Study created by Christie.Wright@vermont.gov on 10/31/2022 at 2:32 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer Selle	er	Acres	Sale Date	Sale Price	Listed Value	Ratio	Т	С	Cat
145887808	765-243-10317	BOHN, LINDA GOOI	DBAND, ASA	0.89	11/12/2021	175,000	106,000	60.57			
		Location: 5303 WINDHAM HILL ROAD)								
L1269121024	765-243-10587	CERVENY JUNE BARK	ON SHIRA	0.45	2/12/2020	135,000	150,000	111.11			
		Location: 875 WEST WINDHAM ROAD)								
L769687552	765-243-10067	CHOBOR CHRISTOPHER SMITI	HJARED	0.70	2/11/2021	76,000	70,000	92.11			
		Location: 937 ROUTE 121									
529896512	765-243-10479	COLEMAN, BRIAN N PENN	IEY, III, WILLIAM	0.70	6/4/2021	229,000	116,000	50.66			
		Location: 19 HARRINGTON ROAD									
L1441906688	765-243-10591	CROCKFORD KATE SICIG	NANO GARY	1.39	1/5/2021	336,000	212,000	63.10			
		Location: 31 TIMBER RIDGE ROAD									
L1022476288	765-243-10227	CURTIS ADAM VINCI	SCOTT	1.30	12/31/2020	200,000	143,000	71.50			
		Location: 603 GLEBE MOUNTAIN RO	AD								
548432960	765-243-10548	FORTE, JOSEPH, JR. S TIMO	THY, PATRICK	1.10	9/22/2021	313,750	145,000	46.22			
		Location: 174 SPRUCE ROAD									
122820160	765-243-10092	GOLDBERG, DANIEL BARR	ROS, TARA N	3.29	3/7/2022	330,000	130,000	39.39			
		Location: 68 GLEBE MOUNTAIN ROA	D								
1090606144	765-243-10585	GOLEBIEWSKI, JOHN RECO	ORD, MICHAEL	0.90	6/16/2021	150,000	50,000	33.33			
		Location: 291 WINDHAM SPRINGS R	DAD								
1478288448	765-243-10676	GRAVES, ERIC A WINC	HESTER, MICHELLE	3.07	5/12/2021	200,000	186,000	93.00			
		Location: 1353 BURBEE POND ROAD)								
L167002112	765-243-10266	HAHN PHILIP THE M	MARGARET S. GRIM	3.10	1/21/2020	339,000	325,000	95.87			
		Location: 7038 WINDHAM HILL RD.									
L687898624	765-243-10153	HODDER CYDNEY JONE	S DEBORAH	4.16	10/16/2020	250,000	136,000	54.40			
		Location: 199 FARR LANE									
770785856	765-243-10099	JENKINS, NATHAN CALD	WELL, ZACHARY N	0.80	1/3/2022	106,000	150,000	141.51			
		Location: 3128 WINDHAM HILL ROAD)								
373544000	765-243-10674	KOVNATSKY, ILYA WEIT	ZEL, ROBERT J	1.00	6/7/2021	370,000	110,000	29.73			
		Location: 650 BIRCH HILL RD									
L1084399616	765-243-10458	LECLERC VALERIE DIAZ	DANIEL	4.00	8/4/2020	172,000	128,000	74.42			
		Location: 3407 WINDHAM HILL RD									
L1222975488	765-243-10215	LEWIS DAVID PARE	JACQUELINE	0.23	10/28/2020	87,600	95,000	108.45			
		Location: 92 ABBOTT ROAD									
2002930752	765-243-10054	MAZZA, JAMES WAKE	ER-CASEY LLC	0.88	8/6/2021	389,000	295,000	75.84			
		Location: 71 LOWER BIRCH CIRCLE									
345495104	765-243-10170	MOFFETT, KELLEY M ROLA	ND, BRETT C	1.00	3/11/2022	275,000	215,000	78.18			
		Location: 561 BIRCH HILL ROAD									

