

Study created by Christie.Wright@vermont.gov on 12/5/2022 at 10:18 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L765984768	738-235-10272	BABCOCK DANIEL Location: 198 SUGARBUSH ROAD	GEERER JOHN	2.20	8/31/2020	230,000	192,400	83.65			
L2111692800	738-235-10883	BELTER ELLEN Location: 994 ROUTE 44	KNIGHT JENNIFER	0.15	4/24/2020	270,000	194,000	71.85			
L286982144	738-235-10174	BOYMER JACK Location: 2620 RUSH MEADOW ROAD	OULETTE JERRY	3.64	7/6/2020	260,000	230,100	88.50			
L1911758848	738-235-10869	BRODIE JOHN Location: 1376 BLOOD HILL ROAD	WILSON LIVING TRUST	5.40	8/27/2019	299,900	364,700	121.61			
L302678016	738-235-10721	BUTRYMOWICZ ALEXANDE... Location: 2749 BROWNSVILLE HARTLAND ROAD	ZACK AMY	0.63	1/20/2021	179,900	162,000	90.05			
L988323840	738-235-10656	CAMPBELL OWEN Location: 115 HORSESHOE DRIVE	RIVERA JESUS	2.20	3/20/2020	245,000	235,100	95.96			
L559546368	738-235-10823	CICCARELLI JUSTIN Location: 75 EDSON BURKE ROAD	BELL CHARLES	2.00	12/9/2020	290,000	207,600	71.59			
L808718336	738-235-10562	COFFRAN SEAN Location: 255 SUGARBUSH ROAD	OLIVERO THOMAS	4.50	5/8/2020	237,500	283,300	119.28			
1160304704	738-235-10044	CONGDON, JAMES A Location: 902 BIBLE HILL ROAD	GULLOTTA, JUSTIN D	1.76	4/19/2021	327,500	300,500	91.76			
L34447360	738-235-10563	CORRIGAN BRENNIA Location: 367 DELANO ROAD	OLMSTEAD JASON	1.09	12/30/2019	165,000	249,200	151.03	O	O	O
946095168	738-235-10690	DAVIS, SCOTT Location: 290 VILLAGE LANE	LOUCKA, MALGORZATA	1.00	4/30/2021	249,000	135,000	54.22			
L351068160	738-235-10500	DEFAYETTE KATHERINE Location: 1191 SKI TOW ROAD	WENTZEL LAWRENCE	0.50	12/30/2019	212,000	213,200	100.57			
L1307181056	738-235-10250	DERMODY NICOLE Location: 119 SOUTH VIEW ROAD	DAMERON STACEY	4.36	9/19/2019	166,500	157,000	94.29			
L41029632	738-235-10666	DICKEY THOMAS Location: 57 BANISTER ROAD	MILLER ALISON	0.25	9/16/2019	219,000	185,700	84.79			
319315008	738-235-10781	DIMARE, JOSEPH Location: 79 SUGARBUSH ROAD	UTECHT, ERIC	2.80	11/12/2021	268,000	157,300	58.69			
1222278208	738-235-10803	DISTEFANO, MICHELLE Location: 975 SKI TOW ROAD	VODILA, JANET L	0.40	12/10/2021	299,000	184,900	61.84			
129919040	738-235-10794	DUNCAN, KENEISHA A Location: 1090 SKI TOW RD	JAMES TAUBER REVOCAB...	0.50	4/1/2021	210,000	191,400	91.14			
L67670016	738-235-10320	ENGLAND JANET Location: 456 HARRINGTON ROAD	DAVIS JEFFREY	1.74	8/15/2019	439,000	388,600	88.52			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1575903232	738-235-10398	EVANS TIMOTHY Location: 1610 BLOOD HILL ROAD	AMBACH BARBARA	1.86	6/30/2020	419,000	336,300	80.26			
740748352	738-235-10916	FAY, RICHARD J Location: 384 SKYHAWK LANE	TAFT VERMONT REALTY ...	0.98	10/5/2021	925,000	732,500	79.19			
L1557143552	738-235-10468	FOREMAN ALEXIS Location: 955 BIBLE HILL ROAD	OTT STEPHEN	1.63	6/28/2019	295,000	218,800	74.17			
