

2014 Reappraisal Sale Report				Sale Price	Old List Value	New List Value	Old CLA	New CLA			
407-1093	KEEFE LUCY	1093	BAKER HILL RD	32.01 AC & DWL	359,300	1/3/13	211,000	300,800	0.587	0.837	
407-1094	CIRCOSTA GARY F JR & RENEE M	1094	BAKER HILL RD	85.5 AC & DWL	350,000	8/21/13	503,500	397,600	1.439	1.136	
023-1669	GREEN AARON & SUSAN	1669	BAYLEY HAZEN RD	66.98 AC & DWL	424,000	1/16/13	528,600	459,900	1.247	1.085	
210-0092	MASON DOROTHY ET AL	92	BLACK'S POINT	0.66 AC (150') & 2 CAMPS	595,000	5/19/14	599,900	583,700	1.008	0.981	
210-0216	KASTEN ROBERT W, JR & SARAH	216	BLACK'S POINT	2.47 AC (500') & CAMPS	875,500	3/4/13	916,400	900,000	1.047	1.028	
416-0409	LONEGREN SIGFRID R REVOCABLE TRUST	409	BREEZY AVE	29.5 AC & DWL/STUDIO	742,000	4/21/14	578,400	690,400	0.780	0.930	
022-0179	BARTLETT BRUCE I & KAREN E	179	CATEHILL ROAD	16.85 OF 26.3 AC & DWL	480,000	6/2/14	451,000	439,300	0.940	0.915	
414-0053	FRIEDMAN STEVEN & DENY PARTRIDGE	53	CEMETERY RIDGE	0.24 AC & DWL	148,000	6/13/12	134,300	151,900	0.907	1.026	
414-0604	DEBISHOP ROBERT & MAUREEN D	604	CEMETERY RIDGE	12.4 AC & CAMP	100,000	7/16/14	100,900	104,900	1.009	1.049	
058-0201	SMITH LACEY B TRUSTEE	201	COUNTRY CLUB RD	34 AC DWL & GUEST HOUSE	575,000	6/16/14	556,200	575,000	0.967	1.000	
405-0479	AHEARN RICHARD P	479	CRAFTSBURY RD	0.40 AC (ROW/LAKE) & CAMP	150,000	7/22/13	153,400	152,900	1.023	1.019	
405-3373	STEPHENS, ERICH	3373	CRAFTSBURY RD	14.4 AC & DWL	165,000	9/12/12	170,800	167,700	1.035	1.016	
405-4202	THURBER ROSS H & AMANDA H	4202	CRAFTSBURY RD	20 AC & DWL	265,000	7/24/13	149,000	231,900	0.562	0.875	
403-1043	LEMAY TROY	1043	DIMICK RD	10.6 ACRES & DWL	130,000	9/17/12	150,400	146,600	1.157	1.128	
049-0214	KELLOGG ROGER & JUNE	214	EDSALL RD	7 AC & DWL	360,000	10/15/12	338,400	353,900	0.940	0.983	
039-0702	KEHLER ANDREW C & KEHLER MATTHEW H	702	GARVIN HILL RD	20.6 AC & DWL	480,000	9/16/13	399,200	467,500	0.832	0.974	
039-1337	HERBERT RALPH & WAGNER KAREN	1337	GARVIN HILL RD	260.08 ACS & DWL	515,000	3/10/14	661,400	514,200	1.284	0.998	
009-1095	DOWNING 2003 TRUST UID 8/28/03	1095	GEBBIE RD	14.50 AC DWL & BARN	290,000	12/17/13	192,500	267,600	0.664	0.923	
009-1684	CALDERWOOD SCOTT & MARIA	1684	GEBBIE RD	10.1 AC & DWL	375,000	4/14/14	312,100	343,500	0.832	0.916	
016-0311	WRIGHT TODD & HILARIE	311	HIGHLANDER STR	1 ACRE & DWL	160,000	2/24/14	193,200	173,900	1.208	1.087	
016-0941	BLACK HILLS TIMBER LLC	941	HIGHLANDER STR	189 ACRES	148,500	9/12/13	116,000	157,000	0.781	1.057	
016-1351	JEROME MATTHEW R	1351	HIGHLANDER STR	57.9 ACRES	70,000	1/6/14	51,400	72,200	0.734	1.031	
005-1716	SIGLER SOUTH & JULIE	1716	LAKE SHORE RD	1.46 AC (210.21') & 1 DWL	445,000	6/21/12	531,800	578,900	1.195	1.301	
005-1860	SINGULARITY PROJECT LLC	1860	LAKE SHORE RD	2.44 ACRES (145.41')	150,000	1/21/14	230,000	165,000	1.533	1.100	Adj to 110% of SP
