

04/10/2026

10:44 am

Ludlow, VT

Date Range

From: 04/13/2023 To: 3/20/2026

Analysis Report

\* Indicates Sold as Vacant

Grouped by Neighborhood

Target Ratio:

Group: 1-AM - ALPEN MEADOW

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land Size	Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func	Spec	Ovr	Units	Brs	Baths	1/2 Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
2651	122 CHAMONIX ROAD , Unit 21C	17	1-AM		LUDLOW	0.00	CONDO-DET	1,533	2,421	1979	C+	GD	0%	0%	0%	0%	1	4	2	0			01/08/2026	572,700	610,000	0.94
2594	59 GARMISCH ROAD , Unit 5A	17	1-AM		LUDLOW	0.00	CONDO-DET	1,497	2,660	1986	C+	GD	0%	0%	0%	0%	1	4	1	0			01/11/2024	606,800	625,000	0.97
831	84 CHAMONIX ROAD , Unit 26C	17	1-AM		LUDLOW	0.00	CONDO-DET	1,533	2,305	1979	C+	AG	0%	0%	0%	0%	1	3	2	0			04/24/2023	464,800	415,000	1.12

Group: 1-AM - ALPEN MEADOW

Summary: 1-AM - ALPEN MEADOW

<b>Max Ratio: 1.120</b>	<b>Mean: 1.010</b>	<b>Count: 3</b>	<b>COV: 9.573</b>	<b>33 % between 95 and 105</b>
<b>Min Ratio: 0.939</b>	<b>Weighted Mean: 0.997</b>	<b>COD: 6.219</b>		<b>67 % between 90 and 110</b>
<b>Median: 0.971</b>	<b>Standard Dev: 0.097</b>	<b>PRD: 1.013</b>		<b>100 % between 80 and 120</b>

Group: 1-BH - BROOKHAVEN

1146	32 ROUTE 103 SOUTH , Unit D1	17	1-BH		LUDLOW	0.00	CONDO-GRDI	1,134	1,184	1984	C	GD	0%	0%	0%	0%	1	3	2	0			07/07/2023	358,500	400,000	0.90
3461	32 ROUTE 103 SOUTH , Unit D4	17	1-BH		LUDLOW	0.00	CONDO-GRDI	1,116	1,181	1984	C	GD	0%	0%	0%	0%	1	3	2	0			10/10/2025	351,400	365,000	0.96
295	32 ROUTE 103 SOUTH , Unit B3	17	1-BH		LUDLOW	0.00	CONDO-GRDI	1,134	1,184	1984	C	GD	0%	0%	0%	0%	1	3	2	0			08/21/2024	358,500	370,000	0.97
1548	32 ROUTE 103 SOUTH , Unit F3	17	1-BH		LUDLOW	0.00	CONDO-GRDI	1,125	1,175	1984	C	GV	0%	0%	0%	0%	1	3	2	0			11/08/2024	411,800	420,000	0.98
1228	32 ROUTE 103 SOUTH , Unit B8	17	1-BH		LUDLOW	0.00	CONDO-GRDI	1,116	1,181	1984	C	GD	0%	0%	0%	0%	1	3	2	0			09/19/2025	366,300	365,000	1.00
2153	32 ROUTE 103 SOUTH , Unit B2	17	1-BH		LUDLOW	0.00	CONDO-GRDI	1,107	1,157	1984	C	AG	0%	0%	0%	0%	1	3	2	0			03/28/2025	335,700	330,000	1.02
1725	32 ROUTE 103 SOUTH , Unit B6	17	1-BH		LUDLOW	0.00	CONDO-GRDI	1,116	1,181	1984	C	GD	0%	0%	0%	0%	1	3	2	0			09/20/2024	351,400	345,000	1.02
504	32 ROUTE 103 SOUTH , Unit C8	17	1-BH		LUDLOW	0.00	CONDO-GRDI	1,116	1,181	1984	C	GD	0%	0%	0%	0%	1	3	2	0			05/19/2023	366,300	350,000	1.05
3152	32 ROUTE 103 SOUTH , Unit B5	17	1-BH		LUDLOW	0.00	CONDO-GRDI	1,134	1,184	1984	C	GD	0%	0%	0%	0%	1	3	2	0			11/21/2024	367,400	340,000	1.08

Summary: 1-BH - BROOKHAVEN

<b>Max Ratio: 1.081</b>	<b>Mean: 0.997</b>	<b>Count: 9</b>	<b>COV: 5.347</b>	<b>78 % between 95 and 105</b>
<b>Min Ratio: 0.896</b>	<b>Weighted Mean: 0.995</b>	<b>COD: 3.926</b>		<b>89 % between 90 and 110</b>
<b>Median: 1.004</b>	<b>Standard Dev: 0.053</b>	<b>PRD: 1.003</b>		<b>100 % between 80 and 120</b>

Group: 1-FX - FOX RUN

Date Range

From: 04/13/2023 To: 3/20/2026

Analysis Report

\* Indicates Sold as Vacant

Grouped by Neighborhood

Target Ratio:

Group: 1-FX - FOX RUN

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land Size	Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func	Spec	Ovr	Units	Brs	Baths	1/2 Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
2838	339 FOX LANE EXT Unit A1	17	1-FX		LUDLOW	0.00	CONDO-TNH	1,954	2,122	1982	C	AG	0%	0%	0%	0%	1	4	4	0			02/13/2025	559,100	589,000	0.95
931	339 FOX LANE EXT Unit A3	17	1-FX		LUDLOW	0.00	CONDO-TNH	1,926	2,094	1982	C	GD	0%	0%	0%	0%	1	4	4	1			11/27/2023	579,700	570,000	1.02

Summary: 1-FX - FOX RUN

<b>Max Ratio: 1.017</b>	<b>Mean: 0.983</b>	<b>Count: 2</b>	<b>COV: 4.875</b>	<b>50 % between 95 and 105</b>
<b>Min Ratio: 0.949</b>	<b>Weighted Mean: 0.983</b>	<b>COD: 3.447</b>		<b>100 % between 90 and 110</b>
<b>Median: 0.983</b>	<b>Standard Dev: 0.048</b>	<b>PRD: 1.001</b>		<b>100 % between 80 and 120</b>

Group: 1-HC - HAMMOND COMM

1794	116 MAIN STREET , Unit C5	41	1-HC		LUDLOW	0.00	CONDO-RTL	714	1,232	1872	C	GD	20%	0%	0%	0%	0	0	0	1			11/05/2024	93,100	110,000	0.85
2122	116 MAIN STREET , Unit C1	41	1-HC		LUDLOW	0.00	CONDO-RTL	740	1,290	1872	C	GD	20%	0%	0%	0%	0	0	0	0			02/13/2026	95,700	92,500	1.03
2123	116 MAIN STREET , Unit C2	41	1-HC		LUDLOW	0.00	CONDO-RTL	745	1,409	1872	C	GD	20%	0%	0%	0%	0	0	0	1			02/13/2026	96,500	92,500	1.04

Summary: 1-HC - HAMMOND COMM

<b>Max Ratio: 1.043</b>	<b>Mean: 0.975</b>	<b>Count: 3</b>	<b>COV: 11.414</b>	<b>67 % between 95 and 105</b>
<b>Min Ratio: 0.846</b>	<b>Weighted Mean: 0.967</b>	<b>COD: 6.344</b>		<b>67 % between 90 and 110</b>
<b>Median: 1.035</b>	<b>Standard Dev: 0.111</b>	<b>PRD: 1.008</b>		<b>100 % between 80 and 120</b>

Group: 1-JB - BIXBY HSE

3821	193 JACKSON GORE ROAD	17	1-JB		LUDLOW	0.00	CONDO-GRDI	1,296	1,296	2007	C+	AV	0%	0%	0%	0%	1	2	2	0			02/07/2025	611,300	635,000	0.96
3833	193 JACKSON GORE ROAD	17	1-JB		LUDLOW	0.00	CONDO-GRDI	624	624	2007	C+	AV	0%	30%	0%	0%	1	1	1	0			09/12/2023	308,200	320,000	0.96
3817	193 JACKSON GORE ROAD , Unit 640/642	17	1-JB		LUDLOW	0.00	CONDO-GRDI	1,356	1,356	2007	C+	AV	0%	0%	0%	0%	1	2	3	0			03/12/2026	603,800	607,500	0.99
3813	193 JACKSON GORE ROAD	17	1-JB		LUDLOW	0.00	CONDO-GRDI	2,100	2,100	2007	B	AV	0%	0%	0%	0%	1	3	2	0			07/17/2023	1,018,200	975,000	1.04
3830	193 JACKSON GORE ROAD	17	1-JB		LUDLOW	0.00	CONDO-GRDI	1,356	1,356	2007	C+	AV	0%	0%	0%	0%	1	2	3	0			05/30/2025	573,400	542,000	1.06
3836	193 JACKSON GORE ROAD	17	1-JB		LUDLOW	0.00	CONDO-GRDI	3,027	3,027	2007	B	AV	0%	20%	0%	0%	1	4	2	0			04/29/2025	1,384,400	1,300,000	1.06

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Date Range

### Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

#### Group: 1-JB - BIXBY HSE

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land Size	Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func	Spec	Ovr	Units	Brs	Baths	Baths	Full	1/2	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
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#### Summary: 1-JB - BIXBY HSE

<b>Max Ratio: 1.065</b>	<b>Mean: 1.014</b>	<b>Count: 6</b>	<b>COV: 4.637</b>	<b>67 % between 95 and 105</b>
<b>Min Ratio: 0.963</b>	<b>Weighted Mean: 1.027</b>	<b>COD: 4.047</b>		<b>100 % between 90 and 110</b>
<b>Median: 1.019</b>	<b>Standard Dev: 0.047</b>	<b>PRD: 0.987</b>		<b>100 % between 80 and 120</b>

#### Group: 1-KB - KETTLEBROOK

1894	17 KETTLEBROOK RD, Unit C3	17	1-KB	LUDLOW	0.00	CONDO-TNH	1,349	1,868	1984	C+	VG	0%	0%	0%	0%	0%	1	2	2	0					06/07/2024	555,200	625,000	0.89
951	24 POND ROAD, Unit A5	17	1-KB	LUDLOW	0.00	CONDO-TNH	1,349	1,868	1984	C+	GD	0%	0%	0%	0%	0%	1	2	2	0					06/18/2024	465,100	500,000	0.93
1082	101 KETTLEBROOK RD, Unit F1	17	1-KB	LUDLOW	0.00	CONDO-TNH	1,349	1,868	1984	C+	VG	5%	0%	0%	0%	0%	1	2	2	0					07/28/2023	517,000	532,500	0.97
472	19 KETTLEBROOK RD, Unit D7	17	1-KB	LUDLOW	0.00	CONDO-TNH	1,349	1,868	1984	C+	GD	0%	0%	0%	0%	0%	1	2	2	0					09/18/2024	481,000	487,137	0.99
1459	19 KETTLEBROOK RD, Unit D6	17	1-KB	LUDLOW	0.00	CONDO-TNH	1,349	1,481	1984	C+	GD	0%	0%	0%	0%	0%	1	2	2	0					02/09/2024	483,200	480,000	1.01
2802	19 KETTLEBROOK RD, Unit D8	17	1-KB	LUDLOW	0.00	CONDO-TNH	1,349	1,481	1984	C+	GD	0%	0%	0%	0%	0%	1	2	2	0					01/02/2025	504,100	492,333	1.02
1695	17 KETTLEBROOK RD, Unit C6	17	1-KB	LUDLOW	0.00	CONDO-TNH	1,349	1,481	1984	C+	GD	0%	0%	0%	0%	0%	1	2	2	0					12/06/2024	482,900	470,000	1.03

#### Summary: 1-KB - KETTLEBROOK

<b>Max Ratio: 1.027</b>	<b>Mean: 0.976</b>	<b>Count: 7</b>	<b>COV: 5.259</b>	<b>71 % between 95 and 105</b>
<b>Min Ratio: 0.888</b>	<b>Weighted Mean: 0.973</b>	<b>COD: 3.886</b>		<b>86 % between 90 and 110</b>
<b>Median: 0.987</b>	<b>Standard Dev: 0.051</b>	<b>PRD: 1.004</b>		<b>100 % between 80 and 120</b>

#### Group: 1-LC - LUDLOW COL

2118	85 MAIN STREET, Unit 10	17	1-LC	LUDLOW	0.00	CONDO-GRDI	900	900	1945	C-	VG	0%	0%	0%	0%	0%	1	2	0	0					02/25/2026	267,300	375,000	0.71
796	30 POND STREET, Unit 11	17	1-LC	LUDLOW	0.00	CONDO CON'	780	978	1900	C	GD	0%	0%	0%	0%	0%	1	2	1	0					10/03/2025	197,100	260,000	0.76
221	85 MAIN STREET, Unit 5	17	1-LC	LUDLOW	0.00	CONDO-GRDI	768	768	1985	D+	GD	0%	0%	0%	0%	0%	1	2	1	0					06/13/2024	180,000	210,000	0.86
1470	30 POND STREET, Unit 12	17	1-LC	LUDLOW	0.00	CONDO CON'	780	978	1900	C	GD	0%	0%	0%	0%	0%	1	1	1	0					01/19/2024	193,100	215,000	0.90
925	30 POND STREET, Unit 8	17	1-LC	LUDLOW	0.00	CONDO CON'	780	978	1900	C	GD	0%	0%	0%	0%	0%	1	2	2	0					10/17/2025	201,800	212,000	0.95
925	30 POND STREET, Unit 8	17	1-LC	LUDLOW	0.00	CONDO CON'	780	978	1900	C	GD	0%	0%	0%	0%	0%	1	2	2	0					09/29/2023	201,800	205,000	0.98

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Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

Group: 1-LC - LUDLOW COL

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land Size	Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func	Spec	Ovr	Units	Brs	Baths	1/2 Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
1015	30 POND STREET , Unit 6	17	1-LC		LUDLOW	0.00	CONDO CON'	840	1,020	1900	C	GD	0%	0%	0%	0%	1	2	2	0			07/29/2025	204,700	205,000	1.00
2524	30 POND STREET , Unit 10	17	1-LC		LUDLOW	0.00	CONDO CON'	476	812	1900	C	AG	0%	0%	0%	0%	1	1	1	0			04/15/2024	164,300	159,900	1.03
544	32 POND STREET , Unit 4	17	1-LC		LUDLOW	0.00	CONDO-GRDI	266	380	1900	C	AG	0%	0%	0%	0%	1	1	1	0			09/10/2025	118,200	110,000	1.07

Summary: 1-LC - LUDLOW COL

<b>Max Ratio: 1.075</b>	<b>Mean: 0.918</b>	<b>Count: 9</b>	<b>COV: 13.358</b>	<b>44 % between 95 and 105</b>
<b>Min Ratio: 0.713</b>	<b>Weighted Mean: 0.885</b>	<b>COD: 10.025</b>		<b>56 % between 90 and 110</b>
<b>Median: 0.952</b>	<b>Standard Dev: 0.123</b>	<b>PRD: 1.037</b>		<b>78 % between 80 and 120</b>

Group: 1-LW - LEDGEWOOD

603	6 LEDGEWOOD ROAD , Unit A1 WITH GA	17	1-LW		LUDLOW	0.00	CONDO-TNH	1,712	1,712	1991	B-	AV	0%	0%	0%	0%	1	3	3	0			02/12/2026	792,100	880,000	0.90
3176	101 LEDGEWOOD ROAD , Unit G1	17	1-LW		LUDLOW	0.00	CONDO-TNH	2,040	2,320	1993	B-	VG	0%	0%	0%	0%	1	4	2	0			12/04/2025	1,178,500	1,275,000	0.92
3088	145 LEDGEWOOD ROAD , Unit D7	17	1-LW		LUDLOW	0.00	CONDO-GRDI	1,573	1,748	1991	B-	AG	0%	0%	0%	0%	1	3	2	0			03/29/2024	709,000	761,140	0.93
818	145 LEDGEWOOD ROAD , Unit D5	17	1-LW		LUDLOW	0.00	CONDO-GRDI	1,392	1,392	1991	B-	AG	0%	0%	0%	0%	1	3	1	0			01/13/2025	677,300	727,000	0.93
1089	145 LEDGEWOOD ROAD , Unit D4	17	1-LW		LUDLOW	0.00	CONDO-GRDI	1,256	1,256	1991	B-	AG	0%	0%	0%	0%	1	3	2	0			07/18/2025	707,900	750,000	0.94
1011	56 LEDGEWOOD ROAD , Unit C1 WITH GA	17	1-LW		LUDLOW	0.00	CONDO-TNH	2,040	2,320	1993	B-	VG	0%	0%	0%	0%	1	4	2	0			05/17/2024	1,231,600	1,294,000	0.95
913	101 LEDGEWOOD ROAD , Unit G3	17	1-LW		LUDLOW	0.00	CONDO-TNH	2,833	3,232	1993	B-	AV	0%	0%	0%	0%	1	4	2	1			06/30/2025	1,142,600	1,175,000	0.97
3296	145 LEDGEWOOD ROAD , Unit D6 GARAGE	17	1-LW		LUDLOW	0.00	CONDO-GRDI	1,392	1,392	1991	B-	GV	0%	0%	0%	0%	1	3	1	0			03/11/2024	815,300	820,000	0.99
1996	56 LEDGEWOOD ROAD , Unit C6	17	1-LW		LUDLOW	0.00	CONDO-TNH	1,573	1,748	1991	B-	GV	0%	0%	0%	0%	1	3	1	0			04/30/2024	827,100	815,000	1.01
2384	117 LEDGEWOOD ROAD , Unit F4 WITH GA	17	1-LW		LUDLOW	0.00	CONDO-TNH	1,700	1,700	1993	B-	AG	0%	0%	0%	0%	1	3	3	0			11/22/2024	837,200	790,000	1.06
1319	56 LEDGEWOOD ROAD , Unit C3	17	1-LW		LUDLOW	0.00	CONDO-TNH	2,833	3,232	1993	B-	AG	0%	0%	0%	0%	1	4	1	1			02/13/2026	1,431,200	1,320,000	1.08
2761	24 LEDGEWOOD ROAD , Unit B4 W/ B5 G	17	1-LW		LUDLOW	0.00	CONDO-TNH	1,700	1,700	1993	B-	AG	0%	0%	0%	0%	1	3	3	0			06/03/2025	769,200	695,000	1.11