R1 - Residential with less than 6 acres

840950848 765-243-10550 PENNY, THOMAS L SADOSKI, JR, ROGER J 1.90 5/7/2021 48,000 32,000 66.67 L374591488 765-243-10559 R.KJ. GREEN STREET WALLACE ARTHUR 4.90 5/3/2019 265,000 180,000 67.92 L0cation: 832 HITCHCOCK HILL RD Location: 832 HITCHCOCK HILL RD 10/27/2021 449,000 422,800 94.16 L526557184 765-243-10594 ROTH, RAYMOND D MCCOY, MARY 5.14 10/27/2021 449,000 422,800 94.16 L526557184 765-243-43648 SACRAMORE FREDERICK FITZPATRICK PHILIP 4.54 11/10/2021 436,000 486,000 42.66 L526557184 765-243-10373 SAUNDERS, JASON CHASE, JEFFERY A 1.40 11/10/2021 436,000 186,000 42.66 L1289191424 765-243-10373 SAUNDERS, JASON CHASE, JEFFERY 2.34 3/17/2021 280,000 131,000 46.79 L168348288 765-243-10315 STORI ANA MARIA WHEELER JEFFREY 2.34 3/17/2021 280,700 <t< th=""><th>ТСС</th><th>Ratio</th><th>Listed Value</th><th>Sale Price</th><th>Sale Date</th><th>Acres</th><th>Seller</th><th>Buyer</th><th>SPAN</th><th>Doc ID</th></t<>	ТСС	Ratio	Listed Value	Sale Price	Sale Date	Acres	Seller	Buyer	SPAN	Doc ID
L374591488 765-243-10059 R.K.I. GREEN STREET WALLACE ARTHUR 4.90 5/3/2019 265,000 180,000 67.92 1081302080 765-243-10594 ROTH, RAYMOND D MCOV, MARY 5.14 0/27/2021 449,000 422,800 94.16 L526557184 765-243-30848 SACRAMONE FREDERICK FITZPATRICK PHILIP 4.54 11/10/2021 725,000 635,000 87.59 L526557184 765-243-10373 SAUNDERS, JASON CHASE, JEFFERY A 1.40 11/10/2021 436,000 186,000 42.66 L2289191424 765-243-1039 SLVERS MARK FLYNN BRIAN 1.03 3/26/2021 280,000 131,000 46.79 L1289191424 765-243-1039 SLVERS MARK FLYNN BRIAN 1.03 3/26/2021 280,000 131,000 46.79 L166342288 765-243-10419 VANASER FRYAN SULLIVAN JOHN 1.02 9/29/2020 240,000 150,000 62.50 L55313256 765-243-10429 VARASER FRYAN SULLIVAN JOHN 1.20 9/29/2020 240,000 150,000 62.50 L53313256 765-243-10429		66.67	32,000	48,000	5/7/2021	1.90	SADOSKI, JR, ROGER J	PENNY, THOMAS L	765-243-10550	840950848
Location: 832 HITCHCOCK HILL RD 1081302080 765-243-10594 ROTH, RAYMOND D MCCOY, MARY 5.14 10/27/2021 449,000 422,800 94.16 L526557184 765-243-10594 SACRAMONE FREDERICK FITZPATRICK PHILIP 4.54 11/13/2020 725,000 635,000 87.59 L526557184 765-243-10373 SAUNDERS, JASON CHASE, JEFFERY A 1.40 11/10/2021 436,000 186,000 42.66 L027996736 765-243-10373 SAUNDERS, JASON CHASE, JEFFERY A 1.40 11/10/2021 436,000 186,000 42.66 L1289191424 765-243-10373 SAUNDERS, JASON CHASE, JEFFERY A 1.40 11/10/2021 280,000 131,000 46.79 L1289191424 765-243-10312 STORI ANA MARIA WHEELER JEFFREY 2.34 3/17/2021 280,000 150,000 58.78 L1166348288 765-243-10312 STORI ANA MARIA WHEELER JEFFREY 2.34 3/17/2021 280,000 150,000 62.50 L1383477248 765-243-1019 VANASSE							M RD	Location: 457 WEST WINDHM		
1081302080 765-243-10594 ROTH, RAYMOND D MCCOY, MARY 5.14 10/27/2021 449,000 422,800 94.16 L526557184 765-243-43648 SACRAMONE FREDERICK FITZPATRICK PHILIP 4.54 11/13/2020 725,000 635,000 87.59 L027996736 765-243-10373 SAUNDERS, JASON CHASE, JEFFERY A 1.40 11/10/2021 436,000 186,000 42.66 L1289191424 765-243-10299 SILVERS MARK FLYNN BRIAN 1.03 3/26/2021 280,000 131,000 46.79 L166348288 765-243-10312 STORI ANA MARIA WHEELER JEFFREY 2.34 3/17/2021 280,700 165,000 62.50 L1166348288 765-243-10312 STORI ANA MARIA WHEELER JEFFREY 2.34 3/17/2021 280,700 150,000 62.50 L1166348288 765-243-10312 STORI ANA MARIA WHEELER JEFFREY 2.34 3/17/2021 280,700 150,000 62.50 L1383477248 765-243-10312 VANASSE RYAN SULLIVAN JOHN 1.20 9/29/2020 240,000 150,000 62.50 L1383477248 765-2		67.92	180,000	265,000	5/3/2019	4.90	WALLACE ARTHUR	R.K.I. GREEN STREET	765-243-10059	L374591488