L1100627968	738-235-10576	FULLUM JEAN-FRANCOIS Location: 1550 BROWNSVILLE HARTLAND ROAD	OSSMANN APRIL	1.90	12/20/2019	215,000	160,500	74.65			
1916990016	738-235-10680	HARGRAVE, MATTHEW Location: 460 SKYHAWK LANE	GRAVES, DEBORAH J	1.00	3/9/2022	460,000	190,200	41.35			
L1760501760	738-235-10120	HOWLAND JR. JOHN Location: 52 COON CLUB RD.	GUY CYNTHIA	5.00	8/6/2019	155,000	186,600	120.39			
L350138368	738-235-10477	HUGHES DAVID Location: 1496 ROUTE 44	BRETTELL DUNCAN	4.00	9/30/2019	330,000	239,900	72.70			
1771080768	738-235-10496	KEATING, MARGOT Location: 1194 BIBLE HILL ROAD	BOUFFARD, MARGARET B	5.50	7/9/2021	555,000	461,200	83.10			
L1940389888	738-235-10908	KING PETER Location: 4767 ROUTE 44	CRAPSER THOMAS	5.31	7/23/2020	290,000	211,800	73.03			
L1177538560	738-235-10524	KNIGHT JENNIFER Location: 1042 ROUTE 44	ESTATE OF IRENE BEJA...	0.50	4/24/2020	240,000	154,600	64.42			
L1347571712	738-235-10310	KOLOSKI MARK Location: 1184 HAMMOND HILL ROAD	HAMMOND PATRICIA	5.05	8/8/2019	227,500	298,000	130.99	O	O	O
L1911705600	738-235-10318	LONG DARIUS Location: 68 SPRUCE WAY	SCHWARTZ LARRY	1.10	7/30/2020	177,000	149,100	84.24			
1857770560	738-235-10601	MAYOCK, PETER P Location: 1003 VT ROUTE 44	ESTATE OF EDSON S. P...	0.50	6/7/2021	285,000	203,800	71.51			
L901726208	738-235-10969	MONTGOMERY JUSTINE Location: 868 BANISTER	MYERS BRETT	5.01	7/2/2020	320,000	288,800	90.25			
417821760	738-235-10500	OPACH, GUADENCJA Location: 1191 SKI TOW ROAD	DEFAYETTE, KATHERINE...	0.50	7/19/2021	274,000	213,200	77.81			
254939712	738-235-10779	POWELL, DAVID B Location: 436 SEEMS ROAD	MORSE, ELI S	3.80	1/18/2022	310,000	227,100	73.26			
1995365440	738-235-10371	REGIONE, RICHARD Location: 752 BROWNSVILLE-HARTLAND ROAD	HARRINGTON, DANIEL W	0.25	10/15/2021	269,000	148,300	55.13			
855413824	738-235-10636	ROBERTS, JUDITH B Location: 1777 BIBLE HILL ROAD	HOLLAND, MARK	5.01	6/11/2021	605,000	576,200	95.24			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1958682624	738-235-10498	ROCKSTEIN DAVID Location: 27 RUSH MEADOW ROAD	MCFARLIN DAVID	0.85	1/29/2021	305,000	167,800	55.02			
L1565364224	738-235-10079	RONN MAGNUS Location: 788 BIBLE HILL ROAD	KELLY GEORGE	5.00	12/20/2019	460,000	478,100	103.93			
L1012211712	738-235-10155	RYAN JAKE Location: 883 SKI TOW ROAD	KOGUT DANIEL	0.30	7/24/2020	256,500	183,100	71.38			
L921968640	738-235-10383	SCHREIBMAN JOEL Location: 252 STRAWBERRY HILL ROAD	WELLES WAYNE	1.50	8/21/2020	200,000	171,900	85.95			
L1453699072	738-235-10138	SINDELAR REID Location: 951 SKI TOW ROAD	SHAFFER CHRISTOPHER	0.50	5/29/2019	320,000	332,800	104.00			
L1154924544	738-235-10752	SPENCER PLACE LLC Location: 5693 RUSH MEADOW ROAD	2015 REV LIVING TRUS...	5.10	10/30/2019	415,000	286,000	68.92			
L132800512	738-235-10249	STAAKE MEGAN Location: 46 YODEL VALLEY ROAD	FILLEUL FRANCIS	3.00	1/25/2021	220,000	160,100	72.77			
807711296	738-235-10138	STEVENS, CHASE Location: 951 SKI TOW ROAD	SINDELAR, REID	0.50	2/28/2022	460,000	332,800	72.35			
