

Cy Bailey

Sales Between: 04/01/2017 and 03/31/2020

Marlboro 13378

Doc ID	SPAN	Buyer	Seller	Acres	Parcel ID	Sale Date	Sale Price	Listed Value	Influential: I Outlier: O Extreme: E Ratio Town Class Cat
Category	R1	: Residential-1							
1951551488	378-117-10146	DONNELLY PATRICIA Location 96 NORTH POND ROAD	DEARTH WILLIAM	1.30	07-04-05	10/10/2019	217,000	184,700	85.12 -- -- --
263085696	378-117-10304	HAMILTON WHITNEY Location 1530 HIGLEY HILL ROAD - Marlboro	WARNER ALLEN M	2.90	06-01-28	07/31/2018	140,000	115,900	82.79 -- -- --
207009408	378-117-10593	PITTMAN MICHAEL Location 13 PALMETTO DRIVE - Marlboro	SHAPIRO TRUSTEE SONDR A J	2.00	11-01-13	07/13/2018	290,500	288,900	99.45 -- -- --
2061611392	378-117-10027	POWERS SETH Location 5546 VT RTE 9 - Marlboro	BALCH ERIC	2.27	10-00-10	12/20/2018	150,000	156,300	104.20 -- -- --
1634144256	378-117-10326	THOMAS HARRIS LISSA Location 1799 SOUTH ROAD	ESTATE OF ELIZABETH W. MACARTH	3.49	11-02-42.1	08/22/2019	160,000	186,200	116.38 -- -- --
879943296	378-117-10303	WRIGHT MALCOLM Location 139 FOX ROAD - Marlboro	LARRIVEE MAURICE	1.40	12-00-07	10/12/2018	79,900	79,900	100.00 -- -- --
TOTALS FOR	R1: Residential-1			13.36			1,037,400	1,011,900	

Residential-1

CATEGORY STATISTICS:

NO Category Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See *Sampling Error*.

6 Transactions (Includes Outliers/Extremes/Influentials)

LIMITS ESTABLISHED BY ORIGINAL SALES DATA

RATIOS and CONFIDENCE INTERVALS (Trimmed Data)

172,900	Average Sales Price	84.53	Low InterQuartile Value		
168,650	Average Listed Value	107.24	Hi InterQuartile Value	87.78	Low 90 Percent Value of Aggregate
97.99	Average Ratio	22.71	InterQuartile Range	107.30	Hi 90 Percent Value of Aggregate
99.72	Median Ratio			97.54	Aggregate Ratio
82.79	Low Ratio			10.01%	Sampling Error
116.38	High Ratio	50.47	Value of Outlier Low Limit	0	Number of Low Outliers
1.00	Price Related Differential (Regression Index)	141.31	Value of Outlier High Limit	0	Number of Hi Outliers
8.90	COD	16.4	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
2	Number of Transactions with Assessment Ratio Between .98 and 1.02	175.38	Value of Extreme High Limit	0	Number of Hi Extremes/Influentials
33%	Percent of Transactions with Assessment Ratio Between .98 and 1.02				

