

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
18	ABIGAIL WAY	R058	2613	0.46	70	Colonial	Average +20	1999	3,038	4/14/2022	\$800,000	1.085	\$868,000	\$489,400	\$785,600	61%	91%	98%
8	ACORN LN	R094	004H	2.8	90	Cape Cod	Average +20	1986	2,526	11/14/2022	\$800,000	1.075	\$860,000	\$547,500	\$849,000	68%	99%	106%
9	ACORN LN	R094	004L	2.08	90	Cape Cod	Average +20	1988	4,023	8/9/2023	\$1,110,000	1.000	\$1,110,000	\$695,800	\$1,102,000	63%	99%	99%
5	ALGER DR	U032	338	0.25	70	Cape Cod	Average	2001	1,260	9/28/2023	\$500,000	1.000	\$500,000	\$337,300	\$489,700	67%	98%	98%
7	ANEMONE MEWS	R073	138B	0.04	85	Modern/Contemp	Average +20	2018	900	4/14/2023	\$435,000	1.020	\$443,700	\$234,300	\$360,800	54%	81%	83%
28	ARBOR VIEW LN	U046	708	0.34	70	Raised Ranch	Average +10	1992	1,143	7/8/2022	\$510,000	1.075	\$548,250	\$351,500	\$526,600	69%	96%	103%
126	ASH SWAMP RD	R026	005C	1.84	R50	Colonial	Good	2005	3,004	12/28/2022	\$850,000	1.075	\$913,750	\$489,500	\$824,300	58%	90%	97%
21	ASH SWAMP RD	R044	003D	2.64	R50	Colonial	Average +10	2014	1,392	9/12/2023	\$565,000	1.000	\$565,000	\$331,000	\$490,000	59%	87%	87%
93	ASH SWAMP RD	R026	017	1.84	R50	Ranch	Average +10	1974	1,917	3/25/2024	\$580,000	1.000	\$580,000	\$312,100	\$546,200	54%	94%	94%
49	ASSELYN DR	U049	024	0.26	50	Raised Ranch	Average	1974	858	7/1/2022	\$390,000	1.075	\$419,250	\$230,500	\$344,100	59%	82%	88%
17	ASSELYN DR	U049	039	0.56	50	Cape Cod	Average +10	1963	1,462	10/21/2022	\$490,000	1.075	\$526,750	\$283,800	\$442,100	58%	84%	90%
6	ASSELYN DR	U049	020	0.23	50	Cape Cod	Average	1963	1,306	6/23/2023	\$435,000	1.000	\$435,000	\$272,200	\$402,800	63%	93%	93%
2	BABKIRK DR	R015	3301	0.71	R70	Colonial	Average +20	2017	2,404	9/26/2022	\$640,000	1.075	\$688,000	\$452,000	\$678,100	71%	99%	106%
4	BABKIRK DR	R015	3302	0.87	R70	Colonial	Average +20	2008	2,472	1/3/2024	\$695,000	1.000	\$695,000	\$421,700	\$650,900	61%	94%	94%
8	BALLANTYNE DR	R073	145	0.17	85	Colonial	Average +20	2012	1,250	5/2/2022	\$585,000	1.085	\$634,725	\$373,300	\$596,800	64%	94%	102%
26	BALLANTYNE DR	R073	156	0.11	85	Colonial	Average +20	2015	1,120	5/13/2022	\$520,000	1.085	\$564,200	\$366,400	\$567,400	70%	101%	109%
13	BARBARA AVE	U042	049	0.25	50	Ranch	Average	1971	960	9/8/2023	\$345,000	1.000	\$345,000	\$214,500	\$295,600	62%	86%	86%
10	BAY ST	U023	054	0.07	PP	Conventional	Average	1930	1,506	6/30/2023	\$1,350,000	1.000	\$1,350,000	\$822,700	\$1,252,700	61%	93%	93%
20	BAYBERRY LN	U007	042	0.44	60	Colonial	Average +10	1971	2,268	4/28/2022	\$585,000	1.085	\$634,725	\$400,200	\$622,900	68%	98%	106%
16	BAYBERRY LN	U007	040	0.34	60	Colonial	Average +10	1971	1,440	3/23/2023	\$580,000	1.040	\$603,200	\$309,400	\$495,300	53%	82%	85%
11	BAYBERRY LN	U007	054	0.39	60	Colonial	Average +10	1993	2,236	6/30/2023	\$690,000	1.000	\$690,000	\$378,200	\$631,400	55%	92%	92%
8	BAYWOODS DR	U008	204	0.71	70	Colonial	Average +20	1998	2,782	9/29/2023	\$929,000	1.000	\$929,000	\$497,400	\$845,600	54%	91%	91%
7	BEACH ST	U023	034	0.11	PP	Colonial	Average	1920	1,660	6/16/2023	\$1,300,000	1.000	\$1,300,000	\$733,300	\$1,121,300	56%	86%	86%
4	BEAVER BROOK RD	R023	010A	2.33	R70	Ranch	Average	1992	1,103	5/16/2022	\$540,000	1.085	\$585,900	\$393,800	\$556,100	73%	95%	103%
96	BEECH RIDGE RD	R030	009	3	R50	Cape Cod	Average	1950	1,680	4/15/2023	\$475,000	1.020	\$484,500	\$309,400	\$406,900	65%	84%	86%
2	BLACK POINT MDWS	R081	801	0.94	60	Cape Cod	Average	1992	1,642	1/12/2024	\$605,000	1.000	\$605,000	\$357,100	\$564,900	59%	93%	93%
270	BLACK POINT RD	U015	030	0.34	60	Cape Cod	Average	1948	1,599	7/25/2022	\$459,000	1.075	\$493,425	\$311,300	\$477,400	68%	97%	104%
241	BLACK POINT RD	U014	027	0.52	60	Cape Cod	Average +10	2011	1,285	7/27/2022	\$635,000	1.075	\$682,625	\$389,700	\$626,800	61%	92%	99%
11	BLACK POINT RD	U043	075	0.19	50	Colonial	Average +20	2021	1,728	7/27/2022	\$700,000	1.075	\$752,500	\$393,000	\$589,200	56%	78%	84%
219	BLACK POINT RD	U012	012	0.97	60	Cape Cod	Average +10	1934	1,564	11/4/2022	\$577,500	1.075	\$620,813	\$351,900	\$558,300	61%	90%	97%
251	BLACK POINT RD	U014	019	0.48	60	Colonial	Average	1900	1,800	2/15/2023	\$513,500	1.075	\$552,013	\$290,100	\$502,400	56%	91%	98%
250	BLACK POINT RD	U015	013	0.43	60	Cape Cod	Average	1940	1,446	8/18/2023	\$592,500	1.000	\$592,500	\$299,800	\$495,800	51%	84%	84%

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157	BLACK POINT RD	U011	035A	0.47	60	Cape Cod	Average +10	1985	2,150	8/24/2023	\$651,000	1.000	\$651,000	\$365,300	\$596,300	56%	92%	92%
262	BLACK POINT RD	U015	017	0.54	60	Cape Cod	Average	1971	1,607	10/27/2023	\$540,000	1.000	\$540,000	\$324,400	\$482,100	60%	89%	89%
449	BLACK POINT RD	U017	076	0.13	L2	Colonial	Good +20	2022	2,134	2/5/2024	\$1,975,000	1.000	\$1,975,000	\$948,700	\$1,814,400	48%	92%	92%
18	BONNEYGROVE DR	R040	210	0.56	R70	Colonial	Average +20	2006	2,898	9/12/2023	\$704,500	1.000	\$704,500	\$453,500	\$698,600	64%	99%	99%
166	BROADTURN RD	R028	006A	1.89	R50	Raised Ranch	Average +10	2002	1,373	4/5/2022	\$550,000	1.085	\$596,750	\$376,800	\$579,700	69%	97%	105%
247	BROADTURN RD	R024	004	1	R50	Colonial	Average +10	2016	1,616	4/15/2022	\$525,000	1.085	\$569,625	\$352,200	\$534,200	67%	94%	102%
28	BROADTURN RD	U031	054	0.32	50	Raised Ranch	Average	1964	869	6/10/2022	\$350,000	1.085	\$379,750	\$251,100	\$373,700	72%	98%	107%
363	BROADTURN RD	R005	021A	5.94	R50	Colonial	Average +10	2003	3,248	6/30/2022	\$732,500	1.085	\$794,763	\$521,000	\$741,700	71%	93%	101%
25	BROADTURN RD	U034	026	0.69	50	Ranch	Average	1959	1,100	7/29/2022	\$375,000	1.075	\$403,125	\$242,500	\$345,700	65%	86%	92%
16	BROADTURN RD	U031	050	0.17	50	Cape Cod	Average	1920	1,065	9/6/2022	\$345,000	1.075	\$370,875	\$210,700	\$340,400	61%	92%	99%
179	BROADTURN RD	R028	011	2.15	R50	Ranch	Average	1965	1,056	6/30/2023	\$500,000	1.000	\$500,000	\$262,300	\$416,100	52%	83%	83%
364	BROADTURN RD	R005	016	1.85	R50	Cape Cod	Average +10	1997	1,456	7/31/2023	\$550,000	1.000	\$550,000	\$330,900	\$506,600	60%	92%	92%
122	BROADTURN RD	R044	005	3.4	R50	Cape Cod	Average +10	1809	2,516	1/5/2024	\$715,000	1.000	\$715,000	\$320,300	\$665,400	45%	93%	93%
1	BROWN HILL LN	R035	012B	2.04	R80	Colonial	Good +10	2005	2,612	4/26/2022	\$890,000	1.085	\$965,650	\$586,900	\$878,500	66%	91%	99%
40	BURNHAM RD	R006	004	3.51	R50	Modern/Contemp	Average +20	2021	1,906	9/22/2022	\$720,000	1.075	\$774,000	\$448,400	\$664,700	62%	86%	92%
124	BURNHAM RD	R004	302	0.9	R50	Colonial	Average +20	2015	2,043	10/21/2022	\$630,000	1.075	\$677,250	\$383,700	\$618,600	61%	91%	98%
62	BURNHAM RD	R005	015	2.78	R50	Conventional	Average +20	1890	1,548	10/28/2022	\$565,000	1.075	\$607,375	\$320,600	\$541,200	57%	89%	96%
140	BURNHAM RD	R004	014	1.96	R50	Raised Ranch	Average	1969	894	11/17/2023	\$340,000	1.000	\$340,000	\$220,900	\$292,900	65%	86%	86%
3	BURNHAM WOODS CIR	R068	031	0.52	60	Raised Ranch	Average	1987	960	2/16/2023	\$475,000	1.075	\$510,625	\$291,300	\$448,700	61%	88%	94%
4	BURNHAM WOODS CIR	R068	040	0.51	60	Raised Ranch	Average +10	1987	1,040	9/1/2023	\$585,000	1.000	\$585,000	\$310,600	\$533,000	53%	91%	91%
8	BYRD AVE	U039	012	0.28	40	Raised Ranch	Average +10	2005	1,181	9/15/2023	\$534,000	1.000	\$534,000	\$304,200	\$496,000	57%	93%	93%
15	CANNON LN	U004	112	0.49	60	Colonial	Average +10	1975	1,888	10/6/2023	\$727,500	1.000	\$727,500	\$354,000	\$600,700	49%	83%	83%
1	CATTAIL LN	U008	043	0.41	60	Colonial	Average +10	1974	2,580	3/21/2023	\$660,000	1.040	\$686,400	\$347,600	\$606,200	53%	88%	92%
7	CEDAR CIR	U009	013	0.35	60	Colonial	Average +10	1977	2,010	11/3/2022	\$540,000	1.075	\$580,500	\$329,500	\$547,000	61%	94%	101%
5	CEDAR CIR	U009	012	0.35	60	Colonial	Average +10	1977	2,456	11/13/2023	\$725,000	1.000	\$725,000	\$352,000	\$607,000	49%	84%	84%