213503040	738-235-10221	TAFT, ALEXANDER LEE Location: 1697 SHEDDSVILLE ROAD	ELLS, EDIITH L	1.63	8/27/2021	390,000	356,200	91.33			
L1977487360	738-235-10443	TANCRETI LUKE Location: 105 ROUTE 44	LIHL DORIS	1.00	8/15/2019	150,000	146,800	97.87			
L1471266816	738-235-10781	UTECHT ERIC Location: 79 SUGARBUSH ROAD	SWIRSKI LINDA	2.80	7/12/2019	163,000	157,300	96.50			
L1701298176	738-235-10803	VODILA JANET Location: 975 SKI TOW ROAD	WILLS JR FREDERICK	0.20	7/10/2020	250,000	184,900	73.96			
L1826414592	738-235-10527	WALKER JAMES Location: 4502 BROWNSVILLE HARTLAND ROAD	ESTATE OF DONALD MOR...	0.70	1/27/2021	135,000	117,500	87.04			
L51904512	738-235-10197	WEBER DAVID Location: 75 TRAFTON ROAD	DIMAURO THERESA	3.50	9/18/2020	510,000	478,700	93.86			
L2133139456	738-235-10413	WILLIAMS ASHLEY Location: 581 SKYHAWK LANE	COSTELLO KENNETH	1.20	11/22/2019	140,000	199,400	142.43	O	O	O
L1276026880	738-235-10090	WILLS JR. FREDERICK Location: 344 APPLE ORCHARD ROAD	BULLARD II ROLAND	2.15	7/2/2020	339,500	354,400	104.39			
L673710080	738-235-10803	WILLS JR. FREDERICK Location: 975 SKI TOW ROAD	KNIGHT EARL	0.40	6/3/2019	244,700	184,900	75.56			
L1233268736	738-235-10080	WOOD ADAM Location: 688 COACHING LANE	BROCK FRANK	3.50	7/15/2019	268,500	281,000	104.66			



R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L247894016	738-235-10434	827 ROUTE 44 LLC Location: 827 ROUTE 44	HUDSON ALAN	10.00	4/12/2019	413,000	378,300	91.60			
L1304379392	738-235-10840	AMMEL ROBERT Location: 3328 BROWNSVILLE HARTLAND ROAD	GLOCK LINDA	8.33	6/30/2020	285,000	237,700	83.40			
L815345664	738-235-10492	BEGEN LINDA Location: 618 BANISTER ROAD	PETERS SUSAN	12.08	9/25/2020	600,000	542,200	90.37			
L68321280	738-235-10100	BRADY TIMOTHY Location: HARTLAND BROWNSVILLE ROAD	BURTON DAVID	6.50	9/10/2019	150,000	136,000	90.67			
783547456	738-235-11005	CALLAWAY, JOHN Location: 89 SILVER HILL ROAD	PAVILION REALTY TRUS...	8.88	1/7/2022	1,100,000	787,600	71.60			
L1528766464	738-235-10860	CHACE DREW Location: 515 SHATTUCK HILL ROAD	MARY C. WHITING FAMI...	33.49	9/25/2020	525,000	498,900	95.03			
703179840	738-235-10682	DAVIS, COLLIN Location: 101 BASCOM FARM DRIVE	GARBARIO, MATTHEW	6.57	9/24/2021	660,000	470,900	71.35			
L1775460352	738-235-10139	DEXTER HEIDI Location: 255 DELANO ROAD	HILLSTRAND KRIS	42.80	11/9/2020	795,000	768,800	96.70			
1564376128	738-235-10581	DIXON, KATHLEEN Location: 53 RUSH MEADOW ROAD	GARDNER, CRAIG L	87.73	1/7/2022	785,000	483,900	61.64			
897926208	738-235-10489	DORMAN, FRANKLIN L Location: 729 JEWETT ROAD	GAJEWSKI, WILLIAM	31.40	4/28/2021	600,000	473,500	78.92			
L1927618560	738-235-10132	HALABI CHRISTOPHER Location: 683 SILVER HILL ROAD	PAUL CHAROW TRUST	10.01	7/24/2020	619,500	504,200	81.39			
L2067652608	738-235-10800	HARWOOD CATHERINE Location: 267 BROWNSVILLE HARTLAND ROAD	KURTZHALZ WILLIAM	7.50	8/10/2020	560,000	456,100	81.45			
