

Fayston - 2024 Certified Final

All Sales

Category Sample **Valid**: Margin of error is **less than 15%** of sample aggregate ratio (see Sampling Error)

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
107 Total Transactions	43.58 Low InterQuartile Value		51.72 Low 90% Value of Aggregate
483,459 Average Sales Price	65.33 High InterQuartile Value		57.55 High 90% Value of Aggregate
264,133 Average Listed Price	21.75 InterQuartile Range		54.63 Aggregate Ratio
56.98 Average Ratio			5.35% Sampling Error
55.02 Median Ratio	10.95 Value of Outlier Low Limit	0 Number of Low Outliers	18.97% Weighted Standard Deviation
31.25 Low Ratio	97.96 Value of Outlier High Limit	4 Number of High Outliers	
115.74 High Ratio	(21.68) Value of Extreme Low Limit	0 Number of Low Extremes/Influentials	
1.04 PRD (Regression Index)	130.58 Value of Extreme High Limit	1 Number of High Extremes/Influentials	
23.70 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
1% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

All Sales

Ref #	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
152	222-072-10132	113 MILL BROOK ROAD, L...	BROTHERS, LARRY	1.07	9/16/2022	262,381	192,500	73.37			
153	222-072-10488	2544 GERMAN FLATS SPE,...	HOPPER, ELIZABETH K	0.73	8/15/2022	585,000	275,500	47.09			
34	222-072-10859	99 SUGAR RUN, LLC	MOUNTZ, CHRISTOPHER J	0.00	10/31/2023	250,000	105,400	42.16			
138	222-072-10977	ABERBACH, PHILLIP	SNIDER, EDITH J	0.00	8/3/2021	205,000	127,500	62.20			
42	222-072-10320	BERNARDIN, JOHN C	FARRELL, BRIAN F	0.00	8/23/2023	480,000	157,100	32.73			
150	222-072-10789	BLAISE, JOHN C	CRAWFORD, MARC	0.00	11/10/2022	360,000	160,500	44.58			
118	222-072-10469	BOHLIN, ANDREW	HICKS, ELIZABETH R	0.00	8/26/2022	426,500	163,700	38.38			
7	222-072-10153	BOTTO, MATTHEW	KELLY, DOREEN M	4.60	5/5/2023	636,000	372,100	58.51			
50	222-072-10441	BRENNAN, KEVIN M	WOLK, TODD R	0.00	4/22/2022	312,625	189,300	60.55			
26	222-072-10670	BURKE, SPENCER T	NORMAN, CHARLES B	1.70	11/6/2023	680,000	273,500	40.22			
111	222-072-11091	CHARLES A. YOUNG REVOC...	WALKER, CHRISTOPHER	0.00	1/6/2022	285,000	154,500	54.21			
21	222-072-10919	CLEGG, ALEXANDER W	SMITH II, PHILIP C	24.70	10/10/2023	1,400,000	523,200	37.37			
19	222-072-11220	CLEMENT, AIMEE P	JAMIESON, JONATHAN	0.00	5/2/2023	215,000	113,200	52.65			
122	222-072-10190	COLLINS, PETER	CLARK, THOMAS W	3.58	8/31/2022	425,000	311,200	73.22			
113	222-072-10111	CRAIG, CARMEN	BORBOROGLU, YOGI	11.20	8/2/2021	580,000	378,900	65.33			
15	222-072-10931	CUDDY, KANE	PATTON, CHRISTOPHER G	0.00	7/14/2023	520,000	171,600	33.00			
133	222-072-10101	DANTES, CALEB R	GABORIAU, MICHELE M	0.90	4/9/2021	230,000	140,300	61.00			
20	222-072-11155	DE SOUZA, BIBIANA	SNUGGERY INC.	0.00	11/7/2023	165,000	71,900	43.58			

