	LEHNER, JOHN J	0.10	5/3/2021	525,000	388,200	73.94			
		Location: 790 STRATTON MTN ACCESS RD, VW3310									
L789921792	627-197-10034	AHERN BRENDAN	BOUSCAYROL FRANCES	0.73	1/15/2021	419,000	312,900	74.68			
		Location: 66 STYLES BRANCH ROAD, STYLES BROOK 801									
22096448	627-197-10248	ALBRIGHT FAMILY ENT....	CUTTING, MARK P	0.73	3/11/2022	538,000	283,900	52.77			
		Location: 22 HIGH POINT ROAD, #513									
L698933248	627-197-10222	ALEX JOSEPH	CONNOR THOMAS	0.01	12/16/2020	1,100,000	1,020,200	92.75			
		Location: 47-B SUN BOWL RIDGE ROAD									
L261660672	627-197-10803	ALEXIEV JORDAN	CUSHMAN PHILIP	0.00	9/11/2020	550,000	375,100	68.20			
		Location: 58 SHATTARACK ROAD D2B									
L1757356032	627-197-10207	ANDERSEN ERIK	301-A STYLES BROOK L...	0.73	1/29/2021	412,500	379,300	91.95			
		Location: 28 STYLES BRANCH ROAD, UNIT 301A									
450180160	627-197-10526	ANTONECK, RICHARD	DENMARK, SUSAN E	0.00	6/10/2021	425,500	291,600	68.53			
		Location: 771 STRATTON MTN ACCESS RD, UNIT 454									
L1137217536	627-197-11611	APPELL GORDON	HEARTHSTONE REALTY P...	0.01	11/20/2020	799,000	587,000	73.47			
		Location: 759 STRATTON ACCESS ROAD #440									
1844055104	627-197-10612	ARONSON, ROBERT	LEVIN, PAUL S	0.73	5/27/2021	435,000	308,100	70.83			
		Location: STYLES BROOK 307B									
1477309504	627-197-10854	ARRICK, GARY	GOETTELMANN, TIMOTHY...	0.73	7/8/2021	489,132	308,800	63.13			
		Location: 16 STYLES BRANCH ROAD, # 207B									
L21909504	627-197-11006	BAKER JEFFREY	VILLAGE WATCH HOLDIN...	0.10	11/23/2020	360,000	303,800	84.39			
		Location: 778 STRATTON MTN ACCESS RD., UNIT 2101									
L1153310720	627-197-11579	BALDASARE NATHAN	WEINREICH DAVID	0.01	8/9/2019	550,000	630,000	114.55			
		Location: 12 JUNIPER LANE									
29858880	627-197-11706	BARNES, ANDREA	RANCIER, MOSHE	0.00	10/27/2021	600,000	408,900	68.15			
		Location: 78 MIDDLE RIDGE ROAD, UNIT 204									
2014972992	627-197-10278	BARON, ANDREW I	BEALL, CHRISTOPHER R	0.00	5/14/2021	1,240,000	1,124,800	90.71			
		Location: 46A SUN BOWL RIDGE ROAD									
2091093056	627-197-10299	BARREDA, CHARLOTTE	VITALE, GABRIEL	0.01	7/29/2021	230,000	144,400	62.78			
		Location: 85 EAST BIRCH RD (VANTAGE POINT #14), STRATTON									
L1957961728	627-197-11031	BARTOSIAK ELIZABETH	LACY PAUL	0.50	11/24/2020	380,000	301,700	79.39			
		Location: 32 SHATTARACK ROAD									

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1430290432	627-197-11676	BAUER DAVID Location: 28B WINTERBERRY HEIGHTS	GILLESPIE JOHN	0.01	11/12/2020	755,000	647,100	85.71			
1730602048	627-197-11458	BAUSANO, MARGUERITE ... Location: 41 HIGH POINT DRIVE CROWN POINT	KELLY, KENNETH	0.10	5/3/2021	375,000	268,900	71.71			
L1684770816	627-197-11667	BEDFORD BENJAMIN Location: WINTERBERRY HEIGHTS, 16B	LINKIN-BUTLER ANDREA	0.00	10/16/2020	750,000	647,100	86.28			
L52400128	627-197-11014	BENETT EMILY MARGARE... Location: 771 STRATTON MTN ACCESS RD LONG TRAIL HOUSE 368	CASLER DONALD	0.01	11/6/2019	205,000	192,200	93.76			
343231040	627-197-10941	BERARDO, TAMARA Location: 771 STRATTON MTN ACCESS RD #356	ABOUEZZI, ZIAD E	0.00	2/22/2022	285,000	192,200	67.44			
L1841160192	627-197-11664	BERTERA MICHAEL Location: 12B WINTERBERRY HEIGHTS	WILLIAM N WARDEN IND...	0.00	10/28/2020	725,000	647,100	89.26			
L1157062656	627-197-11416	BERZOLLA GREGORY REN... Location: 49 HIGH POINT DRIVE, UNIT #A13	COHEN DAVID	0.00	11/4/2020	275,000	270,800	98.47			
398779456	627-197-11617	BILLYARD, PAUL Location: 759 STRATTON ACCESS ROAD #437	SABATH, DAVID H	0.00	5/25/2021	1,250,000	787,400	62.99			
L40755200	627-197-11672	BISCHAK JEFFREY Location: 24A WINTERBERRY HEIGHTS	TANG RICHARD	0.01	8/28/2019	875,000	810,100	92.58			
L675512320	627-197-10074	BLAILE RAYMOND Location: 18 HIGH POINT DRIVE #504	BELL MARIE	0.73	10/2/2020	250,000	283,300	113.32			
L1229869056	627-197-10370	BLAKE TRUSTEE JAMES Location: 166A SUN BOWL RIDGE ROAD	HERNDON WILLIAM	0.01	10/23/2020	975,000	965,700	99.05			
L956530688	627-197-10579	BOHONNON JESSIE Location: 122B SUN BOWL RIDGE RD (SOLSTICE UNIT 20B)	LASERSOHN THOMAS	0.00	9/4/2020	970,000	964,700	99.45			
1061485632	627-197-11305	BOLES, JOHN P Location: 50 SHATTARACK RD SLOPESIDE C2B	VON ALBRECHT, JOAN	0.50	12/17/2021	450,000	370,900	82.42			
1927179328	627-197-11513	BOLLAM, JEREMY O Location: 43 MIDDLE RIDGE RD. RISING BEAR 211	DWECK, H.P. SEAN	0.00	9/7/2021	425,000	343,200	80.75			
555080768	627-197-11092	BRAHIN, JASON ROBERT Location: 776 STRATTON MTN ACCESS RD #1303 MTN WATCH	BATCHELOR, STEVEN J	0.10	10/22/2021	520,000	255,800	49.19			
L1611726848	627-197-11081	BRANCH RICHARD Location: 16 OBER TAL DRIVE	SCHUNK NANCY	0.08	10/9/2020	415,000	336,900	81.18			
L1236164608	627-197-11353	BRAUER RICHARD Location: 761 STRATTON ACCESS RD LONG TRAIL HSE 333	WINHALL CAPITAL LLC	0.01	7/10/2019	197,000	134,100	68.07			
L1070505984	627-197-10335	BRECK GERRIANNE Location: 761 STRATTON MTN ACCESS RD, #429	BONAVOGLIA ANTHONY	0.00	2/26/2021	226,000	185,400	82.04			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1183866880	627-197-10316	BROTMAN DANIEL Location: 8 OBERTAL DRIVE #A-12	SAAD DAYLE	0.08	11/20/2020	225,000	201,500	89.56			
