

Property Sales By Style

(April 1, 2021 - March 31, 2022)

PID	Location	Style	Sale Price	Land	Actual	Eff Area	Sale Date	Appraised	
				NBHD	Age			Value	A/S Ratio
69	180 FORDWAY EXT	01, Ranch	\$356,000	105	45	1402	7/2/2021	\$350,500	0.9846
167	33 BEACON HILL RD	01, Ranch	\$357,000	105	77	1369	7/16/2021	\$387,800	1.0863
211	129 WINDHAM RD	01, Ranch	\$455,000	104	38	1714	9/30/2021	\$416,000	0.9143
763	40 WINDHAM RD	01, Ranch	\$435,000	104	63	3075	8/18/2021	\$486,300	1.1179
1140	14 WINDHAM DEPOT RD	01, Ranch	\$519,000	103	48	2773	7/26/2021	\$510,000	0.9827
1378	17 MILL RD	01, Ranch	\$365,000	103	57	1499	1/7/2022	\$359,300	0.9844
1704	115 GOODHUE RD	01, Ranch	\$815,000	103	0	2901	1/14/2022	\$656,000	0.8049
1748	5 ERMER RD	01, Ranch	\$385,000	103	55	1559	11/30/2021	\$322,500	0.8377
2305	21 CEMETERY RD	01, Ranch	\$378,200	103	52	1685	1/18/2022	\$372,700	0.9855
2309	13 CEMETERY RD	01, Ranch	\$425,000	103	52	1477	6/15/2021	\$379,400	0.8927
2395	38 LAWRENCE RD	01, Ranch	\$320,000	103	39	1063	1/28/2022	\$308,600	0.9644
2902	1 DUBEAU DR	01, Ranch	\$500,000	102	32	2730	1/4/2022	\$495,300	0.9906
4730	264 HAMPSTEAD RD	01, Ranch	\$529,900	102	1	2652	8/4/2021	\$532,100	1.0042
5025	116 BY-PASS 28	01, Ranch	\$385,000	101	44	1432	8/16/2021	\$358,100	0.9301
5131	10 BILL ST	01, Ranch	\$424,000	101	57	1476	10/1/2021	\$328,900	0.7757
5302	5 VISA AVE	01, Ranch	\$425,000	101	49	2013	12/30/2021	\$389,700	0.9169
5792	92 OLD CHESTER RD	01, Ranch	\$380,000	101	62	1392	9/3/2021	\$183,300	0.4824
6427	24 DIXONS GROVE RD	01, Ranch	\$950,000	107	35	1990	3/22/2022	\$836,300	0.8803
7335	12 SUNSET AVE	01, Ranch	\$445,000	104	57	2266	8/24/2021	\$454,100	1.0204
7370	16 EDGEWOOD ST	01, Ranch	\$500,000	104	54	1811	9/30/2021	\$402,100	0.8042
7826	8 UPSTONE LN	01, Ranch	\$390,000	104	55	1811	9/30/2021	\$395,200	1.0133
7952	4 LAWRENCE ST	01, Ranch	\$360,000	201	67	1653	10/22/2021	\$367,300	1.0203
8864	2 KINGSBURY ST	01, Ranch	\$260,000	103	69	1209	9/20/2021	\$286,800	1.1031
9070	44 EAST DERRY RD	01, Ranch	\$331,000	103	67	2033	4/2/2021	\$364,400	1.1009
9475	10 DAMORE LN	01, Ranch	\$819,300	103	0	3313	9/24/2021	\$758,800	0.9262
9502	10 GRANDVIEW AVE	01, Ranch	\$325,000	108	87	684	5/25/2021	\$349,600	1.0757
9673	5 TOBACCO RD	01, Ranch	\$335,000	108	21	1364	11/1/2021	\$357,100	1.066
9884	72 CHESTER RD	01, Ranch	\$330,000	103	67	1583	11/1/2021	\$315,200	0.9552
9885	2 COUNTRY RD	01, Ranch	\$238,200	103	80	1498	5/24/2021	\$315,800	1.3258
9907	3 MCKINLEY AVE	01, Ranch	\$355,000	108	72	1242	5/28/2021	\$371,000	1.0451
9921	6 GRANDVIEW AVE	01, Ranch	\$375,000	108	78	1120	12/9/2021	\$396,600	1.0576
9974	9 WORTHLEY RD	01, Ranch	\$430,000	108	106	2350	12/17/2021	\$444,300	1.0333

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				NBHD	Age			Value	A/S Ratio
9992	26 NORTH SHORE RD	01, Ranch	\$512,500	108	25	1852	6/8/2021	\$503,100	0.9817