Location: 1113 OLD CHENEY RD 4.54 11/13/2020 725,000 635,000 87.59 L526557184 765-243-43648 SACRAMONE FREDERICK FITZPATRICK PHILIP 4.54 11/13/2020 725,000 635,000 87.59 L027996736 765-243-10373 SAUNDERS, JASON CHASE, JEFFERY A 1.40 11/10/2021 436,000 186,000 42.66 L1289191424 765-243-10299 SILVERS MARK FLYN BRIAN 1.03 3/26/2021 280,000 131,000 46.79 L1166348288 765-243-10312 STORI ANA MARIA WHEELER JEFFREY 2.34 3/17/2021 280,000 150,000 58.78 L1166348288 765-243-10312 STORI ANA MARIA WHEELER JEFFREY 2.34 3/17/2021 280,700 165,000 58.78 L0cation: 175 TIMBER RIDGE ROAD Location: 528 VT ROUTE 121 Location: 528 VT ROUTE 121 11/13/2021 240,000 150,000 260,000 104.00 L1383477248 765-243-10172 WEISK CHRISTIAN CLARK JOHN 2.90 8/2/2019 250,000 260,000 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>HILL RD</td><td>Location: 832 HITCHCOCK H</td><td></td><td></td></t<>							HILL RD	Location: 832 HITCHCOCK H		
L526557184 765-243-3684 SACRAMONE FREDERICK FITZPATRICK PHILIP 4.54 11/13/2020 725,000 635,000 87.59 1027996736 765-243-10373 SAUNDERS, JASON CHASE, JEFFERY A 1.40 11/10/2021 436,000 186,000 42.66 L1289191424 765-243-1029 SLVERS MARK FLYNN BRIAN 1.30 3/26/2021 280,000 131,000 46.79 L1289191424 765-243-1029 SLVERS MARK FLYNN BRIAN 1.03 3/26/2021 280,000 131,000 58.78 L1166348288 765-243-1029 STORI ANA MARIA WHEELER JEFFREY 2.34 3/17/2021 280,700 165.000 58.78 L1383477248 765-243-10319 VANSSE RYAN SULLIVAN JOHN 1.20 2/29/2020 240,000 150.000 62.50 L1383477248 765-243-10315 VEEKS CHRISTIAN CLARK JOHN 2.90 8/2/2019 250,000 260,000 104.00 L237150208 765-243-1012 WEISK OFP DONALD TAUBENHEIM ERIC 3.31 6/29/2020 329,000 230,000 69.91 L024101011111111111111111111111111111111		94.16	422,800	449,000	10/27/2021	5.14	MCCOY, MARY	ROTH, RAYMOND D	765-243-10594	1081302080
Location: 7050 POPPLE DUNGEON ROAD 1027996736 765-243-10373 SAUNDERS, JASON CHASE, JEFFERY A 1.40 11/10/2021 436,000 186,000 42.66 Location: 566 GLEBE MOUNTAIN ROAD Location: 566 GLEBE MOUNTAIN ROAD 1.03 3/26/2021 280,000 131,000 46.79 L1289191424 765-243-1029 SILVERS MARK FLYNN BRIAN 1.03 3/26/2021 280,000 131,000 46.79 L1166348288 765-243-10312 STORI ANA MARIA WHEELER JEFFREY 2.34 3/17/2021 280,000 150,000 62.50 Location: 157 TIIMBER RIDGE ROAD Location: 528 VT ROUTE 121 Location: 528 VT ROUTE 121 1.20 9/29/2020 240,000 150,000 62.50 L1383477248 765-243-10419 VANASE RYAN SULLIVAN JOHN 1.20 9/29/2020 240,000 150,000 62.50 L1383477248 765-243-10315 WEEKS CHRISTIAN CLARK JOHN 2.90 8/2/2019 250,000 260,000 104.00 L237150208 765-243-1024 WEISKO F DONALD TAUBENHEIM ERIC							Y RD	Location: 1113 OLD CHENEY		
1027996736 765-243-10373 SAUNDERS, JASON CHASE, JEFFERY A 1.40 11/10/2021 436,000 186,000 42.66 L1289191424 765-243-10299 SILVERS MARK FLYNN BRIAN 1.03 3/26/2021 280,000 131,000 46.79 L1166348288 765-243-10312 STORI ANA MARIA WHEELER JEFFREY 2.34 3/17/2021 280,700 165,000 58.78 L1166348288 765-243-10312 STORI ANA MARIA WHEELER JEFFREY 2.34 3/17/2021 280,700 165,000 58.78 L0cation: 175 TIMBER RIDGE ROAD Location: 528 VT ROUTE 121 Location: 528 VT ROUTE 121 1.20 9/29/2020 240,000 150,000 62.50 L1383477248 765-243-10315 WEEKS CHRISTIAN CLARK JOHN 2.90 8/2/2019 250,000 260,000 104.00 L237150208 765-243-10315 WEEKS CHRISTIAN CLARK JOHN 3.31 6/29/2020 230,000 69.91 L237150208 765-243-10234 WEISK OFF DONALD TAUBENHEIM ERIC 3.31 6/29/2020 230,000 135,000 58.70 L0237150208 765-243-10234		87.59	635,000	725,000	11/13/2020	4.54	FITZPATRICK PHILIP	SACRAMONE FREDERICK	765-243-43648	L526557184
Location: 566 GLEBE MOUNTAIN ROAD L1289191424 765-243-10299 SILVERS MARK FLYNN BRIAN 1.03 3/26/2021 280,000 131,000 46.79 L06ation: 175 TIMBER RIDGE ROAD Location: 175 TIMBER RIDGE ROAD 2.34 3/17/2021 280,700 165,000 58.78 L1166348288 765-243-10312 STORI ANA MARIA WHEELER JEFFREY 2.34 3/17/2021 280,700 165,000 58.78 L856313856 765-243-10419 VANASSE RYAN SULLIVAN JOHN 1.20 9/29/2020 240,000 150,000 62.50 L1383477248 765-243-10315 WEEKS CHRISTIAN SULLIVAN JOHN 1.20 9/29/2020 240,000 150,000 62.50 L1383477248 765-243-10315 WEEKS CHRISTIAN CLARK JOHN 2.90 8/2/2019 250,000 260,000 104.00 L237150208 765-243-10172 WEIKS GARY TAUBENHEIM ERIC 3.31 6/29/2020 329,000 230,000 69.91 L039500736 765-243-10234 WEINS, GARY FRANCE, TIMOTHY A 1.90							NGEON ROAD	Location: 7050 POPPLE DUN		