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# Analysis Report

## Grouped by Neighborhood

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Target Ratio:

### Group: 1-LW - LEDGEWOOD

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land Size	Type	Building Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Depreciation Econ	Func	Spec	Ovr Units	Brs	Baths	Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
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### Summary: 1-LW - LEDGEWOOD

<b>Max Ratio: 1.107</b>	<b>Mean: 0.985</b>	<b>Count: 12</b>	<b>COV: 6.901</b>	<b>33 % between 95 and 105</b>
<b>Min Ratio: 0.900</b>	<b>Weighted Mean: 0.984</b>	<b>COD: 5.622</b>		<b>92 % between 90 and 110</b>
<b>Median: 0.962</b>	<b>Standard Dev: 0.068</b>	<b>PRD: 1.001</b>		<b>100 % between 80 and 120</b>

### Group: 1-ML - THE MILL

2373	145 MAIN STREET , Unit 302	17	1-ML	LUDLOW	0.00	CONDO-GRDI	1,012	1,166	1900	C	FA	0%	0%	0%	0%	1	2	1	0			09/21/2023	137,000	120,000	1.14
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### Summary: 1-ML - THE MILL

<b>Max Ratio: 1.142</b>	<b>Mean: 1.142</b>	<b>Count: 1</b>	<b>COV: 0.000</b>	<b>0 % between 95 and 105</b>
<b>Min Ratio: 1.142</b>	<b>Weighted Mean: 1.142</b>	<b>COD: 0.000</b>		<b>0 % between 90 and 110</b>
<b>Median: 1.142</b>	<b>Standard Dev: 0.000</b>	<b>PRD: 1.000</b>		<b>100 % between 80 and 120</b>

### Group: 1-NV - NAVAHO VILL

2748	41 UPPER CROSSROAD , Unit A1	17	1-NV	LUDLOW	0.00	CONDO-TNH	1,940	2,164	1972	C+	GV	0%	0%	0%	0%	1	4	4	0			11/26/2024	584,700	550,000	1.06
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### Summary: 1-NV - NAVAHO VILL

<b>Max Ratio: 1.063</b>	<b>Mean: 1.063</b>	<b>Count: 1</b>	<b>COV: 0.000</b>	<b>0 % between 95 and 105</b>
<b>Min Ratio: 1.063</b>	<b>Weighted Mean: 1.063</b>	<b>COD: 0.000</b>		<b>100 % between 90 and 110</b>
<b>Median: 1.063</b>	<b>Standard Dev: 0.000</b>	<b>PRD: 1.000</b>		<b>100 % between 80 and 120</b>

### Group: 1-OM - OKEMO MTN LD

3428	318 MOUNTAIN ROAD , Unit A209	17	1-OM	LUDLOW	0.00	CONDO-GRDI	599	684	1984	C-	GD	0%	0%	0%	0%	1	1	1	0			01/10/2025	300,400	345,000	0.87
3217	109 OKEMO RIDGE ROAD , Unit C201	17	1-OM	LUDLOW	0.00	CONDO-GRDI	638	701	1984	C-	AV	0%	0%	0%	0%	1	1	1	0			12/12/2025	336,700	370,000	0.91
488	350 MOUNTAIN ROAD , Unit B207	17	1-OM	LUDLOW	0.00	CONDO-GRDI	698	794	1984	C-	AG	0%	0%	0%	0%	1	1	1	0			03/25/2025	306,900	336,500	0.91
1443	109 OKEMO RIDGE ROAD , Unit C301	17	1-OM	LUDLOW	0.00	CONDO-GRDI	638	701	1984	C-	AG	0%	0%	0%	0%	1	1	1	0			11/14/2025	358,800	391,800	0.92

Date Range

Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

Group: 1-OM - OKEMO MTN LD

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land Size	Type	Building	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Depreciation	Econ	Func	Spec	Ovr	Units	Brs	Full Baths	1/2 Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
1554	318 MOUNTAIN ROAD , Unit A208	17	1-OM		LUDLOW	0.00	CONDO-GRDI	599	684	1984	C-	AG	0%	0%	0%	0%	0%	0%	1	1	1	0			09/30/2024	283,500	305,000	0.93
999	318 MOUNTAIN ROAD , Unit A309	17	1-OM		LUDLOW	0.00	CONDO-GRDI	599	684	1984	C-	AG	0%	0%	0%	0%	0%	0%	1	1	1	0			10/31/2024	283,500	300,000	0.95
2757	350 MOUNTAIN ROAD , Unit B107	17	1-OM		LUDLOW	0.00	CONDO-GRDI	698	794	1984	C-	AG	0%	0%	0%	0%	0%	0%	1	1	1	0			04/28/2023	332,800	351,500	0.95
3448	109 OKEMO RIDGE ROAD , Unit C206	17	1-OM		LUDLOW	0.00	CONDO-GRDI	599	684	1984	C-	AG	0%	0%	0%	0%	0%	0%	1	1	1	0			02/02/2024	338,900	349,000	0.97
2016	109 OKEMO RIDGE ROAD , Unit C101	17	1-OM		LUDLOW	0.00	CONDO-GRDI	638	701	1984	C-	AG	0%	0%	0%	0%	0%	0%	1	1	1	0			04/04/2024	364,400	363,000	1.00
2468	318 MOUNTAIN ROAD , Unit A206	17	1-OM		LUDLOW	0.00	CONDO-GRDI	599	684	1984	C-	AG	0%	0%	0%	0%	0%	0%	1	1	1	0			10/27/2023	283,500	280,000	1.01
2088	318 MOUNTAIN ROAD , Unit A301	17	1-OM		LUDLOW	0.00	CONDO-GRDI	638	701	1984	C-	GD	0%	0%	0%	0%	0%	0%	1	1	1	0			04/28/2023	306,300	275,000	1.11

Summary: 1-OM - OKEMO MTN LD

<b>Max Ratio: 1.114</b>	<b>Mean: 0.957</b>	<b>Count: 11</b>	<b>COV: 6.963</b>	<b>27 % between 95 and 105</b>
<b>Min Ratio: 0.871</b>	<b>Weighted Mean: 0.953</b>	<b>COD: 4.906</b>		<b>82 % between 90 and 110</b>
<b>Median: 0.945</b>	<b>Standard Dev: 0.067</b>	<b>PRD: 1.004</b>		<b>100 % between 80 and 120</b>

Group: 1-OR - OKEMO RIDGE

1375	265 OKEMO RIDGE ROAD , Unit 2	17	1-OR		LUDLOW	0.00	CONDO-DUPL	2,260	3,002	1986	B-	GD	0%	0%	0%	0%	0%	0%	1	3	2	1			10/03/2025	1,018,900	1,065,000	0.96
1402	265 OKEMO RIDGE ROAD , Unit 1	17	1-OR		LUDLOW	0.00	CONDO-DUPL	2,260	3,002	1986	B-	GD	0%	0%	0%	0%	0%	0%	1	3	2	1			06/30/2023	1,018,900	920,000	1.11

Summary: 1-OR - OKEMO RIDGE

<b>Max Ratio: 1.108</b>	<b>Mean: 1.032</b>	<b>Count: 2</b>	<b>COV: 10.331</b>	<b>50 % between 95 and 105</b>
<b>Min Ratio: 0.957</b>	<b>Weighted Mean: 1.027</b>	<b>COD: 7.304</b>		<b>50 % between 90 and 110</b>
<b>Median: 1.032</b>	<b>Standard Dev: 0.107</b>	<b>PRD: 1.005</b>		<b>100 % between 80 and 120</b>

Group: 1-SO - SOUTH FACE

3967	140 LODGE ROAD , Unit 11	17	1-SO		LUDLOW	0.00	CONDO-TNH	1,836	1,836	2016	C++	AV	0%	0%	0%	0%	0%	0%	1	3	1	0			02/14/2024	1,161,700	1,400,000	0.83
4136	LODGE ROAD , Unit 5	17	1-SO		LUDLOW	0.00	CONDO-GRDI	1,980	2,904	2021	B	AV	0%	0%	0%	0%	0%	0%	1	4	1	0			12/20/2024	1,853,500	2,200,000	0.84
3995	144 LODGE ROAD , Unit 14	17	1-SO		LUDLOW	0.00	CONDO-TNH	2,176	2,176	2017	C++	AV	0%	0%	0%	0%	0%	0%	1	4	1	0			03/03/2025	1,171,700	1,350,000	0.87
4135	TRAILSIDE RD, Unit 4	17	1-SO		LUDLOW	0.00	CONDO-GRDI	1,980	2,184	2021	B	AV	0%	0%	0%	0%	0%	0%	1	4	1	0			11/25/2024	1,566,800	1,800,000	0.87

Date Range

Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

Group: 1-SO - SOUTH FACE

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land		Building				Depreciation				Full	1/2	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio	
						Size	Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func	Spec									Ovr
4166	37 VILLAGE CENTER RD, Unit 11	17	1-SO		LUDLOW	0.00	CONDO-TS	1,756	1,756	2024	B	AV	0%	0%	0%	0%	1	3	1	1	11/18/2024	1,296,300	1,450,000	0.89
5164	41 AURORA RIDGE LN, Unit D-12 N	17	1-SO		LUDLOW	0.00	CONDO-TNH	3,476	4,179	2024	B+	AV	0%	0%	0%	0%	1	5	0	1	09/17/2025	2,706,800	3,025,000	0.89
3970	140 LODGE ROAD, Unit 14	17	1-SO		LUDLOW	0.00	CONDO-TNH	2,176	2,176	2016	C++	AV	0%	0%	0%	0%	1	4	1	0	10/23/2023	1,164,400	1,300,000	0.90
3984	144 LODGE ROAD, Unit 3	17	1-SO		LUDLOW	0.00	CONDO-TNH	1,248	1,248	2017	C++	AV	0%	15%	0%	0%	1	2	1	1	05/26/2023	683,300	750,000	0.91
4161	37 VILLAGE CENTER RD, Unit 6	17	1-SO		LUDLOW	0.00	CONDO-TS	2,684	2,724	2024	B	AV	0%	0%	0%	0%	1	5	1	1	02/14/2024	2,014,800	2,200,000	0.92
4161	37 VILLAGE CENTER RD, Unit 6	17	1-SO		LUDLOW	0.00	CONDO-TS	2,684	2,724	2024	B	AV	0%	0%	0%	0%	1	5	1	1	11/07/2025	2,014,800	2,200,000	0.92
5162	28 AURORA RIDGE LN, Unit D-10 S	17	1-SO		LUDLOW	0.00	CONDO-TNH	3,276	4,004	2023	B+	AV	0%	0%	0%	0%	1	5	0	0	11/07/2025	2,429,500	2,590,000	0.94
5166	29 AURORA RIDGE LN, Unit D-13 N	17	1-SO		LUDLOW	0.00	CONDO-TNH	3,923	4,434	2024	B+	AV	0%	0%	0%	0%	1	5	0	1	12/15/2025	2,893,100	3,025,000	0.96
4162	37 VILLAGE CENTER RD, Unit 7	17	1-SO		LUDLOW	0.00	CONDO-TS	2,040	2,080	2024	B	AV	0%	0%	0%	0%	1	4	1	0	10/06/2025	1,571,800	1,625,000	0.97
3968	140 LODGE ROAD, Unit 12	17	1-SO		LUDLOW	0.00	CONDO-TNH	1,044	1,044	2016	C++	AV	0%	30%	0%	0%	1	1	1	1	04/26/2024	484,400	482,500	1.00
3969	140 LODGE ROAD, Unit 13	17	1-SO		LUDLOW	0.00	CONDO-TNH	1,248	1,248	2016	C++	AV	0%	15%	0%	0%	1	2	1	1	05/05/2023	679,100	675,000	1.01
4158	37 VILLAGE CENTER RD, Unit 3	17	1-SO		LUDLOW	0.00	CONDO-TS	2,475	2,700	2024	B	AV	0%	0%	0%	0%	1	4	1	0	02/02/2024	1,699,600	1,650,000	1.03
4159	37 VILLAGE CENTER RD, Unit 4	17	1-SO		LUDLOW	0.00	CONDO-TS	2,475	2,700	2024	B	AV	0%	0%	0%	0%	1	4	1	0	12/28/2023	1,699,600	1,650,000	1.03
4164	37 VILLAGE CENTER RD, Unit 9	17	1-SO		LUDLOW	0.00	CONDO-TS	2,475	2,700	2024	B	AV	0%	0%	0%	0%	1	4	1	0	02/06/2024	1,699,600	1,650,000	1.03
4165	37 VILLAGE CENTER RD, Unit 10	17	1-SO		LUDLOW	0.00	CONDO-TS	2,475	2,700	2024	B	AV	0%	0%	0%	0%	1	4	1	0	02/06/2024	1,699,600	1,650,000	1.03
4167	37 VILLAGE CENTER RD, Unit 12	17	1-SO		LUDLOW	0.00	CONDO-TS	2,684	2,724	2024	B	AV	0%	0%	0%	0%	1	5	1	1	01/10/2024	2,014,800	1,950,000	1.03

Summary: 1-SO - SOUTH FACE

<b>Max Ratio: 1.033</b>	<b>Mean: 0.943</b>	<b>Count: 20</b>	<b>COV: 7.306</b>	<b>45 % between 95 and 105</b>
<b>Min Ratio: 0.830</b>	<b>Weighted Mean: 0.939</b>	<b>COD: 6.405</b>		<b>65 % between 90 and 110</b>
<b>Median: 0.927</b>	<b>Standard Dev: 0.069</b>	<b>PRD: 1.005</b>		<b>100 % between 80 and 120</b>

Group: 1-ST - SNOW TRAK

2771	49 SNOW TRAK NORTH, Unit BLD 8	17	1-ST		LUDLOW	0.00	CONDO-DET	3,451	4,088	1988	B	GD	0%	0%	0%	0%	1	4	2	1	11/01/2024	952,700	970,000	0.98
2168	94 SNOW TRAK NORTH, Unit BLD 13	17	1-ST		LUDLOW	0.00	CONDO-DET	3,451	4,088	1989	B	GD	0%	0%	0%	0%	1	4	2	0	08/18/2025	951,000	940,000	1.01

04/10/2026

10:44 am

Ludlow, VT

Date Range

Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

Group: 1-ST - SNOW TRAK

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land Size	Building	Depreciation	Full	1/2	Sale Date	CurrentValue	SalePrice1	Ratio
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Summary: 1-ST - SNOW TRAK

<b>Max Ratio: 1.012</b>	<b>Mean: 0.997</b>	<b>Count: 2</b>	<b>COV: 2.095</b>	<b>100 % between 95 and 105</b>
<b>Min Ratio: 0.982</b>	<b>Weighted Mean: 0.997</b>	<b>COD: 1.482</b>		<b>100 % between 90 and 110</b>
<b>Median: 0.997</b>	<b>Standard Dev: 0.021</b>	<b>PRD: 1.000</b>		<b>100 % between 80 and 120</b>

