

Study created by Cy.Bailey@vermont.gov on 11/28/2022 at 4:11 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1593610240	786-250-11262	182 ROSE HILL LLC Location: 5798 WOODSTOCK ROAD	PEARSON WILLIAM	0.65	4/25/2019	169,900	214,600	126.31			
L1071988736	786-250-10670	3 CHARLES LLC Location: 3 CHARLES STREET	FRENCH JAMES	2.00	9/25/2020	400,000	277,100	69.28			
833387584	786-250-11342	40 DEER RIDGE WAY LL... Location: 40 DEER RIDGE WAY	HINSON, WAYNE D	1.73	12/14/2021	399,000	233,800	58.60			
L985096192	786-250-10913	ABRAMS MARION Location: 8 BORDER LANE	JOINT REV TRUST OF D...	5.00	12/6/2019	435,000	433,800	99.72			
L1485414400	786-250-11079	AKLEY WILLIAM Location: 12 COLLEGE HILL	MCCARTHY TIMOTHY	0.99	11/6/2019	504,500	450,900	89.38			
1114581568	786-250-11457	ALLON, ERIC Location: 72 PLEASANT STREET	SCULLY, BARBARA L	0.19	3/16/2022	352,500	136,800	38.81			
L575348736	786-250-10977	AMATO DEBRA Location: 35 RIVER STREET	MEIJER HANS	0.64	1/7/2020	675,000	433,900	64.28			
L93995008	786-250-11163	ANDERSON KEITH Location: 43 ATWOOD AVE	MORRIS SANDRA	0.16	8/14/2019	192,000	196,400	102.29			
1713712192	786-250-11645	ANDREWS, PATRICIA Location: 6711 SOUTH ROAD	CHASE, SIOBHAN	1.00	8/16/2021	236,000	118,800	50.34			
L1511333888	786-250-10724	BECKWITH JR. DAVE Location: 3418 COX DISTRICT ROAD	DAVILLA RICHARD	1.15	11/24/2020	280,000	244,200	87.21			
479947840	786-250-10980	BEECH, PAUL Location: 362 CATAMOUNT LANE	LINCOLN, WINTHROP E	5.74	9/30/2021	475,000	450,900	94.93			
495273024	786-250-11021	BEHRING, ROBERT Location: 6 HIGHLAND AVENUE	ESTATE OF FAIRLEE JE...	0.50	4/30/2021	199,000	180,200	90.55			
L1656315904	786-250-11312	BLACKMAN COLTON Location: 69 SOUTH STREET	CAREY JOEL	0.25	8/7/2020	333,500	243,600	73.04			
1636893760	786-250-11768	BORNSTEIN, ADAM Location: 2208 FLETCHER HILL ROAD	REED, SCOTT P	5.00	4/28/2021	280,000	245,700	87.75			
L91361280	786-250-10582	BOYD LAUREL Location: 17 PROSPECT STREET	FROST TRUSTEE CHARLE...	0.34	9/13/2019	450,000	360,600	80.13			
L2028609536	786-250-12024	BRANCH STEPHAN Location: 5274 WEST WOODSTOCK ROAD	NOVAK ROBERT	5.00	1/25/2021	359,000	348,700	97.13			
L869351424	786-250-11399	BRAZILL MARGARET Location: 608 EAST WOODSTOCK ROAD	2014 JOINT REVOCABLE...	1.94	1/15/2021	257,500	234,500	91.07			
L1705885696	786-250-11724	BUSS TESHA Location: 1135 WEST WOODSTOCK ROAD	WATERS JEFFREY	0.65	1/17/2020	169,000	160,200	94.79			

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L614137856	786-250-10884	BYRNE SHAWN Location: 3588 WOODSTOCK ROAD	SHANNEY CHRIS	2.16	12/8/2020	322,000	251,900	78.23			
829975104	786-250-12096	CALABRESE, GRETA T Location: 71 SHURTLEFF LANE	CHARLES JM SHENG LIV...	1.02	3/9/2022	900,000	542,900	60.32			
L2002493440	786-250-10415	CAREY CHRISTOPHER Location: 4548 WEST WOODSTOCK ROAD	JENKINS PHILLIP	4.69	2/5/2020	580,000	376,200	64.86			
L1352556544	786-250-10481	CAT LLC RIVER Location: 2721 SOUTH ROAD	LANGENDORFER KIM	5.25	3/12/2021	268,000	293,300	109.44			
L1777131520	786-250-11645	CHASE SIOBHAN Location: 6711 SOUTH ROAD	TANCRETI CODY	1.00	8/12/2019	185,000	118,800	64.22			
742629952	786-250-11785	CHRISTENSEN, MEREDIT... Location: 14 MOUNTAIN AVE	DAVID O. WILLIAMS, M...	0.26	1/25/2022	950,000	684,000	72.00			
1402995264	786-250-11409	CHYNOWETH, EMO Location: 1104 WOODSTOCK ROAD	ROY FAMILY REVOCABLE...	0.39	12/17/2021	375,000	234,700	62.59			
L139206656	786-250-10345	COHEN LAURA Location: 34 WATKINS WAY	JOHN A. KING AND KAR...	0.00	3/17/2021	1,025,000	524,900	51.21			
1756500544	786-250-10511	COLLINS, SEAN Location: 2626 EAST WOODSTOCK ROAD	TOWNSEND, MARK H	0.97	1/18/2022	265,500	164,500	61.96			
L1968443392	786-250-11228	COOK DAVID Location: 3 EATON PLACE	WARE JANE	0.12	10/16/2020	325,000	212,000	65.23			
L1533542400	786-250-11480	COOKE JULIA Location: 2 SWAIN STREET	WEST ROBERT	0.81	8/13/2020	675,000	429,500	63.63			
L598679552	786-250-10465	CORSON WILLIAM Location: 18 PLEASANT STREET	DUNLEAVY CHRISTINE	0.55	4/15/2019	854,000	614,800	71.99			
L1893670912	786-250-11441	CRANE PATRICK Location: 170 BARBERRY HILL ROAD	SCHEU TRUSTEE R. NIC...	2.23	12/30/2020	540,000	397,200	73.56			
468618304	786-250-10355	CUPPLES, KEITH A Location: 49 RIVER STREET	CROCKER, PATRICIA C	0.08	8/2/2021	462,500	246,200	53.23			
L1458974720	786-250-11947	DINATALE SAMANTHA Location: 34 ATWOOD AVENUE	WHEADON JESSE	0.96	4/9/2019	265,000	184,200	69.51			
L2051186688	786-250-10341	DOYLE PATRICIA Location: 80 BLANKEY COTTAGE LANE	MUNICK CHERYL	1.05	12/4/2019	390,000	324,300	83.15			
L1254129664	786-250-11112	EARN JOSHUA Location: 7 SLAYTON TERRACE	BREWER ARIEL	0.79	12/1/2020	525,000	349,400	66.55			
1424989248	786-250-11425	EASTMAN, NATHAN R Location: 897 EAST WOODSTOCK RD	BOSTOCK, RAYMOND	0.57	10/15/2021	213,500	172,400	80.75			