10011	141 BY-PASS 28	01, Ranch	\$349,900	101	70	1631	2/10/2022	\$346,500	0.9903
10014	147 BY-PASS 28	01, Ranch	\$305,000	101	52	1277	10/1/2021	\$318,800	1.0452
10689	10.5 BIRCH ST	01, Ranch	\$285,000	201	98	1598	11/12/2021	\$340,500	1.1947
102770	18 STEELE RD	01, Ranch	\$800,000	103	3	3213	1/7/2022	\$694,100	0.8676
102771	30 STEELE RD	01, Ranch	\$924,000	103	4	4615	6/16/2021	\$870,100	0.9417
2568	90 WARNER HILL RD	02, Tri-Level	\$450,000	102	51	2504	7/21/2021	\$482,700	1.0727
4889	92 DREW RD	02, Tri-Level	\$545,000	102	34	3190	7/2/2021	\$535,300	0.9822
6402	19 WESTON ST	02, Tri-Level	\$771,000	107	52	4037	7/30/2021	\$713,900	0.9259
7384	9 BRADFORD ST	02, Tri-Level	\$450,600	104	57	2034	2/11/2022	\$410,300	0.9106
8617	1 COBURN RD	02, Tri-Level	\$428,000	201	44	2062	7/2/2021	\$435,900	1.0185
8986	30 KINGSBURY ST	02, Tri-Level	\$380,000	103	60	1944	6/2/2021	\$403,800	1.0626
305	6 DIAMOND DR	03, Colonial/ Garrison	\$580,000	105	31	2770	12/22/2021	\$526,900	0.9084
375	27 HOPE HILL RD	03, Colonial/ Garrison	\$385,000	105	32	1843	9/28/2021	\$418,600	1.0873
376	25 HOPE HILL RD	03, Colonial/ Garrison	\$450,000	105	32	2085	9/10/2021	\$442,200	0.9827
781	8 TYLER RD	03, Colonial/ Garrison	\$480,000	104	28	1978	5/14/2021	\$448,000	0.9333
817	11 WILLOW ST	03, Colonial/ Garrison	\$556,000	104	23	2568	9/22/2021	\$542,300	0.9754
1175	4 JAMES ST	03, Colonial/ Garrison	\$516,000	103	17	2074	6/7/2021	\$459,500	0.8905
1194	26 STARK RD	03, Colonial/ Garrison	\$490,000	103	23	2516	8/31/2021	\$511,300	1.0435
1237	66 FROST RD	03, Colonial/ Garrison	\$365,000	104	38	1383	6/1/2021	\$348,100	0.9537
1255	11 LESLEY CIR	03, Colonial/ Garrison	\$414,000	104	36	1603	10/25/2021	\$392,600	0.9483
1603	5 KELLEY DR	03, Colonial/ Garrison	\$525,000	103	34	2936	11/5/2021	\$582,700	1.1099
1626	15 GERVAISE DR	03, Colonial/ Garrison	\$585,000	103	35	2463	5/20/2021	\$542,200	0.9268
1657	4 KELLEY DR	03, Colonial/ Garrison	\$620,000	103	34	2920	1/14/2022	\$592,000	0.9548
1756	126 GULF RD EXT	03, Colonial/ Garrison	\$575,000	103	1	2599	8/26/2021	\$630,500	1.0965
1764	1 HAMPSHIRE DR	03, Colonial/ Garrison	\$435,000	103	35	2150	3/29/2022	\$423,300	0.9731
1778	4 JOSEPH ST	03, Colonial/ Garrison	\$680,000	103	38	2539	2/24/2022	\$538,400	0.7918
1782	13 HAMPSHIRE DR	03, Colonial/ Garrison	\$445,000	103	42	2090	5/10/2021	\$438,600	0.9856
2284	7 ISLAND POND RD	03, Colonial/ Garrison	\$431,000	103	67	1540	1/14/2022	\$347,200	0.8056
2545	7 FOX HOLLOW RD	03, Colonial/ Garrison	\$500,000	103	36	2762	8/20/2021	\$500,500	1.001
2546	8 FOX HOLLOW RD	03, Colonial/ Garrison	\$630,000	103	36	3269	11/3/2021	\$585,100	0.9287
2589	106 WARNER HILL RD	03, Colonial/ Garrison	\$548,000	102	37	3333	6/30/2021	\$586,100	1.0695

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2604	114 WARNER HILL RD	03, Colonial/ Garrison	\$430,000	102	37	1876	11/15/2021	\$432,600	1.006