L23732224	738-235-10777	HASTIE GLENN Location: 567 SILVER HILL ROAD	DUNNE MICHAEL	31.70	1/14/2021	260,000	227,400	87.46			
L29097984	738-235-10548	HULIHAN SIOBHAN Location: 160 STRAWBERRY HILL ROAD	BROWNSVILLE CHALET L...	7.23	11/13/2020	385,000	325,000	84.42			
L2096254976	738-235-10420	JILL E APPEL 2007 RE... Location: 117 BIBLE HILL ROAD	JUDITH A LACAVA 1992...	83.65	10/15/2020	945,000	1,007,300	106.59			
L1349050368	738-235-10424	JUDGE JENNIFER Location: 147 FARM RD	D'ANNA T.LINDSAY	10.29	11/5/2020	385,000	297,200	77.19			
L1621278720	738-235-10905	KUMPH KENNETH Location: 4677 RUSH MEADOW ROAD	SPENCER JONATHAN	20.02	7/15/2020	774,000	645,500	83.40			
827147328	738-235-10902	LEV, MARK TOBY Location: 786 BANISTER ROAD	ESTATE OF GARY E. MA...	26.18	5/7/2021	668,000	604,400	90.48			

**R2 - Residential with 6 or more acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1633041472	738-235-10856	MARCO AND SABRINA HE... Location: 974 CEMETERY ROAD	BLACKMAN, PETER F	39.06	11/15/2021	1,735,000	957,800	55.20			
269368384	738-235-10195	MEYER, STAFFORD V Location: 154 AUGER HOLE ROAD	DIKE, EDWARD C	61.50	11/23/2021	1,300,000	424,000	32.62	O	O	O
L1418252288	738-235-10520	MOORE PLACE LLC Location: 72 JAQUITH ROAD	MOORE FRANK	22.92	1/7/2020	660,000	431,300	65.35			
L1713573888	738-235-10829	O'CONNELL CALEB Location: 644 RUSH MEADOW ROAD	MOFFITT ROY	9.00	12/13/2019	187,500	200,100	106.72			
440718400	738-235-10660	OKIN-RONCA LIVING TR... Location: 1956 RUSH MEADOW ROAD	DOLITSKY, MATTHEW	11.90	6/8/2021	360,000	218,600	60.72			
L869535744	738-235-10113	ORTIZ NICHOLAS Location: 891 BANISTER ROAD	CALLAHAN J CHRISTOPH...	6.66	7/17/2020	427,500	457,700	107.06			
1565502528	738-235-10153	PERRY, CHRISTOPHER D Location: 865 KIMBALL FARM ROAD	CONNORS, DIANNE K	20.71	10/7/2021	780,000	444,500	56.99			
L86429696	738-235-10893	PYPER ALEXANDRA Location: 65 BERGLAND LANE	WULFF MADS	10.86	8/26/2020	345,000	308,500	89.42			
L2131906560	738-235-10275	SCHLESINGER TUERK Location: 607 BANISTER ROAD	GEORGIA ANN IRWIN RE...	17.60	5/30/2019	350,000	420,300	120.09			
L838217728	738-235-10057	SIMPSON ROBIN Location: 1461 BROWNSVILLE HARTLAND ROAD	BIELE JONATHAN	11.00	5/22/2019	415,000	353,600	85.20			
L1964326912	738-235-10051	STIMPLE GERALD Location: 3482 BROWNSVILLE HARTLAND RD	BERGLAND MARY BRITA	41.25	1/6/2021	590,000	508,000	86.10			
L1451888640	738-235-10913	STONE MEADOW FARM LL... Location: 197 STONE MEADOW LANE	SONYA T. PARRIOTT IR...	24.33	1/15/2021	1,825,000	1,101,200	60.34			
L1978605568	738-235-10885	VENTRISS A. WHELAN R... Location: 1073 BIBLE HILL ROAD	VAN FLEET DONNA	7.80	8/7/2020	895,000	847,100	94.65			
L681517056	738-235-10604	WARREN SETH Location: 2547 RUSH MEADOW ROAD	PILKINGTON THOMAS	9.85	9/9/2020	230,000	247,000	107.39			