L1289191424 765-243-10299 SILVERS MARK FLYNN BRIAN 1.03 3/26/2021 280,000 131,000 46.79 L1166348288 765-243-10312 STORI ANA MARIA WHEELER JEFFREY 2.34 3/17/2021 280,000 150,000 58.78 L1166348288 765-243-10312 STORI ANA MARIA WHEELER JEFFREY 2.34 3/17/2021 280,700 165,000 58.78 L166348288 765-243-10312 VANASSE RYAN SULLIVAN JOHN 1.20 9/29/2020 240,000 150,000 62.50 L1383477248 765-243-10315 WEEKS CHRISTIAN CLARK JOHN 2.90 8/2/2019 250,000 260,000 104.00 L237150208 765-243-10172 WEISKOPF DONALD TAUBENHEIM ERIC 3.31 6/29/2020 329,000 230,000 69.91 L237150208 765-243-10234 WEISS, GARY FRANCE, TIMOTHY A 1.90 11/8/2021 230,000 135,000 58.70 409500736 765-243-10234 WEISS, GARY FRANCE, TIMOTHY A 1.90 11/8/2021 230,000 135,000 58.70 584297536 765-243-10699		42.66	186,000	436,000	11/10/2021	1.40	CHASE, JEFFERY A	SAUNDERS, JASON	765-243-10373	1027996736
Location: 175 TIMBER RIDGE ROAD L1166348288 765-243-10312 STORI ANA MARIA WHEELER JEFFREY 2.34 3/17/2021 280,700 165,000 58.78 L05313856 765-243-10419 VANASSE RYAN SULLIVAN JOHN 1.20 9/29/2020 240,000 150,000 62.50 L05313856 765-243-10419 VANASSE RYAN SULLIVAN JOHN 1.20 9/29/2020 240,000 150,000 62.50 L05313856 765-243-10315 WEEKS CHRISTIAN CLARK JOHN 2.90 8/2/2019 250,000 260,000 104.00 L1383477248 765-243-10315 WEEKS CHRISTIAN CLARK JOHN 2.90 8/2/2019 250,000 260,000 104.00 L237150208 765-243-10172 WEISKOPF DONALD TAUBENHEIM ERIC 3.31 6/29/2020 329,000 230,000 69.91 L02310172 WEISS, GARY FRANCE, TIMOTHY A 1.90 11/8/2021 230,000 135,000 58.70 L02310107 VEISS, GARY FRANCE, TIMOTHY A 1.90 11/8/2021							ITAIN ROAD	Location: 566 GLEBE MOUN		
L1166348288 765-243-10312 STORI ANA MARIA WHEELER JEFFREY 2.34 3/17/2021 280,700 165,000 58.78 L856313856 765-243-10419 VANASSE RYAN SULLIVAN JOHN 1.20 9/29/2020 240,000 150,000 62.50 L1383477248 765-243-10315 WEEKS CHRISTIAN CLARK JOHN 2.90 8/2/2019 250,000 260,000 104.00 L237150208 765-243-10172 WEISKOPF DONALD TAUBENHEIM ERIC 3.31 6/29/2020 329,000 230,000 69.91 L237150208 765-243-10172 WEISK OPF DONALD TAUBENHEIM ERIC 3.31 6/29/2020 329,000 230,000 69.91 L09500736 765-243-10234 WEISS, GARY FRANCE, TIMOTHY A 1.90 11/8/2021 230,000 135,000 58.70 409500736 765-243-10234 WEISS, GARY FRANCE, TIMOTHY A 1.90 11/8/2021 230,000 135,000 58.70 584297536 765-243-10699 WICHELNS, GEORGE A WORDEN, LAWRENCE C 0.96 9/30/2021 140,000 140,000 100.00 <td></td> <td>46.79</td> <td>131,000</td> <td>280,000</td> <td>3/26/2021</td> <td>1.03</td> <td>FLYNN BRIAN</td> <td>SILVERS MARK</td> <td>765-243-10299</td> <td>L1289191424</td>		46.79	131,000	280,000	3/26/2021	1.03	FLYNN BRIAN	SILVERS MARK	765-243-10299	L1289191424
Location: 528 VT ROUTE 121 L856313856 765-243-10419 VANASSE RYAN SULLIVAN JOHN 1.20 9/29/2020 240,000 150,000 62.50 L1383477248 765-243-10315 WEEKS CHRISTIAN CLARK JOHN 2.90 8/2/2019 250,000 260,000 104.00 L237150208 765-243-10172 WEISK OPF DONALD TAUBENHEIM ERIC 3.31 6/29/2020 329,000 230,000 69.91 L237150208 765-243-10172 WEISK OPF DONALD TAUBENHEIM ERIC 3.31 6/29/2020 329,000 230,000 69.91 L039500736 765-243-10234 WEISS, GARY FRANCE, TIMOTHY A 1.90 11/8/2021 230,000 135,000 58.70 409500736 765-243-10234 WEISS, GARY FRANCE, TIMOTHY A 1.90 11/8/2021 230,000 135,000 58.70 L024101111111111111111111111111111111111							E ROAD	Location: 175 TIMBER RIDGE		
L856313856 765-243-10419 VANASSE RYAN SULLIVAN JOHN 1.20 9/29/2020 240,000 150,000 62.50 L1383477248 765-243-10315 WEEKS CHRISTIAN CLARK JOHN 2.90 8/2/2019 250,000 260,000 104.00 L237150208 765-243-10172 WEISKOPF DONALD TAUBENHEIM ERIC 3.31 6/29/2020 329,000 230,000 69.91 L00ation: 677 WHITE ROAD TAUBENHEIM ERIC 3.31 6/29/2020 329,000 230,000 69.91 409500736 765-243-10234 WEISS, GARY FRANCE, TIMOTHY A 1.90 11/8/2021 230,000 135,000 58.70 409500736 765-243-10234 WEISS, GARY FRANCE, TIMOTHY A 1.90 11/8/2021 230,000 135,000 58.70 584297536 765-243-10699 WICHELNS, GEORGE A WORDEN, LAWRENCE C 0.96 9/30/2021 140,000 140,000 100.00 584297536 765-243-10699 WICHELNS, GEORGE A WORDEN, LAWRENCE C 0.96 9/30/2021 140,000 140,000 100.00		58.78	165,000	280,700	3/17/2021	2.34	WHEELER JEFFREY	STORI ANA MARIA	765-243-10312	L1166348288
