

**RESIDENTIAL SALES**  
**4/1/22 - 4/1/24**  
*(Version 2 - Less Info)*

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
18	ABIGAIL WAY	4/14/2022	\$800,000	1.085	\$868,000	\$785,600	91%	98%
8	ACORN LN	11/14/2022	\$800,000	1.075	\$860,000	\$849,000	99%	106%
9	ACORN LN	8/9/2023	\$1,110,000	1.000	\$1,110,000	\$1,102,000	99%	99%
5	ALGER DR	9/28/2023	\$500,000	1.000	\$500,000	\$489,700	98%	98%
7	ANEMONE MEWS	4/14/2023	\$435,000	1.020	\$443,700	\$360,800	81%	83%
28	ARBOR VIEW LN	7/8/2022	\$510,000	1.075	\$548,250	\$526,600	96%	103%
126	ASH SWAMP RD	12/28/2022	\$850,000	1.075	\$913,750	\$824,300	90%	97%
21	ASH SWAMP RD	9/12/2023	\$565,000	1.000	\$565,000	\$490,000	87%	87%
93	ASH SWAMP RD	3/25/2024	\$580,000	1.000	\$580,000	\$546,200	94%	94%
49	ASSELYN DR	7/1/2022	\$390,000	1.075	\$419,250	\$344,100	82%	88%
17	ASSELYN DR	10/21/2022	\$490,000	1.075	\$526,750	\$442,100	84%	90%
6	ASSELYN DR	6/23/2023	\$435,000	1.000	\$435,000	\$402,800	93%	93%
2	BABKIRK DR	9/26/2022	\$640,000	1.075	\$688,000	\$678,100	99%	106%
4	BABKIRK DR	1/3/2024	\$695,000	1.000	\$695,000	\$650,900	94%	94%
8	BALLANTYNE DR	5/2/2022	\$585,000	1.085	\$634,725	\$596,800	94%	102%
26	BALLANTYNE DR	5/13/2022	\$520,000	1.085	\$564,200	\$567,400	101%	109%
13	BARBARA AVE	9/8/2023	\$345,000	1.000	\$345,000	\$295,600	86%	86%
10	BAY ST	6/30/2023	\$1,350,000	1.000	\$1,350,000	\$1,252,700	93%	93%
20	BAYBERRY LN	4/28/2022	\$585,000	1.085	\$634,725	\$622,900	98%	106%
16	BAYBERRY LN	3/23/2023	\$580,000	1.040	\$603,200	\$495,300	82%	85%
11	BAYBERRY LN	6/30/2023	\$690,000	1.000	\$690,000	\$631,400	92%	92%
8	BAYWOODS DR	9/29/2023	\$929,000	1.000	\$929,000	\$845,600	91%	91%

**RESIDENTIAL SALES**  
**4/1/22 - 4/1/24**  
*(Version 2 - Less Info)*

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
7	BEACH ST	6/16/2023	\$1,300,000	1.000	\$1,300,000	\$1,121,300	86%	86%
4	BEAVER BROOK RD	5/16/2022	\$540,000	1.085	\$585,900	\$556,100	95%	103%
96	BEECH RIDGE RD	4/15/2023	\$475,000	1.020	\$484,500	\$406,900	84%	86%
2	BLACK POINT MDWS	1/12/2024	\$605,000	1.000	\$605,000	\$564,900	93%	93%
270	BLACK POINT RD	7/25/2022	\$459,000	1.075	\$493,425	\$477,400	97%	104%
241	BLACK POINT RD	7/27/2022	\$635,000	1.075	\$682,625	\$626,800	92%	99%
11	BLACK POINT RD	7/27/2022	\$700,000	1.075	\$752,500	\$589,200	78%	84%
219	BLACK POINT RD	11/4/2022	\$577,500	1.075	\$620,813	\$558,300	90%	97%
251	BLACK POINT RD	2/15/2023	\$513,500	1.075	\$552,013	\$502,400	91%	98%
250	BLACK POINT RD	8/18/2023	\$592,500	1.000	\$592,500	\$495,800	84%	84%
157	BLACK POINT RD	8/24/2023	\$651,000	1.000	\$651,000	\$596,300	92%	92%
262	BLACK POINT RD	10/27/2023	\$540,000	1.000	\$540,000	\$482,100	89%	89%
449	BLACK POINT RD	2/5/2024	\$1,975,000	1.000	\$1,975,000	\$1,814,400	92%	92%
18	BONNEYGROVE DR	9/12/2023	\$704,500	1.000	\$704,500	\$698,600	99%	99%
166	BROADTURN RD	4/5/2022	\$550,000	1.085	\$596,750	\$579,700	97%	105%
247	BROADTURN RD	4/15/2022	\$525,000	1.085	\$569,625	\$534,200	94%	102%
28	BROADTURN RD	6/10/2022	\$350,000	1.085	\$379,750	\$373,700	98%	107%
363	BROADTURN RD	6/30/2022	\$732,500	1.085	\$794,763	\$741,700	93%	101%
25	BROADTURN RD	7/29/2022	\$375,000	1.075	\$403,125	\$345,700	86%	92%
16	BROADTURN RD	9/6/2022	\$345,000	1.075	\$370,875	\$340,400	92%	99%
179	BROADTURN RD	6/30/2023	\$500,000	1.000	\$500,000	\$416,100	83%	83%
364	BROADTURN RD	7/31/2023	\$550,000	1.000	\$550,000	\$506,600	92%	92%

**RESIDENTIAL SALES**  
**4/1/22 - 4/1/24**  
*(Version 2 - Less Info)*

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
122	BROADTURN RD	1/5/2024	\$715,000	1.000	\$715,000	\$665,400	93%	93%
1	BROWN HILL LN	4/26/2022	\$890,000	1.085	\$965,650	\$878,500	91%	99%
40	BURNHAM RD	9/22/2022	\$720,000	1.075	\$774,000	\$664,700	86%	92%
124	BURNHAM RD	10/21/2022	\$630,000	1.075	\$677,250	\$618,600	91%	98%
62	BURNHAM RD	10/28/2022	\$565,000	1.075	\$607,375	\$541,200	89%	96%
140	BURNHAM RD	11/17/2023	\$340,000	1.000	\$340,000	\$292,900	86%	86%
3	BURNHAM WOODS CIR	2/16/2023	\$475,000	1.075	\$510,625	\$448,700	88%	94%
4	BURNHAM WOODS CIR	9/1/2023	\$585,000	1.000	\$585,000	\$533,000	91%	91%
8	BYRD AVE	9/15/2023	\$534,000	1.000	\$534,000	\$496,000	93%	93%
15	CANNON LN	10/6/2023	\$727,500	1.000	\$727,500	\$600,700	83%	83%
1	CATTAIL LN	3/21/2023	\$660,000	1.040	\$686,400	\$606,200	88%	92%
7	CEDAR CIR	11/3/2022	\$540,000	1.075	\$580,500	\$547,000	94%	101%
5	CEDAR CIR	11/13/2023	\$725,000	1.000	\$725,000	\$607,000	84%	84%
6	CHAMBERLAIN RD	6/1/2023	\$680,000	1.000	\$680,000	\$590,100	87%	87%
12	CHARLES CIR	7/14/2023	\$485,000	1.000	\$485,000	\$390,300	80%	80%
3	CHURCH ST	4/4/2022	\$275,000	1.085	\$298,375	\$260,200	87%	95%
32	CHURCH ST	4/4/2022	\$443,000	1.085	\$480,655	\$410,500	85%	93%
15	CHURCH ST	9/6/2022	\$287,000	1.075	\$308,525	\$328,300	106%	114%
6	CLASSICAL LN	9/15/2022	\$550,000	1.075	\$591,250	\$491,800	83%	89%
20	CLAY PITS RD	8/30/2022	\$1,300,000	1.075	\$1,397,500	\$1,190,000	85%	92%
20	CLEARWATER DR	5/25/2022	\$1,750,000	1.085	\$1,898,750	\$1,632,800	86%	93%
16	CLEARWATER DR	7/19/2022	\$1,200,000	1.075	\$1,290,000	\$1,064,500	83%	89%