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Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1934703680	786-250-11008	ENGLISH, CHRISTOPHER Location: 4945 SOUTH ROAD	AMBROSE, CHRISTOPHER...	2.70	11/1/2021	1,400,000	779,600	55.69			
145865792	786-250-10572	FEENEY, TINA S Location: 53 TERRACE STREET	FREEMAN, DORCAS B	0.11	12/22/2021	339,000	253,900	74.90			
1590346816	786-250-10328	FERRIS, KELLEN Location: 4980 SOUTH ROAD	ANDERSON, MARK	2.64	5/14/2021	500,000	380,200	76.04			
L289439744	786-250-11981	FIEDLER JAMES Location: 128 SHURTLIFF LANE	WINAND III WILLIAM	1.01	8/7/2020	495,000	450,400	90.99			
L2120712192	786-250-11010	GALLUCIO VINCENT Location: 2632 CHURCH HILL ROAD	FALWELL GARY	0.33	11/20/2020	273,000	231,600	84.84			
L1838587904	786-250-10430	GASPAR RICHARD Location: 168 BARBERRY HILL ROAD	LAVEN DANIEL	1.56	10/15/2019	350,000	366,300	104.66			
L577241088	786-250-10035	GIBBONS MELISSA BOWD... Location: 614 DEER BROOK WAY	ARON HELEN	5.03	10/23/2020	655,000	588,700	89.88			
L552763392	786-250-11270	GILLER KELLY Location: 1120 PETERKIN HILL ROAD	SOUTH GATE PARK REAL...	1.02	6/19/2020	283,200	287,500	101.52			
L437374976	786-250-11311	GREGOIRE MATTHEW Location: 2520 EAST WOODSTOCK ROAD	BYAM SHAW CONSTANCE	0.30	6/28/2019	85,000	116,900	137.53	O	O	O
L259203072	786-250-10546	HANKEY GRAHAM Location: 6 MOUNTAIN AVENUE	MELBOSTAD CHRISTIAN ...	0.42	8/23/2019	749,500	500,200	66.74			
L2009751552	786-250-10926	HANSON LUKE Location: 43 EATON PLACE	KG PROPERTIES LLC	0.09	12/20/2019	248,000	193,100	77.86			
1886872640	786-250-10431	HARWOOD, CATHERINE Location: 37 ATWOOD	DARAKJY, DAVID G	0.15	5/19/2021	280,000	188,100	67.18			
L933961728	786-250-11321	HASKELL PIPER Location: 84 BARBERRY CIRCLE	ZILIAN ZOE	1.00	9/25/2020	590,000	332,900	56.42			
L718438400	786-250-12005	HAYDOCK SAMUEL Location: 4972 SOUTH ROAD	MCGOWAN LUKAS	0.13	3/20/2020	305,000	207,900	68.16			
L13541376	786-250-11654	HEFFERNAN MICHAEL Location: 3094 BARNARD ROAD	TOWNE CINDY	2.48	3/10/2021	199,000	172,200	86.53			
1777931328	786-250-10615	HEINING, CHRISTINE S Location: 27 MAPLE STREET	GIESEKE, ERIC R	0.43	6/8/2021	415,000	285,700	68.84			
L1353154560	786-250-11794	HEYWARD ANDREW Location: 23 THE GREEN	JANINE W. KANZLER RE...	0.17	3/31/2020	1,050,000	914,800	87.12			
L1392541696	786-250-10234	HICKEY SUSAN Location: 4895 SOUTH ROAD	4895 SOUTH ROAD LLC	0.25	9/1/2020	320,000	209,900	65.59			

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L473989120	786-250-10504	HORAN ABIGAIL Location: 12 MAPLE STREET	SCHERER AXEL	0.54	10/23/2020	525,000	364,300	69.39			
L1999642624	786-250-11871	HUFFSTETLER MARY BET... Location: 20 PLEASANT STREET	THE WOODSTOCK RESORT...	0.67	12/13/2019	725,000	628,900	86.74			
L996708352	786-250-10293	HULING JAMES Location: 16 LINCOLN STREET	CARLYLE JOHN	0.17	3/26/2021	610,000	319,900	52.44			
L730529792	786-250-11110	HUNT RYAN Location: 5 STATON STREET	MALIK MICHAEL	0.38	7/28/2020	600,000	393,800	65.63			
L988971008	786-250-11615	HUSSEY JONATHAN Location: 27 SLAYTON TERRACE	AGIN CARY	0.31	8/19/2020	595,000	359,600	60.44			
497151040	786-250-10130	HWANG, FRANK H Location: 169 EATON PLACE	BIRMINGHAM, SHEILA M	2.42	9/24/2021	505,000	392,100	77.64			
252075072	786-250-10483	ITO, PAULA G Location: 2 DUNHAM HILL RD	ELBERTY, MEGAN K	0.62	9/21/2021	497,500	341,700	68.68			
L1849511936	786-250-11036	JOHNSON CLIFFORD Location: 74 SOUTH BROOK WAY	WISHART TRUSTEE FAIT...	1.10	1/29/2021	340,000	280,900	82.62			
2024936000	786-250-10645	JONES, DANIEL V Location: 3961 HARTLAND HILL ROAD	GIROT, JACQUES V	2.36	1/20/2022	660,000	468,100	70.92			
1716497472	786-250-11001	KAUSZ, ANNAMARIA Location: 14 HIGH STREET	ANDERSON, RICHARD	0.20	10/8/2021	602,500	347,100	57.61			
L477515776	786-250-10975	KENNEDY HELEN Location: 93 TOWN FARM ROAD	LEWIS SUSAN	2.63	2/28/2020	439,900	387,900	88.18			
L1008402432	786-250-10305	KERBIN JR. WILLIAM Location: 2943 COX DISTRICT ROAD	CLOGSTON RONALD	2.11	7/1/2020	200,000	228,700	114.35			
L103817216	786-250-11446	KERNS SUSAN Location: 4946 SOUTH ROAD	MATOS JEANNE	0.83	5/23/2019	579,000	421,700	72.83			
L388173824	786-250-10447	KOWALCZYK STEPHANIE Location: 3 FORD STREET	ARCHER BRADLEY	0.04	5/6/2019	282,500	233,300	82.58			
1432161344	786-250-11404	KROSS, JEFFREY R Location: 154 DEER BROOK WAY	ROSS, CATHERINE A	4.80	7/23/2021	725,000	600,600	82.84			
1625551424	786-250-10574	LENFEST, KEVYN Y Location: 1097 WEST WOODSTOCK ROAD	RUDERMAN, BRAD M	0.11	2/24/2022	285,560	162,000	56.73			
L685834240	786-250-10975	LEWIS SUSAN Location: 93 TOWN FARM ROAD	NANCY G. LEWIS TRUST...	2.63	2/28/2020	439,900	387,900	88.18			
L334069760	786-250-10999	LIMPERT BRADFORD Location: 798 ROSE HILL ROAD	THOMAS HILL FARM LLC	2.61	4/18/2019	1,187,500	743,800	62.64			

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L271802368	786-250-11202	LINDAUER MARGO Location: 21 MOUNTAIN AVE	NICKERSON ELIZABETH	1.14	9/3/2020	1,095,000	766,600	70.01			
105868352	786-250-11644	LORING, JOHANNA Location: 1 BORDER LANE	DAVID H. DARAKJY AND...	1.04	9/27/2021	410,000	305,100	74.41			
L957022208	786-250-11993	LORUSSO JR VINCENT Location: 5 PINE STREET	FERGUSON SARAH	0.53	7/1/2019	1,110,000	662,500	59.68			
L365793280	786-250-12132	LOUIS HEDLEY Location: 218 MECAWEE ROAD	KEMPSON ROBIN	5.10	11/9/2020	499,000	224,600	45.01			
L1025060864	786-250-10401	MACKAY CRAIG Location: 450 COLLEGE HILL ROAD	DEAN ANDREW	1.08	8/31/2020	362,500	313,000	86.34			
L773455872	786-250-10441	MAHONEY KATHLEEN Location: 86 WILLOW BROOK ROAD	JACKIE LYNN FENNER T...	1.56	10/25/2019	494,000	435,400	88.14			
L1639845888	786-250-11792	MARTIN GEOFFREY Location: 51 RIVER STREET	DEBONA HAROLD	0.08	1/10/2020	342,000	238,800	69.82			
L538910720	786-250-11717	MASON SANDRA Location: 3903 DENSMORE HILL ROAD	VON FISHER-BENNETT L...	1.58	7/3/2020	384,500	351,000	91.29			
L1183457280	786-250-10191	MCILROY RICHARD Location: 10 NORTH STREET	MATHEWS JOHN	0.85	5/31/2019	640,000	574,000	89.69			
2028643392	786-250-10059	MEYER, JEFFREY R Location: 18 MOUNTAIN AVENUE	BAIRD, MARY S	0.21	5/13/2021	800,000	593,500	74.19			
L1055039488	786-250-10550	MILLER DOUGLAS Location: 4662 CLOUDLAND ROAD	BURCHELL BRIAN	5.01	6/11/2020	975,000	601,600	61.70			
2092022848	786-250-11048	MONCTON FAMILY TRUST Location: 445 COLLEGE HILL ROAD	ESTATE OF JANET M. M...	2.01	12/22/2021	380,000	303,200	79.79			
L600997888	786-250-11378	MONTEFORTE NICHOLAS Location: 1682 BARNARD ROAD	KAY DIANA	4.47	3/13/2020	307,000	345,000	112.38			
1295981632	786-250-11299	MORGAN, STEPHANIE Location: 4259 HARTLAND HILL ROAD	PIOTROWSKI, JR., FRA...	0.66	10/26/2021	299,000	164,500	55.02			
L1776025600	786-250-10315	MORRIS-CALVEY DONNA Location: 80 RIVER STREET	COBURN CANDACE	0.26	11/16/2020	531,306	338,900	63.79			
L296189952	786-250-11247	MURPHY SUZANNE Location: 615 CHURCH HILL ROAD	AMENDED AND RESTATED...	5.79	7/31/2020	580,000	523,500	90.26			
L1806077952	786-250-10406	NASSAL WILLIAM Location: 2 PLEASANT ST	DEBEVOISE ANN	0.40	4/3/2020	1,050,000	947,300	90.22			
L250241024	786-250-11979	NELSON WILLIAM Location: 20 LINCOLN STREET	SPANGLER JANET	0.51	10/5/2020	582,500	450,900	77.41			