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Category	R2	: Residential-2										
1408748672	378-117-10266	BURKE RAYMOND PATRICK E Location 1604 CHURCH HOLLOW ROAD - Marlboro	MILLER MICHAEL E	28.40	07-02-44 & 07-02	08/02/2017	370,000	425,300	114.95 -- -- --			
32931840	378-117-10295	CLIFT DAVID Location 971 LOWER DOVER ROAD	KRANE STEPHEN	17.00	06-01-04 06-01-	07/15/2019	340,000	298,000	87.65 -- -- --			
1525407744	378-117-10715	CRESSY HANNAH Location 310 COW PATH 40	WARD DAVID	16.00	12-00-31	08/28/2019	269,900	217,200	80.47 -- -- --			
632184832	378-117-10056	FARQUHAR DOUGLAS Location 5936 VT ROUTE 9	BOYD LAURIE	18.90	06-02-46	07/12/2019	130,000	143,400	110.31 -- -- --			
1671892992	378-117-10140	FORRESTER JR. WILLIAM Location 215 GILBERT ROAD	AFNAN JAMSHID	44.50	03-00-59	05/10/2019	260,000	220,300	84.73 -- -- --			
627719808	378-117-10046	FREITAS LUIZ Location 1454 HIGLEY HILL ROAD - Marlboro	SWANSON SIOBHAN	6.00	06-01-30, 06-01-	10/26/2018	189,000	167,400	88.57 -- -- --			
1930694656	378-117-10160	HAMMARLUND ARNE Location 2280 AMES HILL ROAD	ESTATE OF ROBERT ENGEL	102.92	08-02-24, 08-02-	11/19/2019	670,000	797,900	119.09 -- -- --			
1402386048	378-117-10452	HERRON DENNIS M Location 1637 ADAMS BROOK ROAD - Marlboro	POWERS LEANNE	10.80	03-00-18	07/09/2018	180,000	251,400	139.67 -- -- O --			
545820672	378-117-10424	HIDDEN LAKE LLC Location 232 HIDDEN LAKE ROAD	OUR HIDDEN LAKE LLC	100.60	07-02-34.2	09/12/2019	1,550,000	1,802,700	116.30 -- -- --			
80420864	378-117-10108	KOTSAKIS NICHOLAS Location 1338 LAHAR ROAD	COHEN NANCY	110.20	07-02-27	09/12/2019	220,000	333,000	151.36 -- -- O -- O			
833304704	378-117-10136	KREITZER JESSE Location 5 STEARNS HILL ROAD - Marlboro	CAROL B. NEWTON ESTATE	20.49	06-02-07	10/04/2017	119,000	128,600	108.07 -- -- --			
2048265856	378-117-10283	LANDIN CHRISTOPHER M Location 3328 NORTH POND ROAD - Marlboro	TABASI MAHRDAD	69.50	04-00-10	06/01/2018	362,000	364,200	100.61 -- -- --			
443042432	378-117-10433	MANNING III DAVID Location 1678 STRATTON HILL ROAD - Marlboro	PARTRIDGE JOHN J	14.37	03-00-13 & 03-00	01/16/2018	175,000	170,600	97.49 -- -- --			
980278400	378-117-10057	MARTEL CHRISTOPHER K Location 911 VT ROUTE 9 - Marlboro	BOYD ANTHONY P	15.90	08-02-12	11/17/2017	169,000	174,700	103.37 -- -- --			

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Category	R2	: Residential-2							
1715347456	378-117-10374	MCGUIRE WILLIAM Location 2197 AMES HILL ROAD	SHEPARD ANDREW	7.20	11-02-13.11	09/13/2019	292,500	307,000	104.96 -- -- --
591888384	378-117-10276	MUSCHLER SANDRA Location 85 STRATTON HILL ROAD	POST TRUSTEE DIANA	14.10	02-00-38	09/06/2019	307,500	277,500	90.24 -- -- --
1568312448	378-117-10665	PARKER THOMAS R Location 339 MACARTHUR ROAD - Marlboro	ARCHULETA ERIN M	13.56	08-02-13.1	05/15/2017	309,000	293,900	95.11 -- -- --
1335785600	378-117-10582	POTTER BRIAN M Location 1000 STARK ROAD - Marlboro	HAMMOND A. CRAIG	14.10	08-02-29	08/24/2017	325,000	329,100	101.26 -- -- --
1553719296	378-117-10609	RICHARDSON ANDREW Location 1869 HIGLEY HILL ROAD	WHITNEY TIMOTHY	12.50	06-01-12 & 06-01	01/15/2020	130,000	168,400	129.54 -- -- --
837302400	378-117-10635	SMITH JACOB A Location 90 TURNPIKE ROAD - Marlboro	WRIGHT MALCOLM C	113.80	08-02-25	08/04/2017	495,000	507,900	102.61 -- -- --
686681728	378-117-10485	STAVELEY JOHANNA Location 1041 MOSS HOLLOW ROAD - Marlboro	ROBINSON MARRIN	11.00	11-01-58	07/26/2018	120,000	126,900	105.75 -- -- --
968269824	378-117-10087	TALBOT STEVE Location 138 BUTTERFIELD ROAD	CARLEY BRIAN	10.80	06-01-71	03/10/2020	182,000	182,400	100.22 -- -- --
2022022272	378-117-10690	WALLACK JEREMIAH Location 430 TRILLIUM WAY - Marlboro	GEBB ADAM	29.90	11-02-22.2 ; 22.	09/22/2017	789,000	798,900	101.25 -- -- --
TOTALS FOR	R2: Residential-2			802.54			7,953,900	8,486,700	