6	CHAMBERLAIN RD	U006	002	0.35	50	Cape Cod	Average +10	1955	2,316	6/1/2023	\$680,000	1.000	\$680,000	\$321,300	\$590,100	47%	87%	87%
12	CHARLES CIR	U031	012	0.33	50	Ranch	Average	1960	912	7/14/2023	\$485,000	1.000	\$485,000	\$232,900	\$390,300	48%	80%	80%
3	CHURCH ST	U032	028	0.68	50	Bungalow	Below Average	1925	971	4/4/2022	\$275,000	1.085	\$298,375	\$202,900	\$260,200	74%	87%	95%
32	CHURCH ST	U032	054	0.39	50	Raised Ranch	Average	1985	928	4/4/2022	\$443,000	1.085	\$480,655	\$265,500	\$410,500	60%	85%	93%
15	CHURCH ST	U032	026	0.34	50	Ranch	Average	1962	1,144	9/6/2022	\$287,000	1.075	\$308,525	\$252,400	\$328,300	88%	106%	114%
6	CLASSICAL LN	R073	126	0.06	85	Modern/Contemp	Average +20	2015	1,176	9/15/2022	\$550,000	1.075	\$591,250	\$319,000	\$491,800	58%	83%	89%
20	CLAY PITS RD	U012	028	0.74	60	Cape Cod	Good	1980	4,379	8/30/2022	\$1,300,000	1.075	\$1,397,500	\$733,100	\$1,190,000	56%	85%	92%

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20	CLEARWATER DR	R092	024	0.93	80	Colonial	Good +20	1996	4,610	5/25/2022	\$1,750,000	1.085	\$1,898,750	\$1,014,400	\$1,632,800	58%	86%	93%
16	CLEARWATER DR	R092	026	0.93	80	Colonial	Good	1997	3,409	7/19/2022	\$1,200,000	1.075	\$1,290,000	\$587,100	\$1,064,500	49%	83%	89%
24	CLOVER LEAF LN	R020	126	1.84	R70	Colonial	Average +20	2001	2,426	8/25/2022	\$717,000	1.075	\$770,775	\$467,800	\$724,100	65%	94%	101%
10	CLOVER LEAF LN	R020	001D	1.84	R70	Colonial	Average +20	2002	2,790	2/29/2024	\$825,000	1.000	\$825,000	\$442,400	\$754,500	54%	91%	91%
2	COLONEL DOW DR	U030	1042	0.43	65	Modern/Contemp	Average +20	2010	2,118	4/28/2023	\$870,000	1.020	\$887,400	\$532,600	\$778,000	61%	88%	89%
22	CORALBURST LN	R080	402	0.49	80	Ranch	Average +20	2004	1,944	12/15/2023	\$735,000	1.000	\$735,000	\$389,600	\$659,400	53%	90%	90%
11	COULTHARD FARMS RD	R095	070	0.8	90	Colonial	Good	1996	3,092	7/5/2022	\$1,055,000	1.075	\$1,134,125	\$578,700	\$985,100	55%	87%	93%
21	COULTHARD FARMS RD	R095	066	1.03	90	Colonial	Good	1996	2,058	11/9/2022	\$850,000	1.075	\$913,750	\$504,300	\$837,500	59%	92%	99%
17	COULTHARD FARMS RD	R095	068	1.34	90	Colonial	Good	1998	2,508	10/12/2023	\$1,005,000	1.000	\$1,005,000	\$524,900	\$940,800	52%	94%	94%
379	COUNTY RD	R003	009	1	R50	Ranch	Average	1973	964	12/8/2022	\$420,000	1.075	\$451,500	\$264,800	\$423,100	63%	94%	101%
5	CUMBERLAND WAY	R054	2923	0.48	70	Cape Cod	Average +10	1994	1,512	10/12/2022	\$535,000	1.075	\$575,125	\$369,700	\$555,200	69%	97%	104%
6	CUMMINGS RD	R037	060	2.95	R40	Ranch	Average +10	1920	999	7/21/2022	\$342,000	1.075	\$367,650	\$225,500	\$339,600	66%	92%	99%
10	DOVER ST	U023	017	0.25	PP	Colonial	Average	1930	2,116	2/6/2024	\$1,900,000	1.000	\$1,900,000	\$1,264,600	\$1,800,900	67%	95%	95%
5	DOWN EAST LN	U045	035	0.23	50	Ranch	Average	1950	1,053	5/9/2023	\$422,100	1.020	\$430,542	\$254,300	\$381,300	60%	89%	90%
29	DOWN EAST LN	U045	044	0.65	50	Raised Ranch	Average +10	1979	1,566	5/11/2023	\$599,900	1.020	\$611,898	\$348,900	\$538,400	58%	88%	90%
17	DRIFTWOOD LN	U021	085	0.34	PS	Modern/Contemp	Average +20	1975	1,750	6/9/2023	\$1,233,000	1.000	\$1,233,000	\$709,800	\$1,118,700	58%	91%	91%
18	DUNSTAN AVE	U031	008	0.18	50	Colonial	Average	1954	1,488	4/8/2022	\$468,000	1.085	\$507,780	\$278,500	\$413,200	60%	81%	88%
14	DUNSTAN AVE	U031	006	0.34	50	Ranch	Average	1956	1,300	4/28/2022	\$460,000	1.085	\$499,100	\$256,400	\$422,000	56%	85%	92%
8	DUNSTAN AVE	U031	003	0.32	50	Colonial	Average	1945	1,360	7/14/2022	\$450,000	1.075	\$483,750	\$259,800	\$407,100	58%	84%	90%
13	DUNSTAN AVE	U031	028	0.48	50	Bungalow	Average +10	1930	1,400	9/6/2022	\$430,000	1.075	\$462,250	\$178,600	\$417,600	42%	90%	97%
4	DUNSTAN AVE	U031	002	0.37	50	Cape Cod	Average	1940	1,174	6/26/2023	\$435,000	1.000	\$435,000	\$264,000	\$354,500	61%	81%	81%
28	DUNSTAN LANDING RD	U033	017	0.69	60	Conventional	Average +20	1923	1,637	9/1/2023	\$360,000	1.000	\$360,000	\$321,100	\$338,400	89%	94%	94%
31	DUNSTAN LANDING RD	U033	023	0.24	60	Ranch	Average	1960	728	2/29/2024	\$450,000	1.000	\$450,000	\$231,400	\$389,600	51%	87%	87%
29	DYLAN DR	R057	1B96	0.43	75	Colonial	Good +10	2022	2,515	8/12/2022	\$950,900	1.075	\$1,022,218	\$601,200	\$895,800	63%	88%	94%
46	DYLAN DR	R057	1B46	0.24	75	Colonial	Good	2022	2,460	9/9/2022	\$852,896	1.075	\$916,863	\$542,600	\$804,400	64%	88%	94%
35	DYLAN DR	R057	1B98	0.29	75	Modern/Contemp	Good +20	2022	2,114	11/1/2022	\$1,004,171	1.075	\$1,079,484	\$568,100	\$1,003,700	57%	93%	100%
32	DYLAN DR	R057	1B52	0.25	75	Colonial	Good	2022	2,200	11/18/2022	\$763,240	1.075	\$820,483	\$523,900	\$778,500	69%	95%	102%
42	DYLAN DR	R057	1B47	0.47	75	Modern/Contemp	Good +10	2022	2,589	1/3/2023	\$1,045,641	1.075	\$1,124,064	\$586,300	\$932,100	56%	83%	89%
37	DYLAN DR	R057	1B99	0.29	75	Colonial	Good +10	2022	2,310	1/19/2023	\$915,632	1.075	\$984,304	\$536,700	\$863,300	59%	88%	94%
8	DYLAN DR	R057	1B63	0.21	75	Colonial	Good	2020	2,176	3/16/2023	\$785,000	1.040	\$816,400	\$505,800	\$756,200	64%	93%	96%
33	DYLAN DR	R057	1B97	0.26	75	Modern/Contemp	Good +20	2023	3,892	5/19/2023	\$1,445,000	1.020	\$1,473,900	\$607,800	\$1,281,200	N/A: NEW	87%	89%
36	DYLAN DR	R057	1B50	0.35	75	Colonial	Good	2023	2,528	7/3/2023	\$982,260	1.000	\$982,260	\$568,700	\$850,600	N/A: NEW	87%	87%

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34	DYLAN DR	R057	1B51	0.27	75	Colonial	Good	2023	2,200	7/14/2023	\$878,447	1.000	\$878,447	\$300,000	\$803,900	N/A: NEW	92%	92%
38	DYLAN DR	R057	1B49	0.35	75	Modern/Contemp	Good	2023	2,674	9/14/2023	\$899,900	1.000	\$899,900	\$574,300	\$896,900	N/A: NEW	100%	100%
41	DYLAN DR	R057	1B88	0.29	75	Colonial	Good	2018	2,473	1/12/2024	\$880,000	1.000	\$880,000	\$514,300	\$832,600	58%	95%	95%
27	DYLAN DR	R057	1B95	0.34	75	Colonial	Good +20	2023	3,838	2/29/2024	\$1,550,000	1.000	\$1,550,000	\$152,700	\$1,334,700	N/A: NEW	86%	86%
26	EAGLES NEST DR	U028	010	0.91	60	Ranch	Average +10	1963	1,386	4/19/2023	\$800,000	1.020	\$816,000	\$463,000	\$745,500	58%	91%	93%
13	EAST GRAND AVE	U022	120	0.19	PP	Conventional	Average	1900	882	6/24/2022	\$655,000	1.085	\$710,675	\$430,300	\$641,100	66%	90%	98%
36	EAST GRAND AVE	U023	008	0.11	PP	Colonial	Average +10	1900	1,544	10/14/2022	\$860,000	1.075	\$924,500	\$448,100	\$811,300	52%	88%	94%
10	ELBRIDGE OLIVER WAY	R081	218	2.93	90	Cape Cod	Good +10	2004	4,230	7/13/2023	\$1,450,000	1.000	\$1,450,000	\$919,400	\$1,391,400	63%	96%	96%
28	ELMWOOD AVE	R076	1401	0.24	50	Modern/Contemp	Good +10	2013	2,700	10/14/2023	\$940,000	1.000	\$940,000	\$435,100	\$860,400	46%	92%	92%
20	EVERGREEN FARMS RD	R061	013	0.35	70	Colonial	Average +10	2004	2,268	6/30/2022	\$675,000	1.085	\$732,375	\$466,800	\$674,500	69%	92%	100%
24	EVERGREEN FARMS RD	R061	015	0.35	70	Modern/Contemp	Average	2002	1,920	8/24/2022	\$550,000	1.075	\$591,250	\$409,900	\$580,400	75%	98%	106%
32	EVERGREEN FARMS RD	R061	019	0.36	70	Cape Cod	Average	1992	1,680	11/3/2022	\$525,000	1.075	\$564,375	\$373,900	\$539,100	71%	96%	103%
11	EVERGREEN FARMS RD	R061	047	0.4	70	Modern/Contemp	Good +10	2002	1,922	4/14/2023	\$830,000	1.020	\$846,600	\$414,400	\$758,300	50%	90%	91%
8	FAIRFIELD RD	U043	076A	0.19	50	Colonial	Average +10	2009	1,465	11/7/2022	\$530,000	1.075	\$569,750	\$330,100	\$515,500	62%	90%	97%
14	FAIRWAY DR	R079	507	0.77	60	Colonial	Average +10	1989	2,388	12/20/2022	\$630,000	1.075	\$677,250	\$391,300	\$619,300	62%	91%	98%
28	FAIRWAY DR	R079	514	0.94	60	Cape Cod	Average +10	1991	1,230	5/17/2023	\$560,000	1.020	\$571,200	\$319,300	\$518,000	57%	91%	93%
4	FEDERAL WAY	R073	129	0.09	85	Modern/Contemp	Good	2015	1,405	4/29/2022	\$652,000	1.085	\$707,420	\$435,100	\$662,400	67%	94%	102%
12	FEDERAL WAY	R073	133	0.05	85	Townhouse	Good	2018	1,680	10/17/2022	\$595,000	1.075	\$639,625	\$399,000	\$589,500	67%	92%	99%
20	FEDERAL WAY	R073	137	0.18	85	Colonial	Good +10	2022	2,684	3/30/2023	\$1,174,000	1.040	\$1,220,960	\$671,100	\$1,032,200	57%	85%	88%