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L242335744	786-250-10251	NEUHOF DEBORAH Location: 3057 CHURCH HILL ROAD	ROSEMAN DAVID	5.59	12/20/2019	805,000	665,600	82.68			
L1010049024	786-250-11139	NEWMANN EMILY Location: 4849 SOUTH ROAD	4849 SOUTH ROAD LLC	0.23	12/23/2020	475,000	383,900	80.82			
L1126174720	786-250-10496	NIELSEN AUBREY Location: 460 MECAWEE ROAD	NERSESSIAN DAVID	5.50	1/26/2021	300,000	201,100	67.03			
L1347993600	786-250-12064	OLSON BARRY Location: 3438 SOUTH ROAD	DUBEAU PATRICIA	0.90	7/12/2019	199,000	180,900	90.90			
L1482657792	786-250-11167	PEARSALL MICHAEL Location: 8 MAPLE STREET	WOODSTOCK COMMUNITY ...	0.40	8/19/2019	399,000	271,500	68.05			
L70242304	786-250-11111	PELLEGRINI ERIK Location: 115 DOE HILL WAY	WALLER HUGH	5.10	8/27/2020	293,000	192,200	65.60			
L221257728	786-250-11814	PELTON MARVIN Location: 115 HOLT WAY	GUSS STEWART	5.02	6/28/2019	621,750	587,400	94.48			
L142467072	786-250-10992	PETERSON DANIELLE Location: 281 SHURTLEFF LANE	SCHELLHORN SR. MARK	1.14	8/17/2020	235,000	118,300	50.34			
L1932648448	786-250-10964	POLLOCK MEGAN Location: 301 CARLTON HILL ROAD	LORD WAYLAND	3.36	3/26/2021	261,000	233,500	89.46			
L171352064	786-250-10392	POTTER KIM ZOE Location: 19 PROSPECT STREET	RINKIN MATTHEW	0.18	3/20/2020	275,000	206,800	75.20			
2144484416	786-250-11773	RANK, GARY D Location: 479 BARBERRY HILL ROAD	WHITE, SARI C	1.45	11/22/2021	365,000	254,400	69.70			
570657856	786-250-10924	RAYNO, AMANDA Location: 1079 FLETCHER HILL ROAD	BRETTELL, REBECCA	0.79	7/23/2021	321,000	180,600	56.26			
L692699136	786-250-11577	REGER STEPHANIE Location: 77 CENTRAL STREET	TASHJIAN MATTHEW	0.20	10/16/2020	836,500	494,600	59.13			
L1212104704	786-250-10501	REVOCABLE TRUST FOR ... Location: 2 BORDER LANE	TUCKER E ANDERSON RE...	3.35	9/15/2020	1,150,000	862,400	74.99			
1160506432	786-250-11002	RICHARDSON, MARY ELI... Location: 75 PLEASANT STREET	SHASTANY, DAVID	0.40	9/28/2021	390,000	353,800	90.72			
L1830993920	786-250-10200	ROSEN SIERRA Location: 2 EATON PLACE	SHAW JUSTIN	0.08	10/16/2020	305,000	173,200	56.79			
L1381994496	786-250-10201	ROWLAND MILTON Location: 1 HIGH STREET	OLSEN CRAIG	0.06	7/23/2019	355,000	274,400	77.30			
L1935843328	786-250-11560	ROY TYSON Location: 117 EVERGREEN COURT	BLACK CASEY	2.28	7/1/2020	410,000	263,400	64.24			