L288198656	738-235-10294	WIRAK DANA Location: 968 BIBLE HILL ROAD	GRAY ROBERT	10.26	12/11/2020	525,000	440,000	83.81			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>749.06</b>		<b>21,134,500</b>	<b>16,204,600</b>				

**R2 - Residential with 6 or more acres**

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
33 Total Transactions	71.47 Low InterQuartile Value		69.66 Low 90% Value of Aggregate
640,439 Average Sales Price	93.12 High InterQuartile Value		83.69 High 90% Value of Aggregate
491,048 Average Listed Price	21.65 InterQuartile Range		76.67 Aggregate Ratio
82.89 Average Ratio			9.16% Sampling Error
84.42 Median Ratio	39.00 Value of Outlier Low Limit	1 Number of Low Outliers	
32.62 Low Ratio	125.60 Value of Outlier High Limit	0 Number of High Outliers	
120.09 High Ratio	6.53 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.08 PRD (Regression Index)	158.07 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
15.80 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
1498978880	738-235-10952	CALLAWAY, JOHN Location: CLOUGH ROAD	OLIVER, RICHARD A	17.31	3/28/2022	197,000	125,300	63.60			
L976789504	738-235-10698	LABUTTI BETSY Location: EAST ROWE HILL ROAD	CONLAN TIMOTHY	12.06	12/17/2020	95,000	143,700	151.26	O		
239117376	738-235-10964	LANE, KIMBERLY Location: SILVER HILL ROAD	BRADSTREET, ELIZABET...	18.10	5/20/2021	175,500	175,600	100.06			
L1322790912	738-235-10963	MARSICOVETERE BRIAN Location: VT RT 44	CLAY SPENCER	10.40	10/15/2020	22,000	85,200	387.27	E	O	O
465411136	738-235-10077	MCDONALD, LAURIE J Location: COWSHED TRAIL	BRADY, SEAN M	55.46	11/1/2021	264,000	231,400	87.65			
L1190141952	738-235-10508	MILEK GARY Location: ROUTE 44	GRAVELLE JASON	2.40	2/12/2021	57,500	17,200	29.91	O		
425528384	738-235-10508	MORSE, MARK E Location: ROUTE 44	MILEK, GARY	2.40	7/21/2021	60,000	17,200	28.67	O		
L93888512	738-235-11005	PAVILION REALTY TRUS... Location: 89 SILVER HILL ROAD	SILVER HILL FARM LLC	8.88	4/23/2020	66,000	131,000	198.48	E		
L650346496	738-235-10973	PUZELLA MARK Location: RUSH MEADOW ROAD	LAFLAMME TODD	11.20	9/14/2020	140,000	128,200	91.57			
L1548492800	738-235-10134	WEISS JOSEPH Location: 285 RUSH MEADOW ROAD	CHASTENAY TONY	22.19	2/12/2021	279,900	161,600	57.73			
<b>Totals for M - Miscellaneous</b>				<b>160.40</b>		<b>1,356,900</b>	<b>1,216,400</b>				

**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
10 Total Transactions	50.78	Low InterQuartile Value	67.80 Low 90% Value of Aggregate
135,690 Average Sales Price	163.07	High InterQuartile Value	111.49 High 90% Value of Aggregate
121,640 Average Listed Price	112.29	InterQuartile Range	89.65 Aggregate Ratio
119.62 Average Ratio			24.36% Sampling Error
89.61 Median Ratio	- 117.65	Value of Outlier Low Limit	0 Number of Low Outliers
28.67 Low Ratio	331.50	Value of Outlier High Limit	1 Number of High Outliers
387.27 High Ratio	- 286.09	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.33 PRD (Regression Index)	499.94	Value of Extreme High Limit	0 Number of High Extremes/Influentials