2609	2 BRIER LN	03, Colonial/ Garrison	\$495,000	102	39	2206	9/8/2021	\$461,400	0.9321
2613	10 BRIER LN	03, Colonial/ Garrison	\$470,000	102	37	2295	7/6/2021	\$448,000	0.9532
2703	7 DRAKE LN	03, Colonial/ Garrison	\$630,000	103	28	2897	6/21/2021	\$597,300	0.9481
2839	257 ISLAND POND RD	03, Colonial/ Garrison	\$630,000	103	219	2921	10/25/2021	\$472,300	0.7497
2867	166 NORTH SHORE RD	03, Colonial/ Garrison	\$525,000	103	49	3454	10/1/2021	\$587,400	1.1189
3152	46 TSIENNETO RD	03, Colonial/ Garrison	\$521,000	103	23	2225	6/3/2021	\$482,500	0.9261
3658	16 PAUL AVE	03, Colonial/ Garrison	\$513,000	101	33	1832	2/28/2022	\$427,300	0.8329
3691	11 WESTGATE RD	03, Colonial/ Garrison	\$540,000	101	57	2474	11/12/2021	\$489,300	0.9061
4225	3 MEADOWBROOK RD	03, Colonial/ Garrison	\$486,000	102	35	2868	5/13/2021	\$511,300	1.0521
4255	1 COVENTRY LN	03, Colonial/ Garrison	\$730,000	102	34	3379	10/1/2021	\$605,300	0.8292
4276	9 BLAKE FARM RD	03, Colonial/ Garrison	\$535,000	102	32	2760	7/14/2021	\$554,500	1.0364
4307	120 OLESEN RD	03, Colonial/ Garrison	\$401,900	102	30	1810	4/1/2021	\$409,800	1.0197
4353	6 LANE RD	03, Colonial/ Garrison	\$545,000	103	222	3473	2/9/2022	\$562,300	1.0317
4384	57 BEAVER LAKE AVE	03, Colonial/ Garrison	\$415,000	108	25	1679	9/24/2021	\$404,600	0.9749
4405	38 BALLARD RD	03, Colonial/ Garrison	\$515,000	102	38	2140	9/13/2021	\$496,300	0.9637
4743	7 WRYAN RD	03, Colonial/ Garrison	\$475,000	102	43	2738	6/29/2021	\$470,200	0.9899
4900	12 BELLE BROOK LN	03, Colonial/ Garrison	\$525,000	102	30	2409	7/8/2021	\$508,900	0.9693
4913	27 VILLAGE BROOK LN	03, Colonial/ Garrison	\$617,500	102	31	3176	12/27/2021	\$608,900	0.9861
4914	29 VILLAGE BROOK LN	03, Colonial/ Garrison	\$532,000	102	31	2134	7/1/2021	\$497,600	0.9353
4932	9 COLONY BROOK LN	03, Colonial/ Garrison	\$750,000	102	18	3893	1/14/2022	\$728,800	0.9717
5081	136 BY-PASS 28	03, Colonial/ Garrison	\$442,500	101	35	1900	12/30/2021	\$401,100	0.9064
5113	158 BY-PASS 28	03, Colonial/ Garrison	\$535,000	101	29	2432	11/10/2021	\$485,900	0.9082
5359	37 ENGLISH RANGE RD	03, Colonial/ Garrison	\$440,000	101	28	2101	4/16/2021	\$453,200	1.03
5360	3 BUTTONWOOD DR	03, Colonial/ Garrison	\$463,200	101	27	2303	6/18/2021	\$485,200	1.0475
5528	49 FAITH DR	03, Colonial/ Garrison	\$480,000	101	28	2107	1/13/2022	\$460,300	0.959
5538	38 FAITH DR	03, Colonial/ Garrison	\$515,000	101	28	2604	10/19/2021	\$508,700	0.9878
5628	7 NEWHOUSE DR	03, Colonial/ Garrison	\$799,000	101	36	5083	10/22/2021	\$781,700	0.9783
5695	1 COLE RD	03, Colonial/ Garrison	\$402,000	101	53	1795	12/20/2021	\$359,200	0.8935
5797	4 BAYBERRY LN	03, Colonial/ Garrison	\$462,900	102	27	2695	8/5/2021	\$554,500	1.1979
5811	5 BAYBERRY LN	03, Colonial/ Garrison	\$481,000	102	27	2951	4/27/2021	\$571,900	1.189
5872	121 WALNUT HILL RD	03, Colonial/ Garrison	\$503,000	102	22	2355	8/30/2021	\$516,200	1.0262