Fayston - 2024 Certified Final

All Sales

Ref #	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
37	222-072-10146	DEL BOCCIO, ANDREW	MEIER, SARAH	6.50	8/30/2023	711,000	388,200	54.60			
121	222-072-10843	DESAI, MICHAEL M	QUINN, III, TRUSTEE, W...	1.40	9/22/2022	710,000	292,100	41.14			
84	222-072-10165	DEVANEY, NIAL J	CAMPBELL, WILLIAM	1.00	1/28/2022	111,000	94,500	85.14			
33	222-072-10314	DOSCH, MARINA	BRITTINGHAM, RANDY A	1.00	10/31/2023	345,000	132,400	38.38			
159	222-072-10925	DURAND, ERIC	GUZZI, GEORGE	2.00	3/17/2023	300,000	96,000	32.00			
130	222-072-10158	DYBALA, JAKUB	LIVING TRUST OF CURT H...	1.30	4/16/2021	634,000	563,700	88.91			
126	222-072-11221	ELITE, KRISTIANA	JAMIESON, KRISSA E	0.00	1/23/2023	333,000	171,800	51.59			
2	222-072-10243	FISHER, TODD G	ROCHE, JR., STEPHEN F	0.00	7/7/2023	450,000	153,300	34.07			
62	222-072-10216	FLANNERY, KEVIN G	CAIN, BOBBI T	1.00	1/14/2022	810,000	417,800	51.58			
4	222-072-10704	GALBRAITH, ALLISON H	MCCORD, VALERIE	1.10	6/30/2023	510,000	240,300	47.12			
128	222-072-10130	GAMSER, MATTHEW S	BRODWYN, JANE M	43.70	3/17/2023	355,000	180,700	50.90			
16	222-072-11150	GIBSON, MARK E	SCHASBERGER, BRITTA K	4.00	8/4/2023	701,000	360,100	51.37			
112	222-072-10639	GOLD, HOWARD S	MACYS, RAYMOND	2.30	10/22/2021	385,000	224,700	58.36			
1	222-072-10548	GOODHUE, DAVID J	KENNEY, JOHN L	1.00	7/14/2023	415,000	242,500	58.43			
8	222-072-10600	GRAVES, ELIZA B	LEVEY, JOHN R	20.20	7/26/2023	275,000	109,300	39.75			
108	222-072-10925	GUZZI, GEORGE	SIDELI, ROBERT V	2.00	11/30/2021	215,000	96,000	44.65			
24	222-072-10396	HALLORAN, APRIL G	CORMIER, NICOLE M	1.50	11/3/2023	310,000	168,600	54.39			
89	222-072-10208	HANNA, BENJAMIN O	WAHL, JONATHAN D	0.00	4/20/2021	270,000	173,700	64.33			
17	222-072-10653	HARRIS, THOMAS W	SAUNDERS, SAMANTHA	1.00	8/1/2023	230,000	128,200	55.74			
160	222-072-10507	HEMMELGARN, ANTHONY	LATTE, PATRICIA	0.00	10/2/2023	220,000	175,300	79.68			
31	222-072-10200	HIBBS, WILLIAM	SCHMIEDECK, PETER	30.26	12/8/2023	890,000	672,600	75.57			
55	222-072-10908	HURLEY, JOSEPH	STRELNICK, BENJAMIN R	1.00	6/24/2022	340,000	280,000	82.35			
43	222-072-10630	IACOBUCCI, DAVID	RICH, CRAIG K	1.40	5/31/2022	505,000	228,000	45.15			
110	222-072-10235	JAMES IV, FREDERICK R	CHIARI, WILLIAM P	0.86	4/2/2021	345,000	208,700	60.49			
131	222-072-11084	JANELLI, ROBERT	GLUCKMAN, ELLEN B	3.30	5/24/2021	264,000	160,900	60.95			
87	222-072-10428	JOHNSON, DON	HALLAM, ANDREW J	2.00	8/31/2021	610,000	393,600	64.52			
6	222-072-10707	JOYCE, CHRISTOPHER P	PRESIDENT AND FELLOWS ...	64.50	5/11/2023	360,000	176,600	49.06			
132	222-072-10365	KAUFMAN, BRIAN	GARRISON, CHARLES E	0.00	6/17/2021	250,000	161,800	64.72			
60	222-072-10580	KEIRAN, JR., WILLIAM E	LAMOTHE, D. NELSON	2.30	6/1/2022	865,000	552,800	63.91			
81	222-072-11240	KRAMARCZYK, JOHN F	HOLMES, KIMBERLY A	13.11	3/30/2022	260,000	139,000	53.46			
64	222-072-10596	LAIDLAW, WILLIAM G	RICHARD E. LESAGE REVO...	0.50	1/27/2022	55,000	40,300	73.27			
40	222-072-10507	LATTE, PATRICIA	HEMMELGARN, ANTHONY	0.00	10/2/2023	220,000	175,300	79.68			
86	222-072-10028	LINDOW, FRANCESCA	MCCAFFREY, JAMES E	10.30	8/2/2021	506,000	295,500	58.40			
92	222-072-10417	LITMANS, BRIAN	MCMANUS, MATTHEW	3.30	11/15/2021	625,000	304,700	48.75			
135	222-072-10404	LITTLEFIELD, JUSTIN C	GRAVES, TRUSTEE, AUGUS...	38.09	9/29/2021	1,700,000	966,600	56.86			