15	FEDERAL WAY	R073	024	0.07	85	Townhouse	Good	2017	1,808	11/27/2023	\$750,000	1.000	\$750,000	\$434,300	\$658,900	58%	88%	88%
19	FERN CIR	U008	055	0.33	60	Raised Ranch	Average	1972	1,297	8/23/2022	\$475,000	1.075	\$510,625	\$301,300	\$452,200	63%	89%	95%
8	FLINTLOCK DR	U004	154	0.36	60	Colonial	Average +10	1970	2,168	1/26/2023	\$520,000	1.075	\$559,000	\$371,800	\$532,500	72%	95%	102%
93	FOGG RD	R093	024	4.56	50	Cape Cod	Good +10	1982	3,627	6/17/2022	\$1,250,000	1.085	\$1,356,250	\$676,100	\$1,134,200	54%	84%	91%
45	FOGG RD	R081	005	0.76	50	Cape Cod	Average +20	1999	1,996	1/30/2024	\$755,000	1.000	\$755,000	\$394,300	\$683,600	52%	91%	91%
6	FORECASTER WAY	R078	5613	0.43	80	Colonial	Good	2015	2,532	4/25/2022	\$839,000	1.085	\$910,315	\$504,400	\$819,700	60%	90%	98%
19	FORECASTER WAY	R078	5609	0.44	80	Modern/Contemp	Good +20	2015	3,072	6/29/2022	\$1,050,000	1.085	\$1,139,250	\$683,700	\$1,051,300	65%	92%	100%
3	FORECASTER WAY	R078	5603	0.5	80	Colonial	Average +20	2015	2,392	8/24/2022	\$795,000	1.075	\$854,625	\$483,100	\$748,500	61%	88%	94%
12	FOWLER FARM RD	R095	307	0.46	90	Colonial	Good	2003	2,836	8/17/2023	\$1,150,000	1.000	\$1,150,000	\$536,600	\$895,500	47%	78%	78%
21	FOWLER FARM RD	R095	325	0.49	90	Colonial	Good	2003	2,752	8/24/2023	\$955,000	1.000	\$955,000	\$526,900	\$916,100	55%	96%	96%
12	FOXWELL DR	U032	072	0.35	70	Colonial	Average +10	1995	2,304	3/28/2023	\$700,000	1.040	\$728,000	\$427,700	\$683,300	61%	94%	98%
6	FREEDOM RD	R009	633	1.72	R90	Colonial	Good	2006	3,313	6/23/2023	\$1,000,000	1.000	\$1,000,000	\$531,000	\$889,100	53%	89%	89%
20	FREEDOM RD	R009	640	1.4	R90	Cape Cod	Average +10	2012	3,458	11/16/2023	\$870,000	1.000	\$870,000	\$674,200	\$820,900	77%	94%	94%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
36	FREEDOM RD	R009	648	1.77	R90	Colonial	Good +10	2014	2,372	3/1/2024	\$1,015,000	1.000	\$1,015,000	\$507,800	\$901,300	50%	89%	89%
18	FREEDOM RD	R009	639	1.3	R90	Colonial	Good +20	2006	2,595	3/4/2024	\$1,150,000	1.000	\$1,150,000	\$621,100	\$1,075,600	54%	94%	94%
11	FRONTRUNNER WAY	U055	005	0.1	50	Modern/Contemp	Average +20	2021	1,596	8/11/2023	\$637,000	1.000	\$637,000	\$403,800	\$570,600	63%	90%	90%
8	GOLONDRINA LN	U050	016	0.46	40	Ranch	Average	1900	745	11/8/2022	\$308,000	1.075	\$331,100	\$178,500	\$257,900	58%	78%	84%
367	GORHAM RD	R018	027	1	R50	Ranch	Below Average	1950	1,004	5/31/2022	\$300,000	1.085	\$325,500	\$184,900	\$280,000	62%	86%	93%
113	GORHAM RD	U049	069	0.62	40	Ranch	Average	1972	1,000	9/9/2022	\$375,000	1.075	\$403,125	\$249,300	\$373,400	66%	93%	100%
431	GORHAM RD	R015	032	8	R50	Cape Cod	Average +20	2001	1,680	9/30/2022	\$650,000	1.075	\$698,750	\$383,600	\$625,800	59%	90%	96%
200	GORHAM RD	R054	024	0.23	40	Ranch	Average	1946	1,004	5/5/2023	\$315,000	1.020	\$321,300	\$160,500	\$312,000	51%	97%	99%
168	GORHAM RD	R054	020	0.58	40	Cape Cod	Average	1995	1,834	11/16/2023	\$500,000	1.000	\$500,000	\$316,500	\$503,100	63%	101%	101%
227	GORHAM RD	R037	015	0.5	R40	Two Unit	Average +20	2019	2,560	11/29/2023	\$800,000	1.000	\$800,000	\$511,900	\$755,700	64%	94%	94%
437	GORHAM RD	R015	029	1.03	R50	Ranch	Average	1961	1,170	12/28/2023	\$355,000	1.000	\$355,000	\$255,600	\$351,100	72%	99%	99%
383	GORHAM RD	R018	022	1.28	R50	Ranch	Below Average	1938	1,092	3/20/2024	\$360,800	1.000	\$360,800	\$188,300	\$325,900	52%	90%	90%
37	GUNSTOCK RD	U005	025	0.61	60	Colonial	Average +20	1989	3,174	5/9/2023	\$820,000	1.020	\$836,400	\$484,000	\$815,800	59%	98%	99%
3	GUNSTOCK RD	U004	015	0.5	60	Colonial	Average +20	1985	2,348	8/14/2023	\$756,000	1.000	\$756,000	\$401,700	\$621,700	53%	82%	82%
5	HACKMATAACK DR	R094	020	11.5	90	Colonial	Good	1979	3,545	4/10/2023	\$1,850,000	1.020	\$1,887,000	\$1,045,400	\$1,770,900	57%	94%	96%
4	HACKMATAACK DR	R094	015	6.02	90	Colonial	Average +10	1982	2,396	10/20/2023	\$786,000	1.000	\$786,000	\$522,800	\$767,100	67%	98%	98%
2	HACKMATAACK DR	R094	013	8.9	90	Cape Cod	Average +20	1980	2,175	12/21/2023	\$1,150,000	1.000	\$1,150,000	\$635,500	\$959,000	55%	83%	83%
7	HARMONS IS	U001	011	0.83	HI	Ranch	Average +20	1955	1,408	11/1/2023	\$1,700,000	1.000	\$1,700,000	\$971,300	\$1,494,800	57%	88%	88%
52	HEARN RD	R045	016	3.2	R50	Ranch	Average	1984	1,032	7/7/2023	\$350,000	1.000	\$350,000	\$281,100	\$346,900	80%	99%	99%
8	HEATHER LN	R074	018	0.66	70	Cape Cod	Good +10	1998	2,790	6/16/2023	\$1,213,500	1.000	\$1,213,500	\$525,700	\$1,084,000	43%	89%	89%
6	HEATHWOOD LN	R014	022I	2.25	R60	Cape Cod	Average +20	2002	1,979	8/4/2023	\$730,000	1.000	\$730,000	\$381,100	\$657,500	52%	90%	90%
4	HERBERT DR	U042	079	0.25	50	Raised Ranch	Average	1985	859	11/28/2022	\$334,000	1.075	\$359,050	\$234,300	\$334,400	70%	93%	100%
7	HIGH BLUFF LN	R029	022	2.16	R70	Modern/Contemp	Average +20	1995	2,256	11/17/2023	\$740,000	1.000	\$740,000	\$424,500	\$638,100	57%	86%	86%
50	HIGHLAND AVE	R080	015A	1.19	50	Cape Cod	Average	1995	1,367	5/26/2022	\$450,000	1.085	\$488,250	\$311,500	\$502,600	69%	103%	112%
5	HIGHLAND AVE	U011	001	0.48	50	Conventional	Average	1945	1,428	5/1/2023	\$425,000	1.020	\$433,500	\$253,200	\$413,800	60%	95%	97%
170	HIGHLAND AVE	R078	057	0.59	50	Conventional	Average	1955	1,876	7/25/2023	\$415,000	1.000	\$415,000	\$301,300	\$388,600	73%	94%	94%
25	HOLBROOK FARMS WAY	R054	1113	0.14	60	Colonial	Good	2022	2,443	4/15/2022	\$775,000	1.085	\$840,875	\$538,700	\$791,800	70%	94%	102%
17	HOLBROOK FARMS WAY	R054	1116	0.12	60	Colonial	Good	2022	2,596	6/15/2022	\$789,000	1.085	\$856,065	\$540,600	\$794,800	69%	93%	101%
29	HOLBROOK FARMS WAY	R054	1111	0.12	60	Colonial	Good	2022	2,564	9/13/2022	\$844,762	1.075	\$908,119	\$535,800	\$787,500	63%	87%	93%
27	HOLBROOK FARMS WAY	R054	1112	0.14	60	Colonial	Good	2022	2,465	12/19/2022	\$790,445	1.075	\$849,728	\$526,500	\$773,200	67%	91%	98%
36	HOLBROOK FARMS WAY	R054	1109	0.12	60	Colonial	Good	2023	2,564	3/31/2023	\$854,461	1.040	\$888,639	\$538,900	\$798,700	63%	90%	93%
31	HOLBROOK FARMS WAY	R054	1110	0.12	60	Colonial	Good	2023	2,564	6/29/2023	\$875,000	1.000	\$875,000	\$433,400	\$795,400	N/A: NEW	91%	91%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
34	HOLBROOK FARMS WAY	R054	1108	0.12	60	Colonial	Good	2023	2,564	2/16/2024	\$875,000	1.000	\$875,000	\$235,000	\$796,100	N/A: NEW	91%	91%
28	HOLBROOK FARMS WAY	R054	1106	0.14	60	Colonial	Good	2023	2,564	3/22/2024	\$875,000	1.000	\$875,000	\$125,100	\$798,300	N/A: NEW	91%	91%
4	HOLLY ST	U024	010	0.47	60	Colonial	Average +10	2004	1,456	6/6/2022	\$625,000	1.085	\$678,125	\$353,300	\$581,400	57%	86%	93%
139	HOLMES RD	R022	034	1.22	R50	Ranch	Average	1973	1,392	5/6/2022	\$500,000	1.085	\$542,500	\$333,400	\$486,000	67%	90%	97%
261	HOLMES RD	R024	104	2.24	R50	Colonial	Average +20	2001	2,503	11/7/2022	\$655,000	1.075	\$704,125	\$407,700	\$643,000	62%	91%	98%
362	HOLMES RD	R026	008E	2.3	R50	Cape Cod	Average +20	1996	2,632	12/16/2022	\$709,000	1.075	\$762,175	\$463,600	\$712,300	65%	93%	100%
238	HOLMES RD	R024	041A	3.67	R50	Ranch	Average +20	2016	2,186	12/20/2022	\$799,000	1.075	\$858,925	\$476,500	\$787,500	60%	92%	99%
110	HOLMES RD	R031	010	1.17	R50	Ranch	Average	1965	1,376	5/24/2023	\$450,000	1.020	\$459,000	\$256,800	\$375,900	57%	82%	84%
144	HOLMES RD	R022	035D	2.76	R50	Cape Cod	Average +10	2000	1,663	6/16/2023	\$625,000	1.000	\$625,000	\$349,400	\$550,200	56%	88%	88%
212	HOLMES RD	R023	004	2.5	R50	Ranch	Average	1967	1,046	7/18/2023	\$421,000	1.000	\$421,000	\$247,500	\$358,000	59%	85%	85%
199	HOLMES RD	R023	017	1.3	R50	Cape Cod	Average	1939	1,723	3/7/2024	\$470,000	1.000	\$470,000	\$285,900	\$438,300	61%	93%	93%
12	HONAN RD	R055	023	0.52	50	Raised Ranch	Average +10	1964	856	9/23/2022	\$440,000	1.075	\$473,000	\$275,900	\$413,100	63%	87%	94%
15	HONAN RD	R055	019A	0.4	50	Raised Ranch	Average	1997	1,169	10/27/2023	\$510,000	1.000	\$510,000	\$293,900	\$446,600	58%	88%	88%