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5893	19 KRISTIN DR	03, Colonial/ Garrison	\$435,000	102	30	2404	9/1/2021	\$448,700	1.0315
6141	12 CHANCELLOR DR	03, Colonial/ Garrison	\$610,000	101	25	3617	7/1/2021	\$784,500	1.2861
6151	12 OVERLEDGE DR	03, Colonial/ Garrison	\$395,000	101	37	2555	1/24/2022	\$457,600	1.1585
6203	11 ELWOOD RD	03, Colonial/ Garrison	\$465,000	101	42	2002	11/1/2021	\$454,500	0.9774
6234	8 LEDGEWOOD DR	03, Colonial/ Garrison	\$435,000	101	43	1777	1/11/2022	\$375,500	0.8632
6331	15 ESCUMBUIT RD	03, Colonial/ Garrison	\$1,300,000	107	3	2721	2/11/2022	\$1,020,900	0.7853
6338	105 CONLEYS GROVE RD	03, Colonial/ Garrison	\$649,900	107	67	1466	2/7/2022	\$649,000	0.9986
7465	80 WEST BROADWAY	03, Colonial/ Garrison	\$390,000	201	182	4339	6/7/2021	\$624,800	1.6021
8845	12 CHESTER RD	03, Colonial/ Garrison	\$540,000	103	23	2875	3/31/2022	\$525,100	0.9724
9046	8 SABRA CIR	03, Colonial/ Garrison	\$441,000	103	55	2033	10/14/2021	\$403,000	0.9138
9485	9 CIRCLE DR	03, Colonial/ Garrison	\$519,000	103	1	2327	4/16/2021	\$530,100	1.0214
9511	5 CHASE ST	03, Colonial/ Garrison	\$549,900	108	32	2177	9/30/2021	\$560,200	1.0187
9521	35 POND RD	03, Colonial/ Garrison	\$724,500	108	12	1730	9/24/2021	\$548,100	0.7565
9734	56 OLD CHESTER RD	03, Colonial/ Garrison	\$425,000	103	44	1895	4/26/2021	\$407,000	0.9576
9827	5 BIRCHWOOD DR	03, Colonial/ Garrison	\$485,000	101	36	2099	12/17/2021	\$440,200	0.9076
9849	1 BIRCHWOOD DR	03, Colonial/ Garrison	\$460,000	101	55	2121	6/1/2021	\$414,500	0.9011
9949	5 ORCHARD DR	03, Colonial/ Garrison	\$770,000	108	21	3822	5/10/2021	\$823,300	1.0692
10911	20 MAGNOLIA LN	03, Colonial/ Garrison	\$520,000	104	23	3170	1/7/2022	\$588,100	1.131
10916	21 MAGNOLIA LN	03, Colonial/ Garrison	\$455,000	104	23	2376	4/14/2021	\$502,800	1.1051
10959	56 FLOYD RD	03, Colonial/ Garrison	\$775,000	103	23	3526	10/12/2021	\$691,300	0.892
11014	36 ISLAND POND RD	03, Colonial/ Garrison	\$660,000	103	21	3043	10/1/2021	\$612,700	0.9283
11090	10 CARDINAL CIR	03, Colonial/ Garrison	\$639,000	103	18	4010	6/30/2021	\$720,000	1.1268
11115	104 OLD CHESTER RD	03, Colonial/ Garrison	\$550,000	101	16	2888	9/16/2021	\$610,900	1.1107
11116	106 OLD CHESTER RD	03, Colonial/ Garrison	\$660,000	101	1	2822	12/7/2021	\$584,500	0.8856
11196	20 EASTGATE RD	03, Colonial/ Garrison	\$561,000	101	17	2991	5/3/2021	\$642,200	1.1447
11210	2 ALDER CT	03, Colonial/ Garrison	\$550,000	102	16	2795	6/9/2021	\$569,500	1.0355
11320	3 STONE FENCE DR	03, Colonial/ Garrison	\$600,000	103	6	2464	10/8/2021	\$589,700	0.9828
100578	18 LAMPTON DR	03, Colonial/ Garrison	\$660,000	103	11	2848	7/19/2021	\$632,700	0.9586
100656	18 HARVEST DR	03, Colonial/ Garrison	\$654,900	109	10	2934	5/19/2021	\$636,600	0.9721
100676	225 HAMPSTEAD RD	03, Colonial/ Garrison	\$600,000	109	12	2549	7/19/2021	\$557,900	0.9298