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L158470144	786-250-10569	ROYLANCE JOSHUA Location: 14 PROSPECT STREET	SHARROW DAVID	0.67	8/30/2019	525,000	550,600	104.88			
L1148977152	786-250-10574	RUDERMAN BRAD Location: 1097 WEST WOODSTOCK ROAD	JOHNSON CHARLES	0.11	4/23/2020	177,500	162,000	91.27			
194399296	786-250-11111	RUDY, MEGAN Location: 115 DOE HILL WAY	PELLEGRINI, ERIK	5.10	8/27/2021	316,000	192,200	60.82			
L1262362624	786-250-10708	SCHAEFER DANIEL Location: 894 ROSE HILL ROAD	HALL SONYA	1.61	11/14/2019	120,000	173,400	144.50	O	O	O
1064500288	786-250-10862	SCIBETTA, SUSAN Location: 23 PROSPECT STREET	HADDEN, ALEXANDER	0.45	12/28/2021	500,000	334,500	66.90			
L710172672	786-250-10726	SCULLY MARK Location: 19 LINDEN HILL	KATHRYN J. SIMONDS T...	0.18	9/24/2019	530,000	404,200	76.26			
L1390903296	786-250-11007	SEELY MICA Location: 4903 SOUTH ROAD	BELISLE TOWNSEND	0.71	11/2/2020	540,000	366,800	67.93			
122379328	786-250-10734	SEIBOLD, TERRENCE Location: 37 SOUTH STREET	BERNARD, CATHERINE A	0.19	11/10/2021	450,000	281,900	62.64			
L1609768960	786-250-11980	SHAMA JEANNIE LINDHE... Location: 132 SHURTLEFF LANE	MACPHEE III EDWARD	1.01	12/13/2019	449,000	505,200	112.52			
L1747607552	786-250-11495	SILBERBERG SUSAN Location: 74 A TWIN PONDS WAY	FEUGER LLC	3.93	6/27/2019	550,000	551,500	100.27			
1465444416	786-250-11245	SIX MOUNTAINS FARM, ... Location: 958 EAST WOODSTOCK ROAD	PAGLIA, EVELYN	1.53	4/5/2021	210,000	200,600	95.52			
L1810833408	786-250-11593	SMITH ELLEN Location: 3198 SOUTH ROAD	SULLIVAN TRUSTEE PAT...	3.49	11/6/2020	240,000	295,000	122.92			
L171491328	786-250-11516	SOLLINGER ROBERT Location: 20 RIVER STREET	RIVER WOODSTOCK LLC	0.51	7/27/2020	860,000	824,600	95.88			
L1447972864	786-250-10984	SURDOVAL DONALD Location: 36 HIGH STREET	2007 REV TRUST AGREE...	0.27	7/31/2020	400,000	389,000	97.25			
L97107968	786-250-11683	SWIFT JASON Location: 321 DEER BROOK WAY	VANDERSTREET LOUIS	5.64	2/5/2021	440,000	358,300	81.43			
70323264	786-250-10466	THOMA, GRETCHJEN Location: 46-48 RIVER STREET	DEBBIE ENNIS REVOCAB...	0.09	7/21/2021	360,000	213,500	59.31			
1321595968	786-250-10554	THOMA, GRETCHJEN Location: 1231 WEST WOODSTOCK ROAD	FOX, NEAL	0.70	7/15/2021	300,000	338,300	112.77			
L1240096768	786-250-11134	TRiest ROBERT Location: 7 HIGHLAND AVENUE	MCNEFF DAVID	0.18	1/22/2021	495,000	375,100	75.78			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L521814016	786-250-10393	TUCKER JR JOHN Location: 382 ROSE HILL ROAD	DAVIDSON MURRAY	1.98	12/18/2019	537,000	480,400	89.46			
L720936960	786-250-12066	VARON JOSHUA Location: 206 MEOKI WAY	BUCHANAN PATRICK	5.52	5/5/2020	899,000	539,400	60.00			
393886784	786-250-10356	VIRGIN, JON B Location: 8 FORD STREET	H2JP LLC	0.26	10/20/2021	350,000	278,300	79.51			
667235392	786-250-11254	WARREN, ERIC Location: 20 GULLY ROAD	DAVIS, NANCY	1.53	7/1/2021	499,000	304,400	61.00			
L592859136	786-250-11722	WATSON MICAH Location: 27 LINDEN HILL	MOORE ROLAND	0.39	10/15/2019	575,025	405,300	70.48			
1660566592	786-250-10963	WCDP 1057 WEST WOODS... Location: 1057 WEST WOODSTOCK ROAD	MARWOOD, LLC	0.25	10/22/2021	315,000	215,900	68.54			
1226878016	786-250-11258	WCDP 65 SOUTH STREET... Location: 65 SOUTH STREET	ESTATE OF LINNEA H. ...	0.40	9/21/2021	320,000	194,400	60.75			
719166528	786-250-10896	WD1111, LLC Location: 25 SLAYTON TERRACE	PROCTOR, PATRICK	0.23	11/8/2021	475,000	262,600	55.28			
L1620168704	786-250-11160	WEST ROBERT Location: 5014 SOUTH ROAD	HAWTHORN TRUSTEE DEB...	0.48	8/14/2020	500,000	271,900	54.38			
L711614464	786-250-11266	WESTERDALE ROAD NOMI... Location: 1507 WESTERDALE ROAD	SMITH GRETCHJEN	5.00	7/24/2020	1,025,000	418,900	40.87			
L2012381184	786-250-10826	WHEELER EVAN Location: 299 BENEDICT ROAD	2004 INTER VIVOS TRU...	1.56	8/14/2020	359,000	316,200	88.08			
631618624	786-250-10027	WIEMAN, KELLY Location: 387 CARLTON HILL ROAD	CROWLEY, TIMOTHY	3.00	12/10/2021	310,000	200,100	64.55			
L190078976	786-250-10721	WILLIAMS ALEXANDRA C... Location: 2776 EAST WOODSTOCK ROAD	HAZEN TRUSTEE LARRY	1.00	9/4/2020	284,900	294,900	103.51			
L1093505024	786-250-11004	WILLIAMS BENJAMIN Location: 358 COWDREY PATH	PARKER ROBERTSON	2.00	6/26/2020	409,000	393,600	96.23			
434342976	786-250-11110	WILSON, ALEX D Location: 5 STANTON STREET	HUNT, RYAN G	0.38	8/4/2021	850,000	393,800	46.33			
1841640512	786-250-10434	WOODSTOCK COMMUNITY ... Location: 3271 SOUTH ROAD	HOLLOWAY, JOHN	0.55	7/2/2021	190,000	57,800	30.42			
2065955904	786-250-10438	WOODSTOCK VT, LLC Location: 2247 EAST WOODSTOCK ROAD	ARGOLICA LLC	3.24	12/27/2021	129,900	173,000	133.18	O	O	O
1647293504	786-250-11130	YANG, BOR Location: 1880 SOUTH ROAD	EASTMAN, KIMBERLEY	1.47	7/2/2021	211,340	181,800	86.02			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L992460800	786-250-10406	ZILIAN JAMES Location: 2 PLEASANT STREET	NASSAL WILLIAM	0.40	2/24/2021	1,250,000	947,300	75.78			
1553496128	786-250-10477	ZWETCHKENBAUM, JOHN ... Location: 492 WESTERDALE ROAD	ECKLER, GEOFFREY W	5.21	4/16/2021	765,000	527,000	68.89			
Totals for R1 - Residential with less than 6 acres				229.71		70,178,181	52,019,200				