Marlboro

13378

Residential-2

CATEGORY STATISTICS:

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

23	Transactions (Includes Outliers/Extremes/Influentials)
345,822	Average Sales Price
368,987	Average Listed Value
105.81	Average Ratio
102.61	Median Ratio
80.47	Low Ratio
151.36	High Ratio
0.99	Price Related Differential (Regression Index)
11.68	COD
4	Number of Transactions with Assessment Ratio Between .98 and 1.02
17%	Percent of Transactions with Assessment Ratio Between .98 and 1.02

LIMITS ESTABLISHED BY ORIGINAL SALES DATA

95.11	Low InterQuartile Value
114.95	Hi InterQuartile Value
19.83	InterQuartile Range
65.36	Value of Outlier Low Limit
144.69	Value of Outlier High Limit
35.62	Value of Extreme Low Limit
174.44	Value of Extreme High Limit
0	Number of Low Outliers
1	Number of Hi Outliers
0	Number of Low Extremes/Influentials
0	Number of Hi Extremes/Influentials

RATIOS and CONFIDENCE INTERVALS (Trimmed Data)

101.30	Low 90 Percent Value of Aggregate
112.10	Hi 90 Percent Value of Aggregate
106.70	Aggregate Ratio
5.06%	Sampling Error

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Doc ID	SPAN	Buyer	Seller	Acres	Parcel ID	Sale Date	Sale Price	Listed Value	Ratio	Influential: I Outlier: O Extreme: E Town Class Cat
<u>Category</u>	S1	: Seasonal-1								
1969688576	378-117-10442	SCULLY CHRISTOPHER	PETERSON HELEN	2.38	03-00-16	10/28/2019	64,700	64,700	100.00	-- -- --
		Location 1983 STRATTON HILL ROAD								
TOTALS FOR	S1: Seasonal-1			2.38			64,700	64,700		

Seasonal-1 CATEGORY STATISTICS:

NO Category Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See *Sampling Error*.

1	Transactions (Includes Outliers/Extremes/Influentials)
64,700	Average Sales Price
64,700	Average Listed Value
100.00	Average Ratio
100.00	Median Ratio
100.00	Low Ratio
100.00	High Ratio
1.00	Price Related Differential (Regression Index)
COD	
1	Number of Transactions with Assessment Ratio Between .98 and 1.02
100%	Percent of Transactions with Assessment Ratio Between .98 and 1.02

LIMITS ESTABLISHED BY ORIGINAL SALES DATA

100	Low InterQuartile Value
100	Hi InterQuartile Value
0	InterQuartile Range
<i>Limit values have been adjusted to 40 and 20 points around the untrimmed median.</i>	
80	Value of Outlier Low Limit
120	Value of Outlier High Limit
60	Value of Extreme Low Limit
140	Value of Extreme High Limit

RATIOS and CONFIDENCE INTERVALS (Trimmed Data)

0.00	Low 90 Percent Value of Aggregate
0.00	Hi 90 Percent Value of Aggregate
100.00	Aggregate Ratio
	Sampling Error

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Category	S2	: Seasonal-2							
1154646016	378-117-10182	CONNELL ANDREW Location 0 AUGUR HOLE ROAD	FRAZER GARY	6.19	03-00-24	11/18/2019	98,000	74,700	76.22 -- -- --
1862263936	378-117-10163	SCHENCK MICHAEL P Location 177 WHETSTONE ROAD - Marlboro	LUNDGREN ROBERT P	15.80	08-01-30	06/02/2017	130,000	122,100	93.92 -- -- --
TOTALS FOR	S2: Seasonal-2			21.99			228,000	196,800	