100884	106 HAMPSTEAD RD	03, Colonial/ Garrison	\$620,000	103	15	2672	8/31/2021	\$552,500	0.8911
102152	12 OLD CHESTER RD	03, Colonial/ Garrison	\$560,000	103	9	2824	8/31/2021	\$637,500	1.1384

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102630	130 NORTH SHORE RD	03, Colonial/ Garrison	\$580,000	103	4	2532	11/4/2021	\$645,200	1.1124
102670	25 MILL RD	03, Colonial/ Garrison	\$576,000	103	6	2479	12/30/2021	\$615,700	1.0689
102779	31 STEELE RD	03, Colonial/ Garrison	\$609,600	103	0	2723	10/1/2021	\$633,300	1.0389
102971	7 SHELDON RD	03, Colonial/ Garrison	\$680,000	102	4	3697	6/1/2021	\$794,400	1.1682
103416	49 MILL RD	03, Colonial/ Garrison	\$718,000	103	0	2835	12/28/2021	\$648,000	0.9025
103417	45 MILL RD	03, Colonial/ Garrison	\$795,000	103	0	3810	2/4/2022	\$791,300	0.9953
103418	43 MILL RD	03, Colonial/ Garrison	\$722,000	103	0	2948	2/15/2022	\$669,000	0.9266
798	4 CARROLL CIR	04, Cape Cod	\$420,000	104	51	2663	4/16/2021	\$526,900	1.2545
1182	1 JAMES ST	04, Cape Cod	\$435,000	103	60	1507	10/4/2021	\$319,900	0.7354
2239	5 WINTER HILL RD	04, Cape Cod	\$435,000	104	42	1992	6/17/2021	\$427,900	0.9837
2328	50 ISLAND POND RD	04, Cape Cod	\$420,000	103	38	1671	9/30/2021	\$375,900	0.895
2636	18 BALLARD RD	04, Cape Cod	\$465,000	102	38	2017	8/3/2021	\$448,900	0.9654
2876	44 DREW RD	04, Cape Cod	\$368,000	103	45	1601	8/31/2021	\$339,800	0.9234
3056	34 SCOBIE POND RD	04, Cape Cod	\$345,000	101	57	1988	8/27/2021	\$419,800	1.2168
3138	77 SCOBIE POND RD	04, Cape Cod	\$445,400	101	48	1956	7/16/2021	\$399,300	0.8965
3582	81 BY-PASS 28	04, Cape Cod	\$460,000	101	35	2204	8/18/2021	\$448,200	0.9743
3630	10 DOLORES AVE	04, Cape Cod	\$471,000	101	62	1805	11/9/2021	\$389,500	0.827
3771	64 BY-PASS 28	04, Cape Cod	\$407,000	101	74	1700	11/1/2021	\$412,700	1.014
4080	40 WALNUT HILL RD	04, Cape Cod	\$365,000	102	52	1319	12/3/2021	\$356,000	0.9753
4110	2 HALLS VILLAGE RD	04, Cape Cod	\$511,500	102	37	2166	7/19/2021	\$456,100	0.8917
4562	35 SHELDON RD	04, Cape Cod	\$400,000	102	37	2073	4/30/2021	\$401,900	1.0048
4922	14 VILLAGE BROOK LN	04, Cape Cod	\$491,000	102	32	2395	8/31/2021	\$487,700	0.9933
5155	4 ELAINE AVE	04, Cape Cod	\$430,000	101	57	2093	8/10/2021	\$396,000	0.9209
5358	35 ENGLISH RANGE RD	04, Cape Cod	\$365,000	101	41	1683	10/29/2021	\$361,300	0.9899
6244	22 PINGREE HILL RD	04, Cape Cod	\$385,000	101	43	1617	6/2/2021	\$362,200	0.9408
6317	924 WHITNEYS GROVE	04, Cape Cod	\$700,000	107	17	2974	5/14/2021	\$1,094,000	1.5629
6349	70 CONLEYS GROVE RD	04, Cape Cod	\$440,000	107	18	2185	5/7/2021	\$543,700	1.2357
6756	45 WINDHAM RD	04, Cape Cod	\$505,000	104	32	2662	8/13/2021	\$548,400	1.0859
8003	34 FRANKLIN ST	04, Cape Cod	\$325,000	201	73	1903	5/11/2021	\$367,400	1.1305
8125	9 FENWAY	04, Cape Cod	\$347,000	201	102	2151	11/18/2021	\$391,800	1.1291