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	
146 Total Transactions	64.11	Low InterQuartile Value	71.92	Low 90% Value of Aggregate
480,672 Average Sales Price	89.52	High InterQuartile Value	76.33	High 90% Value of Aggregate
356,296 Average Listed Price	25.41	InterQuartile Range	74.12	Aggregate Ratio
77.42 Average Ratio			2.98%	Sampling Error
74.94 Median Ratio	26.00	Value of Outlier Low Limit	0	Number of Low Outliers
30.42 Low Ratio	127.63	Value of Outlier High Limit	3	Number of High Outliers
144.50 High Ratio	- 12.12	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04 PRD (Regression Index)	165.74	Value of Extreme High Limit	0	Number of High Extremes/Influentials
20.22 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			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1714490432	786-250-11570	1390 EAST WOODSTOCK ... Location: 1390 EAST WOODSTOCK ROAD	2020 LIVING TRUST AG...	7.13	7/23/2021	665,000	445,300	66.96			
L1109336064	786-250-11084	ALLAN MAURICE PRIOR ... Location: 271 GABERT ROAD	MCCORMICK ANNE	10.89	10/16/2020	660,000	667,600	101.15			
L384557056	786-250-10374	ANDREW DAVID STERN R... Location: 925 FLETCHER HILL ROAD	FOUR LITE DESIGNS LL...	10.10	6/3/2019	585,000	549,600	93.95			
L1656487936	786-250-10755	BENVENUTI ERIC Location: 965 DEER BROOK WAY	HOLDEN JEFFREY	11.57	11/9/2020	650,000	484,300	74.51			
L1731100672	786-250-11983	BHATIA JEREMY Location: 1522 CURTIS HOLLOW ROAD	PORETTO GREGORY	48.05	12/1/2020	530,000	535,500	101.04			
L875827200	786-250-10380	BRENNAN JOHN Location: 1880 CURTIS HOLLOW ROAD	DAMEO CAMP LLC	66.50	12/18/2020	475,000	375,000	78.95			
L2017411072	786-250-11999	COAPE - ARNOLD LAURE... Location: 1096 PROSPER ROAD	OBBARD ANDREW	34.29	6/12/2020	1,350,000	1,154,300	85.50			
L1733967872	786-250-12050	COMJEAN MARLIES Location: 1782 BARNARD ROAD	ST. CYR MATTHEW	6.10	12/16/2019	799,000	492,200	61.60			
L1026396160	786-250-11064	COONEYMUS DARLING LL... Location: 97 99 DARLING ROAD	MATLINS STUART	75.50	9/30/2020	1,500,000	1,082,300	72.15			
1444242496	786-250-10359	DOROTHY K. SEAVEY 20... Location: 63 BROOKS BUNGALOW ROAD	BAYLIES HILL FARM LL...	47.35	6/3/2021	1,345,000	501,000	37.25			
L945381376	786-250-10892	DRISCOLL ROBERT Location: 4109 SOUTH ROAD	CIOFFI-BROWN ALISON	7.40	8/26/2019	262,500	245,700	93.60			
L63361024	786-250-11978	DUGAN TRUSTEE KEVIN Location: 779 PETERKIN HILL ROAD	GORDON JAMES	9.10	10/7/2019	1,325,000	1,687,500	127.36			
L291078144	786-250-11630	DUNN BILLY JOE Location: 89 STIMETS ROAD	CHRISTOPHER R. THOMA...	14.06	6/30/2020	525,000	423,400	80.65			
L1201639424	786-250-10256	FALLONE JOHN Location: 739 WESTERDALE ROAD	RAMOS RUBY	10.86	10/25/2019	950,000	910,600	95.85			
L307404800	786-250-10544	FRANK SCOTT Location: 3332 SOUTH ROAD	FOLDING HILLS CORPOR...	14.61	3/12/2021	565,000	448,300	79.35			
338670656	786-250-10524	GARRISON, JUSTIN Location: 173 PETERKIN HILL ROAD	UNDERWOOD, LUCAS	10.33	7/8/2021	475,000	317,600	66.86			
L2026979328	786-250-12053	GEOFFREY GROVE 2014 ... Location: 535 PEACE MOUNTAIN WAY	NOLAN JOSEPH	107.29	8/5/2020	2,515,000	2,308,700	91.80			
L1150889984	786-250-10938	GRANDIN MARISA Location: 457 PETERKIN HILL	LAWRENCE MACY	39.90	5/29/2020	660,000	614,800	93.15			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1553113664	786-250-11289	GREENBERG, BENJAMIN Location: 148 IVER JOHNSON WAY	PIDLIPCHAK, WILLIAM ...	13.65	1/18/2022	420,000	364,700	86.83			
L1020018688	786-250-10843	KELLEY BRIAN Location: 340 SPRUCE WAY	340 SPRUCE WAY LLC	21.00	1/6/2021	1,300,000	919,900	70.76			
L519815168	786-250-11445	KOHN LAURA Location: 2304 BARNARD ROAD	NAPOLI JOHN	23.80	4/5/2019	600,000	630,200	105.03			
L1875812352	786-250-10308	KORTEKAMP TODD Location: 675 COLLEGE HILL ROAD	BOHEN COURTNEY	20.70	3/16/2021	1,300,000	771,100	59.32			
L819372032	786-250-10865	LACROIX LEO Location: 195 ROBERTS ROAD	AMENDED AND RESTATED...	6.84	1/31/2020	350,000	373,800	106.80			
L877162496	786-250-10488	LORRAINE B. MILLMAN ... Location: 1316 PETERKIN HILL ROAD	DIANE T. DUGAN REVOC...	42.15	12/13/2019	2,850,000	2,170,000	76.14			
L1936179200	786-250-11811	MACARI PATRICK Location: 3114 CHURCH HILL ROAD	NICHOLS CHRISTOPHER	7.60	11/19/2020	2,600,000	1,660,900	63.88			
L1480212480	786-250-10502	MANN AARON Location: 530 BRYANT ROAD	HOMEIER JR. HARRY	12.00	11/5/2020	370,000	350,400	94.70			
1814387776	786-250-11049	MCNAMARA, KEVIN Location: 348 GABERT ROAD	GILBERT-POWELL, BETT...	21.19	11/1/2021	599,100	376,300	62.81			
L744095744	786-250-10856	MELROD JOSHUA Location: 700 JOHN DARLING ROAD	MACCRELLISH BRUCE	10.33	9/10/2020	425,000	379,200	89.22			
L437747712	786-250-10576	MITCHELL KRIS Location: 326 HALL CIRCLE	FRIEDMAN LESLIE	11.00	6/4/2020	550,000	672,600	122.29			
L613498880	786-250-10929	OGNIBENE CHARLES Location: 661 DEER BROOK WAY	LAURIA JOSEPH	13.15	7/15/2020	720,000	588,400	81.72			
1601846336	786-250-10113	O'HARA, CRISTIN M Location: 121 FRENCH'S ROAD	LAWRENCE AND CAROLYN...	12.09	10/22/2021	1,350,000	893,300	66.17			
L397312000	786-250-10889	PROGANO II ROCKY Location: 2519 COX DISTRICT ROAD	AMBROSE CUSTOM BUILD...	16.85	5/29/2020	207,500	265,800	128.10			
527303232	786-250-10304	RAND, NATHANIEL Location: 1957 PROSPER ROAD	CANCEL, DAVID C	10.10	1/14/2022	1,150,000	769,000	66.87			
L928899072	786-250-11464	ROSEMARY THOMSON TRU... Location: 577 FRENCHS ROAD	CLARK JONATHAN	12.00	2/11/2020	5,000,000	2,659,900	53.20			
1090942016	786-250-11216	RUBIN, DAVID Location: 628 DEER BROOK WAY	PIERINI, DOUGLAS V	7.03	6/24/2021	825,000	711,900	86.29			
L1549914112	786-250-11374	SCHWAB JOHN Location: 273 TILLEY WAY	KEMPCZINKSI CHRISTOP...	10.10	12/5/2019	650,000	665,000	102.31			

R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L986734592	786-250-11398	SPENCER AMY Location: 1210 BARNARD ROAD	ELIZABETH A. ROMANO ...	14.50	12/30/2020	911,000	537,300	58.98			
L1321177088	786-250-11976	STEERFORTH VERMONT R... Location: 2574 GARVIN HILL ROAD	HERRERA GUILLERMO	50.42	1/29/2021	2,512,500	1,794,400	71.42			
1803172928	786-250-10181	STEGER, EMILY W Location: 1111 RANDALL ROAD	O'CONNOR, ERIN E	25.08	10/22/2021	720,000	605,800	84.14			
2103249984	786-250-11557	STOOTS, JASON D Location: 898 BARNARD ROAD	JACQUELINE C NEUWIRT...	31.40	7/23/2021	824,000	699,000	84.83			
L886071296	786-250-10499	TASHJIAN MATTHEW Location: 2039 RANDALL ROAD	ERTEL MICHAEL	34.00	1/4/2021	1,489,369	927,500	62.27			
L406720512	786-250-11510	THE ROBINSON'S FARM ... Location: 486 BENEDICT ROAD	SMALL BARRY	38.93	5/14/2019	1,425,000	1,468,300	103.04			
L1273872384	786-250-10422	ULMAN ANGELA Location: 1532 HAPPY VALLEY ROAD	RIOUX DANIEL	55.76	12/31/2020	2,200,000	2,154,400	97.93			
2080769088	786-250-10638	VAUGHAN, ROBERT Location: 1122 PETERKIN HILL ROAD	GORDON, LAWRENCE	7.11	4/29/2021	325,000	368,500	113.38			
L1390678016	786-250-11026	WARD SARAH Location: 2286 CHURCH HILL ROAD	BCE PROPERTIES LLC	6.77	2/1/2021	320,290	341,200	106.53			
1423501376	786-250-10985	WATSON, RICHARD W Location: 139 ARHTUR MORGAN ROAD	ANTONELLI, DEBBIE	6.91	4/8/2021	260,000	244,900	94.19			
Totals for R2 - Residential with 6 or more acres				1,073.49		48,090,259	37,607,400				

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
46 Total Transactions	66.94 Low InterQuartile Value		72.03 Low 90% Value of Aggregate
1,045,440 Average Sales Price	98.70 High InterQuartile Value		84.37 High 90% Value of Aggregate
817,552 Average Listed Price	31.77 InterQuartile Range		78.20 Aggregate Ratio
84.80 Average Ratio			7.89% Sampling Error
85.17 Median Ratio	19.29 Value of Outlier Low Limit	0 Number of Low Outliers	
37.25 Low Ratio	146.35 Value of Outlier High Limit	0 Number of High Outliers	
128.10 High Ratio	- 28.36 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.08 PRD (Regression Index)	194.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
18.87 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

MHU - Mobile home un-landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1928192000	786-250-11671	DONOVAN JEANETTE Location: 98 RIVERBEND WAY	PAIGE LAURA	0.00	12/4/2019	35,000	30,700	87.71			
L810139648	786-250-10353	LANE RITA Location: 132 RIVERBEND WAY	GALLAGHER KATHLEEN	0.00	10/16/2020	55,000	43,500	79.09			
L1481392128	786-250-12133	PARKER FERNANDES JAM... Location: 235 RIVERBED WAY	PIERCE JUSTIN	0.00	5/1/2020	18,000	15,500	86.11			
Totals for MHU - Mobile home un-landed				0.00		108,000	89,700				

MHU - Mobile home un-landed

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
3 Total Transactions	79.09	Low InterQuartile Value	74.21	Low 90% Value of Aggregate
36,000 Average Sales Price	87.71	High InterQuartile Value	91.90	High 90% Value of Aggregate
29,900 Average Listed Price	8.62	InterQuartile Range	83.06	Aggregate Ratio
84.31 Average Ratio			10.64%	Sampling Error
86.11 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
79.09 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
87.71 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
3.34 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			