Seasonal-2	CATEGORY STATISTICS:	NO Category Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See <i>Sampling Error</i> .			
2	Transactions (Includes Outliers/Extremes/Influentials)	LIMITS ESTABLISHED BY ORIGINAL SALES DATA			
114,000	Average Sales Price			RATIOS and CONFIDENCE INTERVALS (Trimmed Data)	
98,400	Average Listed Value	76.22	Low InterQuartile Value	33.40	Low 90 Percent Value of Aggregate
85.07	Average Ratio	93.92	Hi InterQuartile Value	139.23	Hi 90 Percent Value of Aggregate
85.07	Median Ratio	17.7	InterQuartile Range	86.32	Aggregate Ratio
76.22	Low Ratio	49.68	Value of Outlier Low Limit	61.30%	Sampling Error
93.92	High Ratio	120.47	Value of Outlier High Limit	0	Number of Low Outliers
0.99	Price Related Differential (Regression Index)	0	Number of Hi Outliers	0	Number of Low Extremes/Influentials
10.40	COD	23.13	Value of Extreme Low Limit	0	Number of Hi Extremes/Influentials
0	Number of Transactions with Assessment Ratio Between .98 and 1.02	147.02	Value of Extreme High Limit	0	Number of Hi Extremes/Influentials
0%	Percent of Transactions with Assessment Ratio Between .98 and 1.02				

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Category		WOOD : Woodland									
1676721792	378-117-10376	DIFEO ELISA Location 2601 AMES HILL ROAD - Marlboro	SLATER WENDY E	12.47	11-02-05.11	06/07/2018	87,500	65,200	74.51	-- -- --	
16232832	378-117-10226	LANDFRIED HOLLIE K. M Location HIGLEY HILL ROAD	GARLITZ KEITH	3.00	06-01-27	02/28/2019	30,000	39,100	130.33	-- -- --	
2048460416	378-117-10739	PANTHER LAURIE Location LOT C3, COWPATH 40 - Marlboro	FRANK A. HUTSON JR. 1995 REVOCABL	9.50	12-00-30.13	03/29/2018	42,000	66,000	157.14	-- O -- --	
TOTALS FOR	WOOD: Woodland			24.97			159,500	170,300			

Woodland

CATEGORY STATISTICS:

NO Category Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See *Sampling Error*.

3	Transactions (Includes Outliers/Extremes/Influentials)
53,167	Average Sales Price
56,767	Average Listed Value
120.66	Average Ratio
130.33	Median Ratio
74.51	Low Ratio
157.14	High Ratio
1.13	Price Related Differential (Regression Index)
21.13	COD
0	Number of Transactions with Assessment Ratio Between .98 and 1.02
0%	Percent of Transactions with Assessment Ratio Between .98 and 1.02

LIMITS ESTABLISHED BY ORIGINAL SALES DATA

74.51	Low InterQuartile Value
157.14	Hi InterQuartile Value
82.63	InterQuartile Range
-49.43	Value of Outlier Low Limit
281.09	Value of Outlier High Limit
-173.37	Value of Extreme Low Limit
405.03	Value of Extreme High Limit

RATIOS and CONFIDENCE INTERVALS (Trimmed Data)

27.00	Low 90 Percent Value of Aggregate
186.54	Hi 90 Percent Value of Aggregate
106.77	Aggregate Ratio
74.71%	Sampling Error
0	Number of Low Outliers
0	Number of Hi Outliers
0	Number of Low Extremes/Influentials
0	Number of Hi Extremes/Influentials

Marlboro

13378

Sales Class Summary Report

R1,R2,MHU,MHL,S1,S2 AND OTH

Class Sample Valid? YES (90% confident that true aggregate ratio is within 10% of sample ratio. See *Sampling Error.*)