Group: 1-SV - SOL VILLAGE

2323	845 OKEMO RIDGE ROAD , Unit DL2	17	1-SV	LUDLOW	0.00	CONDO-GRDI	1,694	1,847	1997	B	VG	0%	0%	0%	0%	1	3	2	1	08/30/2024	1,156,500	1,300,000	0.89
3360	158 SOLITUDE RD, Unit K201	17	1-SV	LUDLOW	0.00	CONDO-GRDI	1,456	1,763	1998	B	AG	0%	0%	0%	0%	1	3	1	1	04/26/2024	814,900	895,000	0.91
2079	69 DAYBREAK DRIVE , Unit H102	17	1-SV	LUDLOW	0.00	CONDO-GRDI	1,166	1,294	1998	B-	AG	0%	0%	0%	0%	1	2	1	1	12/05/2025	625,100	682,500	0.92
3305	57 DAYBREAK DRIVE , Unit G201	17	1-SV	LUDLOW	0.00	CONDO-TNH	1,814	2,296	1997	B	GV	0%	0%	0%	0%	1	3	1	1	02/11/2025	1,059,500	1,150,000	0.92
1778	845 OKEMO RIDGE ROAD , Unit DL3	17	1-SV	LUDLOW	0.00	CONDO-TNH	1,879	2,222	1997	B-	GD	0%	0%	0%	0%	1	3	2	1	06/23/2023	911,000	970,000	0.94
1253	160 SOLITUDE RD, Unit L202	17	1-SV	LUDLOW	0.00	CONDO-GRDI	1,166	1,294	1998	B-	AG	0%	0%	0%	0%	1	2	1	1	09/26/2025	630,300	670,000	0.94
2217	82 DAYBREAK DRIVE , Unit J203	17	1-SV	LUDLOW	0.00	CONDO-TNH	1,814	2,296	1997	B	GV	0%	0%	0%	0%	1	3	1	1	03/22/2024	1,088,100	1,153,333	0.94
2022	75 ALPINE WAY, Uni C3	17	1-SV	LUDLOW	0.00	CONDO-TNH	3,569	4,378	1996	B+	VG	0%	0%	0%	0%	1	5	4	1	10/06/2023	2,173,300	2,300,000	0.94
567	13 DAYBREAK DRIVE , Unit E302	17	1-SV	LUDLOW	0.00	CONDO-TNH	1,868	2,344	1997	B-	GD	0%	0%	0%	0%	1	3	2	1	10/06/2023	898,300	950,000	0.95
630	69 DAYBREAK DRIVE , Unit H101	17	1-SV	LUDLOW	0.00	CONDO-GRDI	1,166	1,294	1998	B-	AG	0%	0%	0%	0%	1	2	1	1	10/06/2023	679,500	695,000	0.98
2993	63 ALPINE WAY, Uni B2	17	1-SV	LUDLOW	0.00	CONDO-TNH	2,248	3,162	1996	B+	GV	0%	0%	0%	0%	1	3	2	1	09/14/2023	1,483,500	1,500,000	0.99
1807	17 DAYBREAK DRIVE , Unit F205	17	1-SV	LUDLOW	0.00	CONDO-GRDI	1,439	1,762	1997	B	AG	0%	0%	0%	0%	1	3	1	1	08/21/2025	806,400	805,000	1.00
3364	845 OKEMO RIDGE ROAD , Unit DL6	17	1-SV	LUDLOW	0.00	CONDO-GRDI	657	657	1997	B-	AG	0%	30%	0%	0%	1	1	1	0	12/19/2025	384,200	383,000	1.00
432	75 ALPINE WAY, Uni C4	17	1-SV	LUDLOW	0.00	CONDO-TNH	3,487	4,460	1996	B+	GD	0%	0%	0%	0%	1	5	4	1	11/22/2024	1,908,900	1,900,000	1.00
839	51 ALPINE WAY, Uni A2	17	1-SV	LUDLOW	0.00	CONDO-TNH	1,897	2,720	1996	B+	AG	0%	0%	0%	0%	1	3	2	1	09/18/2025	1,091,500	1,085,000	1.01
197	245 SOLITUDE RD, Unit M204	17	1-SV	LUDLOW	0.00	CONDO-GRDI	1,456	1,763	1998	B	AG	0%	0%	0%	0%	1	3	1	1	11/22/2024	887,700	879,000	1.01
1293	17 DAYBREAK DRIVE , Unit F101	17	1-SV	LUDLOW	0.00	CONDO-GRDI	976	1,306	1997	B-	AG	0%	0%	0%	0%	1	2	1	0	02/27/2026	582,100	575,000	1.01
1182	63 ALPINE WAY, Uni B1	17	1-SV	LUDLOW	0.00	CONDO-TNH	2,250	3,142	1996	B+	VG	0%	0%	0%	0%	1	4	2	1	02/17/2026	1,741,100	1,695,000	1.03
2978	245 SOLITUDE RD, Unit M203	17	1-SV	LUDLOW	0.00	CONDO-GRDI	1,166	1,294	1998	B-	AG	0%	0%	0%	0%	1	2	1	1	12/18/2024	683,100	665,000	1.03
466	245 SOLITUDE RD, Unit M202	17	1-SV	LUDLOW	0.00	CONDO-GRDI	1,166	1,294	1998	B-	AG	0%	0%	0%	0%	1	2	1	1	05/17/2024	683,100	665,000	1.03

Date Range

Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

Group: 1-SV - SOL VILLAGE

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land		Building				Depreciation				Full	1/2	Sale Date	CurrentValue	SalePrice1	Ratio			
						Size	Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func	Spec							Ovr	Units	Brs
1745	845 OKEMO RIDGE ROAD , Unit DL5	17	1-SV		LUDLOW	0.00	CONDO-GRDI	657	657	1997	B-	AG	0%	30%	0%	0%	1	1	1	0	06/15/2023	384,200	370,000	1.04
1618	160 SOLITUDE RD, Unit L204	17	1-SV		LUDLOW	0.00	CONDO-GRDI	1,456	1,763	1998	B	GD	0%	0%	0%	0%	1	3	1	1	11/18/2024	951,200	900,000	1.06
2189	160 SOLITUDE RD, Unit L104	17	1-SV		LUDLOW	0.00	CONDO-GRDI	1,456	1,763	1998	B	GD	0%	0%	0%	0%	1	3	1	1	04/30/2024	891,800	835,000	1.07
608	245 SOLITUDE RD, Unit M302	17	1-SV		LUDLOW	0.00	CONDO-TNH	1,814	2,296	1998	B-	GD	0%	0%	0%	0%	1	3	2	1	11/01/2024	1,034,000	950,000	1.09

Summary: 1-SV - SOL VILLAGE

<b>Max Ratio: 1.088</b>	<b>Mean: 0.987</b>	<b>Count: 24</b>	<b>COV: 5.433</b>	<b>50 % between 95 and 105</b>
<b>Min Ratio: 0.890</b>	<b>Weighted Mean: 0.982</b>	<b>COD: 4.363</b>		<b>96 % between 90 and 110</b>
<b>Median: 1.002</b>	<b>Standard Dev: 0.054</b>	<b>PRD: 1.005</b>		<b>100 % between 80 and 120</b>

Group: 1-TA - TS ALGONQUIN

1115	85 RIMROCK RD, Unit 13A	17	1-TA		LUDLOW	0.00	CONDO-TNH	1,754	2,427	1973	C+	AG	0%	0%	0%	0%	1	3	2	1	03/06/2026	633,700	693,000	0.91
648	10 RIMROCK RD, Unit 5C	17	1-TA		LUDLOW	0.00	CONDO-TNH	1,524	2,033	1973	C	AG	0%	0%	0%	0%	1	2	1	0	06/02/2025	447,100	485,000	0.92
728	58 RIMROCK RD, Unit 1C	17	1-TA		LUDLOW	0.00	CONDO-TNH	1,754	2,254	1973	C+	GD	0%	0%	0%	0%	1	3	2	1	01/31/2024	665,200	695,000	0.96
2934	62 OKEMO TRAILSIDE EXT , Unit 9C	17	1-TA		LUDLOW	0.00	CONDO-TNH	1,470	2,020	1973	C+	AG	0%	0%	0%	0%	1	3	1	0	05/02/2025	527,600	550,000	0.96
616	86 OKEMO TRAILSIDE EXT , Unit 10A	17	1-TA		LUDLOW	0.00	CONDO-TNH	1,524	2,020	1973	C+	GD	0%	0%	0%	0%	1	3	1	0	10/24/2024	686,000	675,000	1.02
1645	62 OKEMO TRAILSIDE EXT , Unit 9D	17	1-TA		LUDLOW	0.00	CONDO-TNH	1,524	2,020	1973	C+	AG	0%	0%	0%	0%	1	3	1	0	09/22/2023	636,400	625,000	1.02
2874	36 OKEMO TRAILSIDE EXT , Unit 6D	17	1-TA		LUDLOW	0.00	CONDO-TNH	858	1,356	1973	C-	GD	0%	0%	0%	0%	1	1	0	0	09/29/2023	338,800	325,000	1.04
307	62 OKEMO TRAILSIDE EXT , Unit 9B	17	1-TA		LUDLOW	0.00	CONDO-TNH	1,754	2,334	1973	C+	AV	0%	0%	0%	0%	1	3	2	1	06/13/2025	504,900	467,982	1.08

Summary: 1-TA - TS ALGONQUIN

<b>Max Ratio: 1.079</b>	<b>Mean: 0.989</b>	<b>Count: 8</b>	<b>COV: 5.985</b>	<b>63 % between 95 and 105</b>
<b>Min Ratio: 0.914</b>	<b>Weighted Mean: 0.983</b>	<b>COD: 5.102</b>		<b>100 % between 90 and 110</b>
<b>Median: 0.988</b>	<b>Standard Dev: 0.059</b>	<b>PRD: 1.006</b>		<b>100 % between 80 and 120</b>

04/10/2026

10:44 am

Ludlow, VT

Date Range

### Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

#### Group: 1-TH - TRESTLE HSE

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land Size	Type	Building	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func	Spec	Ovr	Units	Brs	Baths	1/2 Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
2606	33 ANDOVER STREET	17	1-TH		LUDLOW	0.00	CONDO CON'	1,426	2,428	1900	C	GD	0%	0%	0%	0%	1	4	1	0			03/28/2025	311,300	320,000	0.97	

#### Group: 1-TH - TRESTLE HSE

#### Summary: 1-TH - TRESTLE HSE

<b>Max Ratio: 0.973</b>	<b>Mean: 0.973</b>	<b>Count: 1</b>	<b>COV: 0.000</b>	<b>100 % between 95 and 105</b>
<b>Min Ratio: 0.973</b>	<b>Weighted Mean: 0.973</b>	<b>COD: 0.000</b>		<b>100 % between 90 and 110</b>
<b>Median: 0.973</b>	<b>Standard Dev: 0.000</b>	<b>PRD: 1.000</b>		<b>100 % between 80 and 120</b>

#### Group: 1-TI - TS IROQUOIS

2867	246 OKEMO TRAILSIDE EXT , Unit 27B	17	1-TI		LUDLOW	0.00	CONDO-TNH	1,535	2,100	1982	B-	AG	0%	0%	0%	0%	1	2	2	0			10/19/2023	711,000	775,000	0.92
919	360 OKEMO TRAILSIDE EXT , Unit 37B	17	1-TI		LUDLOW	0.00	CONDO-TNH	1,694	2,356	1984	B-	AG	0%	0%	0%	0%	1	3	2	1			01/13/2026	819,900	880,000	0.93
1156	360 OKEMO TRAILSIDE EXT , Unit 37C	17	1-TI		LUDLOW	0.00	CONDO-TNH	1,694	2,324	1984	B-	AG	0%	0%	0%	0%	1	3	2	1			08/29/2025	791,500	847,500	0.93
1768	267 OKEMO TRAILSIDE EXT , Unit 29B	17	1-TI		LUDLOW	0.00	CONDO-TNH	1,694	2,324	1983	B-	GD	0%	0%	0%	0%	1	3	2	1			04/24/2023	855,100	910,000	0.94
3474	281 OKEMO TRAILSIDE EXT , Unit 30B	17	1-TI		LUDLOW	0.00	CONDO-TNH	1,694	2,324	1983	B-	AG	0%	0%	0%	0%	1	3	2	1			08/01/2025	722,500	755,000	0.96
2619	292 OKEMO TRAILSIDE EXT , Unit 34C	17	1-TI		LUDLOW	0.00	CONDO-TNH	1,694	2,324	1984	B-	GV	0%	0%	0%	0%	1	3	2	1			04/26/2024	1,011,600	1,025,000	0.99
3053	228 OKEMO TRAILSIDE EXT , Unit 25A	17	1-TI		LUDLOW	0.00	CONDO-TNH	1,938	2,872	1983	B-	GD	0%	0%	0%	0%	1	4	2	1			11/22/2023	1,036,100	950,000	1.09

#### Summary: 1-TI - TS IROQUOIS

<b>Max Ratio: 1.091</b>	<b>Mean: 0.965</b>	<b>Count: 7</b>	<b>COV: 6.173</b>	<b>29 % between 95 and 105</b>
<b>Min Ratio: 0.917</b>	<b>Weighted Mean: 0.968</b>	<b>COD: 3.823</b>		<b>100 % between 90 and 110</b>
<b>Median: 0.940</b>	<b>Standard Dev: 0.060</b>	<b>PRD: 0.997</b>		<b>100 % between 80 and 120</b>

#### Group: 1-TL - TSIDE LOW IV

1400	36 LOWER IV , Unit / 48A	17	1-TL		LUDLOW	0.00	CONDO-DUPL	1,844	2,888	1987	C++	GD	0%	0%	0%	0%	1	4	1	1			12/23/2025	656,600	695,000	0.94
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04/10/2026

10:44 am

Ludlow, VT

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Date Range

### Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

#### Group: 1-TL - TSIDE LOW IV

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land Size	Type	Building	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func	Spec	Ovr	Units	Brs	Baths	1/2 Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
3085	36 LOWER IV, Unit 48B	17	1-TL		LUDLOW	0.00	CONDO-DUPI	1,844	2,856	1987	C++	GV	0%	0%	0%	0%	1	4	1	1			03/07/2024	735,100	760,000	0.97	

#### Summary: 1-TL - TSIDE LOW IV

<b>Max Ratio: 0.967</b>	<b>Mean: 0.956</b>	<b>Count: 2</b>	<b>COV: 1.663</b>	<b>50 % between 95 and 105</b>
<b>Min Ratio: 0.945</b>	<b>Weighted Mean: 0.956</b>	<b>COD: 1.176</b>		<b>100 % between 90 and 110</b>
<b>Median: 0.956</b>	<b>Standard Dev: 0.016</b>	<b>PRD: 0.999</b>		<b>100 % between 80 and 120</b>

#### Group: 1-TR - TS ARAPAHO

53	147 OKEMO TRAILSIDE EXT, Unit 24C UPPER	17	1-TR		LUDLOW	0.00	CONDO-TNH	1,228	1,729	1982	C	GD	0%	0%	0%	0%	1	2	1	0			03/07/2025	393,600	440,000	0.89
823	97 OKEMO TRAILSIDE EXT, Unit 15E	17	1-TR		LUDLOW	0.00	CONDO-TNH	1,638	2,056	1979	C+	GD	0%	0%	0%	0%	1	4	2	0			03/07/2025	619,200	680,000	0.91
1194	133 OKEMO TRAILSIDE EXT, Unit 17B	17	1-TR		LUDLOW	0.00	CONDO-TNH	2,298	2,796	1981	C+	GV	0%	0%	0%	0%	1	4	3	0			03/19/2026	858,300	930,000	0.92
844	128 OKEMO TRAILSIDE EXT, Unit 18D	17	1-TR		LUDLOW	0.00	CONDO-TNH	1,883	2,590	1980	C+	GD	0%	0%	0%	0%	1	4	2	1			03/26/2025	768,100	810,000	0.95
2141	145 OKEMO TRAILSIDE EXT, Unit 23B LOWER	17	1-TR		LUDLOW	0.00	CONDO-GRDI	884	1,019	1982	C-	GD	0%	0%	0%	0%	1	1	1	0			05/18/2023	284,300	300,000	0.95
1088	133 OKEMO TRAILSIDE EXT, Unit 17C LOWER	17	1-TR		LUDLOW	0.00	CONDO-GRDI	884	1,103	1980	C-	GD	0%	0%	0%	0%	1	1	1	0			10/11/2024	287,800	295,000	0.98
1892	162 OKEMO TRAILSIDE EXT, Unit 22C LOWER	17	1-TR		LUDLOW	0.00	CONDO-GRDI	884	1,019	1980	C-	GD	0%	0%	0%	0%	1	1	1	0			04/19/2023	275,300	280,000	0.98
1758	133 OKEMO TRAILSIDE EXT, Unit 17E	17	1-TR		LUDLOW	0.00	CONDO-TNH	1,924	2,824	1980	C+	GD	0%	0%	0%	0%	1	4	2	0			05/30/2023	675,000	675,000	1.00

#### Summary: 1-TR - TS ARAPAHO

<b>Max Ratio: 1.000</b>	<b>Mean: 0.948</b>	<b>Count: 8</b>	<b>COV: 3.905</b>	<b>38 % between 95 and 105</b>
<b>Min Ratio: 0.895</b>	<b>Weighted Mean: 0.944</b>	<b>COD: 3.051</b>		<b>88 % between 90 and 110</b>
<b>Median: 0.948</b>	<b>Standard Dev: 0.037</b>	<b>PRD: 1.004</b>		<b>100 % between 80 and 120</b>