MHL - Mobile home landed

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L343805952	786-250-10887	MALIK MICHAEL Location: 2394 FLETCHER HILL ROAD	KINNE BEVERLY	14.90	3/31/2020	120,000	145,800	121.50			

Totals for MHL - Mobile home landed				14.90		120,000	145,800				
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MHL - Mobile home landed

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
1 Total Transactions	121.50	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
120,000 Average Sales Price	121.50	High InterQuartile Value	0.00	High 90% Value of Aggregate
145,800 Average Listed Price	0.00	InterQuartile Range	121.50	Aggregate Ratio
121.50 Average Ratio				Sampling Error
121.50 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
121.50 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
121.50 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
0.00 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1813106688	786-250-10518	2007 JOINT REV LIVIN... Location: 472 LINCOLN CORNERS	AUDSLEYPLUMBING & HE...	0.00	12/9/2019	360,000	299,500	83.19			
L1716264960	786-250-11212	21 PLEASANT STREET L... Location: 21 PLEASANT STREET	NOHL DIETER	0.34	2/10/2021	950,000	882,600	92.91			
L1331486720	786-250-10177	ADAMS FAMILY INN LLC Location: 41 PLEASANT STREET	VILLAGE VICTORIAN IN...	0.46	12/31/2020	1,550,000	735,700	47.46			
L359456768	786-250-10801	AUTOQUECHEE LLC Location: 217041A MAXHAM MEADOW WAY	JAYNES PAMELA	0.00	8/22/2019	86,500	71,500	82.66			
336477248	786-250-10340	BASSETT, BRIAN K Location: 81 HAPPY VALLEY ROAD	ROSE, DONALD A	0.73	12/1/2021	740,000	550,900	74.45			
330882112	786-250-10648	BREDEN, TODD A Location: 68 PLEASANT STREET	68 PLEASANT STREET, ...	0.18	11/2/2021	365,000	259,500	71.10			
L1994424320	786-250-11838	CURTIS JOHN Location: 15 CENTRAL STREET	WOODSTOCK CENTRAL HO...	0.01	2/19/2021	945,000	634,300	67.12			
1746580544	786-250-10716	CURTIS, JOHN B Location: 45 PLEASANT STREET	EATON, JR., HAROLD E	0.31	7/7/2021	504,500	542,900	107.61			
L1723244544	786-250-10583	DEPRIZIO MATTHEW Location: 43 PLEASANT STREET	FROST ROBERT	0.25	3/16/2020	455,000	637,800	140.18	O		
L1394278400	786-250-11207	DUNNE CONSTRUCTION C... Location: 2663 WEST WOODSTOCK ROAD	NIGHTINGALE WILLIAM	0.92	6/12/2020	130,000	147,500	113.46			
1092379200	786-250-10947	FULKERSON, STEPHEN A Location: 540 WEST WOODSTOCK ROAD	JSSH REALTY, LLC	0.80	1/28/2022	880,000	503,600	57.23			
L2003722240	786-250-10514	GOT IT COVERED UPHOL... Location: 4422A EAST WOODSTOCK ROAD	SHAPP JOANNE	0.00	12/18/2019	50,000	50,600	101.20			
L1100079104	786-250-10548	MALIK NAOMI Location: 217 MAXHAM MEADOW WAY, SUITE 103A	KANNAS REAL ESTATE L...	0.00	8/28/2020	72,000	79,600	110.56			
L1513668608	786-250-10136	PLEASANT GARAGE LLC Location: 67 PLEASANT STREET	MELVILLE J. HUNTER	0.30	7/31/2020	265,000	204,000	76.98			
1157475392	786-250-11155	RABIDEAU ENTERPRISES... Location: 4 CHARLES STREET	EXCEL ENTERPRISES, L...	0.81	9/23/2021	562,500	285,800	50.81			
858919488	786-250-10376	REBECCA NASH, DPT, P... Location: 442 E. WOODSTOCK ROAD 7A	CYSYK, JENNIE L	0.00	1/14/2022	50,000	47,300	94.60			
L840572928	786-250-10805	RIVER CAT LLC Location: 217102F MAXHAM MEADOW WAY	MAYOCK CLAIRE	0.00	2/10/2021	268,500	194,900	72.59			
L1782861824	786-250-11032	SQUEAK AND HENLEY HO... Location: 560 WEST WOODSTOCK ROAD	LIVE OAK NUMBER ONE ...	1.04	8/26/2019	345,000	475,800	137.91	O		

C - Commercial

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1238261760	786-250-10762	STONE ROAD ENERGY LL...	HOLMES GORDON Location: 22 WESTERDALE ROAD	1.15	9/4/2019	225,000	273,000	121.33			
630497856	786-250-11940	SUNDIAL SUITES, LLC	1996 INTER VIVOS TRU... Location: 217101A MAXHAM MEADOW WAY	0.00	1/21/2022	74,000	79,600	107.57			
L905199616	786-250-11937	T'OTHER HOUSE LLC	4 THE GREEN LLC Location: 4 THE GREEN	0.23	3/30/2020	1,250,000	1,610,600	128.85			
649186368	786-250-11517	TRINCA LLC	SMITH, GARY W Location: 19-21 CENTRAL STREET	0.08	8/31/2021	1,000,000	676,900	67.69			
318009920	786-250-10433	TSV WOODSTOCK LLC	SHIRE WOODSTOCK LLC Location: 42 46 PLEASANT STREET	2.48	11/14/2021	6,957,000	2,833,600	40.73			
643648576	786-250-11420	WARREN SR, DOUGLAS	JDW ENTERPRISES INC Location: 1185 WEST WOODSTOCK ROAD	0.19	8/31/2021	312,875	224,800	71.85			
2001812544	786-250-10945	WELLS, MATTHEW	BUCKLEY, PAULA M Location: 53 PLEASANT STREET (PARCEL 1)	0.24	10/29/2021	339,000	303,200	89.44			
1581569088	786-250-10231	ZILIAN, LLC	H2JP, LLC Location: 26 CENTRAL STREET	0.08	5/27/2021	390,000	299,900	76.90			
Totals for C - Commercial				10.60		19,126,875	12,905,400				

C - Commercial

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	
26 Total Transactions	70.24	Low InterQuartile Value	49.72	Low 90% Value of Aggregate
735,649 Average Sales Price	108.35	High InterQuartile Value	85.22	High 90% Value of Aggregate
496,362 Average Listed Price	38.10	InterQuartile Range	67.47	Aggregate Ratio
87.94 Average Ratio			26.31%	Sampling Error
82.93 Median Ratio	13.09	Value of Outlier Low Limit	0	Number of Low Outliers
40.73 Low Ratio	165.50	Value of Outlier High Limit	0	Number of High Outliers
140.18 High Ratio	- 44.06	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.30 PRD (Regression Index)	222.66	Value of Extreme High Limit	0	Number of High Extremes/Influentials
26.49 COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