L0cation: 154 WINDHAM SPRD. L1383477248 765-243-10315 WEEKS CHRISTIAN CLARK JOHN 2.90 8/2/2019 250,000 260,000 104.00 L237150208 765-243-10172 WEISKOPF DONALD TAUBENHEIM ERIC 3.31 6/29/2020 329,000 230,000 69.91 L0cation: 977 WHITE ROAD Location: 977 WHITE ROAD 1.90 11/8/2021 230,000 135,000 58.70 409500736 765-243-10234 WEISS, GARY FRANCE, TIMOTHY A 1.90 11/8/2021 230,000 135,000 58.70 584297536 765-243-10699 WICHELNS, GEORGE A WORDEN, LAWRENCE C 0.96 9/30/2021 140,000 140,000 100.00							1	Location: 528 VT ROUTE 121		
L1383477248 765-243-10315 WEEKS CHRISTIAN CLARK JOHN 2.90 8/2/2019 250,000 260,000 104.00 L237150208 765-243-10172 WEISKOPF DONALD TAUBENHEIM ERIC 3.31 6/29/2020 329,000 230,000 69.91 L009500736 765-243-10234 WEISS, GARY FRANCE, TIMOTHY A 1.90 11/8/2021 230,000 135,000 58.70 584297536 765-243-10699 WICHELNS, GEORGE A WORDEN, LAWRENCE C 0.96 9/30/2021 140,000 140,000 100.00		62.50	150,000	240,000	9/29/2020	1.20	SULLIVAN JOHN	VANASSE RYAN	765-243-10419	L856313856
Location: 6641 WINDHAM HILL RD. L237150208 765-243-10172 WEISKOPF DONALD TAUBENHEIM ERIC 3.31 6/29/2020 329,000 230,000 69.91 Location: 977 WHITE ROAD 409500736 765-243-10234 WEISS, GARY FRANCE, TIMOTHY A 1.90 11/8/2021 230,000 135,000 58.70 Location: 7271 WINDHAM HILL RD 584297536 765-243-10699 WICHELNS, GEORGE A WORDEN, LAWRENCE C 0.96 9/30/2021 140,000 140,000 100.00 Location: 24 CHASE ROAD							RINGS RD.	Location: 154 WINDHAM SPF		
L237150208 765-243-10172 WEISKOPF DONALD TAUBENHEIM ERIC 3.31 6/29/2020 329,000 230,000 69.91 409500736 765-243-10234 WEISS, GARY FRANCE, TIMOTHY A 1.90 11/8/2021 230,000 135,000 58.70 584297536 765-243-10699 WICHELNS, GEORGE A WORDEN, LAWRENCE C 0.96 9/30/2021 140,000 140,000 100.00		104.00	260,000	250,000	8/2/2019	2.90	CLARK JOHN	WEEKS CHRISTIAN	765-243-10315	L1383477248
Location: 977 WHITE ROAD 409500736 765-243-10234 WEISS, GARY FRANCE, TIMOTHY A 1.90 11/8/2021 230,000 135,000 58.70 Location: 7271 WINDHAM HILL RD 584297536 765-243-10699 WICHELNS, GEORGE A WORDEN, LAWRENCE C 0.96 9/30/2021 140,000 140,000 100.00 Location: 24 CHASE ROAD K </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>ILL RD.</td> <td>Location: 6641 WINDHAM HI</td> <td></td> <td></td>							ILL RD.	Location: 6641 WINDHAM HI		
409500736 765-243-10234 WEISS, GARY FRANCE, TIMOTHY A 1.90 11/8/2021 230,000 135,000 58.70 Location: 7271 WINDHAM HILL RD		69.91	230,000	329,000	6/29/2020	3.31	TAUBENHEIM ERIC	WEISKOPF DONALD	765-243-10172	L237150208
Location: 7271 WINDHAM HILL RD 584297536 765-243-10699 WICHELNS, GEORGE A WORDEN, LAWRENCE C 0.96 9/30/2021 140,000 140,000 100.00 Location: 24 CHASE ROAD Location 24 CHASE ROAD Location 24 CHASE ROAD Location 24 CHASE ROAD Location								Location: 977 WHITE ROAD		
584297536 765-243-10699 WICHELNS, GEORGE A WORDEN, LAWRENCE C 0.96 9/30/2021 140,000 140,000 100.00 Location: 24 CHASE ROAD		58.70	135,000	230,000	11/8/2021	1.90	FRANCE, TIMOTHY A	WEISS, GARY	765-243-10234	409500736
Location: 24 CHASE ROAD							ILL RD	Location: 7271 WINDHAM HI		
		100.00	140,000	140,000	9/30/2021	0.96	WORDEN, LAWRENCE C	WICHELNS, GEORGE A	765-243-10699	584297536
1401536512 765-243-43636 WO LACK SRI CHARLES BEERS DONALD 4.10 9/25/2020 145.500 125.000 85.91								Location: 24 CHASE ROAD		
		85.91	125,000	145,500	9/25/2020	4.10	BEERS DONALD	WOJACK SR. CHARLES	765-243-43636	L1401536512
Location: 1574 BURBEE POND ROAD							ND ROAD	Location: 1574 BURBEE PON		
Totals for R1 - Residential with less than 6 acres 64.58 7,951,550 5,553,800			5,553,800	7,951,550		64.58		th less than 6 acres	- Residential wi	Totals for R1