8	HONEYSUCKLE LN	R080	107	0.46	80	Modern/Contemp	Average +10	1998	1,393	5/26/2022	\$551,000	1.085	\$597,835	\$344,000	\$556,100	62%	93%	101%
5	HONEYSUCKLE LN	R080	126	0.46	80	Ranch	Average +20	1999	1,933	5/24/2023	\$700,000	1.020	\$714,000	\$378,300	\$662,200	54%	93%	95%
17	HONEYSUCKLE LN	R080	131	0.46	80	Ranch	Average +10	1998	1,778	3/4/2024	\$650,000	1.000	\$650,000	\$377,000	\$611,900	58%	94%	94%
3	HUNTER POINT DR	R065	922	1.86	80	Colonial	Good	2003	2,858	8/15/2023	\$1,175,000	1.000	\$1,175,000	\$539,300	\$948,000	46%	81%	81%
8	HUNTER POINT DR	R065	904	3.51	80	Colonial	Average +20	2003	2,902	10/3/2023	\$850,000	1.000	\$850,000	\$539,000	\$839,200	63%	99%	99%
22	HUNTER POINT DR	R065	911	3.21	80	Colonial	Good	2012	2,698	10/6/2023	\$1,125,000	1.000	\$1,125,000	\$552,300	\$967,300	49%	86%	86%
5	HUNTLEY RD	R028	024A	8.49	R50	Ranch	Average	1981	1,342	1/23/2023	\$510,000	1.075	\$548,250	\$306,600	\$517,500	60%	94%	101%
34	INSPIRATION DR	R073	100	0.18	85	Colonial	Good +10	2014	2,323	5/27/2022	\$1,025,000	1.085	\$1,112,125	\$649,500	\$991,700	63%	89%	97%
15	INSPIRATION DR	R073	087	0.11	85	Colonial	Good	2013	1,496	8/26/2022	\$695,000	1.075	\$747,125	\$442,000	\$702,900	64%	94%	101%
26	INSPIRATION DR	R073	096	0.05	85	Townhouse	Good	2018	1,760	11/16/2023	\$640,000	1.000	\$640,000	\$412,000	\$604,500	64%	94%	94%
3	IRIS DR	R068	1003	0.46	60	Colonial	Average +20	1986	1,968	5/21/2022	\$741,000	1.085	\$803,985	\$401,600	\$646,800	54%	80%	87%
6	IRIS DR	R068	1007	0.46	60	Colonial	Average +20	1986	1,834	6/3/2022	\$750,000	1.085	\$813,750	\$375,800	\$647,000	50%	80%	86%
8	IRIS DR	R068	1008	0.47	60	Cape Cod	Average +10	1988	1,734	5/24/2023	\$640,000	1.020	\$652,800	\$359,800	\$578,800	56%	89%	90%
4	IRONCLAD RD	U003	064	0.35	60	Colonial	Average +10	1975	2,293	3/26/2024	\$705,000	1.000	\$705,000	\$403,700	\$631,100	57%	90%	90%
19	JAMECO MILL RD	R054	2935	0.47	70	Cape Cod	Average +10	1996	1,800	7/6/2022	\$607,000	1.075	\$652,525	\$385,700	\$588,300	64%	90%	97%
39	JAMECO MILL RD	R054	2945	0.46	70	Colonial	Average +20	1995	2,463	10/25/2022	\$800,000	1.075	\$860,000	\$439,600	\$720,900	55%	84%	90%
35	JAMECO MILL RD	R054	2943	1.28	70	Colonial	Average +10	1995	2,016	11/29/2022	\$690,000	1.075	\$741,750	\$402,500	\$658,000	58%	89%	95%
29	JAMECO MILL RD	R054	2940	0.56	70	Colonial	Average +20	1995	2,192	3/15/2024	\$820,000	1.000	\$820,000	\$400,700	\$691,700	49%	84%	84%
3	JANA LN	R018	1802	0.92	R70	Colonial	Average +20	2002	2,928	10/6/2022	\$697,000	1.075	\$749,275	\$463,600	\$705,200	67%	94%	101%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
42	JASPER ST	U026	5754	0.34	50	Colonial	Good +10	2022	3,143	5/19/2022	\$1,176,623	1.085	\$1,276,636	\$812,000	\$1,159,200	69%	91%	99%
53	JASPER ST	U026	5709	0.34	50	Colonial	Good	2022	3,070	8/5/2022	\$820,850	1.075	\$882,414	\$658,500	\$841,900	80%	95%	103%
43	JASPER ST	U026	5704	0.34	50	Colonial	Good +10	2022	2,674	9/2/2022	\$953,700	1.075	\$1,025,228	\$667,600	\$936,000	70%	91%	98%
51	JASPER ST	U026	5708	0.35	50	Colonial	Good +10	2022	2,652	9/30/2022	\$809,308	1.075	\$870,006	\$618,700	\$862,800	76%	99%	107%
37	JASPER ST	U026	5701	0.36	50	Modern/Contemp	Good +20	2022	2,480	2/3/2023	\$1,000,000	1.075	\$1,075,000	\$718,000	\$1,032,100	72%	96%	103%
39	JASPER ST	U026	5702	0.36	50	Colonial	Good	2023	2,626	3/31/2023	\$886,750	1.040	\$922,220	\$567,800	\$788,300	64%	85%	89%
40	JASPER ST	U026	5755	0.34	50	Colonial	Good +20	2023	3,130	3/31/2023	\$1,150,500	1.040	\$1,196,520	\$724,700	\$1,068,300	63%	89%	93%
45	JASPER ST	U026	5705	0.35	50	Modern/Contemp	Good	2022	2,833	4/14/2023	\$965,500	1.020	\$984,810	\$556,800	\$861,700	58%	87%	89%
41	JASPER ST	U026	5703	0.35	50	Colonial	Good +10	2023	2,626	8/31/2023	\$925,999	1.000	\$925,999	\$442,500	\$939,600	N/A: NEW	101%	101%
3	JOHNSON RD	R022	025	1.87	R60	Cape Cod	Average	1948	1,224	10/4/2022	\$400,000	1.075	\$430,000	\$304,800	\$395,000	76%	92%	99%
18	JONES CREEK DR	U022	009	0.2	PP	Bungalow	Average	1900	982	6/9/2022	\$633,000	1.085	\$686,805	\$444,200	\$651,200	70%	95%	103%
22	JONES CREEK DR	U022	011	0.2	PP	Bungalow	Average	1930	864	7/31/2023	\$695,000	1.000	\$695,000	\$478,900	\$692,600	69%	100%	100%
16	JONES CREEK DR	U022	008	0.2	PP	Colonial	Good +20	2016	2,444	11/8/2023	\$1,310,000	1.000	\$1,310,000	\$581,100	\$1,212,200	44%	93%	93%
21	JUNEBERRY LN	R060	127	0.59	60	Modern/Contemp	Average +10	2002	2,107	10/5/2022	\$625,000	1.075	\$671,875	\$400,700	\$613,700	64%	91%	98%
11	JUNEBERRY LN	R060	123	0.46	60	Ranch	Average +10	2001	1,926	12/30/2022	\$650,000	1.075	\$698,750	\$409,200	\$603,800	63%	86%	93%
5	KENNEBAGO DR	R032	803	0.7	R70	Ranch	Average +10	2012	1,580	5/19/2023	\$630,000	1.020	\$642,600	\$355,900	\$539,800	56%	84%	86%
3	KENNEDY DR	U027	072	0.3	60	Raised Ranch	Average	1985	1,128	9/28/2022	\$517,000	1.075	\$555,775	\$361,800	\$574,800	70%	103%	111%
14	KERRYMEN CIR	R029	204	1.9	R70	Colonial	Good +10	2001	3,416	9/12/2023	\$1,100,000	1.000	\$1,100,000	\$575,800	\$982,800	52%	89%	89%
7	KIMBALL DR	U007	027	0.51	60	Raised Ranch	Average	1975	1,119	6/16/2023	\$425,000	1.000	\$425,000	\$307,500	\$449,200	72%	106%	106%
83	KING ST	U021	116	0.31	PP	Cape Cod	Average	1972	864	9/16/2022	\$699,900	1.075	\$752,393	\$619,500	\$698,100	89%	93%	100%
62	KING ST	U022	040	0.1	PP	Colonial	Average +20	1960	2,832	9/26/2023	\$1,175,000	1.000	\$1,175,000	\$570,300	\$988,800	49%	84%	84%
3	KINGFISHER DR	R090	011B	0.65	80	Modern/Contemp	Average +20	1993	2,096	12/15/2023	\$850,000	1.000	\$850,000	\$459,200	\$749,600	54%	88%	88%
42	KIRKWOOD RD	R102	025	0.82	130	Modern/Contemp	Good	1961	3,671	10/14/2022	\$2,425,000	1.075	\$2,606,875	\$1,425,900	\$2,388,000	59%	92%	98%
5	KYLIE AVE	R005	203	2.1	R70	Colonial	Average +20	2016	2,157	9/1/2022	\$625,000	1.075	\$671,875	\$423,500	\$637,800	68%	95%	102%
9	LANDMARK RD	R043	246	1.92	R80	Colonial	Good	2002	2,369	9/30/2022	\$825,000	1.075	\$886,875	\$426,200	\$750,400	52%	85%	91%
16	LANDMARK RD	R043	235	1.86	R80	Ranch	Average +20	2002	2,323	6/28/2023	\$760,000	1.000	\$760,000	\$451,800	\$699,500	59%	92%	92%
8	LARRABEE FARM RD	R019	016	1.4	R50	Ranch	Average	1968	960	11/4/2022	\$359,900	1.075	\$386,893	\$225,300	\$378,800	63%	98%	105%
3	LARY FALLS DR	U030	1028	0.14	65	Modern/Contemp	Good	2021	2,662	5/25/2022	\$794,886	1.085	\$862,451	\$582,800	\$838,800	73%	97%	106%
5	LARY FALLS DR	U030	1029	0.14	65	Colonial	Good	2022	2,385	9/13/2022	\$870,654	1.075	\$935,953	\$525,700	\$756,700	60%	81%	87%
6	LAUREL RIDGE RD	R019	202	1.95	R80	Colonial	Good	2001	2,740	10/20/2023	\$875,000	1.000	\$875,000	\$504,200	\$804,200	58%	92%	92%
3	LEAH LN	R023	1002	2.38	R70	Colonial	Average +20	2004	3,289	6/16/2022	\$905,000	1.085	\$981,925	\$537,800	\$857,700	59%	87%	95%
10	LEIGHTON FARM RD	R057	1B26	0.21	75	Colonial	Average +20	2018	2,256	4/29/2022	\$740,000	1.085	\$802,900	\$461,400	\$728,400	62%	91%	98%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
22	LEIGHTON FARM RD	R057	1B32	0.31	75	Colonial	Average +20	2018	2,416	7/30/2022	\$800,000	1.075	\$860,000	\$468,200	\$746,300	59%	87%	93%
20	LIBBY ST	U043	050	0.21	50	Cape Cod	Average +10	1940	1,296	8/18/2022	\$525,000	1.075	\$564,375	\$334,200	\$487,500	64%	86%	93%
9	LIBBY ST	U043	031	0.39	50	Cape Cod	Average	1930	1,342	5/26/2023	\$452,000	1.020	\$461,040	\$280,700	\$424,800	62%	92%	94%
16	LIBBY ST	U043	048	0.25	50	Cape Cod	Average +10	1950	948	9/21/2023	\$425,000	1.000	\$425,000	\$217,600	\$378,100	51%	89%	89%
10	LILAC LN	R080	123	0.46	80	Ranch	Average +10	1999	1,503	9/9/2022	\$572,300	1.075	\$615,223	\$340,600	\$565,300	60%	92%	99%
9	LILLIAN WAY	R050	1915	0.93	60	Colonial	Average +20	1999	2,888	4/12/2022	\$850,000	1.085	\$922,250	\$506,300	\$823,800	60%	89%	97%
18	LILLIAN WAY	R050	1909	0.58	60	Colonial	Good	2000	3,059	5/31/2022	\$950,000	1.085	\$1,030,750	\$586,200	\$919,800	62%	89%	97%