8146	3 GROVE ST	04, Cape Cod	\$365,000	201	122	1585	1/27/2022	\$345,000	0.9452
8209	92 FRANKLIN ST	04, Cape Cod	\$341,000	201	70	1947	5/5/2021	\$394,500	1.1569

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8240	4 LINCOLN ST	04, Cape Cod	\$330,000	201	74	1055	5/21/2021	\$290,600	0.8806
8301	2 HOOD RD	04, Cape Cod	\$336,000	201	58	1667	4/16/2021	\$372,100	1.1074
8449	17 CONCORD AVE	04, Cape Cod	\$430,000	201	24	1871	6/11/2021	\$414,100	0.963
8778	4 CRESCENT ST	04, Cape Cod	\$370,000	201	97	2295	8/16/2021	\$396,900	1.0727
9604	54 BEAVER LAKE AVE	04, Cape Cod	\$360,000	108	74	1790	7/21/2021	\$455,600	1.2656
9709	58 NORTH SHORE RD	04, Cape Cod	\$400,000	108	102	1969	4/15/2021	\$428,300	1.0708
9729	48 OLD CHESTER RD	04, Cape Cod	\$480,000	103	265	1945	8/19/2021	\$433,300	0.9027
9799	25 BIRCHWOOD DR	04, Cape Cod	\$425,000	101	57	1860	7/16/2021	\$380,600	0.8955
10007	2 KENRO WAY	04, Cape Cod	\$325,500	108	50	1411	4/2/2021	\$357,600	1.0986
10027	7 COVE DR	04, Cape Cod	\$359,900	101	56	2009	7/16/2021	\$405,700	1.1273
6511	32 COLLETES GROVE RD	05, Bungalow	\$275,000	107	73	1030	12/29/2021	\$285,400	1.0378
7919	6 EVERETT ST	05, Bungalow	\$324,900	201	127	1864	2/10/2022	\$322,600	0.9929
8780	8 CRESCENT ST	05, Bungalow	\$404,000	201	122	2203	10/13/2021	\$331,800	0.8213
9064	5 CEMETERY RD	05, Bungalow	\$280,000	103	142	1219	11/16/2021	\$224,100	0.8004
10117	24 HILDA AVE	05, Bungalow	\$245,000	101	64	848	5/28/2021	\$262,400	1.071
4018	44 ADAMS POND RD	06, Conv/ Old Style	\$520,000	102	205	4634	7/20/2021	\$540,200	1.0388
4280	130 HAMPSTEAD RD	06, Conv/ Old Style	\$361,100	102	202	1573	7/20/2021	\$330,700	0.9158
5228	167 BY-PASS 28	06, Conv/ Old Style	\$700,000	101	16	5487	12/10/2021	\$853,200	1.2189
7460	7 AIKEN ST	06, Conv/ Old Style	\$450,000	201	93	1812	7/30/2021	\$390,000	0.8667
7474	109 WEST BROADWAY	06, Conv/ Old Style	\$400,000	201	94	2837	3/30/2022	\$451,000	1.1275
7533	85 WEST BROADWAY	06, Conv/ Old Style	\$459,900	201	172	2995	9/24/2021	\$471,100	1.0244
7568	5 WEST EVERETT ST	06, Conv/ Old Style	\$355,000	201	122	1403	11/24/2021	\$303,000	0.8535
7586	6 DESMARAI AVE	06, Conv/ Old Style	\$352,500	201	122	1473	5/12/2021	\$246,700	0.6999
7587	8 DESMARAI AVE	06, Conv/ Old Style	\$370,000	201	122	1797	10/15/2021	\$334,800	0.9049
7594	29 CENTRAL ST	06, Conv/ Old Style	\$280,000	201	122	1203	2/17/2022	\$283,800	1.0136
7646	10 FLORENCE ST	06, Conv/ Old Style	\$200,000	201	106	1276	4/22/2021	\$298,900	1.4945
7660	9 HIGHLAND AVE	06, Conv/ Old Style	\$300,000	201	114	1522	11/1/2021	\$330,200	1.1007
7778	4 PLEASANT ST	06, Conv/ Old Style	\$286,900	201	102	1398	10/25/2021	\$319,900	1.115
7786	28 PLEASANT ST	06, Conv/ Old Style	\$330,000	201	122	1063	10/8/2021	\$302,100	0.9155
7998	12 MAPLE ST	06, Conv/ Old Style	\$250,000	201	157	1359	12/6/2021	\$311,600	1.2464
8028	29 BIRCH ST	06, Conv/ Old Style	\$285,000	201	122	1859	7/12/2021	\$328,200	1.1516