L1845329920	627-197-10105	BS KNEES PROPERTIES ... Location: LONG TRAIL HOUSE CONDO #258, 771 STRATTON MOUNTAIN ACCESS ROAD	BLOOM BERNARD	0.00	4/5/2019	135,000	131,800	97.63			
L935960576	627-197-11696	BURGESS DIANE Location: 78 MIDDLE RIDGE ROAD, UNIT 104	NICHITIU CODRIN	0.00	12/3/2020	415,000	408,900	98.53			
L692002816	627-197-10713	BYS JOHN Location: 771 STRATTON MOUNTAIN ROAD, UNIT 355	FARABAUGH KENNETH	0.00	2/12/2021	219,000	192,200	87.76			
1446742592	627-197-10546	BYS, JOHN Location: 761 STRATTON MTN ROAD #131	HUNTDENN,LLC	0.00	3/7/2022	260,000	185,400	71.31			
2062025280	627-197-11526	CALDERARO, JON Location: RISING BEAR 43 MIDDLE RIDGE ROAD	TOPOROFF, RUTH B	0.00	12/27/2021	591,575	447,600	75.66			
1341602880	627-197-10715	CAMPBELL, JAY R Location: 47 STYLES BRANCH ROAD, UNIT 908	LOMBARD, JEAN	0.73	12/1/2021	425,000	283,900	66.80			
L72503296	627-197-11680	CANNAVO THEODORE Location: 3B BALSAM CORNER	CYKER FREDERICK	0.01	8/22/2019	507,500	647,100	127.51			
L888410112	627-197-10460	CAPUTO ANTONIO Location: 3B STRATTON SPRINGS ROAD	KELLY MARK	0.00	3/29/2021	535,000	489,400	91.48			
L423149568	627-197-10013	CARDELLA DAVID Location: 24 SHATTERACK ROAD SLOPESIDE A2	EICHEN MITCHELL	0.50	10/9/2020	450,000	378,000	84.00			
L229539840	627-197-10564	CHO SUNGHWAN Location: 91 SUNBOWL RIDGE ROAD	SOROKOLIT ROBERT	0.00	10/2/2020	1,000,000	1,020,200	102.02			
L76292096	627-197-11601	COEN THOMAS Location: 759 STRATTON MTN ACCESS RD, UNIT#135	BLAXTER KATHERINE	0.00	11/10/2020	415,000	409,100	98.58			
L432504832	627-197-11644	COLDER STEVEN Location: 11B WOODFERN RUN	BRENNAN TIMOTHY	0.01	9/20/2019	600,000	647,100	107.85			
L1709203456	627-197-11258	CONWAY SEAN Location: 65 EAST BIRCH ROAD UNIT 59	CHARRIER MICHAEL	0.01	5/1/2019	180,000	158,800	88.22			
1195656256	627-197-10496	COREY, SUSAN Location: 771 STRATTON MOUNTAIN ACCESS ROAD #257	LORIA, D.J. B	0.00	4/22/2021	210,000	192,200	91.52			
1074740288	627-197-10150	COX, SAMUEL Location: 761 STRATTON ACCESS ROAD 331	HUTTER, RANDOLPH	0.00	12/3/2021	255,000	185,400	72.71			
L1766383616	627-197-10341	CUNIBERTI EDOARDO Location: 40 HIGH POINT DRIVE #609	MORGAN JANET	0.73	11/20/2019	310,000	308,900	99.65			
1443642432	627-197-10473	CUNNINGHAM, THOMAS J Location: 22 SHATTARACK ROAD #A5	GROVER, PAUL E	0.50	11/9/2021	615,000	353,100	57.41			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L828170240	627-197-10814	CURTIS MATTHEW Location: 152A SUN BOWL RIDGE ROAD	DYOTT STEPHEN	0.01	8/14/2020	950,000	1,020,200	107.39			
L483184640	627-197-11487	CUSHMAN PHILIP Location: 4A BASSWOOD ROW	SAUL O. LEOPOLD 2015...	0.00	10/26/2020	775,000	725,000	93.55			
L1411813376	627-197-10518	D&A REALTY LLC Location: 19 TAMARACK ROAD (55 SHATTARACK RD) SLOPESIDE G5A	HIRSCH MELVIN	0.50	10/22/2019	362,500	325,400	89.77			
L373784576	627-197-10748	DACOSTA CARLOS Location: 10 OBERTAL DRIVE #B-12	MALLET LAUREEN	0.01	10/31/2019	175,000	201,500	115.14			
L457703424	627-197-10943	D'ANDREA LEIGH Location: 771 STRATTON MTN ACCESS RD LONG TRAIL HSE 360	KUO CARISA	0.01	9/27/2019	315,000	278,100	88.29			
L126902272	627-197-11492	DARLING STEVEN Location: 8C BASSWOOD ROW	WYMBMS CHRISTIAN	0.00	10/9/2020	725,000	725,000	100.00			
1725062208	627-197-11480	DECHRISTOPHER, MICHA... Location: 10C CRANBERRY COURT TREETOP CONDO	EUGENE E WHITE INVES...	0.00	10/22/2021	835,000	725,000	86.83			
L515092480	627-197-11628	DEL RIO GOYTISOLO IG... Location: 4A VIBURNUM WAY (TREETOP10A)	CARRABBA SALVATORE	0.00	10/25/2019	640,000	682,000	106.56			
1010289728	627-197-10338	DESIMONE, TODD Location: 26 HIGH POINT DRIVE SB #602	RICHARDS, DAVID B	0.73	8/19/2021	395,000	283,300	71.72			
L2004951040	627-197-11553	DING YUMIN Location: 19 VILLAGE LODGE RD UNIT 304	ROSE MAUREEN	0.00	12/11/2020	310,000	235,700	76.03			
474825792	627-197-10861	DOHENY, JOHN K Location: 16HIGH POINT DR., 407C	PETER W. NELSON REVO...	0.73	4/23/2021	460,000	323,500	70.33			
L1984999424	627-197-10068	DOLAN FRANCIS Location: 771 STRATTON MTN ACCESS RD LONG TRAIL HOUSE 371	SIU ALBERT	0.01	6/7/2019	300,000	281,900	93.97			
L1546919936	627-197-10866	DRUCKER JASON Location: 778 STRATTON ACCESS RD # 2104	NICOLETTA ANTONIO	0.01	11/20/2020	420,000	303,800	72.33			
L284647424	627-197-10702	ELEVEN MOUNTAIN REAC... Location: 11 MOUNTAIN REACH MEWS	SHEEHAN MAUREEN TR	0.00	9/28/2020	1,575,000	1,761,700	111.85			
L1928601600	627-197-11669	ELWORTH JAMES Location: 20A WINTERBERRY HEIGHTS, (TREETOP UNIT 15A)	DAYA GROUP LLC	0.00	9/15/2020	849,000	682,000	80.33			
L77627392	627-197-11276	EMMER KEITH Location: 49 STYLES BRANCH ROAD, STYLES BROOK UNIT 906	TUNIEWICZ ROBERT	0.73	10/26/2020	379,000	314,100	82.88			
1040610368	627-197-11050	EQUINOX SOLSTICE 35A... Location: 35A SUN BOWL RIDGE ROAD	VILLAVICENCIO THEODU...	0.00	6/30/2021	1,480,000	1,128,800	76.27			
759407680	627-197-11578	ESN STRATTON LLC Location: 8C JUNIPER LANE	WILLIAMS, MICHAEL R	0.00	5/24/2021	800,000	764,700	95.59			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1750646784	627-197-11395	ESTES BLAKE Location: 31 MOUNTAIN REACH MEWS (MTN RCH UNIT 31C)	EISENSON MICHAEL	0.10	10/28/2019	1,184,000	698,200	58.97			