3	LILLIAN WAY	R050	1918	0.56	60	Colonial	Average +20	1998	2,652	10/14/2022	\$660,000	1.075	\$709,500	\$439,800	\$694,200	67%	98%	105%
2	LOGMAD AVE	R005	211	1.9	R70	Colonial	Average +20	2014	2,256	11/1/2023	\$670,000	1.000	\$670,000	\$438,200	\$651,800	65%	97%	97%
32	LONGMEADOW RD	R023	022	2.08	R70	Colonial	Average +20	1993	2,180	9/19/2022	\$700,000	1.075	\$752,500	\$405,300	\$667,700	58%	89%	95%
4	LONGMEADOW RD	R024	042	2.48	R70	Colonial	Average +20	1993	2,682	7/28/2023	\$785,000	1.000	\$785,000	\$439,300	\$668,900	56%	85%	85%
20	LONGMEADOW RD	R024	050	2.04	R70	Colonial	Average +20	1996	2,304	9/29/2023	\$680,000	1.000	\$680,000	\$411,500	\$627,000	61%	92%	92%
35	LONGMEADOW RD	R023	039	1.83	R70	Colonial	Average +20	1994	2,816	11/15/2023	\$825,000	1.000	\$825,000	\$472,600	\$735,800	57%	89%	89%
34	LONGMEADOW RD	R023	023	1.86	R70	Colonial	Average +20	1993	2,632	11/17/2023	\$747,500	1.000	\$747,500	\$428,600	\$706,700	57%	95%	95%
3	LONGWAVE PL	U023	081	0.23	PP	Conventional	Average +10	1900	2,601	5/12/2022	\$1,900,000	1.085	\$2,061,500	\$1,280,400	\$1,908,800	67%	93%	100%
115	MAPLE AVE	U049	075	0.95	50	Cape Cod	Average	1974	1,638	7/18/2022	\$462,000	1.075	\$496,650	\$311,300	\$426,800	67%	86%	92%
123	MAPLE AVE	U049	072	0.82	50	Raised Ranch	Average	1973	944	1/18/2023	\$450,000	1.075	\$483,750	\$273,300	\$392,000	61%	81%	87%
33	MAPLE AVE	U047	059	0.24	50	Cape Cod	Average	1944	1,112	9/1/2023	\$424,000	1.000	\$424,000	\$197,600	\$357,100	47%	84%	84%
69	MAPLE AVE	U048	052	0.24	50	Cape Cod	Average +10	1957	1,568	9/20/2023	\$611,000	1.000	\$611,000	\$307,400	\$517,700	50%	85%	85%
3	MARR FARM WAY	R019	019B	2.33	R70	Colonial	Average +20	2002	2,292	3/8/2024	\$785,000	1.000	\$785,000	\$445,100	\$685,000	57%	87%	87%
28	MARTIN AVE	R046	003	0.52	60	Cape Cod	Average +20	2005	1,786	4/6/2023	\$690,000	1.020	\$703,800	\$391,200	\$630,700	57%	90%	91%
15	MARTIN AVE	U031	070	0.36	50	Raised Ranch	Average +10	1970	2,298	8/25/2023	\$675,000	1.000	\$675,000	\$358,000	\$650,300	53%	96%	96%
8	MAYFLOWER DR	R067	007	2.9	50	Modern/Contemp	Good	2002	3,279	6/1/2022	\$975,000	1.085	\$1,057,875	\$670,200	\$995,700	69%	94%	102%
26	MCCANN WAY	U030	1019	0.16	65	Modern/Contemp	Good +10	2014	1,778	1/18/2024	\$775,000	1.000	\$775,000	\$435,200	\$744,000	56%	96%	96%
3	MEETING HOUSE RD	R054	2958	0.51	70	Colonial	Good	1996	1,960	5/18/2022	\$802,000	1.085	\$870,170	\$459,500	\$770,000	57%	88%	96%
18	MEETING HOUSE RD	U048	2427	0.59	70	Cape Cod	Average +20	2007	1,930	10/5/2022	\$705,000	1.075	\$757,875	\$447,700	\$704,300	64%	93%	100%
13	MEMORY LN	R040	112	0.61	R70	Raised Ranch	Average +10	2016	1,506	5/15/2023	\$725,000	1.020	\$739,500	\$382,600	\$584,700	53%	79%	81%
10	MEMORY LN	R040	108	2.19	R70	Colonial	Average +10	2016	1,904	6/29/2023	\$660,000	1.000	\$660,000	\$406,800	\$601,200	62%	91%	91%
17	MILITIA LN	U004	128	0.33	60	Raised Ranch	Average	1971	1,584	8/31/2022	\$590,000	1.075	\$634,250	\$376,100	\$587,300	64%	93%	100%
24	MILLIKEN RD	U036	007A	1.83	50	Ranch	Average	1990	832	7/23/2022	\$420,000	1.075	\$451,500	\$264,100	\$397,000	63%	88%	95%
13	MINUTEMAN DR	U004	042	0.51	60	Colonial	Average +20	1987	1,758	5/16/2022	\$715,000	1.085	\$775,775	\$406,000	\$644,400	57%	83%	90%
58	MITCHELL HILL RD	R010	509	0.77	R50	Modern/Contemp	Average +20	2019	1,528	8/28/2023	\$652,000	1.000	\$652,000	\$388,500	\$595,900	60%	91%	91%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
3	MOONLIGHT DR	U007	057	0.41	60	Raised Ranch	Average +10	1971	1,297	5/25/2022	\$575,000	1.085	\$623,875	\$344,300	\$568,600	60%	91%	99%
12	MULBERRY LN	R060	107	0.46	60	Ranch	Average +10	2001	1,400	8/4/2022	\$525,000	1.075	\$564,375	\$368,800	\$526,200	70%	93%	100%
1	MULBERRY LN	R060	111	0.58	60	Ranch	Average +10	2001	1,240	4/28/2023	\$535,000	1.020	\$545,700	\$340,200	\$491,500	64%	90%	92%
1	MY WAY	R054	004	0.19	50	Cape Cod	Average	1968	1,152	10/24/2022	\$350,000	1.075	\$376,250	\$265,300	\$389,000	76%	103%	111%
2	MY WAY	R054	004B	0.15	50	Ranch	Average +10	2023	1,276	9/21/2023	\$475,000	1.000	\$475,000	\$113,300	\$437,200	N/A: NEW	92%	92%
15	NELSEN RD	U006	106	0.23	50	Cape Cod	Average	1960	1,357	3/30/2023	\$425,000	1.040	\$442,000	\$286,900	\$424,500	68%	96%	100%
38	NEW RD	R035	018B	0.93	R50	Colonial	Average +20	2017	2,240	11/18/2022	\$649,000	1.075	\$697,675	\$399,700	\$651,000	62%	93%	100%
30	NEW RD	R035	017D	1.84	R50	Cape Cod	Average +10	1983	2,080	8/3/2023	\$650,000	1.000	\$650,000	\$352,900	\$581,900	54%	90%	90%
4	NOBLE AVE	U039	002	0.18	40	Cape Cod	Below Average	1900	1,313	10/20/2022	\$350,000	1.075	\$376,250	\$205,600	\$301,800	59%	80%	86%
9	NONESUCH COVE RD	U012	032	0.73	60	Ranch	Average	1975	1,008	8/5/2022	\$450,000	1.075	\$483,750	\$280,400	\$432,800	62%	89%	96%
11	NONESUCH COVE RD	U012	031	0.69	60	Ranch	Average +10	1970	960	11/7/2023	\$578,800	1.000	\$578,800	\$282,100	\$488,300	49%	84%	84%
1	NOTTINGHAM DR	R031	509	1.85	R80	Colonial	Good	2001	2,954	4/25/2023	\$825,000	1.020	\$841,500	\$499,800	\$801,700	61%	95%	97%
8	NUTTER WAY	U004	004C	0.36	50	Colonial	Good +10	2022	2,600	9/29/2022	\$885,703	1.075	\$952,131	\$573,400	\$892,100	65%	94%	101%
9	OCEAN AVE	U002	076	0.11	HB	Conventional	Average	1900	1,130	9/2/2022	\$1,089,000	1.075	\$1,170,675	\$643,900	\$1,062,000	59%	91%	98%
66	OCEAN AVE	R100	010	0.37	HU	Modern/Contemp	Average +20	1940	2,812	5/26/2023	\$1,127,000	1.020	\$1,149,540	\$528,100	\$996,700	47%	87%	88%
16	OCEAN VIEW RD	U025	024	0.6	60	Cape Cod	Average	1945	1,446	4/29/2022	\$475,000	1.085	\$515,375	\$302,900	\$471,600	64%	92%	99%
4	OCEAN VIEW RD	U025	019	0.13	60	Ranch	Average	1950	600	5/12/2022	\$310,000	1.085	\$336,350	\$179,900	\$269,000	58%	80%	87%
13	OCEAN VIEW RD	U025	037	0.23	60	Cape Cod	Average	1947	758	6/22/2022	\$375,000	1.085	\$406,875	\$221,500	\$329,700	59%	81%	88%
12	OCEAN VIEW RD	U025	023	0.57	60	Cape Cod	Average	1945	1,435	11/21/2022	\$453,000	1.075	\$486,975	\$290,300	\$432,300	64%	89%	95%
8	OLD COUNTY RD	R073	005C	0.77	60	Cape Cod	Average +10	1992	2,164	6/3/2022	\$685,000	1.085	\$743,225	\$418,700	\$685,900	61%	92%	100%
33	OLD COUNTY RD	U007	021	0.54	60	Ranch	Average	1970	1,120	7/21/2022	\$460,000	1.075	\$494,500	\$275,800	\$428,100	60%	87%	93%
32	OLD COUNTY RD	U007	003	0.51	60	Raised Ranch	Average	1977	1,132	3/29/2023	\$448,500	1.040	\$466,440	\$280,800	\$428,900	63%	92%	96%
4	OLD COUNTY RD	R073	003	1.25	60	Conventional	Average	1943	1,248	3/22/2024	\$510,000	1.000	\$510,000	\$287,800	\$472,500	56%	93%	93%
31	OLD NECK RD	U016	065	0.52	70	Split Level	Average	1962	1,872	2/24/2023	\$605,000	1.075	\$650,375	\$341,500	\$576,300	56%	89%	95%
42	OLD NECK RD	U016	009	0.56	70	Modern/Contemp	Average +10	1977	2,200	6/1/2023	\$707,500	1.000	\$707,500	\$373,900	\$610,700	53%	86%	86%
4	OLD NECK RD	R090	016B	0.6	70	Raised Ranch	Good	2013	1,858	9/28/2023	\$1,000,000	1.000	\$1,000,000	\$464,600	\$904,600	46%	90%	90%
28	OLD NECK RD	U016	002	0.52	70	Split Level	Average	1963	1,448	11/7/2023	\$585,000	1.000	\$585,000	\$337,300	\$549,100	58%	94%	94%
1	OLE MUSKET RD	U006	084	0.31	60	Raised Ranch	Average	1970	864	8/4/2023	\$460,000	1.000	\$460,000	\$268,200	\$448,400	58%	97%	97%
6	ORCHARD HILL RD	U010	033	0.55	70	Colonial	Good	1977	3,283	9/28/2023	\$1,000,000	1.000	\$1,000,000	\$502,700	\$892,300	50%	89%	89%
28	ORCHARD ST	U033	057	0.35	60	Colonial	Average +10	1991	1,856	6/24/2022	\$580,000	1.085	\$629,300	\$361,500	\$595,300	62%	95%	103%
11	OTTAWA WOODS RD	R014	2210	1.84	R70	Colonial	Average +10	1986	2,140	7/11/2023	\$646,000	1.000	\$646,000	\$398,900	\$616,700	62%	95%	95%
1	OWENS WAY	R057	1B23	0.23	75	Colonial	Average +20	2017	2,256	6/30/2023	\$815,000	1.000	\$815,000	\$434,800	\$744,800	53%	91%	91%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