**RESIDENTIAL SALES**

**4/1/22 - 4/1/24**

(Version 2 - Less Info)

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
24	CLOVER LEAF LN	8/25/2022	\$717,000	1.075	\$770,775	\$724,100	94%	101%
10	CLOVER LEAF LN	2/29/2024	\$825,000	1.000	\$825,000	\$754,500	91%	91%
2	COLONEL DOW DR	4/28/2023	\$870,000	1.020	\$887,400	\$778,000	88%	89%
22	CORALBURST LN	12/15/2023	\$735,000	1.000	\$735,000	\$659,400	90%	90%
11	COULTHARD FARMS RD	7/5/2022	\$1,055,000	1.075	\$1,134,125	\$985,100	87%	93%
21	COULTHARD FARMS RD	11/9/2022	\$850,000	1.075	\$913,750	\$837,500	92%	99%
17	COULTHARD FARMS RD	10/12/2023	\$1,005,000	1.000	\$1,005,000	\$940,800	94%	94%
379	COUNTY RD	12/8/2022	\$420,000	1.075	\$451,500	\$423,100	94%	101%
5	CUMBERLAND WAY	10/12/2022	\$535,000	1.075	\$575,125	\$555,200	97%	104%
6	CUMMINGS RD	7/21/2022	\$342,000	1.075	\$367,650	\$339,600	92%	99%
10	DOVER ST	2/6/2024	\$1,900,000	1.000	\$1,900,000	\$1,800,900	95%	95%
5	DOWN EAST LN	5/9/2023	\$422,100	1.020	\$430,542	\$381,300	89%	90%
29	DOWN EAST LN	5/11/2023	\$599,900	1.020	\$611,898	\$538,400	88%	90%
17	DRIFTWOOD LN	6/9/2023	\$1,233,000	1.000	\$1,233,000	\$1,118,700	91%	91%
18	DUNSTAN AVE	4/8/2022	\$468,000	1.085	\$507,780	\$413,200	81%	88%
14	DUNSTAN AVE	4/28/2022	\$460,000	1.085	\$499,100	\$422,000	85%	92%
8	DUNSTAN AVE	7/14/2022	\$450,000	1.075	\$483,750	\$407,100	84%	90%
13	DUNSTAN AVE	9/6/2022	\$430,000	1.075	\$462,250	\$417,600	90%	97%
4	DUNSTAN AVE	6/26/2023	\$435,000	1.000	\$435,000	\$354,500	81%	81%
28	DUNSTAN LANDING RD	9/1/2023	\$360,000	1.000	\$360,000	\$338,400	94%	94%
31	DUNSTAN LANDING RD	2/29/2024	\$450,000	1.000	\$450,000	\$389,600	87%	87%
29	DYLAN DR	8/12/2022	\$950,900	1.075	\$1,022,218	\$895,800	88%	94%

**RESIDENTIAL SALES**

**4/1/22 - 4/1/24**

(Version 2 - Less Info)

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
46	DYLAN DR	9/9/2022	\$852,896	1.075	\$916,863	\$804,400	88%	94%
35	DYLAN DR	11/1/2022	\$1,004,171	1.075	\$1,079,484	\$1,003,700	93%	100%
32	DYLAN DR	11/18/2022	\$763,240	1.075	\$820,483	\$778,500	95%	102%
42	DYLAN DR	1/3/2023	\$1,045,641	1.075	\$1,124,064	\$932,100	83%	89%
37	DYLAN DR	1/19/2023	\$915,632	1.075	\$984,304	\$863,300	88%	94%
8	DYLAN DR	3/16/2023	\$785,000	1.040	\$816,400	\$756,200	93%	96%
33	DYLAN DR	5/19/2023	\$1,445,000	1.020	\$1,473,900	\$1,281,200	87%	89%
36	DYLAN DR	7/3/2023	\$982,260	1.000	\$982,260	\$850,600	87%	87%
34	DYLAN DR	7/14/2023	\$878,447	1.000	\$878,447	\$803,900	92%	92%
38	DYLAN DR	9/14/2023	\$899,900	1.000	\$899,900	\$896,900	100%	100%
41	DYLAN DR	1/12/2024	\$880,000	1.000	\$880,000	\$832,600	95%	95%
27	DYLAN DR	2/29/2024	\$1,550,000	1.000	\$1,550,000	\$1,334,700	86%	86%
26	EAGLES NEST DR	4/19/2023	\$800,000	1.020	\$816,000	\$745,500	91%	93%
13	EAST GRAND AVE	6/24/2022	\$655,000	1.085	\$710,675	\$641,100	90%	98%
36	EAST GRAND AVE	10/14/2022	\$860,000	1.075	\$924,500	\$811,300	88%	94%
10	ELBRIDGE OLIVER WAY	7/13/2023	\$1,450,000	1.000	\$1,450,000	\$1,391,400	96%	96%
28	ELMWOOD AVE	10/14/2023	\$940,000	1.000	\$940,000	\$860,400	92%	92%
20	EVERGREEN FARMS RD	6/30/2022	\$675,000	1.085	\$732,375	\$674,500	92%	100%
24	EVERGREEN FARMS RD	8/24/2022	\$550,000	1.075	\$591,250	\$580,400	98%	106%
32	EVERGREEN FARMS RD	11/3/2022	\$525,000	1.075	\$564,375	\$539,100	96%	103%
11	EVERGREEN FARMS RD	4/14/2023	\$830,000	1.020	\$846,600	\$758,300	90%	91%
8	FAIRFIELD RD	11/7/2022	\$530,000	1.075	\$569,750	\$515,500	90%	97%