288869440	627-197-10448	FAHERTY, PAUL A Location: 22 HIGH POINT DRIVE, UNIT 516	PASSALACQUA, SALVATO...	0.73	8/18/2021	415,000	312,500	75.30			
L944050176	627-197-11524	FARABAUGH KENNETH Location: 43 MIDDLE RIDGE ROAD, UNIT 313	OFFNER GARY	0.00	3/19/2021	595,000	427,700	71.88			
1531200576	627-197-10345	FARESE, JOHN M Location: 778 STRATTON ACCESS ROAD #2205	CORRADO, JOHN J	0.05	4/20/2021	500,000	296,900	59.38			
155427904	627-197-11585	FINA, CRAIG Location: 759 STRATTON ACCESS ROAD #331	BROWN, MICHAEL D	0.00	5/27/2021	600,000	545,200	90.87			
1637694528	627-197-11710	FINKLER, ABRAHAM Location: 78 MIDDLE RIDGE RD FOUNDERS LODGE 209	WINHALL CAPITAL, LLC	0.00	10/29/2021	295,230	220,400	74.65			
508380224	627-197-10120	FISCHER, MICHAEL P Location: VILLAGE WATCH UNIT 4634	SENSALE, PAUL M	0.01	4/29/2021	750,000	325,700	43.43			
587721792	627-197-11545	FITZGERALD, JAMES W Location: 19 VILLAGE LODGE RD #206	BROWSE, TIMOTHY	0.01	9/17/2021	480,000	316,300	65.90			
L156565504	627-197-10156	FOUGERE DANIEL Location: 90B SUNBOWL RIDGE ROAD	GROSSMAN ROBERT	0.00	8/21/2020	1,175,000	1,068,000	90.89			
L1167187968	627-197-11483	FREED MEGHAN Location: 5C BEECHWOOD DRIVE	DOWNTOWN SPECIAL SIT...	0.01	9/18/2020	695,000	640,700	92.19			
L710049792	627-197-11141	FRIEDMAN GREG Location: 761 STRATTON ACCESS ROAD #121	STEIN SIDNEY	0.01	12/12/2019	330,000	272,300	82.52			
L1679261696	627-197-10489	GANDEL JEFFREY Location: 776 STRATTON MOUNTAIN ACCESS ROAD 1402 THE WATCH	HUI XIAO	0.10	12/16/2020	619,500	486,200	78.48			
L1021493248	627-197-10929	GARDNER SEAN Location: 49 VILLAGE SQUARE	DURTEX INVESTMENTS L...	0.00	3/26/2021	699,000	577,800	82.66			
L190943232	627-197-10591	GASKILL DONALD Location: 22 SHATTARACK ROAD	SHEA KEVIN	0.00	4/26/2019	440,000	519,900	118.16			
L1733304320	627-197-10816	GILL KATHARINE Location: 771 STRATTON MOUNTAIN ROAD	POWERS EDWARD	0.00	10/28/2019	325,000	281,900	86.74			
L436867072	627-197-10577	GIOFFRE MICHAEL Location: 116B SUN BOWL RIDGE ROAD	SEGALTRUSTEE EMILY	0.01	9/15/2020	885,000	1,020,200	115.28			
656860224	627-197-11414	GIRALICO, BENJAMIN C Location: 49 HIGH POINT DR #A32	PRINDLE, GREGORY M	0.50	5/14/2021	345,000	319,200	92.52			
L1620541440	627-197-11597	GLASER MICHAEL Location: 759 STRATTON MOUNTAIN ACCESS ROAD #134	TIBURZI JR ROBERT	0.01	10/22/2020	600,000	524,100	87.35			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
454513728	627-197-10415	GLASS, BRANDON Location: LONG TRAIL HOUSE UNIT 271	ROMANO, LISA	0.00	5/7/2021	370,000	281,900	76.19			
L226635776	627-197-11392	GOETTELMANN TIMOTHY Location: 14 STYLES BRANCH ROAD, UNIT 201	KENNY JOSEPH	0.00	4/30/2019	475,000	400,000	84.21			
1474956352	627-197-11398	GOLDMAN ASSOCIATES O... Location: 8 MOUNTAIN REACH MEWS	MARTHA N. SPECTOR RE...	0.03	5/26/2021	1,500,000	715,600	47.71			
1596192832	627-197-11107	GRAPPEL, JASON M Location: 790 STRATTON MOUNTAIN ACCESS ROAD, #3631, STRATTON, VERMONT	RJJ GROUP, LLC	0.10	4/8/2021	655,000	485,000	74.05			
L1817354240	627-197-11424	GREBLA REGINA Location: 47 HIGH POINT DRIVE	BRADY JOHN	0.50	2/12/2021	315,000	319,200	101.33			
1161316928	627-197-11693	GREEN, BRIAN K Location: 78 MIDDLE RIDGE RD, FOUNDERS #101	MARTIN, JEFFREY L	0.00	3/3/2022	775,000	501,000	64.65			
L292687872	627-197-11576	GRENANDER ANGELA Location: 8A JUNIPER LANE	WINTHROP EARL	0.01	5/22/2019	550,000	700,100	127.29			
L311009280	627-197-10186	GRIPPO ANTHONY Location: SNOWBRIDGE 12A UPPER GLADES	NEEDELL BENJAMIN	0.00	5/10/2019	1,025,000	1,091,600	106.50			
L1955184640	627-197-11615	GUNZBERG COREY Location: 759 STRATTON MTN ACCESS ROAD, #237	759 STRATTON MOUNTAI...	0.00	9/30/2020	599,000	494,100	82.49			
L1787904000	627-197-10617	HAMILTON DOUGLAS Location: 778 STRATTON MTN ACCESS RD, MTN WATCH 2403	KANSER FAMILY TRUST	0.01	8/21/2020	525,000	477,200	90.90			
L2077495296	627-197-11484	HARDING RICHARD Location: 6A BEECHWOOD DRIVE	CONNOR STEPHEN	0.00	10/2/2020	705,000	682,000	96.74			
L1673265152	627-197-11717	HARTMAN JON Location: 78 MIDDLE RIDGE ROAD, UNIT 302	LEPORATI JOSEPH PATR...	0.00	12/7/2020	349,000	365,200	104.64			
2093279808	627-197-11111	HEALEY, RICHARD H Location: 66 STYLES BRANCH ROAD	SNYDER, LESLIE A	0.73	3/28/2022	400,000	283,600	70.90			
L124932096	627-197-10896	HEMINGWAY THOMAS Location: 45 STYLES BRANCH ROAD	WAXENBERG ALAN	0.73	9/29/2020	345,000	312,800	90.67			
L1516748800	627-197-11490	HERMAN CHARLES Location: 8A BASSWOOD ROAD #9A	SKIFAST LLC	0.01	5/1/2020	587,500	725,000	123.40			
L2033844224	627-197-11516	HICKEY SEAN Location: 43 MIDDLE RIDGE RD #214	MENGER VIRGINIA	0.01	11/30/2020	535,000	447,300	83.61			
2035763776	627-197-10475	HODGSON, EDWARD P Location: 22 UPPER GLADES	ECKERT, JAMES P	0.00	3/14/2022	1,505,000	1,088,500	72.33			
L18448384	627-197-11255	HOLLANDER DAVID Location: 790 STRATTON MTN ACCESS RD #3630	TRUST U/W/O JOHN B. ...	0.00	5/30/2019	595,000	576,900	96.96			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L2092343296	627-197-10546	HUNTDENN LLC Location: 761 STRATTON MTN ACCESS RD, LTH UNIT#131	ROCHWARG SCOTT	0.00	3/9/2020	220,000	185,400	84.27			