5	PACER WAY	U055	029	0.1	50	Colonial	Average +20	2022	1,624	6/2/2022	\$585,000	1.085	\$634,725	\$395,300	\$565,400	68%	89%	97%
3	PACER WAY	U055	028	0.1	50	Colonial	Average +20	2022	1,624	6/15/2022	\$595,000	1.085	\$645,575	\$395,300	\$565,400	66%	88%	95%
17	PACER WAY	U055	039	0.09	50	Cape Cod	Average +20	2022	1,596	10/4/2022	\$588,200	1.075	\$632,315	\$401,000	\$572,400	68%	91%	97%
15	PACER WAY	U055	038	0.09	50	Colonial	Average +20	2022	1,757	10/14/2022	\$625,000	1.075	\$671,875	\$390,200	\$558,800	62%	83%	89%
33	PACER WAY	U055	044	0.1	50	Colonial	Good	2022	1,848	10/14/2022	\$639,000	1.075	\$686,925	\$457,200	\$651,000	72%	95%	102%
11	PACER WAY	U055	036	0.1	50	Colonial	Good	2022	1,757	11/30/2022	\$600,000	1.075	\$645,000	\$398,900	\$617,600	66%	96%	103%
41	PACER WAY	U055	047	0.15	50	Colonial	Average +20	2022	1,904	11/30/2022	\$639,900	1.075	\$687,893	\$419,500	\$598,800	66%	87%	94%
43	PACER WAY	U055	048	0.16	50	Colonial	Good	2022	2,136	12/21/2022	\$680,000	1.075	\$731,000	\$471,300	\$670,900	69%	92%	99%
29	PACER WAY	U055	043	0.18	50	Colonial	Good	2022	1,888	1/30/2023	\$654,000	1.075	\$703,050	\$455,200	\$665,700	70%	95%	102%
45	PACER WAY	U055	049	0.12	50	Colonial	Good	2022	1,864	2/24/2023	\$645,000	1.075	\$693,375	\$451,900	\$644,700	70%	93%	100%
49	PACER WAY	U055	051	0.15	50	Colonial	Good	2022	2,280	3/17/2023	\$726,500	1.040	\$755,560	\$538,500	\$708,600	74%	94%	98%
42	PACER WAY	U055	056	0.13	50	Colonial	Good	2023	1,848	3/31/2023	\$675,000	1.040	\$702,000	\$496,200	\$656,600	74%	94%	97%
47	PACER WAY	U055	050	0.12	50	Colonial	Good	2023	2,120	4/14/2023	\$655,000	1.020	\$668,100	\$467,200	\$671,400	N/A: NEW	100%	103%
35	PACER WAY	U055	045	0.13	50	Colonial	Good	2023	2,136	4/19/2023	\$708,520	1.020	\$722,690	\$471,400	\$677,400	N/A: NEW	94%	96%
44	PACER WAY	U055	057	0.1	50	Colonial	Good	2023	1,864	4/20/2023	\$655,000	1.020	\$668,100	\$445,800	\$640,900	N/A: NEW	96%	98%
46	PACER WAY	U055	058	0.1	50	Colonial	Good	2023	1,944	5/11/2023	\$656,490	1.020	\$669,620	\$411,800	\$638,800	N/A: NEW	95%	97%
48	PACER WAY	U055	059	0.13	50	Colonial	Good	2023	2,136	6/28/2023	\$701,343	1.000	\$701,343	\$410,700	\$676,600	N/A: NEW	96%	96%
52	PACER WAY	U055	061	0.1	50	Colonial	Good	2023	1,944	8/31/2023	\$676,000	1.000	\$676,000	\$128,000	\$648,300	N/A: NEW	96%	96%
51	PACER WAY	U055	052	0.11	50	Colonial	Good	2023	1,864	9/5/2023	\$655,000	1.000	\$655,000	\$128,800	\$641,700	N/A: NEW	98%	98%
54	PACER WAY	U055	062	0.13	50	Colonial	Good	2023	1,848	9/22/2023	\$700,000	1.000	\$700,000	\$110,400	\$661,100	N/A: NEW	94%	94%
55	PACER WAY	U055	054	0.13	50	Colonial	Good	2023	1,888	10/13/2023	\$698,000	1.000	\$698,000	\$110,400	\$643,800	N/A: NEW	92%	92%
53	PACER WAY	U055	053	0.11	50	Colonial	Good	2023	1,944	10/30/2023	\$694,200	1.000	\$694,200	\$108,800	\$624,000	N/A: NEW	90%	90%
19	PARTRIDGE LN	U008	079	0.33	60	Split Level	Average +10	1973	888	10/19/2022	\$490,000	1.075	\$526,750	\$319,800	\$507,300	65%	96%	104%
31	PAULSEN DR	U030	1103	0.27	65	Modern/Contemp	Good	2022	2,437	11/4/2022	\$831,852	1.075	\$894,241	\$616,800	\$811,800	74%	91%	98%
11	PAULSEN DR	U030	1110	0.16	65	Colonial	Good	2023	2,204	4/20/2023	\$804,996	1.020	\$821,096	\$561,400	\$783,600	N/A: NEW	95%	97%
33	PAULSEN DR	U030	1102	0.19	65	Modern/Contemp	Good +10	2023	2,520	6/1/2023	\$979,251	1.000	\$979,251	\$494,700	\$884,100	N/A: NEW	90%	90%
5	PAULSEN DR	U030	1112	0.16	65	Cape Cod	Good	2023	1,904	9/15/2023	\$840,000	1.000	\$840,000	\$141,000	\$730,200	N/A: NEW	87%	87%
13	PAULSEN DR	U030	1109	0.16	65	Colonial	Good	2023	2,310	10/18/2023	\$982,697	1.000	\$982,697	\$141,000	\$783,900	N/A: NEW	80%	80%
9	PAULSEN DR	U030	1111	0.16	65	Colonial	Good +10	2023	3,020	11/8/2023	\$1,085,095	1.000	\$1,085,095	\$141,000	\$964,400	N/A: NEW	89%	89%
1	PAULSEN DR	U030	1113	0.19	65	Modern/Contemp	Good +10	2023	1,892	1/5/2024	\$810,000	1.000	\$810,000	\$317,600	\$771,600	N/A: NEW	95%	95%
41	PAULSEN DR	U030	1100	0.19	65	Colonial	Good +10	2023	3,108	3/8/2024	\$998,000	1.000	\$998,000	\$144,000	\$953,200	N/A: NEW	96%	96%
220	PAYNE RD	R040	002A	0.65	R40	Cape Cod	Average +10	2002	2,118	5/20/2022	\$565,000	1.085	\$613,025	\$360,900	\$546,000	64%	89%	97%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
205	PAYNE RD	R050	011A	0.46	40	Ranch	Average +10	2004	1,621	6/3/2022	\$502,500	1.085	\$545,213	\$382,400	\$539,800	76%	99%	107%
32	PAYNE RD	U035	003	0.55	40	Ranch	Average +10	1960	1,392	8/22/2022	\$555,000	1.075	\$596,625	\$358,700	\$534,800	65%	90%	96%
36	PEARL ST	U002	010	0.14	HB	Colonial	Average +20	1949	2,101	9/29/2023	\$1,470,000	1.000	\$1,470,000	\$571,000	\$1,320,200	39%	90%	90%
7	PILGRIM DR	U051	041	0.34	50	Colonial	Average +10	1970	1,568	5/19/2023	\$500,000	1.020	\$510,000	\$308,500	\$497,600	62%	98%	100%
7	PINE LEDGE DR	U027	461	0.61	80	Cape Cod	Average +20	1992	2,052	6/16/2023	\$715,000	1.000	\$715,000	\$469,100	\$727,600	66%	102%	102%
11	PINE LEDGE DR	U027	459	0.46	80	Colonial	Good	1992	2,533	8/18/2023	\$870,000	1.000	\$870,000	\$458,100	\$820,800	53%	94%	94%
51	PINE POINT RD	U033	011	0.72	50	Ranch	Average +20	1961	1,708	5/5/2022	\$500,000	1.085	\$542,500	\$317,700	\$560,600	64%	103%	112%
33	PINE POINT RD	U033	035	0.3	50	Cape Cod	Average	1954	1,187	6/9/2022	\$380,000	1.085	\$412,300	\$241,600	\$335,700	64%	81%	88%
176	PINE POINT RD	U028	003	0.49	60	Cape Cod	Average	1937	1,260	7/21/2022	\$408,000	1.075	\$438,600	\$289,900	\$428,700	71%	98%	105%
28	PINE POINT RD	U034	025	0.4	50	Ranch	Average	1950	1,620	7/22/2022	\$405,000	1.075	\$435,375	\$277,800	\$425,700	69%	98%	105%
295	PINE POINT RD	U024	034	0.07	60	Conventional	Average	1930	725	9/1/2022	\$350,000	1.075	\$376,250	\$186,600	\$281,000	53%	75%	80%
280	PINE POINT RD	U024	002	0.25	60	Ranch	Average	1957	1,108	1/5/2023	\$345,000	1.075	\$370,875	\$236,200	\$357,500	68%	96%	104%
2	PINTAIL POINT DR	R093	045	2.1	90	Colonial	Good +10	1997	2,713	4/4/2023	\$1,400,000	1.020	\$1,428,000	\$595,400	\$1,222,000	43%	86%	87%
199	PLEASANT HILL RD	U006	049	0.35	50	Cape Cod	Average +10	1956	1,272	5/19/2022	\$535,000	1.085	\$580,475	\$292,700	\$464,500	55%	80%	87%
223	PLEASANT HILL RD	U004	004B	0.36	50	Colonial	Good +10	2022	2,334	1/31/2023	\$850,000	1.075	\$913,750	\$541,500	\$807,800	64%	88%	95%
301	PLEASANT HILL RD	R094	009	6	60	Modern/Contemp	Average +20	1992	5,503	5/30/2023	\$1,675,000	1.020	\$1,708,500	\$1,049,600	\$1,631,000	63%	95%	97%
184	PLEASANT HILL RD	R078	056E	0.95	50	Ranch	Average +10	2012	1,560	10/16/2023	\$750,000	1.000	\$750,000	\$362,900	\$636,300	48%	85%	85%
269	PLEASANT HILL RD	U003	024	0.35	50	Ranch	Average	1972	1,260	11/14/2023	\$449,000	1.000	\$449,000	\$301,600	\$423,300	67%	94%	94%
250	PLEASANT HILL RD	R095	004	1.03	50	Raised Ranch	Average +10	1975	1,288	12/29/2023	\$570,000	1.000	\$570,000	\$304,400	\$468,400	53%	82%	82%
259	PLEASANT HILL RD	U003	029	0.51	50	Raised Ranch	Average	1971	1,056	3/25/2024	\$410,000	1.000	\$410,000	\$303,500	\$395,300	74%	96%	96%
21	PORTLAND FARMS RD	U045	011A	0.23	50	Ranch	Average +20	1955	1,078	9/22/2022	\$581,000	1.075	\$624,575	\$331,800	\$525,700	57%	84%	90%
9	PORTLAND FARMS RD	U045	014A	0.61	50	Colonial	Average	1997	1,537	12/6/2022	\$450,000	1.075	\$483,750	\$284,700	\$456,100	63%	94%	101%
1	POWDERHORN DR	U004	153	0.36	60	Ranch	Average	1968	1,124	8/10/2023	\$462,000	1.000	\$462,000	\$283,400	\$437,800	61%	95%	95%
7	PROSPECTOR LN	R093	2104	21.5	90	Colonial	Good +10	1998	3,621	11/29/2023	\$1,390,000	1.000	\$1,390,000	\$696,500	\$1,295,500	50%	93%	93%
4	QUADRANT LN	U004	049	0.46	60	Colonial	Good	1996	2,152	10/20/2023	\$825,000	1.000	\$825,000	\$416,000	\$710,900	50%	86%	86%
7	QUARTERDECK LN	U004	084	0.34	60	Raised Ranch	Average +10	1972	1,322	2/23/2024	\$570,000	1.000	\$570,000	\$332,400	\$517,200	58%	91%	91%
7	QUEENS DR	U029	017	0.36	50	Raised Ranch	Average	1970	810	9/2/2022	\$395,000	1.075	\$424,625	\$264,500	\$395,600	67%	93%	100%