**RESIDENTIAL SALES**  
**4/1/22 - 4/1/24**  
*(Version 2 - Less Info)*

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
14	FAIRWAY DR	12/20/2022	\$630,000	1.075	\$677,250	\$619,300	91%	98%
28	FAIRWAY DR	5/17/2023	\$560,000	1.020	\$571,200	\$518,000	91%	93%
4	FEDERAL WAY	4/29/2022	\$652,000	1.085	\$707,420	\$662,400	94%	102%
12	FEDERAL WAY	10/17/2022	\$595,000	1.075	\$639,625	\$589,500	92%	99%
20	FEDERAL WAY	3/30/2023	\$1,174,000	1.040	\$1,220,960	\$1,032,200	85%	88%
15	FEDERAL WAY	11/27/2023	\$750,000	1.000	\$750,000	\$658,900	88%	88%
19	FERN CIR	8/23/2022	\$475,000	1.075	\$510,625	\$452,200	89%	95%
8	FLINTLOCK DR	1/26/2023	\$520,000	1.075	\$559,000	\$532,500	95%	102%
93	FOGG RD	6/17/2022	\$1,250,000	1.085	\$1,356,250	\$1,134,200	84%	91%
45	FOGG RD	1/30/2024	\$755,000	1.000	\$755,000	\$683,600	91%	91%
6	FORECASTER WAY	4/25/2022	\$839,000	1.085	\$910,315	\$819,700	90%	98%
19	FORECASTER WAY	6/29/2022	\$1,050,000	1.085	\$1,139,250	\$1,051,300	92%	100%
3	FORECASTER WAY	8/24/2022	\$795,000	1.075	\$854,625	\$748,500	88%	94%
12	FOWLER FARM RD	8/17/2023	\$1,150,000	1.000	\$1,150,000	\$895,500	78%	78%
21	FOWLER FARM RD	8/24/2023	\$955,000	1.000	\$955,000	\$916,100	96%	96%
12	FOXWELL DR	3/28/2023	\$700,000	1.040	\$728,000	\$683,300	94%	98%
6	FREEDOM RD	6/23/2023	\$1,000,000	1.000	\$1,000,000	\$889,100	89%	89%
20	FREEDOM RD	11/16/2023	\$870,000	1.000	\$870,000	\$820,900	94%	94%
36	FREEDOM RD	3/1/2024	\$1,015,000	1.000	\$1,015,000	\$901,300	89%	89%
18	FREEDOM RD	3/4/2024	\$1,150,000	1.000	\$1,150,000	\$1,075,600	94%	94%
11	FRONTRUNNER WAY	8/11/2023	\$637,000	1.000	\$637,000	\$570,600	90%	90%
8	GOLONDRINA LN	11/8/2022	\$308,000	1.075	\$331,100	\$257,900	78%	84%

**RESIDENTIAL SALES**  
**4/1/22 - 4/1/24**  
*(Version 2 - Less Info)*

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
367	GORHAM RD	5/31/2022	\$300,000	1.085	\$325,500	\$280,000	86%	93%
113	GORHAM RD	9/9/2022	\$375,000	1.075	\$403,125	\$373,400	93%	100%
431	GORHAM RD	9/30/2022	\$650,000	1.075	\$698,750	\$625,800	90%	96%
200	GORHAM RD	5/5/2023	\$315,000	1.020	\$321,300	\$312,000	97%	99%
168	GORHAM RD	11/16/2023	\$500,000	1.000	\$500,000	\$503,100	101%	101%
227	GORHAM RD	11/29/2023	\$800,000	1.000	\$800,000	\$755,700	94%	94%
437	GORHAM RD	12/28/2023	\$355,000	1.000	\$355,000	\$351,100	99%	99%
383	GORHAM RD	3/20/2024	\$360,800	1.000	\$360,800	\$325,900	90%	90%
37	GUNSTOCK RD	5/9/2023	\$820,000	1.020	\$836,400	\$815,800	98%	99%
3	GUNSTOCK RD	8/14/2023	\$756,000	1.000	\$756,000	\$621,700	82%	82%
5	HACKMATAACK DR	4/10/2023	\$1,850,000	1.020	\$1,887,000	\$1,770,900	94%	96%
4	HACKMATAACK DR	10/20/2023	\$786,000	1.000	\$786,000	\$767,100	98%	98%
2	HACKMATAACK DR	12/21/2023	\$1,150,000	1.000	\$1,150,000	\$959,000	83%	83%
7	HARMONS IS	11/1/2023	\$1,700,000	1.000	\$1,700,000	\$1,494,800	88%	88%
52	HEARN RD	7/7/2023	\$350,000	1.000	\$350,000	\$346,900	99%	99%
8	HEATHER LN	6/16/2023	\$1,213,500	1.000	\$1,213,500	\$1,084,000	89%	89%
6	HEATHWOOD LN	8/4/2023	\$730,000	1.000	\$730,000	\$657,500	90%	90%
4	HERBERT DR	11/28/2022	\$334,000	1.075	\$359,050	\$334,400	93%	100%
7	HIGH BLUFF LN	11/17/2023	\$740,000	1.000	\$740,000	\$638,100	86%	86%
50	HIGHLAND AVE	5/26/2022	\$450,000	1.085	\$488,250	\$502,600	103%	112%
5	HIGHLAND AVE	5/1/2023	\$425,000	1.020	\$433,500	\$413,800	95%	97%
170	HIGHLAND AVE	7/25/2023	\$415,000	1.000	\$415,000	\$388,600	94%	94%

**RESIDENTIAL SALES**  
**4/1/22 - 4/1/24**  
*(Version 2 - Less Info)*

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
25	HOLBROOK FARMS WAY	4/15/2022	\$775,000	1.085	\$840,875	\$791,800	94%	102%
17	HOLBROOK FARMS WAY	6/15/2022	\$789,000	1.085	\$856,065	\$794,800	93%	101%
29	HOLBROOK FARMS WAY	9/13/2022	\$844,762	1.075	\$908,119	\$787,500	87%	93%
27	HOLBROOK FARMS WAY	12/19/2022	\$790,445	1.075	\$849,728	\$773,200	91%	98%
36	HOLBROOK FARMS WAY	3/31/2023	\$854,461	1.040	\$888,639	\$798,700	90%	93%
31	HOLBROOK FARMS WAY	6/29/2023	\$875,000	1.000	\$875,000	\$795,400	91%	91%
34	HOLBROOK FARMS WAY	2/16/2024	\$875,000	1.000	\$875,000	\$796,100	91%	91%
28	HOLBROOK FARMS WAY	3/22/2024	\$875,000	1.000	\$875,000	\$798,300	91%	91%
4	HOLLY ST	6/6/2022	\$625,000	1.085	\$678,125	\$581,400	86%	93%
139	HOLMES RD	5/6/2022	\$500,000	1.085	\$542,500	\$486,000	90%	97%
261	HOLMES RD	11/7/2022	\$655,000	1.075	\$704,125	\$643,000	91%	98%
362	HOLMES RD	12/16/2022	\$709,000	1.075	\$762,175	\$712,300	93%	100%
238	HOLMES RD	12/20/2022	\$799,000	1.075	\$858,925	\$787,500	92%	99%
110	HOLMES RD	5/24/2023	\$450,000	1.020	\$459,000	\$375,900	82%	84%
144	HOLMES RD	6/16/2023	\$625,000	1.000	\$625,000	\$550,200	88%	88%
212	HOLMES RD	7/18/2023	\$421,000	1.000	\$421,000	\$358,000	85%	85%
199	HOLMES RD	3/7/2024	\$470,000	1.000	\$470,000	\$438,300	93%	93%
12	HONAN RD	9/23/2022	\$440,000	1.075	\$473,000	\$413,100	87%	94%
15	HONAN RD	10/27/2023	\$510,000	1.000	\$510,000	\$446,600	88%	88%
8	HONEYSUCKLE LN	5/26/2022	\$551,000	1.085	\$597,835	\$556,100	93%	101%
5	HONEYSUCKLE LN	5/24/2023	\$700,000	1.020	\$714,000	\$662,200	93%	95%
17	HONEYSUCKLE LN	3/4/2024	\$650,000	1.000	\$650,000	\$611,900	94%	94%