1339987008	627-197-10691	HUNTDENN, LLC Location: 771 STRATTON MTN. ACCESS RD. UNIT 262	TRAIL HOUSE RENTALS,...	0.00	6/2/2021	220,000	187,600	85.27			
L1716080640	627-197-11700	HYMAN ERIC Location: 78 MIDDLE RIDGE RD FOUNDERS #112	RICHARD GREGG	0.00	8/30/2019	285,000	223,600	78.46			
1444185152	627-197-10028	JACK RILEY VENTURES, ... Location: 34 MOUNTAIN REACH MEWS	SMITH, ANDREW J.R.	0.03	4/30/2021	1,080,000	699,500	64.77			
L1606369280	627-197-10908	JAVETSKI JOSEPH Location: 14 OBER TAL DRIVE UNIT D-22	PEARLSTEIN STEPHANIE	0.08	12/18/2020	205,000	201,500	98.29			
L1365966848	627-197-11095	JEFFREY W. ROBERTSTR... Location: 80A SUN BOWL RIDGE ROAD	HIGGINS MICHAEL	0.01	8/5/2020	1,200,000	1,128,500	94.04			
L1298866176	627-197-11558	JESSETRUSTEE JAMES Location: 19 VILLAGE LODGE ROAD	SERELS ROSE	0.01	8/27/2020	480,000	323,600	67.42			
L2048950272	627-197-11364	JOMIDES STEVEN Location: MOUNTAIN REACH 7B	GIBBONS ELLEN	0.03	11/10/2020	1,850,000	1,382,300	74.72			
940522560	627-197-10615	JORDAN, MICHAEL C Location: 792 STRATTON MTN. ACCESS RD. VILLAGE WATCH 4205	SCOTT, ALFRED M	0.10	11/30/2021	695,000	318,600	45.84			
L709447680	627-197-11342	JOYALTRUSTEE THOMAS Location: 14 STYLES BRANCH ROAD #203C	WICKWIRE TRUSTEE JON	0.73	9/20/2019	378,000	319,700	84.58			
L418516992	627-197-11426	KAM HIGH POINT PROPE... Location: 47 HIGH POINT DRIVE #B122	NEUNER KEVIN	0.01	5/17/2019	250,000	270,200	108.08			
L1350189056	627-197-10534	KANODIA MALIKA Location: 56 STYLES BRANCH ROAD #704D	MARCUS PAUL	0.73	12/11/2020	327,500	283,300	86.50			
442911296	627-197-10917	KARMELEK, NICOLAS Location: STYLES BROOK UNIT 408B	ESTATE OF BARBARA PE...	0.73	2/16/2022	305,000	309,200	101.38			
L987979776	627-197-10459	KAZMIERCZAK KAROL ZB... Location: 75 EAST BIRCH RD, VANTAGE POINT 28	GRASSO JR RALPH	11.00	6/7/2019	182,000	150,400	82.64			
L2068086784	627-197-10281	KELLEY PAUL Location: 10 OBER TAL DRIVE	DIPRETA LAURA	0.01	11/24/2020	205,000	203,200	99.12			
L2139648000	627-197-11481	KELLY JOHN LAWRENCE Location: 5A BEECHWOOD DRIVE	O'CONNOR TRUSTEE MAU...	0.01	4/15/2019	590,000	741,700	125.71			
L332562432	627-197-10053	KELLY SEAN Location: 7D ARBOR RD, STRATTON SPRINGS	TESSIER MAURICE	0.00	3/6/2020	510,000	489,400	95.96			
L437719040	627-197-11087	KENNEDY GINA Location: 778 STRATTON MTN ACCESS RD, THE WATCH 2306	MAZZELLA ELIO	0.00	1/30/2020	750,000	580,900	77.45			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
681323584	627-197-11291	KENNEDY, JR, EDWARD ... Location: 16 OBER TAL DRIVE, UNIT E-16	MACK, CYNTHIA K	0.08	9/3/2021	251,230	213,100	84.82			
334885952	627-197-10446	KERN, SARA Location: 14 STYLES BRANCH ROAD - UNIT 205B	GOLDSMITH, MARK	0.73	7/15/2021	455,000	308,900	67.89			
2025864256	627-197-10577	KHATRI, ANDREW M Location: 116B SUNBOWL RIDGE RD (SOLSTICE 19B)	GIOFFRE, MICHAEL A	0.00	11/12/2021	1,100,000	1,020,200	92.75			
L1034838016	627-197-10481	KRAUSE ADAM Location: 54 STYLES BRANCH ROAD	BIRKHOLO THOMAS	0.73	10/25/2019	445,000	313,000	70.34			
L956989440	627-197-11704	LAFFERTY KEVIN Location: 78 MIDDLE RIDGE ROAD #202	GOLDMAN JEFFREY	0.01	1/22/2021	353,750	365,200	103.24			
L205701120	627-197-10241	LAMARINE NICOLE Location: 761 STRATTON MOUNTAIN ACCESS ROAD UNIT 329	CROSSLEY DENNIS	0.01	4/12/2019	205,000	185,400	90.44			
1944050752	627-197-11488	LEBLANC, MATTHEW T Location: 4B BASSWOOD ROW	TANACS, FERENC	0.00	10/27/2021	750,000	647,100	86.28			
L853028864	627-197-11673	LECLAIR BRADFORD Location: 24 WINTERBERRY HEIGHTS ROAD, B	VILLAVICENCIO THEODU...	0.00	8/6/2020	685,000	647,100	94.47			
L1955106816	627-197-10488	LEIN STEPHEN Location: 761 STRATTON MTN ACCESS ROAD LONG TRAIL #135	FRIEDMAN GREG	0.00	12/6/2019	220,000	191,700	87.14			
L1454645248	627-197-11303	LIBBY MATTHEW Location: 50 SHATTARACK RD., SLOPESIDE C3B	VOGEL MARK	0.50	9/17/2020	460,000	375,000	81.52			
211597376	627-197-10539	LIEBHOFF, ADAM C Location: 7B ARBOR ROAD,	BUCH, HAL N	0.00	4/16/2021	540,000	489,400	90.63			
983503424	627-197-11724	LITTON, GREGORY A Location: 78 MIDDLE RIDGE ROAD #311	KARAS, EVAN H	0.00	2/3/2022	980,000	590,600	60.27			
2094951488	627-197-10970	LITVINOFF, ADRIANNA Location: 761 STRATTON ACCESS ROAD #235	GERMANO, CARL	0.00	9/10/2021	242,500	187,800	77.44			
L1076797440	627-197-10290	LONG ISLAND PROPERTY... Location: 16 HIGH POINTDRIVE, UNIT 401D STYLES BROOK	MASCIA JOHN	0.73	2/26/2021	350,000	259,000	74.00			
L816300032	627-197-11054	LOPRESTI MICHAEL Location: 605B STYLES BROOK	TORNQUIST CLAY	0.73	10/30/2020	330,000	305,300	92.52			
1365416512	627-197-11408	LORIA, DJ B Location: 49 HIGH POINT DRIVE #A-14	NESS, SUSAN S	0.50	5/14/2021	235,000	241,300	102.68			
270142528	627-197-10779	LUBENESCU-JANSA, DAN... Location: 65 EAST BIRCH ROAD	GIRALICO, BENJAMIN C	0.11	5/25/2021	230,000	144,400	62.78			
L2046050304	627-197-10878	MACEL JEFFREY Location: 16 OBERTAL DRIVE #E15	OBER TAL E15 L.L.C.	0.01	1/17/2020	230,000	211,400	91.91			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