73.77 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			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L190414848	738-235-10287	AHERN BARRY Location: 95 MOUNTAINS EDGE RD UNIT 110	BACKCOUNTRY PROPERTI...	0.00	8/28/2020	140,000	122,000	87.14			
2052357184	738-235-10178	BROPHY, THOMAS Location: 104 DEER RUN UNIT C11	ERICKSON, DENNIS	0.00	1/5/2022	223,800	103,900	46.43			
1686584384	738-235-10369	BURAK, CARL Location: 127 MOUNTAINS EDGE ROAD, UNIT 207	NOLAN, III, HAROLD J	0.00	11/19/2021	189,000	100,200	53.02			
910205504	738-235-10615	CAPUTO, ERICA Location: 108 MOUNTAINS EDGE ROAD, UNIT 308	SILVER, DANIEL A	0.00	1/28/2022	230,000	105,900	46.04			
L1457471488	738-235-10780	CICCARELLI ALYSSA Location: 814 SKI TOW ROAD, UNIT 1	SWIFT MEL	0.00	10/30/2020	82,000	83,300	101.59			
481324096	738-235-10652	CICCARELLI, ALYSSA Location: 851 SKI TOW ROAD, UNIT 6	SOHO, JACOB	0.00	9/24/2021	86,000	55,300	64.30			
L374935552	738-235-10140	CROWLEY JILL Location: 138 DEER RUN ROAD #B10	HOWLAND JR. JOHN	0.00	11/22/2019	128,000	103,900	81.17			
431707200	738-235-10202	CROWLEY, JILL F Location: 174 DEER RUN ROAD	WHITE, WILLIAM J	0.00	6/9/2021	158,400	103,900	65.59			
L2081103872	738-235-10350	DAVIS CHARLES Location: 72 MOUNTAIN EDGE ROAD	HOOPS ANA	0.00	8/6/2019	131,000	116,400	88.85			
L521408512	738-235-10665	DECUOLLO LYNN Location: 74 MOUNTAIN EDGE ROAD UNIT 409	AUGELLO MARIA	0.00	11/5/2019	145,000	116,400	80.28			
548518976	738-235-10943	DOUGLAS, KATHLEEN Location: 295 HOTEL ROAD #204, AKA #13	27GR, LLC	0.00	12/10/2021	130,000	100,300	77.15			
2115040320	738-235-10106	ELLISON, ALYSSA M Location: 815 SKI TOW ROAD	BUTTON, ALTON F	0.00	7/16/2021	75,000	53,200	70.93			
L1803845632	738-235-10178	ERICKSON DENNIS Location: 104 DEER RUN ROAD, UNIT C11	HART THOMAS	0.00	2/6/2020	122,500	103,900	84.82			
L752050176	738-235-10650	GEORGE JOHN Location: 127 MOUNTAIN'S EDGE UNIT 211	FALLON MEGHAN	0.00	12/3/2020	144,900	100,200	69.15			
L1288970240	738-235-10703	HOWE CHRISTINA Location: 108 MOUNTAIN EDGE ROAD UNIT 311	TWEEDY JAMES	0.00	9/27/2019	129,000	116,400	90.23			
1521222208	738-235-10799	HUGHES, JANE Location: 602 MOUNTAINS EDGE CONDOMINIUMS	TIDEWATCH LLC	0.00	12/31/2021	245,000	115,900	47.31			
474194496	738-235-10323	INVESTMENTS, CALCULA... Location: 815 SKI TOW RD	HARTENSTINE, TRUSTEE...	0.00	1/28/2022	80,000	53,200	66.50			
L168054784	738-235-10379	KUBIC VINCENT Location: 138 DEER RUN ROAD B9	JOYCE TERESA	0.00	12/4/2019	110,000	89,100	81.00			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
536362048	738-235-10417	LAKE, HANNAH Location: 127 MTNS EDGE RD 202	RIDGEBACK PROPERTIES...	0.00	11/8/2021	225,000	111,800	49.69			
705190976	738-235-10945	LANGDON, RYAN Location: 295 HOTEL ROAD #17 AKA 304	ACKER PROPERTIES, LL...	0.00	11/9/2021	120,000	96,200	80.17			