**RESIDENTIAL SALES**

**4/1/22 - 4/1/24**

(Version 2 - Less Info)

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
3	HUNTER POINT DR	8/15/2023	\$1,175,000	1.000	\$1,175,000	\$948,000	81%	81%
8	HUNTER POINT DR	10/3/2023	\$850,000	1.000	\$850,000	\$839,200	99%	99%
22	HUNTER POINT DR	10/6/2023	\$1,125,000	1.000	\$1,125,000	\$967,300	86%	86%
5	HUNTLEY RD	1/23/2023	\$510,000	1.075	\$548,250	\$517,500	94%	101%
34	INSPIRATION DR	5/27/2022	\$1,025,000	1.085	\$1,112,125	\$991,700	89%	97%
15	INSPIRATION DR	8/26/2022	\$695,000	1.075	\$747,125	\$702,900	94%	101%
26	INSPIRATION DR	11/16/2023	\$640,000	1.000	\$640,000	\$604,500	94%	94%
3	IRIS DR	5/21/2022	\$741,000	1.085	\$803,985	\$646,800	80%	87%
6	IRIS DR	6/3/2022	\$750,000	1.085	\$813,750	\$647,000	80%	86%
8	IRIS DR	5/24/2023	\$640,000	1.020	\$652,800	\$578,800	89%	90%
4	IRONCLAD RD	3/26/2024	\$705,000	1.000	\$705,000	\$631,100	90%	90%
19	JAMECO MILL RD	7/6/2022	\$607,000	1.075	\$652,525	\$588,300	90%	97%
39	JAMECO MILL RD	10/25/2022	\$800,000	1.075	\$860,000	\$720,900	84%	90%
35	JAMECO MILL RD	11/29/2022	\$690,000	1.075	\$741,750	\$658,000	89%	95%
29	JAMECO MILL RD	3/15/2024	\$820,000	1.000	\$820,000	\$691,700	84%	84%
3	JANA LN	10/6/2022	\$697,000	1.075	\$749,275	\$705,200	94%	101%
42	JASPER ST	5/19/2022	\$1,176,623	1.085	\$1,276,636	\$1,159,200	91%	99%
53	JASPER ST	8/5/2022	\$820,850	1.075	\$882,414	\$841,900	95%	103%
43	JASPER ST	9/2/2022	\$953,700	1.075	\$1,025,228	\$936,000	91%	98%
51	JASPER ST	9/30/2022	\$809,308	1.075	\$870,006	\$862,800	99%	107%
37	JASPER ST	2/3/2023	\$1,000,000	1.075	\$1,075,000	\$1,032,100	96%	103%
39	JASPER ST	3/31/2023	\$886,750	1.040	\$922,220	\$788,300	85%	89%

**RESIDENTIAL SALES**  
**4/1/22 - 4/1/24**  
*(Version 2 - Less Info)*

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
40	JASPER ST	3/31/2023	\$1,150,500	1.040	\$1,196,520	\$1,068,300	89%	93%
45	JASPER ST	4/14/2023	\$965,500	1.020	\$984,810	\$861,700	87%	89%
41	JASPER ST	8/31/2023	\$925,999	1.000	\$925,999	\$939,600	101%	101%
3	JOHNSON RD	10/4/2022	\$400,000	1.075	\$430,000	\$395,000	92%	99%
18	JONES CREEK DR	6/9/2022	\$633,000	1.085	\$686,805	\$651,200	95%	103%
22	JONES CREEK DR	7/31/2023	\$695,000	1.000	\$695,000	\$692,600	100%	100%
16	JONES CREEK DR	11/8/2023	\$1,310,000	1.000	\$1,310,000	\$1,212,200	93%	93%
21	JUNEBERRY LN	10/5/2022	\$625,000	1.075	\$671,875	\$613,700	91%	98%
11	JUNEBERRY LN	12/30/2022	\$650,000	1.075	\$698,750	\$603,800	86%	93%
5	KENNEBAGO DR	5/19/2023	\$630,000	1.020	\$642,600	\$539,800	84%	86%
3	KENNEDY DR	9/28/2022	\$517,000	1.075	\$555,775	\$574,800	103%	111%
14	KERRYMEN CIR	9/12/2023	\$1,100,000	1.000	\$1,100,000	\$982,800	89%	89%
7	KIMBALL DR	6/16/2023	\$425,000	1.000	\$425,000	\$449,200	106%	106%
83	KING ST	9/16/2022	\$699,900	1.075	\$752,393	\$698,100	93%	100%
62	KING ST	9/26/2023	\$1,175,000	1.000	\$1,175,000	\$988,800	84%	84%
3	KINGFISHER DR	12/15/2023	\$850,000	1.000	\$850,000	\$749,600	88%	88%
42	KIRKWOOD RD	10/14/2022	\$2,425,000	1.075	\$2,606,875	\$2,388,000	92%	98%
5	KYLIE AVE	9/1/2022	\$625,000	1.075	\$671,875	\$637,800	95%	102%
9	LANDMARK RD	9/30/2022	\$825,000	1.075	\$886,875	\$750,400	85%	91%
16	LANDMARK RD	6/28/2023	\$760,000	1.000	\$760,000	\$699,500	92%	92%
8	LARRABEE FARM RD	11/4/2022	\$359,900	1.075	\$386,893	\$378,800	98%	105%
3	LARY FALLS DR	5/25/2022	\$794,886	1.085	\$862,451	\$838,800	97%	106%