770677824	627-197-11694	MACK, JEFFREY G Location: 78 MIDDLE RIDGE ROAD #102	REID, CRAIG R	0.00	10/12/2021	370,000	365,200	98.70			
315962432	627-197-11331	MAHLER, MICHAEL P Location: 771 STRATTON ACCESS ROAD #361	WEITZMAN, PATRICIA D	0.00	6/11/2021	340,000	278,100	81.79			
L1884045312	627-197-10157	MANERO CHRISTOPHER Location: 65 EAST BIRCH ROAD #45	CAVALLO PIETRO	0.11	10/19/2020	195,000	150,400	77.13			
L1531650048	627-197-10652	MARCROFT KEITH Location: 16 OBERTAL DRIVE #E21	KELLY SEAN	0.01	11/22/2019	252,500	213,100	84.40			
L1778614272	627-197-11437	MARRIOTT JOHN Location: 43 HIGH POINT DRIVE CROWN POINT UNIT D12	ELSNER NORBERT	0.01	8/22/2019	199,000	209,700	105.38			
806220864	627-197-11371	MAVROUDIS, MICHAEL J Location: 77 SHATTARACK ROAD, UNIT E1A	FRANCIS, MICHAEL D. ...	0.50	7/29/2021	649,000	466,700	71.91			
619746368	627-197-11753	MBJ GLOBAL, LLC Location: 8B HARDWOOD HILL	KADY, LOUIS M	0.00	6/7/2021	785,000	647,500	82.48			
583330368	627-197-10528	MCGOUGH, KYLE Location: 77 SHATTARACK ROAD, UNIT E2	FRANCIS, MICHAEL	0.50	3/16/2022	907,220	587,500	64.76			
L1851408384	627-197-11275	MCKENNA PATRICK Location: 85 EAST BIRCH ROAD, VANTAGE POINT #9	FAWN LANE PROPERTIES...	0.00	9/13/2019	174,000	150,400	86.44			
L2047901696	627-197-11362	MELISSA SAMPSON MCMO... Location: 11 TAMARACK ROAD SLOPESIDE H-4	THE PHYLLIS A. YABLA...	0.50	3/12/2021	487,000	314,300	64.54			
L1005854720	627-197-10266	MERCADANTE LAUREN Location: 166B SUN BOWL RIDGE ROAD, SOLSTICE UNIT 28B	DEFAZIO MARK	0.01	4/30/2020	1,025,000	1,020,200	99.53			
L1290412032	627-197-11641	MITTELSTEADT CORTNEY Location: 7B WOODFERN RUN	DAYA GROUP LLC	0.01	1/22/2021	770,000	647,100	84.04			
L1480114176	627-197-11549	MONSERRATE RICARDO Location: 19 VILLAGE LODGE ROAD #210	MCCARVILL JR. JAMES	0.01	12/10/2020	625,000	538,000	86.08			
1690626624	627-197-10051	MOORE, DARYL Location: 47 STYLES BRANCH ROAD UNIT 907B	FONTANA, PAOLO	0.73	3/15/2022	565,000	313,000	55.40			
770886720	627-197-10270	MOORE, DARYL Location: 8 EAST BIRCH ROAD (STYLES BROOK 103C)	PHILIPPE BIBI & JANE...	0.73	8/20/2021	515,000	319,900	62.12			
L306814976	627-197-10483	MOSON DAVID Location: 43A SUN BOWL RIDGE ROAD (SOLTICE 43A)	HALLINAN III JOHN	0.00	6/7/2019	962,500	962,400	99.99			
L1917968384	627-197-11598	MURPHY DONNA Location: 759 STRATTON ACCESS ROAD #234	KLEINMAN MARK	0.01	2/7/2020	580,000	524,100	90.36			
1496861248	627-197-11135	NAYAR, UDAY VIR Location: 771 STRATTON MTN ACCESS RD LTH 366	NEAL, JEFFREY E	0.00	3/3/2022	499,950	290,000	58.01			

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L1941585920	627-197-11135	NEAL JEFFREY Location: 771 STRATTON MOUNTAIN ACCESS ROAD #366	STEIN SIDNEY	0.01	9/18/2020	389,500	290,000	74.45			
L610881536	627-197-11552	NORTH ACK LLC Location: LANDMARK UNIT 303	CHUN JAY	0.00	10/30/2020	575,000	392,000	68.17			
L1701920768	627-197-10671	NORTON JR. ROBERT Location: 9A ARBOR ROAD	SALE JULIAN	0.01	2/26/2021	545,000	489,400	89.80			
L1296932864	627-197-10331	OLD MONTAUK HOLDINGS... Location: 6 MOUNTAIN REACH MEWS	BARAKETT PATRICIA	0.04	10/27/2020	1,825,000	1,385,000	75.89			
1846838336	627-197-10154	OLIVER, JASON S Location: 67 STYLES BRANCH ROAD, #808	KRUGER, CHRISTOPHER ...	0.73	4/23/2021	400,000	283,200	70.80			
L2092150784	627-197-11035	ORANGE OPPORTUNITY P... Location: 761 STRATTON MOUNTAIN ACCESS ROAD LONG TRAIL 226	LT226 LLC	0.00	11/14/2019	220,000	185,400	84.27			
L377438208	627-197-11043	PAHAPILL KRISTI Location: 12 OBERTAL DRIVE, UNIT C-22	JOMIDES STEVEN	0.08	12/4/2020	255,000	201,500	79.02			
L2069303296	627-197-11009	PALADINI WILLIAM Location: 792 STRATTON ACCESS ROAD #4421	SOL REALTY LLC	0.01	3/15/2021	625,000	324,200	51.87			
1717308480	627-197-11593	PARDON, PAUL Location: 759 STRATTON MOUNTAIN ACCESS RD HEARTHSTONE 136	WALSH, JOSEPH	0.00	7/8/2021	430,000	391,500	91.05			
L1495273472	627-197-10487	PARMAN CRAIG Location: 761 STRATTON ACCESS ROAD #339	PAPADAKIS ZACHARY	0.01	1/20/2021	142,000	120,000	84.51			
2052025408	627-197-11561	PEARSON, WADE J Location: 19 VILLAGE LODGE ROAD #312	WEBER, ANTHONY W	0.00	9/17/2021	675,000	502,000	74.37			
L1655943168	627-197-10287	PENSCO TRUST CO FBO ... Location: 771 STRATTON MTN ROAD UNIT170	SEE DAVID	0.01	11/25/2019	142,000	130,200	91.69			
L1273495552	627-197-10545	POLSKY GARY Location: 16 STYLES BRANCH ROAD #210	GILLIS JOSEPH	0.02	11/23/2020	350,000	309,500	88.43			
L1744646144	627-197-10364	POROSOFF MARC Location: 776 STRATTON ACCESS ROAD #2208	FITCH TRUSTEE DANIEL	0.01	4/11/2019	410,000	309,600	75.51			
L1616908288	627-197-10815	POROSOFF MARC Location: 4B MOUNTAIN REACH MEWS	MOUNTAIN REACH #4 LL...	0.03	3/19/2021	1,250,000	1,382,300	110.58			
L1979228160	627-197-10246	PORTSMORE PAUL Location: 11 TAMARACK	STOHLER SHERRY	0.50	10/14/2020	480,000	337,400	70.29			
724850752	627-197-10870	PRATT, MICHAEL R Location: 46 MTN REACH MEWS VILLAGE SQ CONDO R2A	DIPIETRO, ANTHONY T	0.10	4/9/2021	480,000	581,000	121.04			
807013440	627-197-10201	PROOTHI, MICHAEL Location: 30 MOUNTAIN REACH MEWS RD UNIT 30	COLETTE D CLIFFORD R...	0.10	6/14/2021	980,000	699,500	71.38			