Fayston - 2024 Certified Final

All Sales

Ref #	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
69	222-072-10667	LOPEZ-TREVINO, CAROLIN...	MAUGER, ELSA L	2.20	1/7/2022	776,000	466,400	60.10			
105	222-072-10703	MAHER, JAMES M	SHUFRO, JONATHAN	0.00	5/13/2021	225,000	136,800	60.80			
23	222-072-10591	MARINO, CHRISTOPHER M	OLIVER, NICHOLAS J	0.00	12/1/2023	200,000	71,800	35.90			
75	222-072-10328	MARY R. STONE REVOCABL...	FIDDLEHEAD CONDOMINIUM...	0.00	4/30/2021	103,000	73,100	70.97			
9	222-072-10308	MCCUE, DAVID S	SLATE VIEW, LLC	5.60	8/3/2023	1,800,000	793,800	44.10			
14	222-072-11012	MCNEALUS, ANDREW M	JAMES R. AND GLADYS H....	5.00	8/4/2023	425,000	226,900	53.39			
127	222-072-10860	MILL BROOK FAYSTON REA...	MARTINI, JAMES F	0.24	12/20/2022	570,000	280,400	49.19			
71	222-072-10480	MILL BROOK LLC	HALL, DOUGLAS L	2.70	2/11/2022	425,000	491,900	115.74	O		
12	222-072-11293	MILLER, BARRY J	ALEXANDER, GREGORY H	27.21	8/4/2023	1,750,000	676,400	38.65			
48	222-072-10998	MOREL, JASON	ZAUS, DAVID	5.60	4/6/2022	300,000	128,600	42.87			
61	222-072-10971	MORELLI, MICHAEL R	SEGRE, DAVID F	1.20	3/31/2022	480,000	218,900	45.60			
79	222-072-10236	MURRAY, ROBERT P	BIGELOW, PERRY T	0.00	10/1/2021	274,000	174,200	63.58			
101	222-072-11141	MYRTO, JAY A	EWING, JEFFREY E	1.00	6/4/2021	110,000	81,900	74.45			
134	222-072-10942	NAIOTI, JR., NICHOLAS ...	SMITH II, PHILIP C	1.70	5/13/2021	275,000	284,000	103.27	O	O	O
95	222-072-10798	NERSESSIAN, DAVIS	PERATIKOS, JUDITH M	6.30	8/6/2021	875,000	579,700	66.25			
88	222-072-10659	O'CONNOR, EDWARD R	MARINO, MICHAEL P	29.10	4/7/2021	290,000	200,500	69.14			
77	222-072-10401	OLDHAM, CHRISTOPHER N	ESTATE OF ETHEL G. GRA...	15.20	10/21/2021	174,400	128,300	73.57			
151	222-072-10996	OSBORN, JR., JAMES R	RICE, JEFFREY M	3.70	9/30/2022	514,000	286,800	55.80			
78	222-072-11065	PASLEY, PATRICIA L	PEARSON, GEORGIA A	29.00	10/21/2021	1,700,000	1,365,800	80.34			
22	222-072-11143	POTWIN, ASHLEY R	KERNAN, PATRICK E	0.00	10/31/2023	300,000	108,700	36.23			
49	222-072-10526	POULIN, MICHELLE	RAMBONE, CHRISTOPHER N	0.00	4/22/2022	180,000	111,800	62.11			
107	222-072-11019	RAYBURN, III, LARRY W	TOPPER, RICK	2.00	12/15/2021	520,000	328,000	63.08			
46	222-072-10795	REGAN, JANE V	JULIET A. PEASE TRUST	0.00	4/18/2022	402,000	182,000	45.27			
143	222-072-10449	RICKARD, JILL	HAYSSSEN, MAURICE E	2.00	9/20/2022	395,000	214,600	54.33			
59	222-072-11279	RINZLER, BENJAMIN	HAENN, MICHAEL S	3.04	5/20/2022	275,000	113,900	41.42			
100	222-072-10243	ROCHE, STEPHEN	DIGIOVANNI, JR, NICHOL...	0.00	4/29/2021	235,000	153,300	65.23			
54	222-072-11009	ROSEN, LENA S	SEEKINS, JOHN A	1.95	6/16/2022	700,000	356,400	50.91			
139	222-072-10068	SADIE DOG PROPERTIES L...	MANLIN PROPERTY LLC	3.00	10/20/2021	731,000	388,500	53.15			
56	222-072-10738	SADIE DOG PROPERTIES, ...	DOWNSTREAM ENTERPRISES...	3.30	5/20/2022	850,000	510,500	60.06			
74	222-072-10653	SAUNDERS, SAMANTHA	MAXFIELD, KRISTEN	1.00	12/22/2021	175,000	128,200	73.26			
140	222-072-10522	SCHAFFER, MICHAEL T	LOCKWOOD BROOK HOLDING...	16.70	6/4/2021	370,000	205,600	55.57			
30	222-072-11222	SCHILL, HEATHER A	WETZEL, TROY A	0.00	11/21/2023	355,000	159,000	44.79			
80	222-072-10186	SERVICE, JAMES B	TYMD VENTURES LLC	7.40	7/15/2021	70,000	69,600	99.43	O		
29	222-072-11276	SHANTOJA, ANTONINA	WYPLER, DANIEL E	1.42	11/16/2023	375,000	290,600	77.49			
97	222-072-10308	SLATE VIEW, LLC	ERTUG, MURAT	5.60	6/1/2021	1,200,000	793,800	66.15			