**RESIDENTIAL SALES**  
**4/1/22 - 4/1/24**  
*(Version 2 - Less Info)*

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
5	LARY FALLS DR	9/13/2022	\$870,654	1.075	\$935,953	\$756,700	81%	87%
6	LAUREL RIDGE RD	10/20/2023	\$875,000	1.000	\$875,000	\$804,200	92%	92%
3	LEAH LN	6/16/2022	\$905,000	1.085	\$981,925	\$857,700	87%	95%
10	LEIGHTON FARM RD	4/29/2022	\$740,000	1.085	\$802,900	\$728,400	91%	98%
22	LEIGHTON FARM RD	7/30/2022	\$800,000	1.075	\$860,000	\$746,300	87%	93%
20	LIBBY ST	8/18/2022	\$525,000	1.075	\$564,375	\$487,500	86%	93%
9	LIBBY ST	5/26/2023	\$452,000	1.020	\$461,040	\$424,800	92%	94%
16	LIBBY ST	9/21/2023	\$425,000	1.000	\$425,000	\$378,100	89%	89%
10	LILAC LN	9/9/2022	\$572,300	1.075	\$615,223	\$565,300	92%	99%
9	LILLIAN WAY	4/12/2022	\$850,000	1.085	\$922,250	\$823,800	89%	97%
18	LILLIAN WAY	5/31/2022	\$950,000	1.085	\$1,030,750	\$919,800	89%	97%
3	LILLIAN WAY	10/14/2022	\$660,000	1.075	\$709,500	\$694,200	98%	105%
2	LOGMAD AVE	11/1/2023	\$670,000	1.000	\$670,000	\$651,800	97%	97%
32	LONGMEADOW RD	9/19/2022	\$700,000	1.075	\$752,500	\$667,700	89%	95%
4	LONGMEADOW RD	7/28/2023	\$785,000	1.000	\$785,000	\$668,900	85%	85%
20	LONGMEADOW RD	9/29/2023	\$680,000	1.000	\$680,000	\$627,000	92%	92%
35	LONGMEADOW RD	11/15/2023	\$825,000	1.000	\$825,000	\$735,800	89%	89%
34	LONGMEADOW RD	11/17/2023	\$747,500	1.000	\$747,500	\$706,700	95%	95%
3	LONGWAVE PL	5/12/2022	\$1,900,000	1.085	\$2,061,500	\$1,908,800	93%	100%
115	MAPLE AVE	7/18/2022	\$462,000	1.075	\$496,650	\$426,800	86%	92%
123	MAPLE AVE	1/18/2023	\$450,000	1.075	\$483,750	\$392,000	81%	87%
33	MAPLE AVE	9/1/2023	\$424,000	1.000	\$424,000	\$357,100	84%	84%

**RESIDENTIAL SALES**  
**4/1/22 - 4/1/24**  
*(Version 2 - Less Info)*

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
69	MAPLE AVE	9/20/2023	\$611,000	1.000	\$611,000	\$517,700	85%	85%
3	MARR FARM WAY	3/8/2024	\$785,000	1.000	\$785,000	\$685,000	87%	87%
28	MARTIN AVE	4/6/2023	\$690,000	1.020	\$703,800	\$630,700	90%	91%
15	MARTIN AVE	8/25/2023	\$675,000	1.000	\$675,000	\$650,300	96%	96%
8	MAYFLOWER DR	6/1/2022	\$975,000	1.085	\$1,057,875	\$995,700	94%	102%
26	MCCANN WAY	1/18/2024	\$775,000	1.000	\$775,000	\$744,000	96%	96%
3	MEETING HOUSE RD	5/18/2022	\$802,000	1.085	\$870,170	\$770,000	88%	96%
18	MEETING HOUSE RD	10/5/2022	\$705,000	1.075	\$757,875	\$704,300	93%	100%
13	MEMORY LN	5/15/2023	\$725,000	1.020	\$739,500	\$584,700	79%	81%
10	MEMORY LN	6/29/2023	\$660,000	1.000	\$660,000	\$601,200	91%	91%
17	MILITIA LN	8/31/2022	\$590,000	1.075	\$634,250	\$587,300	93%	100%
24	MILLIKEN RD	7/23/2022	\$420,000	1.075	\$451,500	\$397,000	88%	95%
13	MINUTEMAN DR	5/16/2022	\$715,000	1.085	\$775,775	\$644,400	83%	90%
58	MITCHELL HILL RD	8/28/2023	\$652,000	1.000	\$652,000	\$595,900	91%	91%
3	MOONLIGHT DR	5/25/2022	\$575,000	1.085	\$623,875	\$568,600	91%	99%
12	MULBERRY LN	8/4/2022	\$525,000	1.075	\$564,375	\$526,200	93%	100%
1	MULBERRY LN	4/28/2023	\$535,000	1.020	\$545,700	\$491,500	90%	92%
1	MY WAY	10/24/2022	\$350,000	1.075	\$376,250	\$389,000	103%	111%
2	MY WAY	9/21/2023	\$475,000	1.000	\$475,000	\$437,200	92%	92%
15	NELSEN RD	3/30/2023	\$425,000	1.040	\$442,000	\$424,500	96%	100%
38	NEW RD	11/18/2022	\$649,000	1.075	\$697,675	\$651,000	93%	100%
30	NEW RD	8/3/2023	\$650,000	1.000	\$650,000	\$581,900	90%	90%

**RESIDENTIAL SALES**  
**4/1/22 - 4/1/24**  
*(Version 2 - Less Info)*

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
4	NOBLE AVE	10/20/2022	\$350,000	1.075	\$376,250	\$301,800	80%	86%
9	NONESUCH COVE RD	8/5/2022	\$450,000	1.075	\$483,750	\$432,800	89%	96%
11	NONESUCH COVE RD	11/7/2023	\$578,800	1.000	\$578,800	\$488,300	84%	84%
1	NOTTINGHAM DR	4/25/2023	\$825,000	1.020	\$841,500	\$801,700	95%	97%
8	NUTTER WAY	9/29/2022	\$885,703	1.075	\$952,131	\$892,100	94%	101%
9	OCEAN AVE	9/2/2022	\$1,089,000	1.075	\$1,170,675	\$1,062,000	91%	98%
66	OCEAN AVE	5/26/2023	\$1,127,000	1.020	\$1,149,540	\$996,700	87%	88%
16	OCEAN VIEW RD	4/29/2022	\$475,000	1.085	\$515,375	\$471,600	92%	99%
4	OCEAN VIEW RD	5/12/2022	\$310,000	1.085	\$336,350	\$269,000	80%	87%
13	OCEAN VIEW RD	6/22/2022	\$375,000	1.085	\$406,875	\$329,700	81%	88%
12	OCEAN VIEW RD	11/21/2022	\$453,000	1.075	\$486,975	\$432,300	89%	95%
8	OLD COUNTY RD	6/3/2022	\$685,000	1.085	\$743,225	\$685,900	92%	100%
33	OLD COUNTY RD	7/21/2022	\$460,000	1.075	\$494,500	\$428,100	87%	93%
32	OLD COUNTY RD	3/29/2023	\$448,500	1.040	\$466,440	\$428,900	92%	96%
4	OLD COUNTY RD	3/22/2024	\$510,000	1.000	\$510,000	\$472,500	93%	93%
31	OLD NECK RD	2/24/2023	\$605,000	1.075	\$650,375	\$576,300	89%	95%
42	OLD NECK RD	6/1/2023	\$707,500	1.000	\$707,500	\$610,700	86%	86%
4	OLD NECK RD	9/28/2023	\$1,000,000	1.000	\$1,000,000	\$904,600	90%	90%
28	OLD NECK RD	11/7/2023	\$585,000	1.000	\$585,000	\$549,100	94%	94%
1	OLE MUSKET RD	8/4/2023	\$460,000	1.000	\$460,000	\$448,400	97%	97%
6	ORCHARD HILL RD	9/28/2023	\$1,000,000	1.000	\$1,000,000	\$892,300	89%	89%
28	ORCHARD ST	6/24/2022	\$580,000	1.085	\$629,300	\$595,300	95%	103%