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1062849600	627-197-10456	PSICHOPAIDAS, NICK Location: 776 STRATTON MTN. ACCESS ROAD, UNIT 1305	GRACE, WILLIAM R	0.10	8/27/2021	650,000	437,600	67.32			
L1986494464	627-197-11635	PUFKO WILLIAM Location: 8B DOGWOOD TRAIL	BROWN GORDON	0.00	9/24/2020	650,000	647,100	99.55			
2111822912	627-197-10911	PUGLIESE, CHEYANNE Location: 761 STRATTON ACCESS ROAD #342	BRECK, GERRIANNE	0.01	10/29/2021	155,000	120,000	77.42			
390111808	627-197-11222	QUEST TRUST COMPANY ... Location: 771 STRATTON MOUNTAIN ACCESS ROAD, UNIT 359	BUDD, RICHARD M	0.00	1/21/2022	180,000	131,800	73.22			
L1613139968	627-197-11706	RANCIER MOSHE Location: 78 MIDDLE RIDGE ROAD FOUNDERS LODGE 204	RIVER ROAD CAPITAL L...	0.01	10/25/2019	400,000	408,900	102.23			
L819900416	627-197-10205	READY GLENN Location: 54 VILLAGE SQUARE	TINA ZERBO QPRT II	0.01	7/18/2019	575,000	608,800	105.88			
490568768	627-197-10771	REDICAN, SUSAN E Location: 761 STRATTON MTN ACCESS RD, LTH240	TWO KUBES LLC	0.00	1/4/2022	459,000	264,500	57.63			
1342892608	627-197-11266	REVOCABLE TRUST OF E... Location: 771 STRATTON MTN ACCESS RD UNIT 461	LINDA YU 2020 REVOCA...	0.00	3/25/2022	490,000	278,100	56.76			
879383104	627-197-10512	RICHARDS, DAVID B Location: 1 STRATTON SPRINGS ROAD 1F	HASKEL FAMILY 2012 G...	0.00	2/7/2022	675,000	581,500	86.15			
12975168	627-197-11737	RICHMAN, MICHAEL J Location: 78 MIDDLE RIDGE ROAD #408	LUBER, MARTIN J	0.00	12/20/2021	1,000,000	650,700	65.07			
2092193856	627-197-10282	RITSCHER, DWIGHT C Location: 761 STRATTON MTN ACCESS ROAD	229 MORRIS STREET, L...	0.00	4/9/2021	215,000	134,100	62.37			
2008369728	627-197-11035	RITSCHER, DWIGHT C Location: 761 STRATTON ACCESS ROAD #226	HUNTDENN,LLC	0.00	2/23/2022	300,000	185,400	61.80			
L2042503168	627-197-10914	ROLFES NICHOLAS Location: 22 SHATTARACK RD # A-6	ARKELL ROSALIE	0.50	11/21/2019	310,000	352,200	113.61			
2034072640	627-197-10570	RYAN, ANDREW L Location: 103A SUN BOWL RIDGE ROAD SOLSTICE	SCHEID, EDWARD H	0.00	1/3/2022	1,575,000	1,128,500	71.65			
L1901113344	627-197-11670	SAAD DAYLE Location: 20B WINTERBERRY HEIGHTS	ZALTA DAVID	0.00	5/10/2019	685,000	647,100	94.47			
L1304141824	627-197-11235	SABETTA ERIC Location: 5C ARBOR ROAD	DIAMOND JAMES	0.01	3/10/2021	405,000	352,800	87.11			
L1292353536	627-197-11477	SACKEN DIANE Location: 6 CRANBERRY COURT	ABADAN MUSTAFA	0.01	6/28/2019	625,000	725,000	116.00			
L597807104	627-197-10295	SACKS ZACHARY Location: 761 STRATTON ACCESS RD LONG TRAIL HSE 425	TORAL JOYCE ISABELLA	0.01	10/25/2019	306,000	271,600	88.76			

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L884363264	627-197-10197	SALLICK KAREN Location: 12 OBER TAL DRIVE, UNIT #C-24	CLARKE PETER	0.08	1/3/2020	260,000	213,600	82.15			
L131321856	627-197-10058	SALLICK KAREN Location: 12 OBER TAL DRIVE, UNIT #C-23	CLARKE PETER	0.08	1/3/2020	260,000	211,900	81.50			
L6492160	627-197-10730	SAMTOSHA HOLDINGS LL... Location: 15 MOUNTAIN REACH MEWS	DAVIES MARK	0.00	8/21/2020	2,500,000	1,821,900	72.88			
L2006519808	627-197-10648	SANDELL MASON Location: 58 SHATTARACK ROAD, UNIT DO4/A	KNECHTEL LYDIA	0.50	4/12/2019	375,000	302,300	80.61			
L943243264	627-197-11460	SAVAGE JOAN Location: 45 HIGH POINT DRIVE UNIT C23	DROPO DONALD	0.01	7/1/2020	220,000	209,700	95.32			
L388882432	627-197-10454	SAYAGO EDWARD Location: 20 HIGH POINT DRIVE, STYLES BROOK 510B	GOTTLIEB COREY	0.73	3/2/2020	370,000	312,500	84.46			
567751744	627-197-10755	SCHROCK, CHRISTIAN E Location: 776 STRATTON ACCESS ROAD #1401	SORELL, PETER B	0.10	6/25/2021	525,000	407,000	77.52			
L31481856	627-197-11485	SCHULTZ BRADLEY Location: 6B BEECHWOOD DRIVE	GOMES RUSSELL	0.00	12/6/2019	530,000	647,100	122.09			
L588595200	627-197-11722	SCHWARTZ GREG Location: 78 MIDDLE RIDGE ROAD #308	STEIN III SIDNEY	0.01	10/26/2020	680,000	536,100	78.84			
L923877376	627-197-11573	SCINTO ROBERT Location: 19 VILLAGE LODGE ROAD #410	HAFFNER LYNN	0.01	6/16/2020	520,000	382,200	73.50			
269150784	627-197-10623	SEKHAR, RAJAT Location: 6 HIGH POINT DRIVE	NAMATH, EDWARD	0.73	3/22/2022	505,000	269,000	53.27			
L135385088	627-197-11041	SHAFFER JOHN Location: 22 HIGH POINT DR STYLES BROOK 514	HEPNER ROSEMARIE	0.73	10/29/2019	260,000	282,800	108.77			
L1488838656	627-197-10867	SHIFRIN MICHAEL Location: 56 SHATTARACK ROAD D6	NICOLETTA ANTONIO	0.50	11/5/2020	450,000	322,700	71.71			
L187596800	627-197-10746	SHORT TAYLOR Location: 18 HIGH POINT DRIVE, STYLES BROOK 502D	CALVITTO JOSEPH	0.73	11/5/2020	322,500	284,600	88.25			
L1863385088	627-197-11085	SINKIN BEVERLY Location: 761 STRATTON ACCESS ROAD #437	DONOHUE SEAN	0.01	2/12/2021	380,000	278,600	73.32			
L1988829184	627-197-10348	SIU ALBERT Location: 771 STRATTON MT. ACCESS RD UNIT 458	KEEGAN HARRY IV	0.00	4/25/2019	495,000	382,400	77.25			
L231415808	627-197-11259	SIUDAK TRUSTEE DANIE... Location: 17 MOUNTAIN REACH MEWS	PORTNY DAVID	0.01	8/25/2020	1,325,000	909,900	68.67			
1728555072	627-197-11451	SOJKOWSKI, RICHARD H Location: 41 HIGH POINT DRIVE #E14	MORRIS, MARY ELLEN	0.50	4/1/2021	195,000	241,300	123.74			