005-1940	KIRKPATRICK GLEN A	1940	LAKE SHORE RD	1.13 AC (70.95')	210,000	2/16/12	311,600	230,300	1.484	1.097	
005-1976	CLARKE JOHN K & MELANIE C	1976	LAKE SHORE RD	0.58 AC (120') & CAMP	550,000	12/5/13	552,600	542,200	1.005	0.986	
047-0220	OSTERHOURT PETER & STEPHANIE	220	LAKEVIEW RD	10.1 ACRES & DWL	200,000	3/17/14	286,800	220,000	1.434	1.100	Adj to 110% of SP
217-0129	OTAVSKY WENDY	129	LAZY LANE	0.82 AC & (93') & CAMP	533,000	11/10/11	536,400	535,500	1.006	1.005	
316-0049	ALLEN, STELLA D & JOSEPH P	49	NORTH RANDOLPH RD	0.26 AC (ROW/LAKE-6') & CAMP	265,000	8/16/11	240,400	247,400	0.907	0.934	
315-0265	CONNOLLY KENNETH M	265	RANDOLPH RD	0.36 AC (150') & CAMP	808,500	10/15/13	507,300	727,600	0.627	0.900	Adj to 90% of SP
019-0670	CRAIG, THOMAS H & A. S. GINER	578	SALLS RD	190.5 ACRES	275,000	10/29/11	232,100	240,700	0.844	0.875	
006-1501	KELLEY DAVID	1501	SHADOW LAKE RD	19.15 AC & DWL	378,500	9/16/13	325,700	363,400	0.861	0.960	
006-2018	ROGERS, WILLIAM O IV & MIRIAM D	2018	SHADOW LAKE RD	12.6 AC & DWL	325,000	9/20/12	286,600	311,500	0.882	0.958	
012-0191	STEHLE EDWARD R	191	SKUNK HOLLOW RD	137.15 AC (975') & DWL	650,000	7/7/14	616,500	633,900	0.948	0.975	
001-0083	DUNHAM ROLAND & SHEILA	83	THE BEND RD	1.9 AC & DWL	113,000	6/30/14	92,300	101,200	0.817	0.896	
001-2621	MERCIER PATRICIA G & LOCKE SUSAN G	2621	THE BEND RD	0.35 AC & DWL	105,000	6/23/14	112,200	111,200	1.069	1.059	
008-0891	COLE ELAINE C & KERR RODERICK M	891	TOWN HWY 8	10.1 AC & DWL	160,000	3/10/14	118,700	150,200	0.742	0.939	
008-2343	WELCH BENJAMIN	2343	TOWN HWY 8	4.1 AC & DWL	166,500	7/16/13	133,900	163,500	0.804	0.982	
052-0086	BANK OF NY MELLON TRUST CO	86	WEST COOK HILL RD	8.3 AC & DWL	128,299	5/8/14	196,200	140,400	1.529	1.094	
011-0642	GALCIK JOHN	642	WHITE RD	32.44 ACRES & GARAGE APT	245,000	11/1/11	258,500	255,000	1.055	1.041	
404-0096	SHORT TIMOTHY	96	WILSON STR	0.69 AC & DWL	267,000	6/12/14	191,700	248,200	0.718	0.930	
					13,732,099		13,229,300	13,618,500	0.963	0.992	

The above chart shows 42 sales, considered to be at Fair Market Value defined as a willing buyer and seller. There are 22 sales which were higher than the list values and 19 sales that were lower than the town's list values. Some of these sales were substantially higher or lower. The purpose of a reappraisal is to tighten up the discrepancies so that each property is closer to FMV. This has been done as can be seen by comparing the old CLA ratio with the new CLA ratio. The CLA ratio is the ratio used by the State to determine the level of our Education Tax Rate in relation to other town's Education Tax Rates. The wider the sales in relation to this CLA average, the greater the inequity within the town & the greater the chance of an inaccurate Education Tax Rate.