#### Group: 1-TV - TS VILL IV

Date Range

Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

Group: 1-TV - TS VILL IV

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land		Building					Depreciation			Full	1/2	Sale Date	CurrentValue	SalePrice1	Ratio			
						Size	Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func	Spec							Ovr	Units	Brs
2262	226 OKEMO TRAILSIDE EXT , Unit 47C	17	1-TV		LUDLOW	0.00	CONDO-TNH	1,842	2,912	1986	C+	AG	0%	0%	0%	0%	1	4	2	1	11/14/2025	753,000	825,000	0.91
578	182 OKEMO TRAILSIDE EXT , Unit 42D	17	1-TV		LUDLOW	0.00	CONDO-TNH	1,842	2,520	1986	C+	AG	0%	0%	0%	0%	1	3	2	1	03/18/2026	625,100	680,000	0.92
2582	67 OKEMO TRAILSIDE EXT , Unit 39D	17	1-TV		LUDLOW	0.00	CONDO-TNH	1,842	2,520	1984	C+	GD	0%	0%	0%	0%	1	3	2	1	03/18/2024	710,700	735,000	0.97
3379	67 OKEMO TRAILSIDE EXT , Unit 39E	17	1-TV		LUDLOW	0.00	CONDO-TNH	1,842	2,856	1984	C+	GV	0%	0%	0%	0%	1	4	2	1	08/30/2023	925,400	950,000	0.97
647	67 OKEMO TRAILSIDE EXT , Unit 39A	17	1-TV		LUDLOW	0.00	CONDO-TNH	1,842	3,088	1984	C+	AG	0%	0%	0%	0%	1	4	2	1	05/28/2025	794,400	783,000	1.01
2805	85 OKEMO TRAILSIDE EXT , Unit 40A	17	1-TV		LUDLOW	0.00	CONDO-TNH	1,842	2,856	1984	C+	AG	0%	0%	0%	0%	1	4	1	1	01/10/2025	780,100	763,000	1.02
1579	198 OKEMO TRAILSIDE EXT , Unit 43D	17	1-TV		LUDLOW	0.00	CONDO-TNH	1,842	2,856	1986	C+	AV	0%	0%	0%	0%	1	4	2	1	12/15/2025	686,700	642,000	1.07

Summary: 1-TV - TS VILL IV

<b>Max Ratio: 1.070</b>	<b>Mean: 0.983</b>	<b>Count: 7</b>	<b>COV: 5.784</b>	<b>57 % between 95 and 105</b>
<b>Min Ratio: 0.913</b>	<b>Weighted Mean: 0.981</b>	<b>COD: 4.512</b>		<b>100 % between 90 and 110</b>
<b>Median: 0.974</b>	<b>Standard Dev: 0.057</b>	<b>PRD: 1.002</b>		<b>100 % between 80 and 120</b>

Group: 1-WP - WINTERPL

1442	81 WHITE LOOP , Unit F102	17	1-WP		LUDLOW	0.00	CONDO-GRDI	1,292	1,352	1986	C++	GD	0%	0%	0%	0%	1	3	2	0	10/17/2025	645,500	695,000	0.93
2415	64 FOWLER ROAD , Unit Q104	17	1-WP		LUDLOW	0.00	CONDO-GRDI	1,296	1,336	1989	C++	GD	0%	0%	0%	0%	1	3	2	0	10/15/2024	689,300	725,000	0.95
696	19 WHITE LOOP , Unit A103	17	1-WP		LUDLOW	0.00	CONDO-GRDI	1,044	1,104	1986	C++	AG	0%	0%	0%	0%	1	2	1	0	08/15/2025	509,300	535,000	0.95
3306	28 FOWLER ROAD , Unit N203	17	1-WP		LUDLOW	0.00	CONDO-GRDI	1,296	1,336	1988	C++	GD	0%	0%	0%	0%	1	3	2	0	11/17/2025	687,000	715,000	0.96
751	22 HARRISON LANE , Unit L106	17	1-WP		LUDLOW	0.00	CONDO-GRDI	1,280	1,320	1988	C++	GD	0%	0%	0%	0%	1	3	1	0	10/13/2023	698,400	725,000	0.96
154	35 WHITE LOOP , Unit B102	17	1-WP		LUDLOW	0.00	CONDO-GRDI	1,044	1,104	1986	C++	AG	0%	0%	0%	0%	1	2	1	0	04/01/2024	509,300	525,000	0.97
1995	22 HARRISON LANE , Unit L304	17	1-WP		LUDLOW	0.00	CONDO-TNH	1,502	1,872	1988	B-	AG	0%	0%	0%	0%	1	3	2	0	12/09/2024	822,600	835,000	0.99
4155	30 STEWART LN , Unit V2	17	1-WP		LUDLOW	0.00	CONDO-TNH	2,697	3,176	2023	B-	AV	0%	0%	0%	0%	1	3	1	1	11/17/2023	1,379,400	1,400,000	0.99
4154	30 STEWART LN , Unit V1	17	1-WP		LUDLOW	0.00	CONDO-TNH	2,697	3,194	2023	B-	AV	0%	0%	0%	0%	1	3	1	1	11/17/2023	1,380,700	1,400,000	0.99
710	28 FOWLER ROAD , Unit N303	17	1-WP		LUDLOW	0.00	CONDO-TNH	1,660	2,052	1988	B-	AG	0%	0%	0%	0%	1	3	2	0	10/11/2024	811,100	815,000	1.00

Date Range

Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

Group: 1-WP - WINTERPL

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land		Building				Depreciation			Ovr	Units	Brs	Full Baths	1/2 Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
						Size	Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func											
2797	22 HARRISON LANE , Unit L203	17	1-WP		LUDLOW	0.00	CONDO-GRDI	1,296	1,336	1988	C++	GD	0%	0%	0%	0%	1	3	2	0		06/12/2025	691,900	695,000	1.00
1724	91 WHITE LOOP , Unit G106	17	1-WP		LUDLOW	0.00	CONDO-GRDI	1,044	1,104	1986	C++	GD	0%	0%	0%	0%	1	2	2	0		12/08/2023	611,100	612,500	1.00
2891	42 HARRISON LANE , Unit M203	17	1-WP		LUDLOW	0.00	CONDO-GRDI	1,296	1,336	1988	C++	GD	0%	0%	0%	0%	1	3	2	0		07/24/2024	744,600	743,750	1.00
498	42 HARRISON LANE , Unit M204	17	1-WP		LUDLOW	0.00	CONDO-GRDI	1,296	1,336	1988	C++	AG	0%	0%	0%	0%	1	3	2	0		10/10/2025	616,000	613,000	1.00
784	64 FOWLER ROAD , Unit Q103	17	1-WP		LUDLOW	0.00	CONDO-GRDI	1,296	1,336	1989	C++	AG	0%	0%	0%	0%	1	3	2	0		05/19/2023	564,500	560,000	1.01
3108	91 WHITE LOOP , Unit G202	17	1-WP		LUDLOW	0.00	CONDO-GRDI	1,076	1,136	1986	C++	AG	0%	0%	0%	0%	1	2	2	0		09/29/2023	641,300	635,000	1.01
1640	46 STEWART LN, Unit P205	17	1-WP		LUDLOW	0.00	CONDO-GRDI	1,296	1,336	1989	C++	AG	0%	0%	0%	0%	1	3	2	0		08/11/2023	620,500	614,000	1.01
1216	22 HARRISON LANE , Unit L101	17	1-WP		LUDLOW	0.00	CONDO-GRDI	1,280	1,320	1988	C++	GD	0%	0%	0%	0%	1	3	2	0		02/20/2026	708,100	700,000	1.01
3498	42 HARRISON LANE , Unit M101	17	1-WP		LUDLOW	0.00	CONDO-GRDI	1,280	1,320	1988	C++	GD	0%	0%	0%	0%	1	3	2	0		02/04/2025	708,100	695,000	1.02
3327	46 STEWART LN, Unit P304	17	1-WP		LUDLOW	0.00	CONDO-TNH	1,616	2,008	1989	B-	GD	0%	0%	0%	0%	1	3	1	0		06/18/2025	913,300	882,500	1.03
3350	64 FOWLER ROAD , Unit Q205	17	1-WP		LUDLOW	0.00	CONDO-GRDI	1,296	1,336	1989	C++	AG	0%	0%	0%	0%	1	3	2	0		07/14/2023	620,500	595,000	1.04
769	28 FOWLER ROAD , Unit N103	17	1-WP		LUDLOW	0.00	CONDO-GRDI	1,320	1,360	1988	C++	GD	0%	0%	0%	0%	1	3	2	0		05/03/2024	717,700	685,000	1.05
748	42 HARRISON LANE , Unit M205	17	1-WP		LUDLOW	0.00	CONDO-GRDI	1,296	1,336	1988	C++	GD	0%	0%	0%	0%	1	3	2	0		12/05/2025	744,600	710,000	1.05
3271	91 WHITE LOOP , Unit G302	17	1-WP		LUDLOW	0.00	CONDO-TNH	1,316	1,728	1986	B-	AG	0%	0%	0%	0%	1	2	3	0		04/28/2023	816,500	775,000	1.05
1665	58 HARRISON LANE , Unit K305	17	1-WP		LUDLOW	0.00	CONDO-TNH	1,530	1,942	1986	B-	GD	0%	0%	0%	0%	1	3	1	0		10/27/2023	984,400	930,000	1.06
2576	22 HARRISON LANE , Unit L306	17	1-WP		LUDLOW	0.00	CONDO-TNH	1,550	1,902	1988	B-	AG	0%	0%	0%	0%	1	2	2	0		04/01/2024	865,000	812,500	1.06
489	42 HARRISON LANE , Unit M302	17	1-WP		LUDLOW	0.00	CONDO-TNH	1,660	2,052	1988	B-	AG	0%	0%	0%	0%	1	3	2	0		08/25/2023	888,100	825,000	1.08
978	19 WHITE LOOP , Unit A203	17	1-WP		LUDLOW	0.00	CONDO-GRDI	1,044	1,104	1986	C++	AG	0%	0%	0%	0%	1	2	1	0		11/01/2024	560,400	520,000	1.08
2166	46 STEWART LN, Unit P303	17	1-WP		LUDLOW	0.00	CONDO-TNH	1,660	2,052	1989	B-	AG	0%	0%	0%	0%	1	3	2	0		06/15/2023	816,900	695,650	1.17
2474	101 WHITE LOOP , Unit H302	17	1-WP		LUDLOW	0.00	CONDO-TNH	1,304	1,716	1986	B-	AG	0%	0%	0%	0%	1	3	2	0		09/17/2024	831,200	665,000	1.25
3484	28 FOWLER ROAD , Unit N301	17	1-WP		LUDLOW	0.00	CONDO-TNH	1,430	1,782	1988	B-	AG	0%	0%	0%	0%	1	2	2	0		07/28/2023	796,100	637,000	1.25

Summary: 1-WP - WINTERPL

<b>Max Ratio: 1.250</b>	<b>Mean: 1.030</b>	<b>Count: 31</b>	<b>COV: 7.383</b>	<b>71 % between 95 and 105</b>
<b>Min Ratio: 0.929</b>	<b>Weighted Mean: 1.027</b>	<b>COD: 4.903</b>		<b>90 % between 90 and 110</b>
<b>Median: 1.010</b>	<b>Standard Dev: 0.076</b>	<b>PRD: 1.002</b>		<b>94 % between 80 and 120</b>

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

Group: BR - BLACK RIVER

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land Size	Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func	Spec	Ovr	Units	Brs	Baths	1/2 Baths	Full Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
636	12 BLACK RIVER MOBILE COURT	15	BR		LUDLOW	0.00	MANF HM 1W	980	1,100	1997	C-	PR	0%	0%	0%	0%	1	3	2	0				10/22/2025	21,200	18,500	1.15

Group: BR - BLACK RIVER

Summary: BR - BLACK RIVER

<b>Max Ratio: 1.146</b>	<b>Mean: 1.146</b>	<b>Count: 1</b>	<b>COV: 0.000</b>	<b>0 % between 95 and 105</b>
<b>Min Ratio: 1.146</b>	<b>Weighted Mean: 1.146</b>	<b>COD: 0.000</b>		<b>0 % between 90 and 110</b>
<b>Median: 1.146</b>	<b>Standard Dev: 0.000</b>	<b>PRD: 1.000</b>		<b>100 % between 80 and 120</b>

Group: CD - COMM DWNTWN

646	143 MAIN STREET	41	CD		LUDLOW	0.31	CONVEN MKT	1,870	2,090	1968	C	AG	20%	0%	0%	0%	0	0	0	2				05/15/2024	493,400	550,000	0.90
5156	136 MAIN STREET	41	CD		LUDLOW	0.23	COMM/RESD	4,167	6,096	1900	C	FA	20%	0%	0%	0%	0	0	3	2				11/05/2025	429,300	450,000	0.95
605	207 MAIN STREET	41	CD		LUDLOW	1.15	COMM SMALL	8,756	4,369	1950	C+	GD	0%	0%	0%	0%	0	0	0	3				01/27/2026	1,353,000	1,400,000	0.97
1	119 MAIN STREET	41	CD		LUDLOW	0.26	COMM/RESD	3,743	6,510	1900	C	GD	20%	0%	0%	0%	1	8	3	2				09/23/2025	591,400	600,000	0.99
2134	1 LAMERE SQUARE	41	CD		LUDLOW	0.68	COMM/RESD	9,581	5,352	1930	C	AG	20%	20%	0%	0%	3	5	0	4				03/27/2025	901,400	875,000	1.03
2305	158 MAIN STREET	41	CD		LUDLOW	0.04	COMM BLOC	3,514	7,086	1900	C+	GV	20%	0%	0%	0%	3	1	2	2				11/07/2025	570,000	525,000	1.09
2734	162 MAIN STREET	41	CD		LUDLOW	0.04	COMM/RESD	3,960	6,325	1900	C	AG	20%	0%	0%	0%	4	1	4	0				03/03/2025	483,500	410,000	1.18
929	211 MAIN STREET	41	CD		LUDLOW	0.70	COMM/RESD	3,158	5,282	1860	C	GV	20%	10%	0%	0%	1	3	2	1				12/22/2025	659,200	513,000	1.28

Summary: CD - COMM DWNTWN

<b>Max Ratio: 1.285</b>	<b>Mean: 1.048</b>	<b>Count: 8</b>	<b>COV: 12.352</b>	<b>50 % between 95 and 105</b>
<b>Min Ratio: 0.897</b>	<b>Weighted Mean: 1.030</b>	<b>COD: 9.636</b>		<b>63 % between 90 and 110</b>
<b>Median: 1.008</b>	<b>Standard Dev: 0.129</b>	<b>PRD: 1.018</b>		<b>88 % between 80 and 120</b>

Group: CF - COMM FAIR

1889	486 ROUTE 103 SOUTH	41	CF		LUDLOW	2.03	WHSE-MINI	17,400	6,300	2000	C+	GD	0%	0%	0%	0%	0	0	0	0				10/30/2025	1,906,000	1,925,000	0.99
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04/10/2026

10:44 am

Ludlow, VT

Date Range

From: 04/13/2023 To: 3/20/2026

Analysis Report  
Grouped by Neighborhood

Target Ratio:

\* Indicates Sold as Vacant

Group: CF - COMM FAIR

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land Size	Building Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func	Spec	Ovr Units	Brs	Baths	Full Baths	1/2 Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
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Summary: CF - COMM FAIR

<b>Max Ratio: 0.990</b>	<b>Mean: 0.990</b>	<b>Count: 1</b>	<b>COV: 0.000</b>	<b>100 % between 95 and 105</b>
<b>Min Ratio: 0.990</b>	<b>Weighted Mean: 0.990</b>	<b>COD: 0.000</b>		<b>100 % between 90 and 110</b>
<b>Median: 0.990</b>	<b>Standard Dev: 0.000</b>	<b>PRD: 1.000</b>		<b>100 % between 80 and 120</b>

Group: CG - COMM GOOD

5158	7 WEST HILL RD	41	CG	LUDLOW	0.36	COMM SMALL	6,577	7,181	1985	C	FA	20%	0%	0%	0%	0	0	0	0	1			12/20/2024	464,300	500,000	0.93
238	36 MAIN STREET	41	CG	LUDLOW	2.01						AV	0%	0%	0%	0%	0	0	0	0	0			11/08/2024	735,900	750,000	0.98
1538	29 MAIN STREET	41	CG	LUDLOW	0.53	COMM/RESD	1,534	2,833	1900	C-	AG	20%	0%	0%	0%	1	1	1	1			11/21/2023	244,800	248,000	0.99	