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719758400	627-197-10717	SOL REALTY LLC Location: 776 STRATTON MOUNTAIN ROAD, UNIT 1301	CASEY, JAMES	0.10	4/15/2021	585,000	419,300	71.68			
637680704	627-197-10115	STEPHEN SCHIAVO TRUS... Location: 43 STYLES BRANCH RD (STYLES BROOK 1006B) STRATTON VT	BRACCIANTE, RONALD J	0.73	9/24/2021	455,000	313,000	68.79			
L732078080	627-197-11084	STIEGLITZ SOLSTICE L... Location: 73A SUN BOWL RIDGE ROAD, SOLSTICE	DAVIS TIMOTHY	0.01	5/8/2020	975,000	1,020,200	104.64			
761527360	627-197-10874	STOLZ, ROBERT W Location: 771 STRATTON ACCESS ROAD #471	O'DEA, BARBARA A	0.00	12/21/2021	445,000	281,900	63.35			
345975872	627-197-11507	STRATTON MONOPOLY LL... Location: 43 MIDDLE RIDGE ROAD RISING BEAR 119	MILLER-SALZMAN, MELA...	0.00	8/31/2021	581,111	447,300	76.97			
437552192	627-197-11566	SUMMERHILL VILLAS, L... Location: 19 VILLAGE LODGE ROAD #403	FELTON, LAURA K	0.00	4/30/2021	720,000	503,000	69.86			
L1404829696	627-197-11703	SUTTON JEFFREY Location: 78 MIDDLE RIDGE ROAD #200	JOHNSONTRUSTEE EILA	0.01	12/4/2020	485,000	415,500	85.67			
L1969905664	627-197-11428	SVT LLC Location: 45 HIGH POINT DRIVE # C-11	MACRI EDMOND	0.01	11/2/2020	225,000	220,500	98.00			
L1552785408	627-197-10711	SVT LLC Location: 14 OBER TAL DRIVE, UNIT D13	NEXTGEN PROPERTY INV...	0.08	12/3/2020	219,000	211,900	96.76			
L752500736	627-197-10732	SZYMCZAK TRUSTEE LUK... Location: 761 STRATTON ACCESS ROAD UNIT 141	SHATTERACK PARTNERS...	0.01	11/15/2019	145,000	120,000	82.76			
L507584512	627-197-11522	TAVEL CAROLE Location: 43 MIDDLE RIDGE ROAD, #311	RB 311 LLC	0.00	2/1/2021	425,000	343,200	80.75			
L1026826240	627-197-11639	TELGHEDER GERALD Location: 3C WOODFERN RUN, TREETOP UNIT 18C	PERRY GEORGE	0.00	9/1/2020	840,000	725,000	86.31			
1822657600	627-197-11249	THAKRAL, ANSHUL Location: 792 STRATTON MTN ACESS RD VW4206	FISCHER, MICHAEL P	0.10	7/23/2021	565,000	316,400	56.00			
L462987264	627-197-10449	THOMAS KATHERINE Location: 79 SHATTARACK ROAD #E07	FARRELL DENNIS	0.50	10/2/2020	750,000	622,700	83.03			
1691825216	627-197-11015	THURMER, KATE Location: 761 STRATTON MOUNTAIN ACCESS ROAD #242	WOODWARD, DOUGLAS A	0.00	6/21/2021	172,000	122,100	70.99			
L1979097088	627-197-11397	TIZZIO VINCENT Location: 22 MOUNTAIN REACH MEWS, UNIT 25C	MURRAY ANN	0.03	11/9/2020	1,245,000	699,500	56.18			
L111869952	627-197-11666	TOLLEY EDWARD Location: 16A WINTERBERRY HEIGHTS TREETOP	HENDERSON GORDON	0.00	9/16/2020	875,000	810,100	92.58			
L422092800	627-197-11447	TOMPKINS JILL Location: 43 HIGH POINT DRIVE, UNIT D22	NAGLE JAMES	0.00	5/10/2019	193,000	209,700	108.65			

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L1781800960	627-197-11605	TRAIL HOUSE RENTALS ... Location: 759 STRATTON MTN ACCESS RD, HEARTHSTONE #335	DEBRITO CARL	0.00	10/27/2020	465,000	409,100	87.98			
421819456	627-197-10943	TSAO, TIMOTHY C Location: 771 STRATTON ACCESS ROAD #360	D'ANDREA, LEIGH L	0.00	6/30/2021	425,000	278,100	65.44			
557945920	627-197-10189	UBRIACO, JOSEPH Location: 761 STRATTON MTN. ACCESS RD. UNITY 133	TRAIL HOUSE RENTALS,...	0.00	6/7/2021	220,000	134,100	60.95			
L1229438976	627-197-10011	VELARDO LIVIO Location: B10 OBERTAL DRIVE- OBERTAL B23	ADELHOCH JOHN	0.00	7/19/2019	185,000	211,900	114.54			
L926818304	627-197-11521	VENGROFF JOEL Location: 43 MIDDLE RIDGE ROAD RISING BEAR LODGE UNIT 310	WOLFE BRIAN	0.01	9/9/2019	510,000	430,700	84.45			
289799232	627-197-10426	VILLALOBOS, JOSE G Location: 771 STRATTON ACCESS ROAD #256	CHRISTINE R. MEO TRU...	0.00	12/21/2021	240,000	192,200	80.08			
L1817837568	627-197-11050	VILLAVICENCIO THEODU... Location: 35A SUN BOWL RIDGE ROAD SOLSTICE UNIT	HORGAN HUNTER	0.01	6/22/2020	1,150,000	1,128,800	98.16			
L1997688832	627-197-11473	VINCENT CAMPAGNOLI R... Location: 5B CRANBERRY COURT	ALEXIS TEMKIN ROANAL...	0.01	12/27/2019	589,000	647,100	109.86			
1142283328	627-197-11682	WAGENKNECHT, THEODOR... Location: 7A BALSAM CORNER	SCOTT, CHARLES T	0.00	10/22/2021	890,000	682,000	76.63			
L846442496	627-197-10825	WALL ROBERT Location: 12 OBER TAL DRIVE	BACHMAN ANDREW	0.08	11/15/2019	183,000	201,500	110.11			
1165614144	627-197-10786	WALL, CHRISTIAN Location: 62B SNOWBRIDGE ROAD	PLAUT, THOMAS F	0.00	10/15/2021	1,450,000	1,026,700	70.81			
L1212227584	627-197-10910	WALTERS SEAN Location: 28 STYLES BRANCH RD (306D STYLESBROOK)	WEDIN ENTERPRISES LP	0.73	1/25/2021	315,884	309,900	98.11			
1605723200	627-197-11533	WEISS, GREGORY Location: 43 MIDDLE RIDGE ROAD #412	BRALOWER, EDWARD M	0.01	5/28/2021	680,000	525,700	77.31			
699358272	627-197-11237	WESTON, BRIAN D Location: 778 STRATTON MTN ACCESS RD, #2204	ZUCKER, DONALD	0.10	11/5/2021	525,000	309,600	58.97			
893260864	627-197-11637	WHITE, JUSTIN DANIEL Location: 3A WOODFERN RUN	SIM, BRUCE M	0.00	5/17/2021	850,000	682,000	80.24			
L940675072	627-197-10324	WHITNEY DAVID HALL Location: 776 STRATTON MTN ACCESS RD, WATCH 1304	ECKER HOWARD	0.10	3/13/2020	467,500	255,800	54.72			
1810500672	627-197-11697	WINHALL CAPITAL LLC Location: 78 MIDDLE RIDGE RD #106	ROTH, DOUGLAS A	0.00	5/14/2021	465,000	451,700	97.14			