R1 - Residential with less than 6 acres

tegory Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals		
31 Total Transactions	54.40 Low InterQuartile Value	62.77 Low 90% Value of Aggregate		
256,502 Average Sales Price	93.00 High InterQuartile Value	76.92 High 90% Value of Aggregate		
179,155 Average Listed Price	38.60 InterQuartile Range	69.85 Aggregate Ratio		
73.06 Average Ratio		10.12% Sampling Error		
69.91 Median Ratio	- 3.50 Value of Outlier Low Limit	0 Number of Low Outliers		
29.73 Low Ratio	150.90 Value of Outlier High Limit	0 Number of High Outliers		
141.51 High Ratio	- 61.40 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials		
1.05 PRD (Regression Index)	208.80 Value of Extreme High Limit	0 Number of High Extremes/Influentials		
29.17 COD				

1 Number 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	Т	С	Cat
L902664192	765-243-10348	BARRON JOEL	YOUNG DAVID	10.20	11/13/2020	340,000	295,000	86.76			
		Location: 563 WINDHAM S	PRINGS ROAD								
L2065108992	765-243-10669	BRZOZA WILLIAM	WEDGE HUGH	10.08	3/31/2020	50,000	70,000	140.00			0
		Location: 5721 POPPLE DU	JNGEON ROAD								
L1490870272	765-243-10489	CASEY WILLIAM	PIERNO THOMAS	18.00	12/21/2020	315,000	230,000	73.02			
		Location: 185 BURBEE PO	ND RD.								
L357404672	765-243-10575	ELLIS JOHN	CUMMINGS STEVEN	6.57	12/13/2019	490,000	430,000	87.76			
		Location: 507 WOODBURN	I RD								
L148422656	765-243-10112	FONTAINE JEFFREY	DIMONDA JOAN	6.70	9/10/2020	382,850	250,000	65.30			
		Location: 6900 WINDHAM	HILL ROAD								
L1543127040	765-243-10103	FROATS ROBERT	DZIUBA MICHAEL	10.60	12/23/2020	355,000	175,000	49.30			
		Location: 8273 WINDHAM	HILL ROAD								
L1187495936	765-243-10211	GUSTAFSSON KEITH	NEWTON BRIAN	14.53	1/31/2020	215,500	193,000	89.56			
		Location: 5622 WINDHAM	HILL ROAD								
L1073135616	765-243-10336	NOBLE SCOTT	CHAVES NATHAN	28.72	3/26/2021	825,000	445,000	53.94			
		Location: 300 FAIRWAY MI	EADOWS (A/K/A 119 WHITE ROAD)								
695637056	765-243-10210	PALITTI, CARL	CROSSMAN, RICKY	8.80	6/22/2021	100,000	39,000	39.00			
		Location: 1130 BURBEE PO	OND ROAD								
L1679433728	765-243-10590	RUSSO PAUL	LAWRENCE TIMOTHY	14.60	2/26/2021	107,500	60,000	55.81			
		Location: 2 ABBOTT ROAD)								
L257744896	765-243-10243	SCHIMBERG AARON	BOYER HEATH	10.01	12/31/2020	700,000	415,000	59.29			
		Location: 6844 WINDHAM	HILL ROAD								
868158528	765-243-10467	STECKER, RACHEL	WILSON, MARTIN S	12.20	7/29/2021	260,000	190,000	73.08			
		Location: 1000 BURBEE PO	OND ROAD								
Totals for R2	- Residential w	ith 6 or more acres		151.01		4,140,850	2,792,000				