Summary: CG - COMM GOOD

<b>Max Ratio: 0.987</b>	<b>Mean: 0.966</b>	<b>Count: 3</b>	<b>COV: 3.335</b>	<b>67 % between 95 and 105</b>
<b>Min Ratio: 0.929</b>	<b>Weighted Mean: 0.965</b>	<b>COD: 1.987</b>		<b>100 % between 90 and 110</b>
<b>Median: 0.981</b>	<b>Standard Dev: 0.032</b>	<b>PRD: 1.001</b>		<b>100 % between 80 and 120</b>

Group: HC - HIDWAY CMGRD

998	52 SQUIRREL HILL RD	15	HC	LUDLOW	0.00	MANF HM 1W	612	624	1967	D-	FR	0%	0%	0%	0%	1	2	1	0			11/01/2025	8,200	10,000	0.82
413	184 SQUIRREL HILL RD	15	HC	LUDLOW	0.00	MANF HM 1W	1,058	1,408	1967	C+	AV	0%	0%	0%	0%	1	2	1	0			10/06/2023	50,100	50,000	1.00

Summary: HC - HIDWAY CMGRD

<b>Max Ratio: 1.002</b>	<b>Mean: 0.911</b>	<b>Count: 2</b>	<b>COV: 14.127</b>	<b>50 % between 95 and 105</b>
<b>Min Ratio: 0.820</b>	<b>Weighted Mean: 0.972</b>	<b>COD: 9.989</b>		<b>50 % between 90 and 110</b>
<b>Median: 0.911</b>	<b>Standard Dev: 0.129</b>	<b>PRD: 0.938</b>		<b>100 % between 80 and 120</b>

Group: LPA - LK PAUL AV

1348	111 THOMSON DR	10	LPA	LUDLOW	0.27	CONVENT'NL	902	2,138	2002	C	GD	0%	0%	0%	0%	1	2	1	1			12/06/2024	534,200	570,000	0.94
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Ludlow, VT

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Date Range

### Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

#### Group: LPA - LK PAUL AV

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land Size	Type	Building Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Depreciation			Ovr Units	Brs	Baths	1/2 Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
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#### Summary: LPA - LK PAUL AV

<b>Max Ratio: 0.937</b>	<b>Mean: 0.937</b>	<b>Count: 1</b>	<b>COV: 0.000</b>	<b>0 % between 95 and 105</b>
<b>Min Ratio: 0.937</b>	<b>Weighted Mean: 0.937</b>	<b>COD: 0.000</b>		<b>100 % between 90 and 110</b>
<b>Median: 0.937</b>	<b>Standard Dev: 0.000</b>	<b>PRD: 1.000</b>		<b>100 % between 80 and 120</b>

#### Group: LPF - LK PAUL FR

522	141 EAST LAKE ROAD	10	LPF	LUDLOW	0.36	CONVENT`NL	2,850	4,327	2001	C+	GD	0%	0%	0%	0%	1	3	3	1			10/30/2025	780,100	800,000	0.98
2432	82 EAST LAKE ROAD	10	LPF	LUDLOW	1.43	CONVENT`NL	1,110	1,944	1985	C	AV	0%	0%	0%	0%	1	2	0	0			10/01/2024	441,900	450,000	0.98

#### Summary: LPF - LK PAUL FR

<b>Max Ratio: 0.982</b>	<b>Mean: 0.979</b>	<b>Count: 2</b>	<b>COV: 0.497</b>	<b>100 % between 95 and 105</b>
<b>Min Ratio: 0.975</b>	<b>Weighted Mean: 0.978</b>	<b>COD: 0.352</b>		<b>100 % between 90 and 110</b>
<b>Median: 0.979</b>	<b>Standard Dev: 0.005</b>	<b>PRD: 1.001</b>		<b>100 % between 80 and 120</b>

#### Group: LPG - LK PAUL GD

2179	80 SPRUCE LN	10	LPG	LUDLOW	0.73	CONTEMPOR	3,761	7,036	2015	B+	GD	0%	0%	0%	0%	1	4	1	1			11/07/2025	1,942,800	2,100,000	0.93
2633	164 RED BRIDGE RD	10	LPG	LUDLOW	1.02	CAPE	1,879	3,966	1994	C++	VG	0%	0%	0%	0%	1	3	2	0			10/25/2024	771,500	800,000	0.96
1361	104 SPRUCE LN	10	LPG	LUDLOW	1.00	CONVENT`NL	1,644	5,144	1988	C	AV	0%	0%	0%	0%	1	2	2	0			11/14/2025	737,500	700,000	1.05

#### Summary: LPG - LK PAUL GD

<b>Max Ratio: 1.054</b>	<b>Mean: 0.981</b>	<b>Count: 3</b>	<b>COV: 6.709</b>	<b>33 % between 95 and 105</b>
<b>Min Ratio: 0.925</b>	<b>Weighted Mean: 0.959</b>	<b>COD: 4.439</b>		<b>100 % between 90 and 110</b>
<b>Median: 0.964</b>	<b>Standard Dev: 0.066</b>	<b>PRD: 1.023</b>		<b>100 % between 80 and 120</b>

#### Group: RLE - LAKE EXCELL

3477	161 FISHING ACCESS ROAD	10	RLE	LUDLOW	0.34	CONTEMPOR	2,550	4,383	1996	B	GV	0%	0%	0%	0%	1	3	1	1			10/03/2025	1,377,100	1,750,000	0.79
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Date Range

Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

Group: RLE - LAKE EXCELL

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land Size	Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func	Spec	Ovr	Units	Brs	Baths	1/2 Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
2760	7 NORMAN DRIVE	10	RLE		LUDLOW	0.39	CONTEMPOR	4,330	5,140	1970	C++	GV	0%	0%	0%	0%	2	6	2	1			03/05/2026	1,527,600	1,700,000	0.90
174	75 FISHING ACCESS ROAD	10	RLE		LUDLOW	0.28	CONTEMPOR	1,850	2,810	1969	C++	VG	0%	0%	0%	0%	1	3	1	0			04/28/2025	1,131,900	1,200,000	0.94
1340	31 TWIN COVE DR	10	RLE		LUDLOW	1.07	CONTEMP-HC	4,399	7,336	2003	A	EX	0%	0%	0%	0%	1	4	3	1			03/29/2024	3,356,100	3,400,000	0.99
2249	157 FISHING ACCESS ROAD	10	RLE		LUDLOW	0.20	CONVENT'NL	1,632	2,492	1965	C	AV	0%	0%	0%	0%	1	4	1	0			03/05/2025	723,700	618,100	1.17

Summary: RLE - LAKE EXCELL

<b>Max Ratio: 1.171</b>	<b>Mean: 0.957</b>	<b>Count: 5</b>	<b>COV: 14.695</b>	<b>20 % between 95 and 105</b>
<b>Min Ratio: 0.787</b>	<b>Weighted Mean: 0.936</b>	<b>COD: 10.017</b>		<b>40 % between 90 and 110</b>
<b>Median: 0.943</b>	<b>Standard Dev: 0.141</b>	<b>PRD: 1.022</b>		<b>80 % between 80 and 120</b>

Group: RLG - LAKE GOOD

2100	63 BENSON POINT	10	RLG		LUDLOW	0.20	CONTEMPOR	1,560	2,080	1966	C++	EX	0%	0%	0%	0%	1	3	1	1			04/28/2023	837,400	950,000	0.88
1105	68 SLACKS PASTURE RD	10	RLG		LUDLOW	0.83	CONVENT'NL	1,831	2,563	1960	C+	VG	0%	0%	0%	0%	1	3	0	1			02/25/2026	954,900	1,050,000	0.91
1439	RAYMOND RD	31	RLG		LUDLOW	70.00						AV	0%	0%	0%	0%	0	0	0	0			12/20/2024	343,800*	348,000	0.99
2197	0 SUNSET VIEW LN	13	RLG		LUDLOW	12.13	CAMP STYLE	782	1,030	1961	C-	VP	0%	0%	0%	0%	1	2	0	0			02/29/2024	196,100	185,000	1.06

Summary: RLG - LAKE GOOD

<b>Max Ratio: 1.060</b>	<b>Mean: 0.960</b>	<b>Count: 4</b>	<b>COV: 8.402</b>	<b>25 % between 95 and 105</b>
<b>Min Ratio: 0.881</b>	<b>Weighted Mean: 0.921</b>	<b>COD: 6.774</b>		<b>75 % between 90 and 110</b>
<b>Median: 0.949</b>	<b>Standard Dev: 0.081</b>	<b>PRD: 1.042</b>		<b>100 % between 80 and 120</b>

Group: RLV - LAKE VG

411	55 RED BRIDGE RD	10	RLV		LUDLOW	0.05	CONVENT'NL	1,035	1,584	1960	C	VG	0%	0%	0%	0%	1	2	1	1			04/29/2024	599,600	700,000	0.86
3222	65 RED BRIDGE RD	10	RLV		LUDLOW	0.22	CONTEMPOR	2,048	3,164	1940	C++	VG	0%	0%	0%	0%	1	4	2	0			12/09/2025	1,214,500	1,400,000	0.87
1488	121 ELLISONS LAKE ROAD	10	RLV		LUDLOW	0.40	RANCH	3,657	5,008	1935	C++	VG	0%	0%	0%	0%	1	3	1	0			06/22/2023	1,223,900	1,375,000	0.89
1915	775 EAST LAKE ROAD	10	RLV		LUDLOW	1.00	CONTEMPOR	3,459	4,712	1968	C+	AG	0%	0%	0%	0%	2	4	0	1			08/18/2025	1,393,200	1,500,000	0.93
468	150 NORTSHORE DRIVE	12	RLV		LUDLOW	0.50	CAMP STYLE	420	596	1935	D	VP	0%	0%	0%	0%	1	2	0	0			12/23/2025	285,900	300,000	0.95
862	25 ARCHIBALD LANE	10	RLV		LUDLOW	0.58	CONVENT'NL	660	1,600	1994	C	AG	0%	1%	0%	0%	1	2	1	0			11/05/2024	707,200	712,500	0.99

04/10/2026

10:44 am

Ludlow, VT

Date Range

From: 04/13/2023 To: 3/20/2026

Analysis Report

\* Indicates Sold as Vacant

Grouped by Neighborhood

Target Ratio:

Group: RLV - LAKE VG

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land		Building				Depreciation			Ovr	Units	Brs	Full Baths	1/2 Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio	
						Size	Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func												Spec
1074	21NORTHSHORE DRIVE	10	RLV		LUDLOW	1.47	CONVENT'NL	1,056	1,296	1920	C	FR	0%	0%	0%	0%	1	2	0	0			08/30/2024	894,400	885,000	1.01
3328	NORTHSHORE DRIVE	31	RLV		LUDLOW	0.15			0			AV	0%	0%	0%	0%	0	0	0	0			12/20/2024	53,300*	52,000	1.03
2048	723 EAST LAKE ROAD	10	RLV		LUDLOW	0.82	RANCH	1,273	1,925	1940	C	AG	0%	0%	0%	0%	1	3	1	0			07/03/2024	707,900	615,000	1.15
1440	MONROE POINT	31	RLV		LUDLOW	0.02			0			AV	0%	0%	0%	0%	0	0	0	0			12/10/2024	85,700*	73,000	1.17
3944	NORTHSHORE DRIVE	31	RLV		LUDLOW	0.16			0				0%	0%	0%	0%	0	0	0	0			10/24/2023	17,800*	15,000	1.19

Summary: RLV - LAKE VG

<b>Max Ratio: 1.187</b>	<b>Mean: 1.003</b>	<b>Count: 11</b>	<b>COV: 12.047</b>	<b>36 % between 95 and 105</b>
<b>Min Ratio: 0.857</b>	<b>Weighted Mean: 0.942</b>	<b>COD: 9.630</b>		<b>45 % between 90 and 110</b>
<b>Median: 0.993</b>	<b>Standard Dev: 0.121</b>	<b>PRD: 1.065</b>		<b>100 % between 80 and 120</b>

Group: RLX - LAKE TRAFFIC

4013	1358 ROUTE 100 NORTH	10	RLX		LUDLOW	1.87	CONVENT'NL	3,251	5,951	1974	B+	EX	0%	0%	0%	0%	1	5	2	1			07/31/2024	1,959,900	2,300,000	0.85
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Summary: RLX - LAKE TRAFFIC

<b>Max Ratio: 0.852</b>	<b>Mean: 0.852</b>	<b>Count: 1</b>	<b>COV: 0.000</b>	<b>0 % between 95 and 105</b>
<b>Min Ratio: 0.852</b>	<b>Weighted Mean: 0.852</b>	<b>COD: 0.000</b>		<b>0 % between 90 and 110</b>
<b>Median: 0.852</b>	<b>Standard Dev: 0.000</b>	<b>PRD: 1.000</b>		<b>100 % between 80 and 120</b>

Group: RMA - MTN AVG

2942	118 JOHNSON LOOP	10	RMA		LUDLOW	0.54	CONTEMPOR	2,600	3,134	2001	C++	GV	0%	0%	0%	0%	1	3	1	1			07/25/2024	756,400	770,000	0.98
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Summary: RMA - MTN AVG

<b>Max Ratio: 0.982</b>	<b>Mean: 0.982</b>	<b>Count: 1</b>	<b>COV: 0.000</b>	<b>100 % between 95 and 105</b>
<b>Min Ratio: 0.982</b>	<b>Weighted Mean: 0.982</b>	<b>COD: 0.000</b>		<b>100 % between 90 and 110</b>
<b>Median: 0.982</b>	<b>Standard Dev: 0.000</b>	<b>PRD: 1.000</b>		<b>100 % between 80 and 120</b>

Date Range

From: 04/13/2023 To: 3/20/2026

Analysis Report

\* Indicates Sold as Vacant

Grouped by Neighborhood

Target Ratio:

Group: RME - MTN EXC

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land Size	Type	Building	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Depreciation	Econ	Func	Spec	Ovr	Units	Brs	Baths	1/2 Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
2400	353 GHIA FARM ROAD	10	RME		LUDLOW	0.39	CONTEMP-HC	4,269	5,852	2002	B+	VG		0%	0%	0%	0%	0%	1	5	2	1			04/19/2024	2,036,300	2,325,000	0.88
2653	56 KOMULA DRIVE	10	RME		LUDLOW	0.46	A-FRAME	1,473	2,736	1967	C++	VG		0%	0%	0%	0%	0%	1	3	2	0			03/01/2024	712,800	751,500	0.95
2405	162 OKEMO RIDGE ROAD	10	RME		LUDLOW	1.02	CONTEMPOR	3,416	6,240	1974	B	GD		0%	0%	0%	0%	0%	1	4	1	1			04/30/2025	1,604,200	1,500,000	1.07

Group: RME - MTN EXC

Summary: RME - MTN EXC

<b>Max Ratio: 1.069</b>	<b>Mean: 0.965</b>	<b>Count: 3</b>	<b>COV: 10.141</b>	<b>0 % between 95 and 105</b>
<b>Min Ratio: 0.876</b>	<b>Weighted Mean: 0.951</b>	<b>COD: 6.805</b>		<b>67 % between 90 and 110</b>
<b>Median: 0.949</b>	<b>Standard Dev: 0.098</b>	<b>PRD: 1.014</b>		<b>100 % between 80 and 120</b>

Group: RMG - MTN GOOD

474	141 UPPER CROSSROAD	10	RMG		LUDLOW	0.42	RANCH	1,617	2,052	1971	C	AG		0%	5%	0%	0%	0%	1	3	1	0			02/09/2026	459,900	495,000	0.93
828	80 MOUNTAIN VIEW DRIVE	10	RMG		LUDLOW	1.04	CONTEMPOR	3,775	5,598	2001	C++	GD		0%	0%	0%	0%	0%	1	5	3	1			09/30/2025	1,049,900	1,090,000	0.96
3258	161 UPPER CROSSROAD	10	RMG		LUDLOW	0.48	CONTEMPOR	2,876	3,598	1968	C+	VG		0%	0%	0%	0%	0%	1	3	1	1			05/22/2025	845,100	780,000	1.08
3111	26 MOUNTAIN VIEW DRIVE	10	RMG		LUDLOW	1.05	CONTEMPOR	3,606	5,467	2000	B-	VG		0%	0%	0%	0%	0%	1	5	1	1			11/01/2023	1,251,600	1,125,000	1.11

Summary: RMG - MTN GOOD

<b>Max Ratio: 1.113</b>	<b>Mean: 1.022</b>	<b>Count: 4</b>	<b>COV: 8.762</b>	<b>25 % between 95 and 105</b>
<b>Min Ratio: 0.929</b>	<b>Weighted Mean: 1.033</b>	<b>COD: 7.419</b>		<b>75 % between 90 and 110</b>
<b>Median: 1.023</b>	<b>Standard Dev: 0.090</b>	<b>PRD: 0.989</b>		<b>100 % between 80 and 120</b>