L1311989760	627-197-11716	WINSOR JEFFREY Location: 78 MIDDLE RIDGE ROAD # 301	FOUNDERS 301 LLC	0.01	8/14/2020	620,000	501,000	80.81			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1123618816	627-197-10506	WIXOM CHRISTOPHER Location: 45 STYLES BRANCH ROAD, STYLES BROOK #1003D	SCHMITZ MARK	0.73	10/30/2020	310,000	283,300	91.39			
L1197096960	627-197-10073	WOJTKIEWICZ JEFFREY Location: 771 STRATTON ACCESS ROAD UNIT 168	FEDORCIWTRUSTEE JOAN...	0.01	4/8/2019	210,000	199,200	94.86			
L340688896	627-197-11538	WOLFE BRIAN Location: 43 MIDDLE RIDGE ROAD, 417	MOUND ROAD LLC	0.00	4/26/2019	700,000	525,700	75.10			
828329024	627-197-11421	WOSZCZAK, JEFFREY C Location: 47 HIGH POINT DRIVE, UNIT B24	PRITCHARD, MARGARET ...	0.50	8/18/2021	265,500	241,300	90.89			
1565486144	627-197-11514	YAP, STEPHEN MOORE Location: 43 MIDDLE RIDGE RD RISING BEAR #212	STEIN, ANDREW R	0.00	9/24/2021	425,000	337,500	79.41			
665473600	627-197-10457	YESHWANT, KRISHNA C Location: SNOWBRIDGE 6A, UPPER GLADES	GRADY, MICHAEL	0.00	2/9/2022	1,000,000	1,091,600	109.16			
559746112	627-197-11517	ZABALA, RODRIGO TREL... Location: 43 MIDDLE RIDGE ROAD, RISING BEAR 215	CALI, ANTHONY J. JR	0.00	7/21/2021	575,000	419,000	72.87			
L920821760	627-197-10578	ZFO VERMONT LLC Location: SOLSTICE 122A SUN BOWL RIDGE RD	BERTSKI LLC	0.00	8/20/2020	925,000	962,000	104.00			
1696887872	627-197-10512	ZIMMERLI-HASKEL, ANN... Location: 1F STRATTON SPRINGS ROAD	BRESSNER, JON	0.00	7/12/2021	675,000	581,500	86.15			
868561984	627-197-10040	ZINMAN, JONATHAN Location: 48 MOUNTAIN REACH MEWS ROAD	RIBEIRO, AGOSTINHO	0.10	6/25/2021	1,400,000	757,800	54.13			
Totals for O - Other				47.71		146,554,182	121,673,000				

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
264 Total Transactions	72.02	Low InterQuartile Value	81.15 Low 90% Value of Aggregate
560,338 Average Sales Price	94.47	High InterQuartile Value	84.76 High 90% Value of Aggregate
464,817 Average Listed Price	22.45	InterQuartile Range	82.95 Aggregate Ratio
84.08 Average Ratio			2.18% Sampling Error
84.02 Median Ratio	38.34	Value of Outlier Low Limit	0 Number of Low Outliers
43.43 Low Ratio	128.14	Value of Outlier High Limit	0 Number of High Outliers
127.51 High Ratio	4.66	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.01 PRD (Regression Index)	161.82	Value of Extreme High Limit	0 Number of High Extremes/Influentials
15.84 COD			
19 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
7% 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
319 Total Transactions	70.81	Low InterQuartile Value	81.13 Low 90% Value of Aggregate
576,932 Average Sales Price	95.59	High InterQuartile Value	82.46 High 90% Value of Aggregate
471,911 Average Listed Price	24.78	InterQuartile Range	81.80 Aggregate Ratio
83.29 Average Ratio			0.81% Sampling Error
82.76 Median Ratio	33.64	Value of Outlier Low Limit	0 Number of Low Outliers
38.41 Low Ratio	132.76	Value of Outlier High Limit	3 Number of High Outliers
159.29 High Ratio	- 3.53	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	169.93	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.20 COD			
21 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
7% 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	58.70	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
800,000 Average Sales Price	58.70	High InterQuartile Value	0.00 High 90% Value of Aggregate
469,600 Average Listed Price	0.00	InterQuartile Range	58.70 Aggregate Ratio
58.70 Average Ratio			Sampling Error
58.70 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
58.70 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
58.70 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 **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
20 Total Transactions	55.02 Low InterQuartile Value		54.37 Low 90% Value of Aggregate
68,650 Average Sales Price	142.18 High InterQuartile Value		85.22 High 90% Value of Aggregate
47,915 Average Listed Price	87.16 InterQuartile Range		69.80 Aggregate Ratio
98.68 Average Ratio			22.09% Sampling Error
82.36 Median Ratio	- 75.73 Value of Outlier Low Limit	0 Number of Low Outliers	
37.72 Low Ratio	272.92 Value of Outlier High Limit	0 Number of High Outliers	
206.33 High Ratio	- 206.47 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.41 PRD (Regression Index)	403.66 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
49.61 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
340 Total Transactions	70.30 Low InterQuartile Value		79.50 Low 90% Value of Aggregate
552,333 Average Sales Price	96.04 High InterQuartile Value		83.61 High 90% Value of Aggregate
450,478 Average Listed Price	25.74 InterQuartile Range		81.56 Aggregate Ratio
83.09 Average Ratio			2.51% Sampling Error
82.64 Median Ratio	31.70 Value of Outlier Low Limit	0 Number of Low Outliers	25.77% Weighted Standard Deviation
37.72 Low Ratio	134.64 Value of Outlier High Limit	9 Number of High Outliers	
159.29 High Ratio	- 6.91 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.02 PRD (Regression Index)	173.25 Value of Extreme High Limit	3 Number of High Extremes/Influentials	
19.00 COD			
21 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			