62225472	738-235-10687	LAVIOLA, KRISTYN Location: 70 MOUNTAIN EDGE ROAD, UNIT 606	REVOCABLE LIVING TRU...	0.00	12/8/2021	225,000	115,900	51.51			
L2131214336	738-235-10890	LEONARD JOHN Location: 70 MOUNTAIN EDGE ROAD, UNIT 612	JAYNES BURTON	0.00	5/28/2019	130,000	115,900	89.15			
L695341056	738-235-10770	MAURER AMELIA Location: 72 MOUNTAIN'S EDGE ROAD, UNIT 501	GLOCK-SHAMBO ERIN	0.00	5/31/2019	129,000	116,400	90.23			
L1911169024	738-235-10725	MCCLURE AMY Location: UNIT 502 MOUNTAINS EDGE ROAD	SMYRNIOS DIMITROIS	0.00	1/22/2021	162,500	115,900	71.32			
L2064867328	738-235-10610	MONROE CASSEL JOHN Location: 127 MOUNTAIN EDGE ROAD #201	GERBINO ROBERT	0.00	7/12/2019	125,000	100,200	80.16			
553966656	738-235-10770	PAVIDIS, EMILY Location: 72 MOUNTAINS EDGE #501	MAURER, AMELIA K	0.00	11/12/2021	225,000	116,400	51.73			
1810195008	738-235-10620	RAMIREZ, CONNIE L Location: 603 MOUNTAINS EDGE	HETNIK, BRENDA J	0.00	1/28/2022	233,145	116,400	49.93			
938025536	738-235-10091	RITTERBUSH, IAN M Location: 789 SKI TOW ROAD, UNIT 2	MONTAGNA, ROBERT J	0.00	1/31/2022	89,500	56,500	63.13			
2126862912	738-235-10140	ROBINSON, DALE A Location: 138 DEER RUN ROAD (B10)	CROWLEY, JILL	0.00	3/31/2022	249,000	103,900	41.73			
L1019445248	738-235-10365	SEARLE NATALIE Location: 70 MOUNTAINS EDGE RD. UNIT 608 WEST WINDSOR	BENNETT DAVID	0.00	11/25/2020	142,800	99,900	69.96			
L525361152	738-235-10217	SNYDER PETER Location: 108 MOUNTAINS EDGE ROAD #312	EGGLESTON SR. KENNET...	0.00	12/30/2020	150,000	115,900	77.27			
L837664768	738-235-10942	TRALEE LLC Location: 295 HARD ROAD, UNIT A208LD	NEVER LLC	0.00	6/18/2020	46,250	100,300	216.86	E	E	E
L1443500032	738-235-10946	TRALEE PROPERTIES Location: 295 HOTEL ROAD, A303	JENNINGS DONALD	0.00	6/18/2020	46,250	96,200	208.00	E	E	E
L1708138496	738-235-10655	WAITE DANIEL Location: 95 MOUNTAINS EDGE ROAD, UNIT 109	SULLIVAN RICHARD	0.00	11/20/2019	135,000	109,300	80.96			
L198402048	738-235-10202	WHITE WILLIAM Location: 174 DEER RUN ROAD, UNIT A1	STIVER MICHAEL	0.00	7/20/2020	129,110	103,900	80.47			
L1540571136	738-235-10233	YOUNG RICHARD Location: 95 MOUNTAINS EDGE, UNIT 111	RIEPE MARY	0.00	11/23/2020	125,000	109,300	87.44			
<b>Totals for O - Other</b>				<b>0.00</b>		<b>5,237,155</b>	<b>3,643,700</b>				

**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
36 Total Transactions	55.54	Low InterQuartile Value	62.42 Low 90% Value of Aggregate
151,313 Average Sales Price	86.56	High InterQuartile Value	71.59 High 90% Value of Aggregate
101,388 Average Listed Price	31.02	InterQuartile Range	67.01 Aggregate Ratio
71.07 Average Ratio			6.83% Sampling Error
74.24 Median Ratio	9.02	Value of Outlier Low Limit	0 Number of Low Outliers
41.73 Low Ratio	133.09	Value of Outlier High Limit	2 Number of High Outliers
101.59 High Ratio	- 37.51	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	179.61	Value of Extreme High Limit	2 Number of High Extremes/Influentials