Group: RMS - MTN SUPERIOR

3505	74 GROUSE LANE	10	RMS		LUDLOW	0.97	CONTEMP-HC	4,360	6,006	2003	A-	GD		0%	0%	0%	0%	0%	1	5	2	1			10/10/2025	2,573,800	2,750,000	0.94
3696	1199 OKEMO RIDGE ROAD	10	RMS		LUDLOW	1.60	CONTEMP-HC	4,418	6,880	2007	A-	GD		0%	0%	0%	0%	0%	1	5	2	1			07/08/2025	2,642,000	2,775,000	0.95
3089	121 SNOWBRIDGE RD, Unit S5	10	RMS		LUDLOW	0.90	CONTEMP-HC	4,117	5,503	1994	B	GD		0%	0%	0%	0%	0%	1	3	1	1			01/31/2025	2,002,700	2,100,000	0.95
3213	26 SPRING BROOK DR, Unit LOT S-23	10	RMS		LUDLOW	1.76	CONTEMP-HC	5,064	7,378	2003	B+	GD		0%	0%	0%	0%	0%	1	5	2	1			05/23/2023	2,583,300	2,700,000	0.96
1248	16 UPPER SNOWBRIDGE RD, Unit S9	10	RMS		LUDLOW	0.92	CONTEMP-HC	5,695	7,803	1994	B+	GV		0%	0%	0%	0%	0%	1	3	1	2			05/09/2023	2,797,600	2,900,000	0.96

Date Range

Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

Group: RMS - MTN SUPERIOR

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land Size	Type	Building	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func	Spec	Ovr	Units	Brs	Baths	1/2 Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
3628	4 MORNING STAR DRIVE	10	RMS		LUDLOW	0.97	CONTEMP-HC	6,080	10,602	2004	A-	GD	0%	0%	0%	0%	1	5	2	1			05/29/2025	3,377,900	3,400,000	0.99	
2019	937 OKEMO RIDGE ROAD, Unit S-13	10	RMS		LUDLOW	0.94	CONTEMP-HC	6,844	11,188	2005	A	GD	0%	0%	0%	0%	1	6	3	1			02/27/2024	3,461,200	3,000,000	1.15	

Summary: RMS - MTN SUPERIOR

<b>Max Ratio: 1.154</b>	<b>Mean: 0.987</b>	<b>Count: 7</b>	<b>COV: 7.647</b>	<b>71 % between 95 and 105</b>
<b>Min Ratio: 0.936</b>	<b>Weighted Mean: 0.991</b>	<b>COD: 4.035</b>		<b>86 % between 90 and 110</b>
<b>Median: 0.957</b>	<b>Standard Dev: 0.075</b>	<b>PRD: 0.997</b>		<b>100 % between 80 and 120</b>

Group: RMV - MTN VG

436	37 TITCOMB LN	10	RMV		LUDLOW	0.56	CONTEMP-HC	4,023	5,234	2004	C++	AG	0%	0%	0%	0%	1	5	0	1			07/30/2024	1,276,500	1,375,000	0.93
3414	94 SPAULDING FARM RD	10	RMV		LUDLOW	1.00	CONVENT'NL	1,728	2,848	1969	C	GD	0%	0%	0%	0%	1	5	3	0			04/28/2023	699,200	750,000	0.93
3725	SPAULDING FARM RD	31	RMV		LUDLOW	0.96		0					0%	0%	0%	0%	0	0	0	0			07/26/2024	355,700*	371,000	0.96
1021	53 PONUS ROAD	10	RMV		LUDLOW	1.04	CONTEMPOR	3,652	5,642	2002	B-	AV	0%	0%	0%	0%	1	5	1	0			02/27/2026	1,143,700	1,065,000	1.07

Summary: RMV - MTN VG

<b>Max Ratio: 1.074</b>	<b>Mean: 0.973</b>	<b>Count: 4</b>	<b>COV: 7.027</b>	<b>25 % between 95 and 105</b>
<b>Min Ratio: 0.928</b>	<b>Weighted Mean: 0.976</b>	<b>COD: 4.549</b>		<b>100 % between 90 and 110</b>
<b>Median: 0.946</b>	<b>Standard Dev: 0.068</b>	<b>PRD: 0.997</b>		<b>100 % between 80 and 120</b>

Group: RRA - RURAL AVG

2411	167 PETTINER HILL ROAD	11	RRA		LUDLOW	7.58	CONVENT'NL	1,476	2,476	1970	C	GD	0%	0%	0%	0%	1	4	1	0			11/21/2025	453,500	570,000	0.80
106	OLD WESTON MOUNTAIN ROAD	30	RRA		LUDLOW	15.00		0				AV	0%	0%	0%	0%	0	0	0	0			02/27/2026	24,800*	30,000	0.83
424	115 BROOKS ROAD	10	RRA		LUDLOW	0.23	CONVENT'NL	1,615	2,436	1940	C	GD	0%	1%	0%	0%	1	3	1	0			09/01/2023	295,500	341,850	0.86
4151	0 BURDOCK LN	31	RRA		LUDLOW	3.02		0					0%	0%	0%	0%	0	0	0	0			05/23/2023	122,600*	140,000	0.88
2872	535 NELSON ROAD	11	RRA		LUDLOW	13.30	CONVENT'NL	2,315	4,440	1983	C	AG	0%	0%	0%	0%	1	3	1	1			03/04/2026	512,000	575,000	0.89
1930	MAGGINNIS DRIVE	31	RRA		LUDLOW	74.20		0				AV	0%	0%	0%	0%	0	0	0	0			05/23/2025	449,000*	495,000	0.91
1468	1621 SOUTH HILL RD	10	RRA		LUDLOW	1.00	CONVENT'NL	1,640	2,069	1973	D+	AG	0%	10%	0%	0%	1	3	1	1			03/08/2024	241,800	265,000	0.91
509	OLD WESTON MOUNTAIN ROAD	31	RRA		LUDLOW	10.50		0				AV	0%	0%	0%	0%	0	0	0	0			02/13/2026	79,200*	85,000	0.93

Date Range

Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

Group: RRA - RURAL AVG

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land		Building				Depreciation			Ovr	Units	Brs	Full Baths	1/2 Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
						Size	Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func											
3224	652 OLD WESTON MOUNTAIN ROAD	11	RRA		LUDLOW	11.00	CONTEMPOR	3,095	3,672	2004	C++	GV	0%	0%	0%	0%	1	5	1	1		03/08/2024	859,000	915,000	0.94
3955	PREEDOM HILL ROAD NORTH	31	RRA		LUDLOW	6.75			0				0%	0%	0%	0%	0	0	0	0		12/23/2024	106,800*	113,500	0.94
805	9 IVES ROAD	10	RRA		LUDLOW	1.00	CONVENT'NL	3,062	4,784	1925	C+	GD	0%	1%	0%	0%	1	5	2	0		05/21/2024	528,900	560,000	0.94
2889	2 LACAVALANE	10	RRA		LUDLOW	0.90	CONVENT'NL	2,123	3,178	1950	C++	GV	0%	0%	0%	0%	1	3	2	0		11/21/2025	536,600	564,000	0.95
1496	20 PLUMLEY AVENUE	10	RRA		LUDLOW	1.85	COLONIAL	4,422	5,068	1908	C+	AG	0%	10%	0%	0%	2	6	2	1		07/18/2025	575,000	595,000	0.97
3024	ROD & GUN CLUB RD	31	RRA		LUDLOW	30.00			0			AV	0%	0%	0%	0%	0	0	0	0		09/15/2023	145,600*	150,000	0.97
156	1147 BIXBY ROAD	11	RRA		LUDLOW	15.33	CONTEMPOR	2,480	4,628	1985	C++	GV	0%	0%	0%	0%	1	3	2	0		03/04/2024	825,400	850,000	0.97
982	408 COMMONWEALTH AVENUE	10	RRA		LUDLOW	0.68	MANF HM 1W	784	784	2006	C	GD	0%	0%	0%	0%	1	2	1	0		01/31/2025	160,400	165,000	0.97
783	102 BROOKS ROAD	10	RRA		LUDLOW	0.35	OLD STYLE	1,670	3,083	1900	C	GD	0%	0%	0%	0%	1	3	1	0		11/03/2025	332,700	340,000	0.98
2824	21 MAPLE LANE	10	RRA		LUDLOW	0.66	CAPE	1,960	3,840	1965	C+	GV	0%	0%	0%	0%	1	4	1	0		10/31/2024	524,400	535,000	0.98
938	130 NORTH HILL CROSS ROAD	10	RRA		LUDLOW	3.70	RANCH	1,232	3,091	1963	C	GD	0%	0%	0%	0%	1	4	1	0		07/23/2024	392,800	400,000	0.98
1024	420 NELSON ROAD	11	RRA		LUDLOW	14.62	CONTEMPOR	5,510	9,819	2016	B	GD	0%	0%	0%	0%	1	5	1	1		05/26/2023	1,779,700	1,800,000	0.99
2274	27 BARRED OWL LANE	10	RRA		LUDLOW	1.00	CAPE	2,772	4,084	2005	C	GD	0%	0%	0%	0%	1	4	1	0		02/28/2025	522,500	526,500	0.99
3671	80 SANDRA DR	11	RRA		LUDLOW	26.90	CONTEMPOR	3,061	5,358	2007	C++	AV	0%	0%	0%	0%	1	4	0	1		03/18/2024	907,600	910,000	1.00
1637	17 BIXBY ROAD	10	RRA		LUDLOW	1.80	CAPE	1,729	4,736	1988	C	AG	5%	0%	0%	0%	1	3	1	0		11/13/2025	435,800	432,450	1.01
3668	15 ALPINE DRIVE	11	RRA		LUDLOW	10.10	CONTEMPOR	3,066	2,828	2003	C	GD	0%	0%	0%	0%	2	5	2	1		01/24/2025	692,600	685,000	1.01
1502	721 NORTH HILL CROSS ROAD	10	RRA		LUDLOW	2.53	CONVENT'NL	979	2,516	1977	C-	FA	0%	5%	0%	0%	1	2	0	0		09/11/2025	234,100	225,000	1.04
506	OLD WESTON MOUNTAIN ROAD	31	RRA		LUDLOW	13.00			0			AV	0%	0%	0%	0%	0	0	0	0		01/09/2026	88,800*	85,000	1.04
368	222 ANDOVER ROAD	11	RRA		LUDLOW	10.59	CONVENT'NL	2,890	6,339	2013	C+	GD	0%	0%	0%	0%	1	5	2	1		02/27/2026	804,500	765,000	1.05
770	488 ANDOVER ROAD	10	RRA		LUDLOW	3.40	CAPE	3,641	6,828	1920	C+	AG	0%	1%	0%	0%	2	5	2	0		09/27/2024	644,700	600,000	1.07
3251	ANDOVER ROAD	30	RRA		LUDLOW	29.00			0			AV	0%	0%	0%	0%	0	0	0	0		11/17/2023	45,200*	41,000	1.10
507	620 OLD WESTON MOUNTAIN ROAD	11	RRA		LUDLOW	36.30	CONTEMP-HC	4,235	6,508	2005	B-	AG	0%	0%	0%	0%	1	5	2	1		11/14/2025	1,456,000	1,300,000	1.12
1041	1568 SOUTH HILL RD	10	RRA		LUDLOW	2.30	RANCH	1,192	1,816	1955	C-	FA	0%	5%	5%	0%	1	2	1	0		11/21/2025	189,500	167,500	1.13
121	399 OLD WESTON MOUNTAIN ROAD	11	RRA		LUDLOW	10.00	A-FRAME	403	878	1988	C	FR	0%	0%	0%	0%	1	1	0	0		06/09/2023	186,200	160,000	1.16
2715	7 MAPLE LANE	10	RRA		LUDLOW	0.95	RANCH	1,440	2,307	1998	C	FR	0%	0%	0%	0%	1	2	1	0		09/22/2025	291,200	249,000	1.17
3225	OLD WESTON MOUNTAIN ROAD	31	RRA		LUDLOW	12.50			0			AV	0%	0%	0%	0%	0	0	0	0		05/05/2023	86,900	73,000	1.19

# Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

## Grouped by Neighborhood

Target Ratio:

### Group: RRA - RURAL AVG

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land Size	Type	Building Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func	Spec	Ovr Units	Brs	Baths	Baths	Full	1/2	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
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### Summary: RRA - RURAL AVG

<b>Max Ratio: 1.190</b>	<b>Mean: 0.991</b>	<b>Count: 34</b>	<b>COV: 9.613</b>	<b>44 % between 95 and 105</b>
<b>Min Ratio: 0.796</b>	<b>Weighted Mean: 0.989</b>	<b>COD: 7.236</b>		<b>68 % between 90 and 110</b>
<b>Median: 0.979</b>	<b>Standard Dev: 0.095</b>	<b>PRD: 1.002</b>		<b>97 % between 80 and 120</b>

### Group: RRE - RURAL EXC

4101	NORTH RIDGE ROAD	31	RRE	LUDLOW	5.17			0					0%	0%	0%	0%	0	0	0	0			06/11/2024	271,900*	275,000	0.99
4100	TURTLE HILL RD	31	RRE	LUDLOW	9.88			0					0%	0%	0%	0%	0	0	0	0			02/09/2026	328,300*	310,000	1.06

### Summary: RRE - RURAL EXC

<b>Max Ratio: 1.059</b>	<b>Mean: 1.024</b>	<b>Count: 2</b>	<b>COV: 4.855</b>	<b>50 % between 95 and 105</b>
<b>Min Ratio: 0.989</b>	<b>Weighted Mean: 1.026</b>	<b>COD: 3.433</b>		<b>100 % between 90 and 110</b>
<b>Median: 1.024</b>	<b>Standard Dev: 0.050</b>	<b>PRD: 0.998</b>		<b>100 % between 80 and 120</b>

### Group: RRF - RURAL FAIR

3901	SMOKESHIRE RD	31	RRF	LUDLOW	14.50			0					AV	0%	0%	0%	0%	0	0	0	0			01/19/2024	89,500*	89,000	1.01
927	EAST HILL ROAD	31	RRF	LUDLOW	2.69			0					AV	0%	0%	0%	0%	0	0	0	0			07/09/2024	66,100*	65,000	1.02
4022	SMOKESHIRE RD	31	RRF	LUDLOW	6.60			0						0%	0%	0%	0%	0	0	0	0			05/13/2024	82,700*	76,000	1.09
3119	54 SOAPSTONE RD	31	RRF	LUDLOW	0.96			0					AV	0%	0%	0%	0%	0	0	0	0			04/16/2025	50,600*	40,000	1.27

### Summary: RRF - RURAL FAIR

<b>Max Ratio: 1.265</b>	<b>Mean: 1.094</b>	<b>Count: 4</b>	<b>COV: 10.948</b>	<b>50 % between 95 and 105</b>
<b>Min Ratio: 1.006</b>	<b>Weighted Mean: 1.070</b>	<b>COD: 7.852</b>		<b>75 % between 90 and 110</b>
<b>Median: 1.053</b>	<b>Standard Dev: 0.120</b>	<b>PRD: 1.022</b>		<b>75 % between 80 and 120</b>

### Group: RRG - RURAL GD

13	970 TOWN FARM RD	11	RRG	LUDLOW	54.39	COLONIAL	3,275	6,803	1890	B	EX		0%	0%	0%	0%	1	4	1	0			03/01/2024	1,588,500	2,050,000	0.77
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Date Range

Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

Group: RRG - RURAL GD

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land		Building				Depreciation				Full	1/2	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio	
						Size	Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func	Spec									Ovr
2963	131 EDELWEISS ROAD	10	RRG		LUDLOW	1.13	CONTEMPOR	3,364	4,680	2021	C++	AV	0%	0%	0%	0%	1	4	2	1	06/21/2024	958,500	1,150,000	0.83
742	44 JOHN DEERE DRIVE	10	RRG		LUDLOW	1.57	CONTEMPOR	4,366	5,480	2007	C++	GD	0%	0%	0%	0%	2	6	2	1	12/24/2025	1,209,800	1,450,000	0.83
2087	256 EDELWEISS ROAD	10	RRG		LUDLOW	1.05	CONTEMPOR	1,796	4,771	1985	C+	GV	0%	0%	0%	0%	1	3	1	1	11/19/2025	585,900	700,000	0.84
717	265 EDELWEISS ROAD	10	RRG		LUDLOW	1.68	CONTEMPOR	1,989	3,068	1989	C+	GV	0%	0%	0%	0%	1	3	1	0	10/10/2025	574,600	680,000	0.85
2348	48 CEDAR DRIVE	10	RRG		LUDLOW	3.44	CONVENT'NL	3,853	6,130	1996	C++	VG	0%	0%	0%	0%	1	4	1	0	10/25/2024	1,067,400	1,247,500	0.86
3675	709 WEST HILL RD	10	RRG		LUDLOW	1.61	CONTEMPOR	2,606	5,040	2024	B-	AV	0%	0%	0%	0%	1	4	1	0	03/13/2025	993,400	1,150,000	0.86
3491	200 OKEMO ACRES	10	RRG		LUDLOW	0.90	CONVENT'NL	3,466	4,201	1966	C+	GV	0%	0%	0%	0%	2	4	1	1	12/12/2024	671,900	775,000	0.87
3878	629 SOUTH HILL RC	10	RRG		LUDLOW	2.91	OLD STYLE	1,701	2,806	1910	C++	GV	0%	0%	0%	0%	1	3	1	0	11/07/2025	530,800	590,000	0.90
3188	107 WEST HILL RD	10	RRG		LUDLOW	3.90	CONVENT'NL	2,706	2,848	1986	C+	FA	0%	0%	0%	0%	1	3	1	0	05/01/2025	517,900	575,000	0.90
3875	BERRY PATCH LANE	31	RRG		LUDLOW	3.82		0					0%	0%	0%	0%	0	0	0	0	09/11/2024	109,800*	121,500	0.90
1357	86 EDELWEISS ROAD	10	RRG		LUDLOW	1.03	CONVENT'NL	2,654	3,994	1980	C+	GD	0%	0%	0%	0%	1	4	1	1	03/20/2026	629,500	696,000	0.90
2569	211 FREEDOM HILL ROAD SOUTH	10	RRG		LUDLOW	2.19	CONVENT'NL	1,881	3,691	1954	C+	GV	0%	0%	0%	0%	1	4	1	0	07/14/2025	512,300	565,000	0.91
225	172 BEAR HILL ROAD EAST	11	RRG		LUDLOW	10.10	COLONIAL	2,913	4,516	1993	C++	GD	0%	0%	0%	0%	1	4	2	1	10/25/2024	827,100	900,000	0.92
1258	125 WEST HILL RD	10	RRG		LUDLOW	0.54	RANCH	1,064	2,762	1958	C	AG	0%	0%	0%	0%	1	3	0	0	12/19/2025	327,100	355,000	0.92
3979	1591 SOUTH HILL RD	31	RRG		LUDLOW	5.18		0					0%	0%	0%	0%	0	0	0	0	10/06/2023	115,900*	125,000	0.93
23	4 TWINE HILL RD	10	RRG		LUDLOW	0.24	RANCH	1,845	2,585	1956	C	GV	0%	0%	0%	0%	1	4	2	0	09/30/2025	396,800	427,500	0.93
2828	2 MACDONALD LANE	10	RRG		LUDLOW	1.40	COLONIAL	2,317	3,332	1986	C+	GV	0%	0%	0%	0%	1	4	2	0	10/30/2025	665,800	715,000	0.93
1328	174 SMOKERISE	10	RRG		LUDLOW	1.59	CONTEMPOR	3,080	4,568	1987	C++	GV	0%	0%	0%	0%	1	3	1	0	07/31/2024	807,600	862,000	0.94
2080	49 FORD FARM LN	10	RRG		LUDLOW	2.08	CONVENT'NL	1,711	2,256	1981	C	AG	0%	0%	0%	0%	1	3	2	0	09/18/2024	367,100	387,500	0.95
4130	OLD VILLAGE LANE	31	RRG		LUDLOW	4.35		0					0%	0%	0%	0%	0	0	0	0	02/21/2024	180,200*	190,000	0.95
2689	202 COVENTRY WAY	11	RRG		LUDLOW	19.25	CONTEMPOR	4,318	4,588	1998	C+	GD	0%	0%	0%	0%	2	3	0	0	06/02/2025	1,116,700	1,165,000	0.96
988	152 TOWN FARM RD	10	RRG		LUDLOW	1.08	COLONIAL	2,723	3,528	2025	C++	AV	0%	0%	0%	0%	1	5	2	0	02/05/2026	932,700	970,000	0.96
26	48 O'CONNOR HILL ROAD	10	RRG		LUDLOW	0.75	CONVENT'NL	1,324	2,752	1946	C	AG	0%	0%	0%	0%	1	3	1	0	01/26/2024	313,100	325,000	0.96
2598	49 SNOWBIRD LN	10	RRG		LUDLOW	1.30	CAPE	3,305	5,172	1995	C++	GD	0%	0%	0%	0%	1	3	2	0	10/22/2025	911,700	945,000	0.96
285	114 EVERGREEN ACRES	10	RRG		LUDLOW	1.59	CONVENT'NL	2,570	4,744	2003	C++	GD	0%	0%	0%	0%	1	3	0	1	02/26/2024	788,900	812,500	0.97
3180	68 FLATOW ROAD	11	RRG		LUDLOW	6.26	CAPE	2,204	3,162	2003	C++	GD	0%	0%	0%	0%	2	7	1	0	10/24/2025	704,600	725,000	0.97
4090	37 SUMNER RD	10	RRG		LUDLOW	1.17	CONTEMP-HC	2,184	4,688	2024	C+	AV	0%	0%	0%	0%	1	4	1	0	04/26/2024	876,500	900,000	0.97
2038	151 TOWN FARM RD	10	RRG		LUDLOW	2.30	CAPE	2,338	5,384	1795	C+	GV	0%	0%	0%	0%	1	3	2	1	04/25/2025	661,100	670,000	0.99
3008	94 BIRCH LANE	10	RRG		LUDLOW	1.20	CONTEMPOR	2,041	3,602	1992	C+	GD	0%	0%	0%	0%	1	3	2	1	06/09/2023	574,500	575,000	1.00

Date Range

Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

Group: RRG - RURAL GD

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land		Building				Depreciation				Full	1/2	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio	
						Size	Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func	Spec									Ovr
141	31 FOX LANE	10	RRG		LUDLOW	1.00	RANCH	1,408	2,816	1965	C	GD	0%	0%	0%	0%	1	3	1	0	10/25/2024	425,600	425,000	1.00
1231	974 SOUTH HILL RC	11	RRG		LUDLOW	10.00	CONTEMPOR	4,951	7,796	1998	B	GV	0%	0%	0%	0%	1	4	0	1	09/13/2024	1,356,400	1,350,000	1.00
1280	1818 EAST HILL ROAD	10	RRG		LUDLOW	1.70	COLONIAL	4,213	6,365	1979	C	AG	0%	0%	0%	0%	1	3	2	0	08/21/2024	553,100	550,000	1.01
2188	375 SITE 1 RD	11	RRG		LUDLOW	7.70	CONVENT'NL	1,617	2,700	1974	C	AV	0%	0%	0%	0%	1	3	1	1	07/31/2024	388,500	385,000	1.01
4143	SUMNER RD	31	RRG		LUDLOW	3.30			0				0%	0%	0%	0%	0	0	0	0	04/22/2024	167,400	165,000	1.01
3190	1375 SOUTH HILL RD	10	RRG		LUDLOW	0.45	CONVENT'NL	1,848	2,538	1929	C+	GV	0%	0%	0%	0%	1	3	1	0	07/30/2024	431,600	425,000	1.02
1283	80 OLD VILLAGE LANE	10	RRG		LUDLOW	1.39	CONTEMPOR	3,418	5,323	1995	C++	GD	0%	0%	0%	0%	1	4	1	0	01/31/2025	770,900	755,000	1.02
3876	310 SOUTH HILL RC	11	RRG		LUDLOW	15.43	CONTEMPOR	5,131	10,478	1990	A-	VG	0%	0%	0%	0%	1	5	2	2	09/08/2023	2,498,000	2,429,800	1.03
3403	713 SOUTH HILL RC	31	RRG		LUDLOW	10.01			0			AV	0%	0%	0%	0%	0	0	0	0	08/02/2024	133,300*	129,000	1.03
2632	204 OKEMO ACRES	10	RRG		LUDLOW	1.00	CONVENT'NL	1,498	2,176	1983	C+	VG	0%	0%	0%	0%	1	4	1	0	09/11/2024	585,800	565,000	1.04
367	228 TOWN FARM RD	31	RRG		LUDLOW	1.00			0			AV	0%	0%	0%	0%	0	0	0	0	04/05/2024	62,400*	60,000	1.04
2775	ELLISON LOOP	31	RRG		LUDLOW	2.08			0			AV	0%	0%	0%	0%	0	0	0	0	08/08/2025	64,600*	60,000	1.08
1153	169 GODFREY ROAD	10	RRG		LUDLOW	10.00	CONVENT'NL	7,114	12,028	1984	C++	AV	0%	0%	0%	0%	1	4	3	0	08/28/2025	1,358,500	1,250,000	1.09
1205	EAST LAKE ROAD	31	RRG		LUDLOW	6.80			0			AV	0%	0%	0%	0%	0	0	0	0	12/19/2025	93,500*	85,000	1.10
19	151 SMOKERISE	10	RRG		LUDLOW	3.52	CONTEMPOR	4,702	7,220	1996	C++	AG	0%	0%	0%	0%	1	4	2	1	12/04/2025	917,900	825,000	1.11
1310	23 HEMENWAY ROAD	10	RRG		LUDLOW	2.00	RANCH	1,664	3,422	1990	C	PR	0%	5%	10%	0%	1	3	1	0	07/12/2024	267,000	230,000	1.16
2587	345 FREEDOM HILL ROAD SOUTH	31	RRG		LUDLOW	0.76	MANF HM 1W	924	1,004	1970	D+	FR	0%	0%	0%	0%	2	6	2	0	01/10/2024	129,200	110,000	1.17
3702	CEDAR DRIVE	31	RRG		LUDLOW	2.29			0			AV	0%	0%	0%	0%	0	0	0	0	11/22/2023	83,100*	70,000	1.19

Summary: RRG - RURAL GD

<b>Max Ratio: 1.187</b>	<b>Mean: 0.970</b>	<b>Count: 48</b>	<b>COV: 9.459</b>	<b>42 % between 95 and 105</b>
<b>Min Ratio: 0.775</b>	<b>Weighted Mean: 0.943</b>	<b>COD: 7.362</b>		<b>73 % between 90 and 110</b>
<b>Median: 0.964</b>	<b>Standard Dev: 0.092</b>	<b>PRD: 1.028</b>		<b>98 % between 80 and 120</b>

Group: RRV - RURAL VG

2355	46 PARTRIDGE ROAD	10	RRV		LUDLOW	5.00	CONTEMPOR	4,628	8,660	2024	B+	AV	0%	0%	0%	0%	1	5	0	2	01/14/2026	2,079,200	2,499,000	0.83
3971	65 COTTAGE MILLS LANE	10	RRV		LUDLOW	2.00	CONTEMPOR	2,989	5,991	2017	B+	VG	0%	0%	0%	0%	1	4	1	1	03/25/2024	1,647,500	1,963,300	0.84
622	232 FARM RIDGE ROAD	10	RRV		LUDLOW	3.77	CONVENT'NL	2,193	5,364	2008	C+	GD	0%	0%	0%	0%	1	3	2	0	12/13/2024	778,500	857,500	0.91
3927	50 NORTH RIDGE ROAD	31	RRV		LUDLOW	20.33			0			AV	0%	0%	0%	0%	0	0	0	0	12/04/2024	137,000*	150,000	0.91

Date Range

Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

Group: RRV - RURAL VG

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land		Building				Depreciation			Ovr	Units	Brs	Full Baths	1/2 Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
						Size	Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func											
836	151 TRAILSIDE RD	10	RRV		LUDLOW	1.10	CAPE	2,088	3,216	2002	C	GD	0%	0%	0%	0%	1	3	2	0		12/06/2024	481,100	525,000	0.92
125	73 JEWELL BROOK FARM ROAD	11	RRV		LUDLOW	7.29	CAPE	1,976	4,422	1994	C+	GD	0%	0%	0%	0%	1	3	2	1		12/12/2024	660,400	720,000	0.92
2596	43 BEAR RIDGE ROAD	10	RRV		LUDLOW	1.07	CONTEMPOR	2,876	4,188	1987	C++	GD	0%	0%	0%	0%	1	4	1	1		04/13/2023	656,100	695,000	0.94
3931	92 HEMLOCK HILL DR	31	RRV		LUDLOW	10.54		0					0%	0%	0%	0%	0	0	0	0		02/20/2024	263,600*	275,000	0.96
3005	74 COUNTRY XING	10	RRV		LUDLOW	2.60	RANCH	3,360	4,948	2005	C++	GD	0%	0%	0%	0%	1	3	1	1		11/14/2024	920,800	945,000	0.97
316	26 COUNTRY XING	10	RRV		LUDLOW	1.36	CONTEMPOR	2,377	4,548	1989	C+	GD	0%	0%	0%	0%	1	3	0	0		10/17/2025	670,600	680,000	0.99
1289	19 BEAR RIDGE ROAD	10	RRV		LUDLOW	1.03	CONTEMPOR	1,966	4,578	1988	C++	GV	0%	0%	0%	0%	1	3	2	1		10/17/2025	646,500	650,000	0.99
3941	62 HIGHLAND VIEWS NORTH	10	RRV		LUDLOW	1.60	CONTEMPOR	2,248	3,184	2023	C+	AV	0%	0%	0%	0%	1	3	0	0		11/07/2025	692,700	689,000	1.01
3639	48 HIGHLAND VIEWS NORTH	10	RRV		LUDLOW	1.48	CONVENT'NL	2,107	3,853	2003	C++	GD	0%	0%	0%	0%	1	3	0	1		04/26/2024	766,100	759,000	1.01
3657	PARTRIDGE ROAD	31	RRV		LUDLOW	1.00		0					0%	0%	0%	0%	0	0	0	0		04/14/2023	84,000*	69,000	1.22
3920	WOODS RD WEST	31	RRV		LUDLOW	42.30		0					0%	0%	0%	0%	0	0	0	0		12/19/2024	111,400*	90,000	1.24

Summary: RRV - RURAL VG

<b>Max Ratio: 1.238</b>	<b>Mean: 0.977</b>	<b>Count: 15</b>	<b>COV: 11.785</b>	<b>40 % between 95 and 105</b>
<b>Min Ratio: 0.832</b>	<b>Weighted Mean: 0.916</b>	<b>COD: 8.034</b>		<b>73 % between 90 and 110</b>
<b>Median: 0.959</b>	<b>Standard Dev: 0.115</b>	<b>PRD: 1.066</b>		<b>87 % between 80 and 120</b>

Group: RVA - VILLAGE AVG

852	185 PLEASANT STREET EXT	31	RVA		LUDLOW	0.33		0				AV	0%	0%	0%	0%	0	0	0	0		10/13/2023	60,700*	75,000	0.81
1174	18 BOWKER COURT	10	RVA		LUDLOW	0.23	RANCH	1,064	2,352	1954	C	GV	0%	0%	0%	0%	1	3	1	1		10/18/2024	332,700	365,000	0.91
1701	7 COMMONWEALTH AVENUE	10	RVA		LUDLOW	0.35	OLD STYLE	2,294	3,459	1830	C+	GD	0%	0%	30%	0%	2	7	2	0		12/17/2025	348,100	375,000	0.93
2830	10 WEST HILL ST	10	RVA		LUDLOW	0.33	OLD STYLE	1,239	3,191	1830	C	AG	0%	0%	0%	0%	1	3	1	0		04/28/2023	248,100	262,000	0.95
1387	5 SOUTH HILL ST	10	RVA		LUDLOW	0.30	CONVENT'NL	799	1,576	1950	C	VG	0%	0%	0%	0%	1	1	1	0		11/29/2023	286,200	302,000	0.95
3133	14 POND STREET	10	RVA		LUDLOW	0.22	MULTI-CONV	3,234	5,407	1850	C++	GV	0%	0%	0%	0%	2	4	4	0		07/21/2023	679,500	695,000	0.98
537	8 MEADOW STREET	10	RVA		LUDLOW	0.43	OLD STYLE	1,663	3,471	1900	C+	AG	0%	0%	0%	0%	1	2	1	0		10/30/2025	355,200	352,000	1.01
813	8 PLEASANT STREET	10	RVA		LUDLOW	0.15	MULTI-CONV	3,995	6,980	1850	C+	AG	0%	0%	0%	0%	3	5	2	0		09/27/2024	534,900	475,000	1.13
336	17 MEADOW STREET	10	RVA		LUDLOW	1.04	OLD STYLE	2,114	3,600	1900	C+	AG	0%	0%	0%	0%	1	3	1	0		06/06/2024	375,000	325,000	1.15

04/10/2026

10:44 am

Ludlow, VT

Date Range

### Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

#### Group: RVA - VILLAGE AVG

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land Size	Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func	Spec	Ovr	Units	Brs	Baths	1/2 Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
365	12 COMMONWEALTH AVENUE	10	RVA		LUDLOW	0.42	MULTI-CONV	5,054	9,721	1900	C+	AG	0%	0%	0%	0%	3	7	3	0			12/12/2025	629,800	540,000	1.17

#### Summary: RVA - VILLAGE AVG

<b>Max Ratio: 1.166</b>	<b>Mean: 0.998</b>	<b>Count: 10</b>	<b>COV: 11.700</b>	<b>20 % between 95 and 105</b>
<b>Min Ratio: 0.809</b>	<b>Weighted Mean: 1.022</b>	<b>COD: 9.238</b>		<b>60 % between 90 and 110</b>
<b>Median: 0.963</b>	<b>Standard Dev: 0.117</b>	<b>PRD: 0.976</b>		<b>100 % between 80 and 120</b>