R2 - Residential with 6 or more acres

tegory Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals
12 Total Transactions	54.41 Low InterQuartile Value	58.79 Low 90% Value of Aggregate
345,071 Average Sales Price	87.51 High InterQuartile Value	76.06 High 90% Value of Aggregate
232,667 Average Listed Price	33.10 InterQuartile Range	67.43 Aggregate Ratio
72.73 Average Ratio		12.80% Sampling Error
69.16 Median Ratio	4.76 Value of Outlier Low Limit	0 Number of Low Outliers
39.00 Low Ratio	137.16 Value of Outlier High Limit	1 Number of High Outliers
140.00 High Ratio	- 44.89 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.08 PRD (Regression Index)	186.81 Value of Extreme High Limit	0 Number of High Extremes/Influentials
27.42 COD		

0 Number 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	Т	С	Cat
L663330816	765-243-10034	PAR? RICHARD	PEIRNO PATRICIA	4.57	12/11/2019	50,000	55,000	110.00			
Location: 147 WOODBURN RD.											
Totals for M	HL - Mobile hom	e landed		4.57		50,000	55,000				

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	110.00 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
50,000 Average Sales Price	110.00 High InterQuartile Value	0.00 High 90% Value of Aggregate
55,000 Average Listed Price	0.00 InterQuartile Range	110.00 Aggregate Ratio
110.00 Average Ratio		Sampling Error
110.00 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
110.00 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
110.00 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

S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	Т	С	Cat
L1922641920	765-243-10089	RANDAZZO MARY	GRECO COREY	1.00	6/29/2020	160,000	160,000	100.00			
		Location: 710 BIRCH HI	LL RD								
Totals for S1 - Vacation home with less than 6 acres			1.00		160,000	160,000					

S1 - Vacation home with less than 6 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
1 Total Transactions	100.00 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
160,000 Average Sales Price	100.00 High InterQuartile Value	0.00 High 90% Value of Aggregate
160,000 Average Listed Price	0.00 InterQuartile Range	100.00 Aggregate Ratio
100.00 Average Ratio		Sampling Error
100.00 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
100.00 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
100.00 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		

1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02

Doc ID L1739100160 L718495744	SPAN 765-243-10555 765-243-10599	Buyer BERARD ALEXANDER	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	-	-	
		BERARD ALEXANDER				Sale Flice	LISIEU Value	Ratio	Т	С	Cat
L718495744	765-243-10599		MCALLISTER RICHARD	1.30	2/4/2021	20,000	22,000	110.00			
L718495744	765-243-10599	Location: LOT OFF GLEBE MT.	ROAD								
		BRIGHT JAMES	SULLIVAN PAUL	21.00	10/1/2020	65,000	45,000	69.23			
		Location: LOT 1, INGALLS ROA	D								
L426975232	765-243-10098	BURGESS JANET	NILSEN ERIK	22.53	7/16/2019	48,000	45,000	93.75			
		Location: 2 WEST WINDHAM R	OAD								
L1358213120	765-243-10289	FAIRCLOUGH KINGSTON	SEAMAN JONATHAN	104.00	9/4/2019	255,000	144,600	56.71			
		Location: 200 EDSON DRIVE									
L573693952	765-243-10608	FERRARA JONATHAN	BECKERT JOHN	10.40	3/26/2021	40,000	23,000	57.50			
		Location: LOT 6 POPPLE DUNC	GEON ROAD								
740287552	765-243-10441	GRACE, A. JAMES	NAFTALI HOLDINGS, LL	130.00	5/7/2021	185,000	175,000	94.59			
		Location: HITCHCOCK HILL RC	AD AND SCOTT PET ROAD								
1185897536	765-243-10476	GREENBERG, JAMES	THOMPSON, DEBRA A	93.05	11/2/2021	150,000	202,000	134.67			
		Location: VT ROUTE 121									
L1164099584	765-243-10075	LAWRENCE DAVID	BOYNTON ROSE	18.05	12/17/2020	35,000	35,000	100.00			
		Location: BURBEE POND ROA	C								
L1755766784	765-243-10184	MARTIENZ BRIAN	DORIAN JANE	41.70	9/11/2020	45,000	35,000	77.78			
		Location: VT RT 121									
74415168	765-243-10341	MAXWELL, PAUL W	LEBER, KARL	4.01	11/5/2021	59,000	33,000	55.93			
		Location: BURBEE POND ROA	C								
L1965035520	765-243-10292	PHILLIPS RONALD	MACY ALICE	0.90	1/5/2021	16,000	22,000	137.50			
		Location: LOT 18 WINDHAM SF	RINGS ROAD								
L842272768	765-243-10194	PICHETTE ROBERT	CHRISTIANSEN GRANT	8.47	11/5/2020	40,000	35,000	87.50			
		Location: WEST WINDHAM RO	AD								
L1543835648	765-243-10465	ROEDER NICHOLAS	BLAIR WILLIAM	1.00	12/18/2020	10,500	22,000	209.52	0		
		Location: BIRCH HILL ROAD									
1731334720	765-243-10300	SCAVOTTO, NICOLE M	THE JEWETT ENNIS TRU	1.70	12/22/2021	16,000	25,000	156.25			
		Location: 20 WINDHAM SPRING	GS ROAD								
L1366003712	765-243-10183	SEAWRIGHT M FRANK	BRYCE PACKAGING INC.	109.00	7/7/2020	115,000	135,000	117.39			
		Location: ROUTE 121									
1996811328	765-243-10705	VIAU, MARC H	DZIUBA, MICHAEL	19.75	9/24/2021	61,900	32,000	51.70			
		Location: HITCHCOCK HILL									
L1888231424	765-243-10571	WRITE AWAY INC.	STECKERT DEBORA	6.29	12/16/2020	43,000	30,000	69.77			
		Location: LOT 5 WOODBURN R	OAD								
Totals for W -	Woodland			593.15		1,204,400	1,060,600				