Fayston - 2024 Certified Final

All Sales

Ref #	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
125	222-072-11252	SONDHEIMER, JOSEPH	CONRAD, PETER M	16.05	9/23/2022	350,000	126,900	36.26			
52	222-072-11120	SPARROW, KATHERINE F	MANGO, CHRISTOPHER	2.87	4/29/2022	495,000	154,700	31.25			
90	222-072-10535	SPATER, ERICA C	GUEVARA, JOSEPH	0.00	10/27/2021	180,000	108,300	60.17			
36	222-072-11108	STEIN, SAMANTHA	EARL, DAVID C	13.90	10/24/2023	1,430,000	525,300	36.73			
144	222-072-10141	STOKES, SCOTT	PRONOVOST, NOELLE	0.90	9/9/2022	525,000	213,400	40.65			
156	222-072-10910	TAMS, CHRISTIAN	LINDA F. SCHRADER TRUS...	0.00	1/27/2023	400,000	147,100	36.78			
104	222-072-10089	TENBROOK, DAVID	BRENNER, JAMES	0.00	5/14/2021	215,000	168,500	78.37			
25	222-072-10736	TENNEY, ANDREW C	MOYERS, KAREN	10.10	9/22/2023	815,000	424,200	52.05			
44	222-072-10301	THE BACHLEDA 2013 FAMI...	JAMES ANTHONY EGAN FAM...	2.20	7/1/2022	1,000,000	402,100	40.21			
11	222-072-10535	THE TORBIN-SHAW LIVING...	SPATER, ERICA C	0.00	7/7/2023	250,000	108,300	43.32			
116	222-072-10285	THRAILKILL, JOHN D	MITCHELL, KAREN	8.37	5/3/2021	129,000	104,800	81.24			
147	222-072-10753	TYLER, PATRICIA H	PREUSS, KENNETH H	0.00	11/16/2022	400,000	150,400	37.60			
148	222-072-10156	VALENTI, JOSEPH F	FETHEROLF, JOHN P	1.70	11/15/2022	600,000	332,700	55.45			
102	222-072-10650	VALKENBURGH, CHRISTOPH...	CULLUM, LINDA S	0.00	10/15/2021	165,000	104,400	63.27			
5	222-072-10800	VAVARELLA, ELIZABETH R	THE PETIT LIVING TRUST	15.20	6/9/2023	655,000	280,600	42.84			
65	222-072-10807	VON REYN, CHARLES A	ROBERTS, DANA L	376.00	1/28/2022	350,000	556,700	159.06	E	O	
41	222-072-10284	WE3BEAMS, LLC	PALUMBO, EDWARD R	2.05	11/17/2023	355,000	268,600	75.66			
39	222-072-10195	ZENNARO, MATTEO	BAY MOUNTAIN REALTY TR...	0.00	9/22/2023	357,000	147,500	41.32			
94	222-072-10443		EGAN, TRACY A	2.00	9/30/2021	423,750	402,100	94.89			O
Totals for All Sales				944.90		51,596,656	28,554,800				