29	REFLECTION SQ	R073	032	0.15	85	Colonial	Good +20	2016	2,464	11/8/2022	\$1,080,000	1.075	\$1,161,000	\$679,000	\$1,093,700	63%	94%	101%
3	REVIVAL LN	R073	116	0.1	85	Colonial	Good	2022	2,080	7/21/2022	\$859,000	1.075	\$923,425	\$517,200	\$795,300	60%	86%	93%
5	REVIVAL LN	R073	115	0.1	85	Colonial	Good +10	2023	2,092	12/11/2023	\$999,000	1.000	\$999,000	\$286,000	\$874,700	N/A: NEW	88%	88%
7	RIDGEWAY RD	R054	2918	0.82	70	Colonial	Average +10	1994	1,880	6/30/2022	\$550,000	1.085	\$596,750	\$392,800	\$598,300	71%	100%	109%
10	RIVER SANDS DR	U021	024A	0.46	PS	Modern/Contemp	Good +20	1992	2,380	3/28/2024	\$2,100,000	1.000	\$2,100,000	\$1,273,500	\$1,945,300	61%	93%	93%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
41	RIVER WOODS DR	R003	1742	1.68	R70	Colonial	Average +20	2002	2,568	4/26/2022	\$765,879	1.085	\$830,979	\$471,900	\$756,700	62%	91%	99%
42	RIVER WOODS DR	R003	1738	1.56	R70	Colonial	Average +20	2001	2,252	8/11/2023	\$725,000	1.000	\$725,000	\$428,100	\$656,800	59%	91%	91%
5	RIVER WOODS DR	R003	1703	1.84	R70	Colonial	Average +10	1998	2,248	9/14/2023	\$655,000	1.000	\$655,000	\$401,400	\$573,700	61%	88%	88%
21	ROBINSON RD	U006	123	0.29	50	Ranch	Average +10	1959	1,068	6/14/2022	\$500,000	1.085	\$542,500	\$288,900	\$465,000	58%	86%	93%
2	ROCKY HILL RD	U009	025	0.39	70	Raised Ranch	Average +10	1976	1,145	9/15/2023	\$575,000	1.000	\$575,000	\$327,100	\$556,800	57%	97%	97%
4	ROSE HILL WAY	U035	023	0.49	50	Cape Cod	Average	1954	1,053	10/11/2022	\$395,418	1.075	\$425,074	\$248,300	\$366,800	63%	86%	93%
20	ROSS RD	U024	058	1.4	50	Cape Cod	Average	1983	2,640	3/22/2024	\$626,500	1.000	\$626,500	\$433,000	\$611,100	69%	98%	98%
121	RUNNING HILL RD	R035	001	0.33	R50	Cape Cod	Average +20	2005	2,803	6/10/2022	\$667,000	1.085	\$723,695	\$422,100	\$653,100	63%	90%	98%
91	RUNNING HILL RD	R035	018A	1.2	R50	Raised Ranch	Average +10	2018	2,000	7/6/2022	\$649,900	1.075	\$698,643	\$419,700	\$637,100	65%	91%	98%
4	RYEFIELD DR	U032	077	0.41	70	Cape Cod	Average +10	1996	1,547	7/28/2023	\$675,000	1.000	\$675,000	\$389,300	\$604,000	58%	89%	89%
15	RYEFIELD DR	U032	081	0.42	70	Colonial	Average +10	1996	2,166	12/15/2023	\$640,000	1.000	\$640,000	\$394,200	\$601,200	62%	94%	94%
6	SAGEBRUSH DR	R059	2319	0.24	60	Cape Cod	Average	1998	1,212	3/23/2023	\$535,000	1.040	\$556,400	\$308,600	\$481,100	58%	86%	90%
3	SALT MARSH CIR	U010	024	3.73	70	Modern/Contemp	Average +20	1979	3,308	8/22/2022	\$925,000	1.075	\$994,375	\$653,100	\$921,000	71%	93%	100%
3	SARAH LIBERTY LN	R025	404	2	R70	Colonial	Good	2002	3,496	8/11/2023	\$942,500	1.000	\$942,500	\$556,900	\$903,400	59%	96%	96%
9	SAWGRASS DR	R059	202	0.14	60	Colonial	Average +20	2017	1,492	7/29/2022	\$536,000	1.075	\$576,200	\$386,100	\$594,600	72%	103%	111%
19	SAWGRASS DR	R059	206	0.15	60	Modern/Contemp	Average +20	2015	1,708	8/5/2022	\$625,000	1.075	\$671,875	\$395,500	\$596,100	63%	89%	95%
31	SAWYER RD	U042	077	0.25	50	Conventional	Average +10	1972	2,024	4/20/2022	\$550,000	1.085	\$596,750	\$369,500	\$546,500	67%	92%	99%
88	SAWYER RD	R052	002	1	50	Ranch	Average	1974	1,871	5/10/2023	\$540,000	1.020	\$550,800	\$303,200	\$518,800	56%	94%	96%
124	SAWYER RD	R054	004A	0.44	50	Ranch	Average +10	2023	1,276	10/3/2023	\$489,000	1.000	\$489,000	\$123,800	\$454,300	N/A: NEW	93%	93%
2	SCABBARD RD	U005	052	0.45	60	Cape Cod	Average +20	1971	2,234	3/27/2024	\$830,000	1.000	\$830,000	\$438,500	\$745,700	53%	90%	90%
1	SCHOONER RD	U005	051	0.49	60	Colonial	Good	1987	2,404	3/6/2024	\$850,000	1.000	\$850,000	\$416,600	\$764,900	49%	90%	90%
37	SCOTTOW HILL RD	R050	034	6.08	50	Ranch	Average	1967	956	8/15/2022	\$650,000	1.075	\$698,750	\$290,200	\$600,000	45%	86%	92%
8	SEA ROSE LN	U023	040	0.07	PP	Modern/Contemp	Good	1920	1,500	2/27/2024	\$1,300,000	1.000	\$1,300,000	\$499,200	\$966,500	38%	74%	74%
52	SEAVEY LANDING RD	R085	010	0.44	SL	Conventional	Good	1930	2,257	7/19/2022	\$1,350,000	1.075	\$1,451,250	\$979,000	\$1,323,000	73%	91%	98%
4	SEAVIEW AVE	U043	027	0.41	50	Cape Cod	Average	1941	1,354	7/31/2023	\$411,000	1.000	\$411,000	\$227,100	\$363,200	55%	88%	88%
7	SECOND AVE	U047	026	0.26	50	Cape Cod	Average +10	1950	1,176	11/17/2022	\$450,000	1.075	\$483,750	\$249,600	\$407,400	55%	84%	91%
5	SECOND AVE	U047	027	0.26	50	Cape Cod	Average	1955	1,176	3/25/2024	\$361,000	1.000	\$361,000	\$260,300	\$335,500	72%	93%	93%
5	SEQUOIA LN	U048	2901	0.53	70	Colonial	Average +20	2000	2,414	9/28/2022	\$725,000	1.075	\$779,375	\$438,500	\$679,500	60%	87%	94%
2	SEXTANT LN	U004	063	0.34	60	Colonial	Average +10	1971	1,552	6/17/2022	\$516,000	1.085	\$559,860	\$343,300	\$536,400	67%	96%	104%
1	SEXTANT LN	U004	076	0.35	60	Colonial	Average +10	1972	1,736	10/19/2023	\$600,000	1.000	\$600,000	\$347,800	\$556,700	58%	93%	93%
6	SIMPLICITY PL	R073	038	0.1	85	Colonial	Good	2022	1,672	5/27/2022	\$732,215	1.085	\$794,453	\$478,800	\$737,700	65%	93%	101%
21	SNOWBERRY DR	R088	410	0.57	70	Modern/Contemp	Average +20	1999	2,340	7/13/2022	\$772,000	1.075	\$829,900	\$477,200	\$748,200	62%	90%	97%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
7	SPRINGBROOK LN	R029	031	1.94	R70	Cape Cod	Good	1996	2,998	2/22/2024	\$875,000	1.000	\$875,000	\$484,600	\$843,300	55%	96%	96%
89	SPURWINK RD	R100	003	1.88	70	Cape Cod	Average	1980	1,828	9/2/2022	\$675,000	1.075	\$725,625	\$418,900	\$613,300	62%	85%	91%
119	SPURWINK RD	R099	013	0.74	70	Colonial	Average +10	1977	1,942	5/18/2023	\$715,000	1.020	\$729,300	\$369,800	\$619,900	52%	85%	87%
95	SPURWINK RD	R099	021	1.91	70	Cape Cod	Average +20	2000	3,720	10/9/2023	\$1,150,000	1.000	\$1,150,000	\$795,400	\$1,071,500	69%	93%	93%
4	STEEPLECHASE DR	U033	100	0.41	60	Cape Cod	Average +10	1994	1,428	8/15/2022	\$550,000	1.075	\$591,250	\$351,600	\$556,800	64%	94%	101%
3	STERLINGWOOD DR	R025	910	1.88	R70	Colonial	Average +20	1997	2,333	9/11/2023	\$685,000	1.000	\$685,000	\$427,700	\$668,200	62%	98%	98%
111	STEWART DR	U030	1067	0.44	65	Modern/Contemp	Good	2022	2,682	5/13/2022	\$833,544	1.085	\$904,395	\$675,100	\$888,600	81%	98%	107%
129	STEWART DR	U030	1062	0.48	65	Colonial	Good	2021	2,895	7/11/2022	\$913,728	1.075	\$982,258	\$687,500	\$932,900	75%	95%	102%
99	STEWART DR	U030	1070	0.44	65	Modern/Contemp	Good +10	2022	1,933	2/17/2023	\$911,137	1.075	\$979,472	\$576,800	\$824,100	63%	84%	90%
115	STEWART DR	U030	1066	0.44	65	Colonial	Good +10	2022	3,168	6/14/2023	\$1,057,000	1.000	\$1,057,000	\$711,400	\$1,037,700	67%	98%	98%
5	STONE RD	U014	020	1.94	60	Colonial	Average +20	2007	3,375	6/16/2023	\$1,200,000	1.000	\$1,200,000	\$573,700	\$988,200	48%	82%	82%
1	STONERIDGE DR	R091	801	1.88	95	Modern/Contemp	Good +20	1990	4,472	4/15/2022	\$1,485,000	1.085	\$1,611,225	\$887,600	\$1,475,900	60%	92%	99%
7	STRAWBERRY FIELDS LN	R091	003C	2.52	70	Modern/Contemp	Average +20	2005	2,965	4/12/2022	\$897,623	1.085	\$973,921	\$622,200	\$883,200	69%	91%	98%
6	SUMAC LN	R059	220	0.15	60	Colonial	Average +20	2016	2,442	5/15/2023	\$755,000	1.020	\$770,100	\$449,800	\$698,200	60%	91%	92%
5	SUMMERFIELD LN	R075	005	0.35	70	Cape Cod	Average +10	1996	1,838	5/6/2022	\$585,000	1.085	\$634,725	\$391,400	\$591,900	67%	93%	101%
10	SUSAN AVE	U031	083A	2.3	50	Cape Cod	Average +10	1984	3,058	4/1/2022	\$620,000	1.085	\$672,700	\$459,000	\$661,600	74%	98%	107%
6	SUSAN AVE	U031	080	0.69	50	Raised Ranch	Average	1970	954	4/6/2023	\$445,000	1.020	\$453,900	\$245,800	\$364,000	55%	80%	82%
4	SWEETBRIER LN	R019	701	1.84	R70	Cape Cod	Average +20	1999	2,208	8/11/2023	\$710,000	1.000	\$710,000	\$427,100	\$652,600	60%	92%	92%
9	SYLVAN RD	U027	018A	0.47	60	Ranch	Average	1990	1,512	6/14/2023	\$516,000	1.000	\$516,000	\$325,000	\$488,100	63%	95%	95%
1	TALIAS WAY	R080	013A	0.46	50	Colonial	Average +20	2023	1,480	12/14/2023	\$620,000	1.000	\$620,000	\$0	\$577,500	N/A: NEW	93%	93%