W - Woodland

	Ratios/Confidence Intervals
63.37 Low InterQuartile Value	71.94 Low 90% Value of Aggregate
126.03 High InterQuartile Value	104.18 High 90% Value of Aggregate
62.66 InterQuartile Range	88.06 Aggregate Ratio
	18.31% Sampling Error
- 30.63 Value of Outlier Low Limit	0 Number of Low Outliers
220.02 Value of Outlier High Limit	0 Number of High Outliers
- 124.63 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
314.02 Value of Extreme High Limit	0 Number of High Extremes/Influentials
	 126.03 High InterQuartile Value 62.66 InterQuartile Range - 30.63 Value of Outlier Low Limit 220.02 Value of Outlier High Limit - 124.63 Value of Extreme Low Limit

6% 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					
45 Total Transactions	55.11 Low InterQuartile Value	64.21 Low 90% Value of Aggregate					
273,387 Average Sales Price	92.55 High InterQuartile Value	74.97 High 90% Value of Aggregate					
190,240 Average Listed Price	37.45 InterQuartile Range	69.59 Aggregate Ratio					
74.39 Average Ratio		7.73% Sampling Error					
71.50 Median Ratio	- 1.06 Value of Outlier Low Limit	0 Number of Low Outliers					
29.73 Low Ratio	148.72 Value of Outlier High Limit	0 Number of High Outliers					
141.51 High Ratio	- 57.23 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials					
1.07 PRD (Regression Index)	204.89 Value of Extreme High Limit	0 Number of High Extremes/Influentials					
28.85 COD							
2 Number of Transactions with A	2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02						

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

own Statistics	Limits Established by Original Sales Data Ratios/Confidence Interv		
0 Total Transactions	0.00 Low InterQuartile Value	0.00 Low 90% Value of Aggregate	
Average Sales Price	0.00 High InterQuartile Value	0.00 High 90% Value of Aggregate	
Average Listed Price	0.00 InterQuartile Range	100.00 Aggregate Ratio	
0.00 Average Ratio		Sampling Error	
0.00 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers	
0.00 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers	
0.00 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
COD			
0 Novel on of Transportions with A	a second de la Datie de la Constanti de Constanti de Constanti de Constanti de Constanti de Constanti de Consta		

0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02

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

wn Statistics	Limits Established by Original Sales Data 63.37 Low InterQuartile Value	Ratios/Confidence Intervals 71.86 Low 90% Value of Aggregate	
17 Total Transactions			
70,847 Average Sales Price	126.03 High InterQuartile Value	104.27 High 90% Value of Aggregate	
62,388 Average Listed Price	62.66 InterQuartile Range	88.06 Aggregate Ratio	
98.81 Average Ratio		18.41% Sampling Error	
93.75 Median Ratio	- 30.63 Value of Outlier Low Limit	0 Number of Low Outliers	
51.70 Low Ratio	220.02 Value of Outlier High Limit	0 Number of High Outliers	
209.52 High Ratio	- 124.63 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.12 PRD (Regression Index)	314.02 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
33.49 COD			

1 Number 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.

own Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals 66.12 Low 90% Value of Aggregate	
62 Total Transactions	57.30 Low InterQuartile Value		
217,852 Average Sales Price	96.90 High InterQuartile Value		76.34 High 90% Value of Aggregate
155,184 Average Listed Price	39.60 InterQuartile Range		71.23 Aggregate Ratio
81.09 Average Ratio			7.17% Sampling Error
73.75 Median Ratio	- 2.10 Value of Outlier Low Limit	0 Number of Low Outliers	25.67% Weighted Standard Deviation
29.73 Low Ratio	156.30 Value of Outlier High Limit	1 Number of High Outliers	
209.52 High Ratio	- 61.50 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.14 PRD (Regression Index)	215.71 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
33.30 COD			

3 Number of Transactions with Assessment Ratio Between 0.98 and 1.02