**RESIDENTIAL SALES**  
**4/1/22 - 4/1/24**  
*(Version 2 - Less Info)*

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
11	OTTAWA WOODS RD	7/11/2023	\$646,000	1.000	\$646,000	\$616,700	95%	95%
1	OWENS WAY	6/30/2023	\$815,000	1.000	\$815,000	\$744,800	91%	91%
5	PACER WAY	6/2/2022	\$585,000	1.085	\$634,725	\$565,400	89%	97%
3	PACER WAY	6/15/2022	\$595,000	1.085	\$645,575	\$565,400	88%	95%
17	PACER WAY	10/4/2022	\$588,200	1.075	\$632,315	\$572,400	91%	97%
15	PACER WAY	10/14/2022	\$625,000	1.075	\$671,875	\$558,800	83%	89%
33	PACER WAY	10/14/2022	\$639,000	1.075	\$686,925	\$651,000	95%	102%
11	PACER WAY	11/30/2022	\$600,000	1.075	\$645,000	\$617,600	96%	103%
41	PACER WAY	11/30/2022	\$639,900	1.075	\$687,893	\$598,800	87%	94%
43	PACER WAY	12/21/2022	\$680,000	1.075	\$731,000	\$670,900	92%	99%
29	PACER WAY	1/30/2023	\$654,000	1.075	\$703,050	\$665,700	95%	102%
45	PACER WAY	2/24/2023	\$645,000	1.075	\$693,375	\$644,700	93%	100%
49	PACER WAY	3/17/2023	\$726,500	1.040	\$755,560	\$708,600	94%	98%
42	PACER WAY	3/31/2023	\$675,000	1.040	\$702,000	\$656,600	94%	97%
47	PACER WAY	4/14/2023	\$655,000	1.020	\$668,100	\$671,400	100%	103%
35	PACER WAY	4/19/2023	\$708,520	1.020	\$722,690	\$677,400	94%	96%
44	PACER WAY	4/20/2023	\$655,000	1.020	\$668,100	\$640,900	96%	98%
46	PACER WAY	5/11/2023	\$656,490	1.020	\$669,620	\$638,800	95%	97%
48	PACER WAY	6/28/2023	\$701,343	1.000	\$701,343	\$676,600	96%	96%
52	PACER WAY	8/31/2023	\$676,000	1.000	\$676,000	\$648,300	96%	96%
51	PACER WAY	9/5/2023	\$655,000	1.000	\$655,000	\$641,700	98%	98%
54	PACER WAY	9/22/2023	\$700,000	1.000	\$700,000	\$661,100	94%	94%

**RESIDENTIAL SALES**

**4/1/22 - 4/1/24**

(Version 2 - Less Info)

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
55	PACER WAY	10/13/2023	\$698,000	1.000	\$698,000	\$643,800	92%	92%
53	PACER WAY	10/30/2023	\$694,200	1.000	\$694,200	\$624,000	90%	90%
19	PARTRIDGE LN	10/19/2022	\$490,000	1.075	\$526,750	\$507,300	96%	104%
31	PAULSEN DR	11/4/2022	\$831,852	1.075	\$894,241	\$811,800	91%	98%
11	PAULSEN DR	4/20/2023	\$804,996	1.020	\$821,096	\$783,600	95%	97%
33	PAULSEN DR	6/1/2023	\$979,251	1.000	\$979,251	\$884,100	90%	90%
5	PAULSEN DR	9/15/2023	\$840,000	1.000	\$840,000	\$730,200	87%	87%
13	PAULSEN DR	10/18/2023	\$982,697	1.000	\$982,697	\$783,900	80%	80%
9	PAULSEN DR	11/8/2023	\$1,085,095	1.000	\$1,085,095	\$964,400	89%	89%
1	PAULSEN DR	1/5/2024	\$810,000	1.000	\$810,000	\$771,600	95%	95%
41	PAULSEN DR	3/8/2024	\$998,000	1.000	\$998,000	\$953,200	96%	96%
220	PAYNE RD	5/20/2022	\$565,000	1.085	\$613,025	\$546,000	89%	97%
205	PAYNE RD	6/3/2022	\$502,500	1.085	\$545,213	\$539,800	99%	107%
32	PAYNE RD	8/22/2022	\$555,000	1.075	\$596,625	\$534,800	90%	96%
36	PEARL ST	9/29/2023	\$1,470,000	1.000	\$1,470,000	\$1,320,200	90%	90%
7	PILGRIM DR	5/19/2023	\$500,000	1.020	\$510,000	\$497,600	98%	100%
7	PINE LEDGE DR	6/16/2023	\$715,000	1.000	\$715,000	\$727,600	102%	102%
11	PINE LEDGE DR	8/18/2023	\$870,000	1.000	\$870,000	\$820,800	94%	94%
51	PINE POINT RD	5/5/2022	\$500,000	1.085	\$542,500	\$560,600	103%	112%
33	PINE POINT RD	6/9/2022	\$380,000	1.085	\$412,300	\$335,700	81%	88%
176	PINE POINT RD	7/21/2022	\$408,000	1.075	\$438,600	\$428,700	98%	105%
28	PINE POINT RD	7/22/2022	\$405,000	1.075	\$435,375	\$425,700	98%	105%