18.22 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
3% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**Class - 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
125 Total Transactions	71.13	Low InterQuartile Value	74.82 Low 90% Value of Aggregate
349,351 Average Sales Price	91.47	High InterQuartile Value	82.33 High 90% Value of Aggregate
274,504 Average Listed Price	20.34	InterQuartile Range	78.58 Aggregate Ratio
81.37 Average Ratio			4.77% Sampling Error
81.39 Median Ratio	40.62	Value of Outlier Low Limit	1 Number of Low Outliers
32.62 Low Ratio	121.97	Value of Outlier High Limit	5 Number of High Outliers
151.03 High Ratio	10.12	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	152.48	Value of Extreme High Limit	2 Number of High Extremes/Influentials
18.56 COD			
2 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			

**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	71.12 Low InterQuartile Value		0.00 Low 90% Value of Aggregate
215,000 Average Sales Price	71.12 High InterQuartile Value		0.00 High 90% Value of Aggregate
152,900 Average Listed Price	0.00 InterQuartile Range		71.12 Aggregate Ratio
71.12 Average Ratio			Sampling Error
71.12 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
71.12 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
71.12 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
10 Total Transactions	50.78	Low InterQuartile Value	67.80 Low 90% Value of Aggregate
135,690 Average Sales Price	163.07	High InterQuartile Value	111.49 High 90% Value of Aggregate
121,640 Average Listed Price	112.29	InterQuartile Range	89.65 Aggregate Ratio
119.62 Average Ratio			24.36% Sampling Error
89.61 Median Ratio	- 117.65	Value of Outlier Low Limit	0 Number of Low Outliers
28.67 Low Ratio	331.50	Value of Outlier High Limit	1 Number of High Outliers
387.27 High Ratio	- 286.09	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.33 PRD (Regression Index)	499.94	Value of Extreme High Limit	0 Number of High Extremes/Influentials
73.77 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			



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	
136 Total Transactions	70.20	Low InterQuartile Value	74.88	Low 90% Value of Aggregate
336,773 Average Sales Price	91.72	High InterQuartile Value	82.21	High 90% Value of Aggregate
264,523 Average Listed Price	21.51	InterQuartile Range	78.55	Aggregate Ratio
80.99 Average Ratio			4.66%	Sampling Error
81.28 Median Ratio	37.93	Value of Outlier Low Limit	3	Number of Low Outliers
28.67 Low Ratio	123.99	Value of Outlier High Limit	8	Number of High Outliers
151.26 High Ratio	5.66	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	156.26	Value of Extreme High Limit	4	Number of High Extremes/Influentials
19.75 COD				
3	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			