M - Miscellaneous

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
776049728	786-250-11492	AYEWA, CHARLES I Location: 0 TUCKER ROAD	CLARK, VICTOR	4.52	6/10/2021	60,000	64,300	107.17			
L62652416	786-250-12041	BARRY TRUSTEE DOUGLA... Location: 0 RABBIT HILL WAY	SCHAEFFER PETER	9.85	10/26/2020	185,000	107,200	57.95			
L513245184	786-250-11962	CHAO JENNIFER Location: 0 FLETCHER HILL ROAD	SLANE CINDY	92.78	9/18/2020	766,000	648,600	84.67			
L1033019392	786-250-10809	EAST END PARTNERS LL... Location: MAXHAM MEADOW WAY	WRIGHT THOMAS	0.95	2/16/2021	225,000	116,400	51.73			
L2003345408	786-250-11125	GRAY BARNS ENTERPRIS... Location: FOLDING HILS ROAD	POST ALAN	17.20	1/15/2020	110,000	134,700	122.45			
L1547214848	786-250-12055	GREEN MICHAEL Location: 2111 AUSTIN ROAD	DELANEY KEVIN	6.69	11/13/2020	99,000	104,300	105.35			
L1722662912	786-250-12078	HOAG JAY Location: 0 SHURTLEFF LANE	ERTMANN SABRINA	1.05	1/15/2020	130,000	108,400	83.38			
763708480	786-250-11149	JOHNSON, CHARLES W Location: BARBERRY HILL ROAD	QUINN, ELLEN P	0.93	4/29/2021	59,000	66,900	113.39			
1732639808	786-250-12037	KORKOWSKI, MARTIN A Location: 0 DEER BROOK WAY	VOIGTMAN, JON E	10.10	12/30/2021	225,000	210,200	93.42			
L498339840	786-250-12131	LANG ROBERT Location: 00 HARTLAND HILL ROAD	GOULD TRUSTEE BRUCE	2.13	1/15/2021	135,000	123,900	91.78			
489820736	786-250-12086	LINCOLN STREET PARTN... Location: 00 LINCOLN STREET	VERDERESE, ANTHONY	2.61	1/19/2022	220,000	131,800	59.91			
L810815488	786-250-10861	NICHOLS GREG Location: SWAIN STREET	MARY JANE MAHER 2005...	0.54	10/2/2020	140,000	127,000	90.71			
289889344	786-250-12041	PEIRCE, DANIEL H Location: RABBIT HILL WAY	BARRY FAMILY TRUST	9.85	10/26/2021	190,000	125,000	65.79			
1560601664	786-250-12099	ROSE HILL VT REAL ES... Location: ROSE HILL ROAD	HERNDON, BENJAMIN	4.17	6/4/2021	222,500	146,200	65.71			
L1321766912	786-250-11224	STANDISH DOROTHY Location: CARLTON HILL ROAD	STOVER MATTHEW	9.21	4/17/2020	110,000	127,800	116.18			
1004891200	786-250-10810	SUNSET FARM CONDOMIN... Location: MAXHAM MEADOW WAY	JBW PARTNERS	0.39	9/21/2021	10,000	47,800	478.00	E	E	E
L418234368	786-250-10162	TITUS COLBY Location: OFF BARBERRY HILL ROAD	BRADLEY JR. JOHN WAL...	2.10	11/17/2020	25,000	61,800	247.20	E	O	O
1769499200	786-250-12077	ZILIAN, ZOE Location: GROVE HILL ROAD	JAMESON, JONATHAN F	12.86	3/24/2022	550,000	277,400	50.44			
Totals for M - Miscellaneous				187.93		3,461,500	2,729,700				

M - Miscellaneous

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

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
18 Total Transactions	64.26	Low InterQuartile Value	67.66 Low 90% Value of Aggregate
203,029 Average Sales Price	114.09	High InterQuartile Value	87.75 High 90% Value of Aggregate
157,759 Average Listed Price	49.83	InterQuartile Range	77.70 Aggregate Ratio
94.54 Average Ratio			12.93% Sampling Error
90.71 Median Ratio	- 10.49	Value of Outlier Low Limit	0 Number of Low Outliers
50.44 Low Ratio	188.83	Value of Outlier High Limit	2 Number of High Outliers
247.20 High Ratio	- 85.23	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.22 PRD (Regression Index)	263.58	Value of Extreme High Limit	1 Number of High Extremes/Influentials
30.95 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
163523136	786-250-10876	7 TOWNHOUSE WAY, LLC Location: 57-7 TOWNHOUSE WAY	CARL J. KATES REVOCA...	0.00	3/14/2022	450,000	233,600	51.91			
L987860992	786-250-10973	BARROWS JR EDWARD Location: 71 PLEASANT STREET	FRATES ELIZABETH	0.00	4/3/2019	195,000	144,200	73.95			
L1658179584	786-250-11753	BECKWITH SR. DAVID A... Location: 20 25L HERITAGE CONDOS WAY	PISANO CHARLES	0.00	4/30/2020	133,000	115,800	87.07			
299523136	786-250-11170	CANULLA, JASON M Location: 21-4 GOLF AVENUE	LSSB FARM HOLDINGS, ...	0.31	11/5/2021	550,000	234,600	42.65			
715947072	786-250-10962	CARLISLE, JONATHAN D Location: 3 HATHORN HILL	FURTAU, GEOFFREY C	0.00	12/15/2021	535,000	342,600	64.04			
1790092352	786-250-11377	CHAMBERLAIN, ROBERT ... Location: 19-3 GOLF AVENUE EXT	LSSB FARM HOLDINGS, ...	0.31	5/17/2021	585,000	455,900	77.93			
L1078489088	786-250-10819	CLEMENT MARIE Location: 4224 HERITAGE CONDO WAY #24	TRENOSKY MAXIMILIANO	0.00	5/23/2019	130,000	111,000	85.38			
L373325824	786-250-10097	CONLEY JENNIFER Location: 24 TOWNHOUSE WAY	BIBBO JR. LEONARD	0.00	10/14/2020	277,500	228,800	82.45			
L1900302336	786-250-11267	COPPEDGE WALKER Location: 236 BLAKE HILL ROAD UNIT Q	PRIOR ALLAN	0.00	11/6/2020	405,000	333,000	82.22			
365255744	786-250-11416	CROSSMON, STEPHEN Location: 85-14 TOWNHOUSE WAY	MICALE, ISABELLE	0.00	10/29/2021	305,000	212,400	69.64			
1147356224	786-250-10537	DEAN, VIRGINIA S Location: 15A RIVER STREET	KIMBELL, CHARLES A	0.00	5/3/2021	355,000	166,300	46.85			
L1906892800	786-250-11508	DIBENEDETTO ANN Location: 74-6 HERITAGE CONDOS WAY	EPPLY SALLY	0.00	8/14/2020	147,000	115,300	78.44			
1226625600	786-250-11579	ESPINOSA, SHAWN Location: 56-4 TOWNHOUSE WAY	MICHAEL A. MONGULLA ...	0.00	2/7/2022	381,000	182,500	47.90			
938380352	786-250-11611	FOREST, GILBERT E Location: 5 MOUNTAIN AVENUE, UNIT 1	TALMADGE, LISA	0.00	8/2/2021	369,000	208,500	56.50			
L1215451136	786-250-11174	GAILLAT ANA Location: 56-8 HERITAGE CONDO WAY	FERACO JOHN	0.00	3/20/2020	124,000	115,300	92.98			
L515002368	786-250-10244	GALLAGHER BRIANNE Location: 20 HERITAGE CONDO WAY UNIT #32	MONGULLA MICHAEL	0.00	3/27/2020	128,235	111,000	86.56			
L462913536	786-250-11790	GRAMLING LISA Location: 5612 HERITAGE CONDO WAY 12D	ZSENAI ABIGAIL	0.00	6/12/2020	130,000	111,000	85.38			
L1701789696	786-250-11749	GRIFFITH RONALD Location: 744 HERITAGE CONDOS WAY	MARTIN GWENDOLYN	0.00	4/12/2019	130,000	125,200	96.31			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
960461888	786-250-10147	GULDE, MELANIE Location: 57 TOWNHOUSE WAY, UNIT 8	MARY TOUMPAS REVOCAB...	0.00	12/21/2021	375,000	223,000	59.47			
1528523840	786-250-11600	GUSTAFSON, NANNETTE ... Location: 166 BLAKE HILL ROAD	STEFAN GSCHIEL TRUST	0.00	10/4/2021	425,000	240,200	56.52			
L1232347136	786-250-12105	HAYES KERRI Location: 76 RIVER STREET	MAHONEY PAUL	0.00	12/22/2020	225,000	136,300	60.58			
L890306560	786-250-12104	HAYES KERRI Location: 78 RIVER STREET	MAHONEY PAUL	0.00	12/22/2020	225,000	135,700	60.31			
L1221713920	786-250-10009	HERMAN JERI Location: 1 HATHORN HILL UNIT 1	GONFER LLC	0.00	10/16/2020	450,000	347,600	77.24			
L115286016	786-250-11029	HUVELDT CYNTHIA Location: 23K BLAKE HILL RD EXT	NORTH ESTATE HOLDING...	0.00	12/18/2020	380,000	240,200	63.21			
L1207062528	786-250-10537	KIMBELL CHARLES Location: 15A RIVER STREET	FITZCHARLES CONSTANC...	0.00	12/16/2020	280,000	166,300	59.39			
1965075520	786-250-11567	LABES, JASON C Location: 20 HERITAGE WAY CONDO, #30	BROSNAHAN, BARBARA	0.00	9/20/2021	180,000	111,000	61.67			
1941273664	786-250-10397	LAFFIN, NATHAN Location: 148B EAST HILL ROAD	HUGHES, PAMELA	0.00	12/22/2021	290,000	106,400	36.69			
L1645174784	786-250-10484	LIST CYNTHIA Location: 49 TERRACE STREET, A	ALEXANDER ELIZABETH	0.00	6/11/2020	349,000	189,600	54.33			
L384286720	786-250-11170	LSSB FARM HOLDINGS L... Location: 21 GOLF AVENUE EXTENSION	GRENIER MARY	0.00	9/17/2020	415,000	234,600	56.53			
L12320768	786-250-11377	LSSB FARM HOLDINGSL... Location: 19 GOLF AVENUE EXT	2009 REVOCABLE LIVIN...	0.00	8/11/2020	415,000	264,800	63.81			
L1808039936	786-250-12071	MARTEL PATRICIA Location: 73 PLEASANT STREET	POTVIN BENJAMIN	0.00	5/20/2020	185,000	115,800	62.59			
L1802395648	786-250-10303	MATHEWS JOHN Location: 23 BLAKE HILL ROAD EXT. UNIT L	SWEENEY RICHARD	0.00	5/31/2019	420,000	303,300	72.21			
L1543806976	786-250-10245	MERRILL MARGARET Location: 17 HIGH STREET, UNIT 5	MURRAY EMMA	0.00	7/27/2020	220,000	160,100	72.77			
L1710120960	786-250-10176	NORTHNEST LLC Location: 17 HIGH STREET #6	DORIS BRETTELL 1978 ...	0.00	7/22/2020	215,000	108,200	50.33			
147545152	786-250-12128	RADDE, LOGAN Location: 442 E. WOODSSTOCK ROAD UNIT 4A	ABCD PROPERTIES, LLC	0.00	11/5/2021	282,000	107,500	38.12			
726993984	786-250-12047	REVOCABLE LIVING TRU... Location: UNIT 1BN, MILL BUILDING	JAYNES, PAMELA W	0.00	7/16/2021	78,800	51,200	64.97			