**RESIDENTIAL SALES**  
**4/1/22 - 4/1/24**  
*(Version 2 - Less Info)*

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
295	PINE POINT RD	9/1/2022	\$350,000	1.075	\$376,250	\$281,000	75%	80%
280	PINE POINT RD	1/5/2023	\$345,000	1.075	\$370,875	\$357,500	96%	104%
2	PINTAIL POINT DR	4/4/2023	\$1,400,000	1.020	\$1,428,000	\$1,222,000	86%	87%
199	PLEASANT HILL RD	5/19/2022	\$535,000	1.085	\$580,475	\$464,500	80%	87%
223	PLEASANT HILL RD	1/31/2023	\$850,000	1.075	\$913,750	\$807,800	88%	95%
301	PLEASANT HILL RD	5/30/2023	\$1,675,000	1.020	\$1,708,500	\$1,631,000	95%	97%
184	PLEASANT HILL RD	10/16/2023	\$750,000	1.000	\$750,000	\$636,300	85%	85%
269	PLEASANT HILL RD	11/14/2023	\$449,000	1.000	\$449,000	\$423,300	94%	94%
250	PLEASANT HILL RD	12/29/2023	\$570,000	1.000	\$570,000	\$468,400	82%	82%
259	PLEASANT HILL RD	3/25/2024	\$410,000	1.000	\$410,000	\$395,300	96%	96%
21	PORTLAND FARMS RD	9/22/2022	\$581,000	1.075	\$624,575	\$525,700	84%	90%
9	PORTLAND FARMS RD	12/6/2022	\$450,000	1.075	\$483,750	\$456,100	94%	101%
1	POWDERHORN DR	8/10/2023	\$462,000	1.000	\$462,000	\$437,800	95%	95%
7	PROSPECTOR LN	11/29/2023	\$1,390,000	1.000	\$1,390,000	\$1,295,500	93%	93%
4	QUADRANT LN	10/20/2023	\$825,000	1.000	\$825,000	\$710,900	86%	86%
7	QUARTERDECK LN	2/23/2024	\$570,000	1.000	\$570,000	\$517,200	91%	91%
7	QUEENS DR	9/2/2022	\$395,000	1.075	\$424,625	\$395,600	93%	100%
29	REFLECTION SQ	11/8/2022	\$1,080,000	1.075	\$1,161,000	\$1,093,700	94%	101%
3	REVIVAL LN	7/21/2022	\$859,000	1.075	\$923,425	\$795,300	86%	93%
5	REVIVAL LN	12/11/2023	\$999,000	1.000	\$999,000	\$874,700	88%	88%
7	RIDGEWAY RD	6/30/2022	\$550,000	1.085	\$596,750	\$598,300	100%	109%
10	RIVER SANDS DR	3/28/2024	\$2,100,000	1.000	\$2,100,000	\$1,945,300	93%	93%

**RESIDENTIAL SALES**  
**4/1/22 - 4/1/24**  
*(Version 2 - Less Info)*

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
41	RIVER WOODS DR	4/26/2022	\$765,879	1.085	\$830,979	\$756,700	91%	99%
42	RIVER WOODS DR	8/11/2023	\$725,000	1.000	\$725,000	\$656,800	91%	91%
5	RIVER WOODS DR	9/14/2023	\$655,000	1.000	\$655,000	\$573,700	88%	88%
21	ROBINSON RD	6/14/2022	\$500,000	1.085	\$542,500	\$465,000	86%	93%
2	ROCKY HILL RD	9/15/2023	\$575,000	1.000	\$575,000	\$556,800	97%	97%
4	ROSE HILL WAY	10/11/2022	\$395,418	1.075	\$425,074	\$366,800	86%	93%
20	ROSS RD	3/22/2024	\$626,500	1.000	\$626,500	\$611,100	98%	98%
121	RUNNING HILL RD	6/10/2022	\$667,000	1.085	\$723,695	\$653,100	90%	98%
91	RUNNING HILL RD	7/6/2022	\$649,900	1.075	\$698,643	\$637,100	91%	98%
4	RYEFIELD DR	7/28/2023	\$675,000	1.000	\$675,000	\$604,000	89%	89%
15	RYEFIELD DR	12/15/2023	\$640,000	1.000	\$640,000	\$601,200	94%	94%
6	SAGEBRUSH DR	3/23/2023	\$535,000	1.040	\$556,400	\$481,100	86%	90%
3	SALT MARSH CIR	8/22/2022	\$925,000	1.075	\$994,375	\$921,000	93%	100%
3	SARAH LIBERTY LN	8/11/2023	\$942,500	1.000	\$942,500	\$903,400	96%	96%
9	SAWGRASS DR	7/29/2022	\$536,000	1.075	\$576,200	\$594,600	103%	111%
19	SAWGRASS DR	8/5/2022	\$625,000	1.075	\$671,875	\$596,100	89%	95%
31	SAWYER RD	4/20/2022	\$550,000	1.085	\$596,750	\$546,500	92%	99%
88	SAWYER RD	5/10/2023	\$540,000	1.020	\$550,800	\$518,800	94%	96%
124	SAWYER RD	10/3/2023	\$489,000	1.000	\$489,000	\$454,300	93%	93%
2	SCABBARD RD	3/27/2024	\$830,000	1.000	\$830,000	\$745,700	90%	90%
1	SCHOONER RD	3/6/2024	\$850,000	1.000	\$850,000	\$764,900	90%	90%
37	SCOTTOW HILL RD	8/15/2022	\$650,000	1.075	\$698,750	\$600,000	86%	92%

**RESIDENTIAL SALES**

**4/1/22 - 4/1/24**

(Version 2 - Less Info)

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
8	SEA ROSE LN	2/27/2024	\$1,300,000	1.000	\$1,300,000	\$966,500	74%	74%
52	SEAVEY LANDING RD	7/19/2022	\$1,350,000	1.075	\$1,451,250	\$1,323,000	91%	98%
4	SEAVIEW AVE	7/31/2023	\$411,000	1.000	\$411,000	\$363,200	88%	88%
7	SECOND AVE	11/17/2022	\$450,000	1.075	\$483,750	\$407,400	84%	91%
5	SECOND AVE	3/25/2024	\$361,000	1.000	\$361,000	\$335,500	93%	93%
5	SEQUOIA LN	9/28/2022	\$725,000	1.075	\$779,375	\$679,500	87%	94%
2	SEXTANT LN	6/17/2022	\$516,000	1.085	\$559,860	\$536,400	96%	104%
1	SEXTANT LN	10/19/2023	\$600,000	1.000	\$600,000	\$556,700	93%	93%
6	SIMPLICITY PL	5/27/2022	\$732,215	1.085	\$794,453	\$737,700	93%	101%
21	SNOWBERRY DR	7/13/2022	\$772,000	1.075	\$829,900	\$748,200	90%	97%
7	SPRINGBROOK LN	2/22/2024	\$875,000	1.000	\$875,000	\$843,300	96%	96%
89	SPURWINK RD	9/2/2022	\$675,000	1.075	\$725,625	\$613,300	85%	91%
119	SPURWINK RD	5/18/2023	\$715,000	1.020	\$729,300	\$619,900	85%	87%
95	SPURWINK RD	10/9/2023	\$1,150,000	1.000	\$1,150,000	\$1,071,500	93%	93%
4	STEEPLECHASE DR	8/15/2022	\$550,000	1.075	\$591,250	\$556,800	94%	101%
3	STERLINGWOOD DR	9/11/2023	\$685,000	1.000	\$685,000	\$668,200	98%	98%
111	STEWART DR	5/13/2022	\$833,544	1.085	\$904,395	\$888,600	98%	107%
129	STEWART DR	7/11/2022	\$913,728	1.075	\$982,258	\$932,900	95%	102%
99	STEWART DR	2/17/2023	\$911,137	1.075	\$979,472	\$824,100	84%	90%
115	STEWART DR	6/14/2023	\$1,057,000	1.000	\$1,057,000	\$1,037,700	98%	98%
5	STONE RD	6/16/2023	\$1,200,000	1.000	\$1,200,000	\$988,200	82%	82%
1	STONERIDGE DR	4/15/2022	\$1,485,000	1.085	\$1,611,225	\$1,475,900	92%	99%