8138	14 FENWAY	06, Conv/ Old Style	\$312,000	201	97	1305	5/3/2021	\$278,000	0.891

Property Sales By Style

(April 1, 2021 - March 31, 2022)

PID	Location	Style	Sale Price	Land	Actual	Eff Area	Sale Date	Appraised	
				NBHD	Age			Value	A/S Ratio
8245	57 FRANKLIN ST	06, Conv/ Old Style	\$360,000	201	112	1725	5/3/2021	\$345,500	0.9597
8247	6 HOWARD ST	06, Conv/ Old Style	\$315,000	201	101	1543	4/22/2021	\$308,200	0.9784
8253	2 LAUREL ST	06, Conv/ Old Style	\$295,000	201	102	1123	9/15/2021	\$290,100	0.9834
8254	4 LAUREL ST	06, Conv/ Old Style	\$315,000	201	102	1143	9/20/2021	\$276,000	0.8762
8307	3 MT PLEASANT ST	06, Conv/ Old Style	\$380,000	201	133	2231	7/15/2021	\$375,000	0.9868
8319	9 MT WASHINGTON ST	06, Conv/ Old Style	\$415,000	201	132	2067	6/11/2021	\$389,500	0.9386
8338	6 ABBOTT ST	06, Conv/ Old Style	\$382,500	201	113	2148	2/17/2022	\$362,500	0.9477
8774	20 HOODKROFT DR	06, Conv/ Old Style	\$270,000	201	122	1710	3/16/2022	\$328,700	1.2174
8823	12 NORTH MAIN ST	06, Conv/ Old Style	\$349,000	201	188	3718	2/3/2022	\$435,700	1.2484
8861	24 THORNTON ST	06, Conv/ Old Style	\$500,000	103	212	2904	12/15/2021	\$508,700	1.0174
9612	70 BEAVER LAKE AVE	06, Conv/ Old Style	\$695,000	108	112	3230	6/11/2021	\$639,300	0.9199
9980	18 NORTH SHORE RD	06, Conv/ Old Style	\$330,000	108	102	1265	6/16/2021	\$304,700	0.9233
10832	11 CRESCENT ST	06, Conv/ Old Style	\$402,000	201	122	2886	8/30/2021	\$448,100	1.1147
1321	5 BLUNT DR	07, Modern/Contemp	\$460,000	103	44	2082	11/1/2021	\$443,100	0.9633
2451	103 ISLAND POND RD	07, Modern/Contemp	\$450,000	103	44	1778	8/31/2021	\$454,200	1.0093
2603	112 WARNER HILL RD	07, Modern/Contemp	\$530,000	102	36	3240	5/18/2021	\$634,200	1.1966
2939	7 REMINGTON CT	07, Modern/Contemp	\$650,000	102	29	3039	7/12/2021	\$630,400	0.9698
2957	20 COLONY BROOK LN	07, Modern/Contemp	\$525,000	102	32	2378	7/9/2021	\$504,400	0.9608
3888	42 REDFIELD CIR	07, Modern/Contemp	\$447,000	102	41	1884	6/3/2021	\$448,100	1.0025
3938	43 REDFIELD CIR	07, Modern/Contemp	\$432,000	102	39	2259	5/3/2021	\$499,100	1.1553
3956	4 QUINCY DR	07, Modern/Contemp	\$417,500	102	40	2000	7/28/2021	\$417,100	0.999
4427	103 OLESEN RD	07, Modern/Contemp	\$850,000	102	34	3849	1/21/2022	\$890,300	1.0474
4438	93 WALNUT HILL RD	07, Modern/Contemp	\$485,000	102	46	1744	1/14/2022	\$433,200	0.8932
4844	1 CUNNINGHAM DR	07, Modern/Contemp	\$425,000	102	41	1928	9/29/2021	\$416,400	0.9798
4857	19 CUNNINGHAM DR	07, Modern/Contemp	\$335,000	102	40	1679	5/28/2021	\$385,800	1.1516
5778	19 BACK CHESTER RD	07, Modern/Contemp	\$530,000	102	37	2837	9/1/2021	\$518,900	0.9791
6103	19 JADE CT	07, Modern/Contemp	\$475,000	101	32	1680	12/23/2021	\$400,900	0.844
26	3 JOAN ST	08, Split Entry	\$566,000	105	51	2907	11/29/2021	\$502,500	0.8878
141	20 SPINNAKER DR	08, Split Entry	\$510,000	105	33	2888	8/20/2021	\$555,100	1.0884