32 Transactions (Includes Outliers/Extremes/Influentials)

290,125 Average Sales Price

305,003 Average Listed Value

102.86 Average Ratio

100.93 Median Ratio

76.22 Low Ratio

151.36 High Ratio

0.98 Price Related Differential (Regression Index)

11.35 COD

7 Number of Transactions with Assessment Ratio Between .98 and 1.02

22% Percent of Transactions with Assessment Ratio Between .98 and 1.02

91.16 Low InterQuartile Value

109.75 Hi InterQuartile Value

18.58 InterQuartile Range

63.29 Value of Outlier Low Limit

137.62 Value of Outlier High Limit

35.41 Value of Extreme Low Limit

165.50 Value of Extreme High Limit

0 Number of Low Outliers

2 Number of Hi Outliers

0 Number of Low Extremes/Influentials

0 Number of Hi Extremes/Influentials

**RATIOS and CONFIDENCE INTERVALS
(Trimmed Data)**

100.17 Low 90 Percent Value of Aggregate

110.09 Hi 90 Percent Value of Aggregate

105.13 Aggregate Ratio

4.72% Sampling Error

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Marlboro

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FARM, WOOD AND MSC

Class Sample Valid? NO (90% confident that true aggregate ratio is within 10% of sample ratio. See *Sampling Error.*)

3 Transactions (Includes Outliers/Extremes/Influentials)
 53,167 Average Sales Price
 56,767 Average Listed Value
 120.66 Average Ratio
 130.33 Median Ratio
 74.51 Low Ratio
 157.14 High Ratio
 1.13 Price Related Differential (Regression Index)
 21.13 COD
 0 Number of Transactions with Assessment Ratio Between .98 and 1.02
 0% Percent of Transactions with Assessment Ratio Between .98 and 1.02

74.51 Low InterQuartile Value
 157.14 Hi InterQuartile Value
 82.63 InterQuartile Range
 -49.43 Value of Outlier Low Limit
 281.09 Value of Outlier High Limit
 -173.37 Value of Extreme Low Limit
 405.03 Value of Extreme High Limit

0 Number of Low Outliers
 0 Number of Hi Outliers
 0 Number of Low Extremes/Influentials
 0 Number of Hi Extremes/Influentials

**RATIOS and CONFIDENCE INTERVALS
 (Trimmed Data)**

26.97 Low 90 Percent Value of Aggregate
 186.58 Hi 90 Percent Value of Aggregate
 106.77 Aggregate Ratio
 74.75% Sampling Error

Marlboro 13378

Sales Town Summary Report

Town Sample Valid? YES (90% confident that true aggregate ratio is within 10% of sample ratio. See *Sampling Error*.)

35 Transactions (Includes Outliers/Extremes/Influentials)
 269,814 Average Sales Price
 283,726 Average Listed Value
 104.39 Average Ratio
 101.25 Median Ratio
 74.51 Low Ratio
 157.14 High Ratio
 0.99 Price Related Differential (Regression Index)
 13.49 COD
 7 Number of Transactions with Assessment Ratio Between .98 and 1.02
 20% Percent of Transactions with Assessment Ratio Between .98 and 1.02

Original Data (All Valid Sales Transactions)

90.24 Low InterQuartile Value
 114.95 Hi InterQuartile Value
 24.70 InterQuartile Range

 53.19 Value of Outlier Low Limit
 152.00 Value of Outlier High Limit
 16.14 Value of Extreme Low Limit
 189.05 Value of Extreme High Limit

 0 Number of Low Outliers
 1 Number of Hi Outliers
 0 Number of Low Extremes/Influentials
 0 Number of Hi Extremes/Influentials

**RATIOS and CONFIDENCE INTERVALS
(Trimmed Data)**

100.23 Low 90 Percent Value of Aggregate
 110.08 Hi 90 Percent Value of Aggregate
 105.16 Aggregate Ratio
 4.68% Sampling Error
 17.70 Weighted Standard Deviation