**RESIDENTIAL SALES**  
**4/1/22 - 4/1/24**  
*(Version 2 - Less Info)*

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
7	STRAWBERRY FIELDS LN	4/12/2022	\$897,623	1.085	\$973,921	\$883,200	91%	98%
6	SUMAC LN	5/15/2023	\$755,000	1.020	\$770,100	\$698,200	91%	92%
5	SUMMERFIELD LN	5/6/2022	\$585,000	1.085	\$634,725	\$591,900	93%	101%
10	SUSAN AVE	4/1/2022	\$620,000	1.085	\$672,700	\$661,600	98%	107%
6	SUSAN AVE	4/6/2023	\$445,000	1.020	\$453,900	\$364,000	80%	82%
4	SWEETBRIER LN	8/11/2023	\$710,000	1.000	\$710,000	\$652,600	92%	92%
9	SYLVAN RD	6/14/2023	\$516,000	1.000	\$516,000	\$488,100	95%	95%
1	TALIAS WAY	12/14/2023	\$620,000	1.000	\$620,000	\$577,500	93%	93%
10	TALL PINES RD	9/23/2022	\$415,000	1.075	\$446,125	\$385,800	86%	93%
11	TALL PINES RD	10/21/2022	\$510,000	1.075	\$548,250	\$520,500	95%	102%
9	TALL PINES RD	10/21/2022	\$627,000	1.075	\$674,025	\$600,500	89%	96%
40	TALL PINES RD	6/30/2023	\$700,000	1.000	\$700,000	\$640,100	91%	91%
15	TAMARACK LN	7/21/2022	\$860,000	1.075	\$924,500	\$730,600	79%	85%
4	TANGLEWOOD CIR	6/24/2022	\$735,000	1.085	\$797,475	\$753,300	94%	102%
6	TANGLEWOOD CIR	9/1/2023	\$900,000	1.000	\$900,000	\$843,800	94%	94%
15	TENNEY LN	5/3/2022	\$1,175,350	1.085	\$1,275,255	\$1,063,700	83%	91%
17	TENNEY LN	5/17/2022	\$1,200,000	1.085	\$1,302,000	\$1,133,400	87%	94%
12	TENNEY LN	9/16/2022	\$785,000	1.075	\$843,875	\$776,400	92%	99%
11	THIRD AVE	3/15/2024	\$370,000	1.000	\$370,000	\$333,400	90%	90%
14	THOMAS DR	6/9/2022	\$705,000	1.085	\$764,925	\$634,900	83%	90%
23	THOMAS DR	11/30/2022	\$805,000	1.075	\$865,375	\$783,500	91%	97%
4	TRACK VIEW TER	10/18/2022	\$497,000	1.075	\$534,275	\$532,200	100%	107%

**RESIDENTIAL SALES**  
**4/1/22 - 4/1/24**  
*(Version 2 - Less Info)*

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
11	TRILLIUM WAY	5/4/2022	\$841,000	1.085	\$912,485	\$811,400	89%	96%
2	TUCKER BROOK DR	3/7/2024	\$674,500	1.000	\$674,500	\$642,600	95%	95%
43	TWO ROD RD	6/24/2022	\$630,000	1.085	\$683,550	\$623,500	91%	99%
82	TWO ROD RD	10/20/2023	\$461,000	1.000	\$461,000	\$447,600	97%	97%
75	TWO ROD RD	1/12/2024	\$366,000	1.000	\$366,000	\$337,900	92%	92%
565	US ROUTE 1	1/20/2023	\$410,000	1.075	\$440,750	\$380,100	86%	93%
7	VAL TER	4/20/2023	\$570,000	1.020	\$581,400	\$491,800	85%	86%
4	VAL TER	2/14/2024	\$953,000	1.000	\$953,000	\$860,800	90%	90%
20	VESPER ST	10/7/2022	\$1,025,000	1.075	\$1,101,875	\$1,022,400	93%	100%
1	WELCH DR	2/13/2024	\$460,000	1.000	\$460,000	\$413,100	90%	90%
9	WESTWOOD AVE	4/15/2022	\$467,000	1.085	\$506,695	\$431,600	85%	92%
7	WESTWOOD AVE	11/7/2023	\$404,800	1.000	\$404,800	\$372,100	92%	92%
9	WHIPPLE LN	7/7/2022	\$920,000	1.075	\$989,000	\$860,300	87%	94%
6	WHITE SANDS LN	10/5/2023	\$1,350,000	1.000	\$1,350,000	\$1,186,800	88%	88%
17	WILDROSE LN	7/17/2023	\$863,000	1.000	\$863,000	\$797,900	92%	92%
12	WILLIAMSBURG LN	8/17/2022	\$750,000	1.075	\$806,250	\$690,400	86%	92%
14	WINDSOR PINES DR	5/6/2022	\$681,250	1.085	\$739,156	\$645,500	87%	95%
6	WINDWARD LN	11/15/2023	\$800,000	1.000	\$800,000	\$732,200	92%	92%
3	WINN WAY	4/28/2022	\$814,499	1.085	\$883,731	\$792,000	90%	97%
12	WINN WAY	11/16/2022	\$880,000	1.075	\$946,000	\$827,800	88%	94%
10	WINN WAY	10/19/2023	\$799,000	1.000	\$799,000	\$779,600	98%	98%
35	WINNOCKS NECK RD	8/24/2022	\$645,900	1.075	\$694,343	\$565,800	81%	88%

**RESIDENTIAL SALES**  
**4/1/22 - 4/1/24**  
*(Version 2 - Less Info)*

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
40	WINNOCKS NECK RD	6/14/2023	\$550,500	1.000	\$550,500	\$512,100	93%	93%
38	WINNOCKS NECK RD	9/7/2023	\$539,900	1.000	\$539,900	\$503,300	93%	93%
14	WOODFIELD DR	4/14/2023	\$745,000	1.020	\$759,900	\$724,500	95%	97%
6	WOODROCK DR	11/30/2022	\$510,000	1.075	\$548,250	\$543,200	99%	107%
9	WOODSIDE DR	6/29/2022	\$555,000	1.085	\$602,175	\$567,900	94%	102%
20	WOODSPELL RD	6/16/2022	\$901,000	1.085	\$977,585	\$891,400	91%	99%
3	WOODSPELL RD	8/15/2022	\$859,000	1.075	\$923,425	\$802,600	87%	93%
1	WOODSPELL RD	8/25/2022	\$590,000	1.075	\$634,250	\$610,600	96%	103%
42	WOODSPELL RD	7/3/2023	\$925,000	1.000	\$925,000	\$831,100	90%	90%
15	WOODSPELL RD	11/30/2023	\$825,000	1.000	\$825,000	\$703,800	85%	85%
21	WYNMOOR DR	5/18/2023	\$895,000	1.020	\$912,900	\$827,900	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	<b>61%</b>	<b>91%</b>	<b>95%</b>	

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	<b>91%</b>

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	<b>91%</b>

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	<b>91%</b>