O - Other

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1371082752	786-250-11750	RICE DEBORAH Location: 13 HERITAGE CONDO WAY, 42	SIMONDS TRUSTEE OF S...	0.00	11/4/2019	132,000	125,200	94.85			
L974651392	786-250-10034	ROMANO TRUSTEE ELIZA... Location: 264 BLAKE HILL ROAD UNIT Y	STODDARD PETERE	0.00	12/14/2020	410,000	315,300	76.90			
L1780105216	786-250-11796	SHAWCROSS NANCY Location: 2748 EAST WOODSTOCK ROAD, UNIT 3	WILLIS MICHAEL	0.00	12/13/2019	214,000	131,000	61.21			
L253280256	786-250-12001	SIMPSON JEFFREY Location: 2170141 MAXHAM MEADOW WAY, UNIT 1 AN	JAYNES PAMELA	0.00	8/29/2019	95,000	108,800	114.53			
L1410453504	786-250-11252	SPINO MONTIE Location: 56-9 HERITAGE CONDO WAY	MAHONEY MEGHAN	0.00	11/6/2019	133,000	111,000	83.46			
L1930600448	786-250-11501	VINCENT JENNIFER Location: 17 HIGH STREET UNIT #1	17 HIGH ST. LLC	0.00	12/30/2020	235,000	102,000	43.40			
L1231978496	786-250-10106	WHITMORE JR. LEE Location: 56 HERITAGE WAY, #10L	REICHEL TRUSTEE RAYM...	0.00	7/24/2020	135,000	125,200	92.74			
L857210880	786-250-10058	WHITMORE JR. LEE Location: 5611 HERITAGE CONDO WAY 11D	ZSENAI STEPHEN	0.00	6/26/2020	127,500	127,400	99.92			
1848708160	786-250-10775	WILLSON, TRUSTEE, ED... Location: 65G BLAKE HILL ROAD EXTENSION	JOHN & MARYBETH BRAN...	0.00	7/23/2021	440,000	308,200	70.05			
Totals for O - Other				0.62		12,661,035	8,242,900				

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	
45 Total Transactions	56.52	Low InterQuartile Value	61.81	Low 90% Value of Aggregate
281,356 Average Sales Price	82.95	High InterQuartile Value	68.40	High 90% Value of Aggregate
183,176 Average Listed Price	26.43	InterQuartile Range	65.10	Aggregate Ratio
69.24 Average Ratio			5.07%	Sampling Error
64.97 Median Ratio	16.88	Value of Outlier Low Limit	0	Number of Low Outliers
36.69 Low Ratio	122.60	Value of Outlier High Limit	0	Number of High Outliers
114.53 High Ratio	- 22.77	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.06 PRD (Regression Index)	162.25	Value of Extreme High Limit	0	Number of High Extremes/Influentials
22.40 COD				
1	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 - 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
241 Total Transactions	63.01 Low InterQuartile Value		72.42 Low 90% Value of Aggregate
544,222 Average Sales Price	90.05 High InterQuartile Value		77.18 High 90% Value of Aggregate
407,075 Average Listed Price	27.04 InterQuartile Range		74.80 Aggregate Ratio
77.57 Average Ratio			3.18% Sampling Error
75.78 Median Ratio	22.45 Value of Outlier Low Limit	0 Number of Low Outliers	
30.42 Low Ratio	130.61 Value of Outlier High Limit	3 Number of High Outliers	
144.50 High Ratio	- 18.10 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	171.16 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
20.82 COD			
6 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
26 Total Transactions	70.24 Low InterQuartile Value		49.65 Low 90% Value of Aggregate
735,649 Average Sales Price	108.35 High InterQuartile Value		85.29 High 90% Value of Aggregate
496,362 Average Listed Price	38.10 InterQuartile Range		67.47 Aggregate Ratio
87.94 Average Ratio			26.41% Sampling Error
82.93 Median Ratio	13.09 Value of Outlier Low Limit	0 Number of Low Outliers	
40.73 Low Ratio	165.50 Value of Outlier High Limit	0 Number of High Outliers	
140.18 High Ratio	- 44.06 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.30 PRD (Regression Index)	222.66 Value of Extreme High Limit	0 Number of High Extremes/Influentials	
26.49 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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

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

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
18 Total Transactions	64.26	Low InterQuartile Value	67.63 Low 90% Value of Aggregate
203,029 Average Sales Price	114.09	High InterQuartile Value	87.78 High 90% Value of Aggregate
157,759 Average Listed Price	49.83	InterQuartile Range	77.70 Aggregate Ratio
94.54 Average Ratio			12.97% Sampling Error
90.71 Median Ratio	- 10.49	Value of Outlier Low Limit	0 Number of Low Outliers
50.44 Low Ratio	188.83	Value of Outlier High Limit	2 Number of High Outliers
247.20 High Ratio	- 85.23	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.22 PRD (Regression Index)	263.58	Value of Extreme High Limit	1 Number of High Extremes/Influentials
30.95 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
285 Total Transactions	63.80 Low InterQuartile Value		70.71 Low 90% Value of Aggregate
543,148 Average Sales Price	91.53 High InterQuartile Value		77.14 High 90% Value of Aggregate
401,521 Average Listed Price	27.74 InterQuartile Range		73.92 Aggregate Ratio
78.95 Average Ratio			4.36% Sampling Error
76.90 Median Ratio	22.19 Value of Outlier Low Limit	0 Number of Low Outliers	35.54% Weighted Standard Deviation
30.42 Low Ratio	133.14 Value of Outlier High Limit	7 Number of High Outliers	
144.50 High Ratio	- 19.41 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.07 PRD (Regression Index)	174.74 Value of Extreme High Limit	2 Number of High Extremes/Influentials	
21.78 COD			
7 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			