#### Group: RVG - VILLAGE GD

1200	1 OKEMO HEIGHTS	10	RVG		LUDLOW	0.55	RANCH	1,040	2,464	1966	C-	GV	0%	0%	0%	0%	1	3	2	0			03/14/2025	320,000	375,000	0.85
1777	12 TWINE HILL RD	10	RVG		LUDLOW	0.27	CONVENT'NL	1,680	2,744	1970	C++	GD	0%	0%	0%	0%	1	3	1	0			01/07/2026	428,900	490,000	0.88
2658	7 OKEMO HEIGHTS	10	RVG		LUDLOW	0.29	OLD STYLE	1,556	3,111	1900	C+	GD	0%	0%	0%	0%	1	3	1	0			10/30/2024	352,300	400,000	0.88
1489	69 PLEASANT STREET	10	RVG		LUDLOW	0.62	OLD STYLE	1,374	2,223	1900	C+	GV	0%	0%	0%	0%	1	3	1	0			05/01/2025	410,500	462,500	0.89
34	2 WILBART AVE	10	RVG		LUDLOW	0.57	OLD STYLE	1,841	3,816	1900	C+	GV	0%	1%	0%	0%	1	4	1	0			09/13/2023	531,900	585,000	0.91
349	9 DEEPLAWN COURT	10	RVG		LUDLOW	0.44	CAPE	1,598	2,840	1990	C	GD	0%	0%	0%	0%	1	3	2	0			02/26/2026	476,200	520,000	0.92
2164	61 PLEASANT STREET	10	RVG		LUDLOW	0.50	MULTI-CONV	3,774	6,268	1900	C	AG	0%	0%	0%	0%	2	8	6	0			01/12/2026	471,100	499,000	0.94
2306	68 MAIN STREET	10	RVG		LUDLOW	0.29	OLD STYLE	2,188	3,420	1900	C+	VG	0%	0%	0%	0%	1	4	0	1			07/28/2023	529,700	540,000	0.98
33	31 PLEASANT STREET	10	RVG		LUDLOW	0.35	MULTI-CONV	2,688	2,864	1900	C	GD	0%	0%	0%	0%	4	4	3	0			11/08/2024	639,500	625,000	1.02

#### Summary: RVG - VILLAGE GD

<b>Max Ratio: 1.023</b>	<b>Mean: 0.919</b>	<b>Count: 9</b>	<b>COV: 5.973</b>	<b>22 % between 95 and 105</b>
<b>Min Ratio: 0.853</b>	<b>Weighted Mean: 0.925</b>	<b>COD: 4.485</b>		<b>56 % between 90 and 110</b>
<b>Median: 0.909</b>	<b>Standard Dev: 0.055</b>	<b>PRD: 0.993</b>		<b>100 % between 80 and 120</b>

#### Group: RVV - VILLAGE VG

5161	PROSPECT ST	31	RVV		LUDLOW	0.37		0					0%	0%	0%	0%	0	0	0	0			07/26/2024	94,900*	130,000	0.73
1708	35 HIGH STREET	10	RVV		LUDLOW	0.50	OLD STYLE	2,038	3,782	1945	C++	VG	0%	3%	0%	0%	1	3	0	0			09/27/2024	620,200	700,000	0.89
2010	12 DEPOT STREET	10	RVV		LUDLOW	0.22	DUPLEX	2,016	3,312	1980	C+	GD	0%	0%	0%	0%	2	2	2	2			12/22/2023	478,200	517,500	0.92
1298	3 PROSPECT ST	10	RVV		LUDLOW	0.13	OLD STYLE	1,740	3,708	1920	C	GD	0%	0%	0%	0%	1	3	1	0			10/28/2024	357,200	385,000	0.93

Date Range

Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

Group: RVV - VILLAGE VG

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land		Building				Depreciation			Ovr	Units	Brs	Full Baths	1/2 Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio	
						Size	Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func												Spec
2567	5 WHISPERING PINES	10	RVV		LUDLOW	0.60	CONTEMPOR	2,722	4,168	2001	C++	GV	0%	0%	0%	0%	1	5	1	0			08/18/2025	724,700	757,000	0.96
2299	39 HIGH STREET	10	RVV		LUDLOW	0.75	OLD STYLE	2,178	4,078	1890	C+	GD	0%	0%	0%	0%	1	3	2	0			05/23/2025	443,900	460,000	0.97
811	16 GILL TERRACE	10	RVV		LUDLOW	0.47	OLD STYLE	1,258	2,587	1900	C+	GV	0%	0%	0%	0%	1	2	1	1			09/12/2025	432,000	444,000	0.97
3191	5 GILL TERRACE	10	RVV		LUDLOW	0.21	COLONIAL	1,967	3,777	1903	C++	VG	0%	0%	0%	0%	1	3	1	1			07/31/2024	645,000	655,000	0.98
846	24 SMITH ST	10	RVV		LUDLOW	0.18	COLONIAL	2,568	4,970	1913	C++	GD	0%	0%	0%	0%	1	4	0	0			10/25/2024	541,200	547,500	0.99
856	36 HIGH STREET	10	RVV		LUDLOW	0.66	COLONIAL	3,320	6,187	1893	B-	GV	0%	0%	0%	0%	1	6	2	0			04/25/2024	810,200	816,000	0.99
1671	5 ORION AVENUE	10	RVV		LUDLOW	0.23	RANCH	1,281	3,934	1962	C	AG	0%	0%	0%	0%	1	3	1	0			08/18/2023	353,800	355,000	1.00
3953	32 HIGH STREET	10	RVV		LUDLOW	0.30	CONVENT'NL	3,366	5,122	2018	C++	AV	0%	0%	0%	0%	1	4	1	1			07/22/2025	924,700	925,000	1.00
408	6 GLEASCOTT AVENUE	10	RVV		LUDLOW	0.43	OLD STYLE	2,622	4,857	1850	C++	GV	0%	0%	0%	0%	1	5	1	0			05/07/2025	705,700	695,000	1.02
634	14 GILL TERRACE	10	RVV		LUDLOW	0.49	OLD STYLE	2,372	4,934	1910	B-	GV	0%	0%	0%	0%	1	4	1	0			02/27/2026	805,200	780,000	1.03
107	18 HIGH STREET	10	RVV		LUDLOW	0.17	OLD STYLE	2,254	3,600	1890	C+	VG	0%	0%	0%	0%	1	4	1	0			12/05/2025	600,200	560,000	1.07
2696	5 ORCHARD STREET	10	RVV		LUDLOW	0.19	CAPE	1,568	2,824	1952	C	AV	0%	0%	0%	0%	1	3	1	1			09/03/2024	268,100	250,000	1.07
189	13 GILL TERRACE	10	RVV		LUDLOW	0.23	OLD STYLE	2,640	4,268	1955	C++	FR	0%	2%	25%	0%	1	4	1	1			11/07/2025	259,000	240,000	1.08

Summary: RVV - VILLAGE VG

<b>Max Ratio: 1.079</b>	<b>Mean: 0.976</b>	<b>Count: 17</b>	<b>COV: 8.472</b>	<b>59 % between 95 and 105</b>
<b>Min Ratio: 0.730</b>	<b>Weighted Mean: 0.983</b>	<b>COD: 5.429</b>		<b>88 % between 90 and 110</b>
<b>Median: 0.988</b>	<b>Standard Dev: 0.083</b>	<b>PRD: 0.993</b>		<b>94 % between 80 and 120</b>

Group: RVX - VILLAGE TRAF

2875	43 ANDOVER STREET	10	RVX		LUDLOW	0.05	OLD STYLE	1,164	2,272	1900	C+	GD	0%	0%	0%	0%	1	3	1	0			07/25/2025	267,300	356,000	0.75
2784	40 ANDOVER STREET	10	RVX		LUDLOW	0.14	OLD STYLE	2,154	3,692	1870	C	AG	0%	0%	0%	0%	1	3	1	0			07/31/2024	305,700	350,000	0.87
773	56 ANDOVER STREET	10	RVX		LUDLOW	0.38	MULTI-CONV	2,431	4,773	1900	C+	GD	0%	0%	0%	0%	2	5	2	0			09/09/2025	456,400	498,100	0.92
425	22 ANDOVER STREET	10	RVX		LUDLOW	0.21	OLD STYLE	1,546	3,089	1900	C	AG	0%	0%	0%	0%	1	3	1	1			09/26/2025	244,500	260,000	0.94
2387	54 ANDOVER STREET	10	RVX		LUDLOW	0.39	OLD STYLE	3,004	4,782	1900	C+	AG	0%	0%	0%	0%	2	5	2	0			10/23/2025	419,200	425,000	0.99

04/10/2026

10:44 am

Ludlow, VT

Date Range

From: 04/13/2023 To: 3/20/2026

Analysis Report

\* Indicates Sold as Vacant

Grouped by Neighborhood

Target Ratio:

Group: RVX - VILLAGE TRAF

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land Size	Type	Building Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func	Spec	Ovr Units	Brs	Baths	1/2 Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
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Summary: RVX - VILLAGE TRAF

<b>Max Ratio: 0.986</b>	<b>Mean: 0.893</b>	<b>Count: 5</b>	<b>COV: 10.025</b>	<b>20 % between 95 and 105</b>
<b>Min Ratio: 0.751</b>	<b>Weighted Mean: 0.896</b>	<b>COD: 6.602</b>		<b>60 % between 90 and 110</b>
<b>Median: 0.916</b>	<b>Standard Dev: 0.090</b>	<b>PRD: 0.997</b>		<b>80 % between 80 and 120</b>

Group: RXA - TRAFFIC AVG

201	143 ROUTE 100 SOUTH	14	RXA	LUDLOW	0.95	MANF HM 1W	864	1,214	1970	C+	VG	0%	0%	0%	0%	1	2	2	1			12/17/2025	209,200	275,000	0.76
1981	1619 ROUTE 100 NORTH	10	RXA	LUDLOW	0.51	A-FRAME	843	952	1972	C+	AG	0%	0%	0%	0%	1	2	0	0			05/01/2025	179,400	206,000	0.87
2365	500 ROUTE 100 SOUTH	10	RXA	LUDLOW	0.38	CAPE	1,310	2,106	1960	C	GD	0%	0%	0%	0%	1	2	1	0			12/30/2024	262,900	290,000	0.91
3202	874 ROUTE 100 NORTH	10	RXA	LUDLOW	1.09	CONVENT'NL	2,990	4,236	2002	C+	GD	0%	0%	0%	0%	1	3	0	1			07/31/2025	887,300	965,000	0.92
911	422 ROUTE 100 SOUTH	31	RXA	LUDLOW	7.93						AV	0%	0%	0%	0%	0	0	0	0			11/16/2023	113,400	120,000	0.95
2018	179 ROUTE 100 NORTH	10	RXA	LUDLOW	1.33	RANCH	1,170	3,288	1955	C	GV	0%	0%	0%	0%	1	3	1	0			07/17/2024	363,100	375,000	0.97
3153	1787 ROUTE 100 NORTH	10	RXA	LUDLOW	0.45	COMM/RESD	2,727	4,015	1900	C	AG	0%	0%	0%	0%	1	5	3	1			07/31/2024	373,100	385,000	0.97
2480	ROUTE 100 SOUTH	31	RXA	LUDLOW	10.50						AV	0%	0%	0%	0%	0	0	0	0			02/23/2024	175,000*	177,000	0.99
3456	255 ROUTE 100 NORTH	10	RXA	LUDLOW	1.60	RANCH	1,276	3,511	1979	C	GD	0%	1%	0%	0%	1	2	1	0			11/27/2024	361,100	350,000	1.03
2480	ROUTE 100 SOUTH	31	RXA	LUDLOW	10.50						AV	0%	0%	0%	0%	0	0	0	0			05/19/2023	175,000*	160,000	1.09
2067	ROUTE 100 SOUTH	31	RXA	LUDLOW	7.70						AV	0%	0%	0%	0%	0	0	0	0			06/05/2023	49,400*	40,000	1.24

Summary: RXA - TRAFFIC AVG

<b>Max Ratio: 1.235</b>	<b>Mean: 0.972</b>	<b>Count: 11</b>	<b>COV: 12.624</b>	<b>36 % between 95 and 105</b>
<b>Min Ratio: 0.761</b>	<b>Weighted Mean: 0.942</b>	<b>COD: 8.597</b>		<b>73 % between 90 and 110</b>
<b>Median: 0.968</b>	<b>Standard Dev: 0.123</b>	<b>PRD: 1.032</b>		<b>82 % between 80 and 120</b>

Group: RXF - TRAFFIC FAIR

1339	510 ROUTE 103 SOUTH	10	RXF	LUDLOW	0.32	RANCH	1,508	3,576	1984	D	AG	10%	0%	0%	0%	1	3	0	1			05/22/2024	208,700	215,000	0.97
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04/10/2026

Ludlow, VT

10:44 am

Date Range

# Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

## Grouped by Neighborhood

Target Ratio:

### Group: RXF - TRAFFIC FAIR

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land Size	Type	Building Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Econ	Func	Spec	Ovr	Units	Brs	Baths	Baths	Jurist	NAL	Sale Date	CurrentValue	SalePrice1	Ratio
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### Summary: RXF - TRAFFIC FAIR

<b>Max Ratio: 0.971</b>	<b>Mean: 0.971</b>	<b>Count: 1</b>	<b>COV: 0.000</b>	<b>100 % between 95 and 105</b>
<b>Min Ratio: 0.971</b>	<b>Weighted Mean: 0.971</b>	<b>COD: 0.000</b>		<b>100 % between 90 and 110</b>
<b>Median: 0.971</b>	<b>Standard Dev: 0.000</b>	<b>PRD: 1.000</b>		<b>100 % between 80 and 120</b>

### Group: RXG - TRAFFIC GD

3203	1360 ROUTE 103 NORTH	10	RXG	LUDLOW	5.20	CONTEMPOR	1,527	2,556	1988	C++	GV	0%	0%	0%	0%	0%	1	4	2	0		03/14/2025	567,900	750,000	0.76
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### Summary: RXG - TRAFFIC GD

<b>Max Ratio: 0.757</b>	<b>Mean: 0.757</b>	<b>Count: 1</b>	<b>COV: 0.000</b>	<b>0 % between 95 and 105</b>
<b>Min Ratio: 0.757</b>	<b>Weighted Mean: 0.757</b>	<b>COD: 0.000</b>		<b>0 % between 90 and 110</b>
<b>Median: 0.757</b>	<b>Standard Dev: 0.000</b>	<b>PRD: 1.000</b>		<b>0 % between 80 and 120</b>

### Group: STR - STRYHAS TRLR

73	3 STRYHAS TRAILER CT	15	STR	LUDLOW	0.00	MANF HM 1W	720	836	1969	D	FR	0%	0%	0%	0%	0%	1	2	1	0		11/06/2024	12,300	15,000	0.82
1597	10 STRYHAS TRAILER CT	15	STR	LUDLOW	0.00	MFG HM 2W	1,120	1,360	2007	C	VG	0%	0%	0%	0%	0%	1	3	2	0		10/03/2025	191,400	225,000	0.85

### Summary: STR - STRYHAS TRLR

<b>Max Ratio: 0.851</b>	<b>Mean: 0.835</b>	<b>Count: 2</b>	<b>COV: 2.596</b>	<b>0 % between 95 and 105</b>
<b>Min Ratio: 0.820</b>	<b>Weighted Mean: 0.849</b>	<b>COD: 1.835</b>		<b>0 % between 90 and 110</b>
<b>Median: 0.835</b>	<b>Standard Dev: 0.022</b>	<b>PRD: 0.984</b>		<b>100 % between 80 and 120</b>

### Group: TP - TKRVL PKWY

1207	20 TUCKERVILLE PKWY	15	TP	LUDLOW	0.00	MANF HM 1W	980	980	2024	C	AV	0%	0%	0%	0%	0%	1	2	1	0		08/21/2025	98,700	106,900	0.92
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04/10/2026

Ludlow, VT

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Date Range

### Analysis Report

\* Indicates Sold as Vacant

From: 04/13/2023 To: 3/20/2026

Grouped by Neighborhood

Target Ratio:

### Group: TP - TKRVL PKWY

Parcel / Account#	Location	LUC	NBC	ZN	City Code	Land Size	Building	Depreciation	Full	1/2	Sale Date	CurrentValue	SalePrice1	Ratio
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### Summary: TP - TKRVL PKWY

<b>Max Ratio: 0.923</b>	<b>Mean: 0.923</b>	<b>Count: 1</b>	<b>COV: 0.000</b>	<b>0 % between 95 and 105</b>
<b>Min Ratio: 0.923</b>	<b>Weighted Mean: 0.923</b>	<b>COD: 0.000</b>		<b>100 % between 90 and 110</b>
<b>Median: 0.923</b>	<b>Standard Dev: 0.000</b>	<b>PRD: 1.000</b>		<b>100 % between 80 and 120</b>