10	TALL PINES RD	U008	006	0.36	60	Split Level	Average	1971	1,064	9/23/2022	\$415,000	1.075	\$446,125	\$260,500	\$385,800	63%	86%	93%
11	TALL PINES RD	U008	049	0.36	60	Modern/Contemp	Average	1972	1,628	10/21/2022	\$510,000	1.075	\$548,250	\$323,700	\$520,500	63%	95%	102%
9	TALL PINES RD	U008	050	0.36	60	Modern/Contemp	Average +10	1971	1,788	10/21/2022	\$627,000	1.075	\$674,025	\$356,000	\$600,500	57%	89%	96%
40	TALL PINES RD	U009	020	0.38	60	Colonial	Average +10	1977	2,438	6/30/2023	\$700,000	1.000	\$700,000	\$386,400	\$640,100	55%	91%	91%
15	TAMARACK LN	R019	2106	2.26	R80	Colonial	Average +20	2011	2,451	7/21/2022	\$860,000	1.075	\$924,500	\$468,400	\$730,600	54%	79%	85%
4	TANGLEWOOD CIR	U027	429	0.69	80	Colonial	Average +20	1992	2,447	6/24/2022	\$735,000	1.085	\$797,475	\$473,400	\$753,300	64%	94%	102%
6	TANGLEWOOD CIR	U027	430	0.82	80	Cape Cod	Average +20	1990	2,806	9/1/2023	\$900,000	1.000	\$900,000	\$496,500	\$843,800	55%	94%	94%
15	TENNEY LN	R095	104	0.92	90	Colonial	Good	1997	3,614	5/3/2022	\$1,175,350	1.085	\$1,275,255	\$619,900	\$1,063,700	53%	83%	91%
17	TENNEY LN	R095	103	0.96	90	Colonial	Good	1998	3,371	5/17/2022	\$1,200,000	1.085	\$1,302,000	\$701,600	\$1,133,400	58%	87%	94%
12	TENNEY LN	R095	092	0.7	90	Colonial	Average +20	1995	2,176	9/16/2022	\$785,000	1.075	\$843,875	\$476,500	\$776,400	61%	92%	99%
11	THIRD AVE	U047	037	0.26	50	Ranch	Average	1960	896	3/15/2024	\$370,000	1.000	\$370,000	\$200,900	\$333,400	54%	90%	90%
14	THOMAS DR	U016	045	0.63	70	Colonial	Average +10	1968	1,909	6/9/2022	\$705,000	1.085	\$764,925	\$414,300	\$634,900	59%	83%	90%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
23	THOMAS DR	U016	051	1.07	70	Modern/Contemp	Average +20	1985	2,703	11/30/2022	\$805,000	1.075	\$865,375	\$485,300	\$783,500	60%	91%	97%
4	TRACK VIEW TER	R059	004A	1.13	50	Ranch	Average +10	2012	1,689	10/18/2022	\$497,000	1.075	\$534,275	\$350,700	\$532,200	71%	100%	107%
11	TRILLIUM WAY	R026	806	0.69	R70	Modern/Contemp	Good	2016	2,112	5/4/2022	\$841,000	1.085	\$912,485	\$492,500	\$811,400	59%	89%	96%
2	TUCKER BROOK DR	R049	201	0.46	60	Colonial	Average +20	2022	1,690	3/7/2024	\$674,500	1.000	\$674,500	\$440,500	\$642,600	65%	95%	95%
43	TWO ROD RD	R050	022A	2.04	50	Modern/Contemp	Average +20	2006	1,920	6/24/2022	\$630,000	1.085	\$683,550	\$417,000	\$623,500	66%	91%	99%
82	TWO ROD RD	U051	065	0.81	50	Colonial	Average	1973	1,768	10/20/2023	\$461,000	1.000	\$461,000	\$310,400	\$447,600	67%	97%	97%
75	TWO ROD RD	R041	006	0.93	50	Ranch	Average	1959	792	1/12/2024	\$366,000	1.000	\$366,000	\$217,300	\$337,900	59%	92%	92%
565	US ROUTE 1	U035	015	0.31	40	Ranch	Average +10	2019	912	1/20/2023	\$410,000	1.075	\$440,750	\$251,900	\$380,100	61%	86%	93%
7	VAL TER	U015	152	0.5	60	Ranch	Average +10	1985	960	4/20/2023	\$570,000	1.020	\$581,400	\$283,700	\$491,800	50%	85%	86%
4	VAL TER	U015	157	0.46	60	Colonial	Average +20	1986	2,962	2/14/2024	\$953,000	1.000	\$953,000	\$549,000	\$860,800	58%	90%	90%
20	VESPER ST	U001	110	0.11	HB	Cape Cod	Average	1940	753	10/7/2022	\$1,025,000	1.075	\$1,101,875	\$688,500	\$1,022,400	67%	93%	100%
1	WELCH DR	U006	094	0.3	50	Cape Cod	Average	1968	1,152	2/13/2024	\$460,000	1.000	\$460,000	\$255,800	\$413,100	56%	90%	90%
9	WESTWOOD AVE	U043	054B	0.19	50	Raised Ranch	Average +10	1978	858	4/15/2022	\$467,000	1.085	\$506,695	\$284,000	\$431,600	61%	85%	92%
7	WESTWOOD AVE	U043	054A	0.14	50	Raised Ranch	Average	1978	858	11/7/2023	\$404,800	1.000	\$404,800	\$213,000	\$372,100	53%	92%	92%
9	WHIPPLE LN	R050	021	0.69	60	Colonial	Good +10	2017	2,424	7/7/2022	\$920,000	1.075	\$989,000	\$467,700	\$860,300	51%	87%	94%
6	WHITE SANDS LN	U001	060	0.15	HB	Cottage	Average	1900	1,008	10/5/2023	\$1,350,000	1.000	\$1,350,000	\$742,500	\$1,186,800	55%	88%	88%
17	WILDROSE LN	R093	001G	2.18	80	Cape Cod	Average +20	1987	2,700	7/17/2023	\$863,000	1.000	\$863,000	\$521,100	\$797,900	60%	92%	92%
12	WILLIAMSBURG LN	R095	025	0.67	70	Cape Cod	Average +20	1985	1,841	8/17/2022	\$750,000	1.075	\$806,250	\$428,800	\$690,400	57%	86%	92%
14	WINDSOR PINES DR	R086	018	0.6	80	Cape Cod	Average +10	1991	1,794	5/6/2022	\$681,250	1.085	\$739,156	\$429,100	\$645,500	63%	87%	95%
6	WINDWARD LN	R054	2502	0.72	70	Colonial	Average +20	1998	2,508	11/15/2023	\$800,000	1.000	\$800,000	\$432,600	\$732,200	54%	92%	92%
3	WINN WAY	R057	1B89	0.19	75	Colonial	Good	2022	2,404	4/28/2022	\$814,499	1.085	\$883,731	\$533,900	\$792,000	66%	90%	97%
12	WINN WAY	R057	1B82	0.23	75	Modern/Contemp	Good	2021	2,114	11/16/2022	\$880,000	1.075	\$946,000	\$564,500	\$827,800	64%	88%	94%
10	WINN WAY	R057	1B83	0.23	75	Colonial	Good	2021	2,208	10/19/2023	\$799,000	1.000	\$799,000	\$524,700	\$779,600	66%	98%	98%
35	WINNOCKS NECK RD	U007	002	0.53	60	Colonial	Average +10	1969	2,096	8/24/2022	\$645,900	1.075	\$694,343	\$351,600	\$565,800	54%	81%	88%
40	WINNOCKS NECK RD	R073	010D	0.85	60	Cape Cod	Average	1980	1,608	6/14/2023	\$550,500	1.000	\$550,500	\$325,000	\$512,100	59%	93%	93%
38	WINNOCKS NECK RD	R073	010C	0.85	60	Cape Cod	Average	1980	1,640	9/7/2023	\$539,900	1.000	\$539,900	\$321,300	\$503,300	60%	93%	93%
14	WOODFIELD DR	R025	215	2.32	R70	Colonial	Average +20	2001	2,860	4/14/2023	\$745,000	1.020	\$759,900	\$460,300	\$724,500	62%	95%	97%
6	WOODROCK DR	U015	019	0.46	60	Cape Cod	Average +10	1971	1,326	11/30/2022	\$510,000	1.075	\$548,250	\$317,800	\$543,200	62%	99%	107%
9	WOODSIDE DR	U011	032	0.45	60	Cape Cod	Average	1970	2,147	6/29/2022	\$555,000	1.085	\$602,175	\$340,600	\$567,900	61%	94%	102%
20	WOODSPELL RD	U048	2431	0.97	70	Colonial	Good	2006	2,844	6/16/2022	\$901,000	1.085	\$977,585	\$537,500	\$891,400	60%	91%	99%
3	WOODSPELL RD	R054	2951	0.7	70	Colonial	Good	1997	2,476	8/15/2022	\$859,000	1.075	\$923,425	\$448,000	\$802,600	52%	87%	93%
1	WOODSPELL RD	R054	2950	0.46	70	Colonial	Average +10	1999	2,174	8/25/2022	\$590,000	1.075	\$634,250	\$421,200	\$610,600	71%	96%	103%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
42	WOODSPELL RD	U048	2434	0.47	70	Colonial	Average +20	2009	2,622	7/3/2023	\$925,000	1.000	\$925,000	\$480,000	\$831,100	52%	90%	90%
15	WOODSPELL RD	R054	2956	0.47	70	Colonial	Average +20	1998	2,336	11/30/2023	\$825,000	1.000	\$825,000	\$444,100	\$703,800	54%	85%	85%
21	WYNMOOR DR	U014	827	0.63	70	Colonial	Average +20	1991	2,683	5/18/2023	\$895,000	1.020	\$912,900	\$512,600	\$827,900	57%	91%	93%

RESIDENTIAL

Sales Ratio Analysis Outcomes

Year	Sale Month	# Sales	Old Ratio (Before Reval)	Time Trended Ratio	Non Time Trended Ratio	
2022	Apr	22	65%	91%	98%	
	May	28	63%	90%	98%	
	Jun	28	64%	91%	98%	
	Jul	25	63%	89%	96%	
	Aug	21	63%	90%	97%	
	Sep	29	64%	90%	97%	
	Oct	24	64%	91%	98%	
	Nov	23	63%	92%	99%	
	Dec	9	63%	92%	98%	
	2023	Jan	9	63%	90%	96%
		Feb	6	63%	90%	97%
		Mar	13	63%	90%	93%
Apr		18	57%	90%	92%	
May		21	57%	90%	92%	
Jun		25	57%	91%	91%	
Jul		15	61%	91%	91%	
Aug		20	56%	92%	92%	
Sep		27	57%	92%	92%	
Oct		20	57%	91%	91%	
Nov		21	58%	91%	91%	
Dec		8	58%	90%	90%	
2024	Jan	8	56%	94%	94%	
	Feb	11	54%	89%	89%	
	Mar	20	58%	92%	92%	
Totals →		451	61%	91%	95%	

BLDG Grade	# Sales	Time Trended Ratio
Average	109	91%
Average +10	102	91%
Average +20	106	91%
Below Average	4	86%
Good	87	91%
Good +10	30	91%
Good +20	13	91%
Total →	451	91%

BLDG Style	# Sales	Time Trended Ratio
Bungalow	4	93%
Cape Cod	88	91%
Colonial	197	91%
Conventional	12	91%
Cottage	1	88%
Modern/Contemp	47	90%
Raised Ranch	33	91%
Ranch	61	91%
Split Level	4	91%
Townhouse	3	91%
Two Unit	1	94%
Total →	451	91%

NBHD	# Sales	Time Trended Ratio
40	9	91%
50	110	91%
60	97	90%
65	16	91%
70	44	91%
75	19	90%
80	20	91%
85	15	90%
90	16	91%
95	1	92%
130	1	92%
R40	3	92%
R50	35	91%
R60	2	91%
R70	31	92%
R80	6	89%
R90	4	91%
HB: Higgins Beach	4	90%
HI: Harmons Isl	1	88%
HU: Hig Beach Upper	1	87%
L2: Lanes 2	1	92%
PP: Pine Point	12	90%
PS: Pillsbury Shores	2	92%
SL: Seavey Landing	1	91%
Total →	451	91%