163	20 BEACON HILL RD	08, Split Entry	\$460,000	105	32	1758	8/30/2021	\$422,900	0.9193
196	5 TOWNE DR	08, Split Entry	\$440,000	104	30	1792	4/15/2021	\$411,800	0.9359
206	8 TOWNE DR	08, Split Entry	\$450,000	104	30	1769	10/18/2021	\$422,400	0.9387

Property Sales By Style

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PID	Location	Style	Sale Price	Land	Actual	Eff Area	Sale Date	Appraised	A/S Ratio
				NBHD	Age			Value	
504	109 FORDWAY EXT	08, Split Entry	\$335,000	104	46	2053	9/16/2021	\$418,800	1.2501
844	1 STEVEN AVE	08, Split Entry	\$390,000	104	45	1917	5/14/2021	\$400,200	1.0262
850	2 STEVEN AVE	08, Split Entry	\$410,000	104	44	1993	7/8/2021	\$426,500	1.0402
862	23 STEVEN AVE	08, Split Entry	\$440,000	104	45	2475	8/23/2021	\$466,600	1.0605
1179	13 ROBIN RD	08, Split Entry	\$449,900	103	60	2314	3/8/2022	\$422,000	0.938
1556	5 GAITA DR	08, Split Entry	\$425,000	103	43	1830	6/9/2021	\$413,200	0.9722
1579	30 GAITA DR	08, Split Entry	\$415,000	103	36	1703	7/16/2021	\$345,500	0.8325
1755	128 GULF RD	08, Split Entry	\$400,000	103	44	1764	7/12/2021	\$388,900	0.9723
2080	49 BRADY AVE	08, Split Entry	\$430,000	104	50	2232	1/13/2022	\$447,500	1.0407
2181	43 BEDARD AVE	08, Split Entry	\$390,000	104	51	2036	6/29/2021	\$419,900	1.0767
2238	6 WINTER HILL RD	08, Split Entry	\$450,000	104	42	2166	11/15/2021	\$464,200	1.0316
2316	1 CLAIRE AVE	08, Split Entry	\$285,000	104	48	1730	5/17/2021	\$385,500	1.3526
2369	49 ISLAND POND RD	08, Split Entry	\$475,000	103	49	2066	3/18/2022	\$385,300	0.8112
2371	53 ISLAND POND RD	08, Split Entry	\$395,000	103	46	1851	12/17/2021	\$394,800	0.9995
2670	11 HUBBARD HILL RD	08, Split Entry	\$450,000	102	41	1835	8/2/2021	\$395,500	0.8789
2990	67 DREW RD	08, Split Entry	\$430,000	102	38	2186	9/21/2021	\$432,000	1.0047
3011	150.5 NORTH SHORE RD	08, Split Entry	\$390,000	103	31	2322	11/29/2021	\$429,100	1.1003
3294	47 TSIENNETO RD	08, Split Entry	\$410,000	103	46	2164	11/4/2021	\$412,800	1.0068
3615	3 DORIS ST	08, Split Entry	\$414,000	101	54	2584	6/2/2021	\$440,900	1.065
3689	7 WESTGATE RD	08, Split Entry	\$345,000	101	52	1784	5/20/2021	\$365,800	1.0603
3746	6 OLDE COACH RD	08, Split Entry	\$399,900	101	47	2832	12/1/2021	\$445,300	1.1135
4079	30 WALNUT HILL RD	08, Split Entry	\$450,000	102	37	2025	6/1/2021	\$450,200	1.0004
4734	1 BUTTERNUT LN	08, Split Entry	\$425,000	102	36	1660	6/29/2021	\$377,800	0.8889
4850	16 SHELDON RD	08, Split Entry	\$440,000	102	41	2327	12/3/2021	\$417,200	0.9482
5042	25 EMERALD DR	08, Split Entry	\$345,000	101	38	1803	4/30/2021	\$342,300	0.9922
5044	23 EMERALD DR	08, Split Entry	\$405,000	101	43	1926	6/28/2021	\$402,200	0.9931
5052	11 EMERALD DR	08, Split Entry	\$415,000	101	43	1605	11/18/2021	\$380,800	0.9176
5197	13 WILDWOOD DR	08, Split Entry	\$470,000	101	46	2759	1/4/2022	\$430,400	0.9157
5198	12 WILDWOOD DR	08, Split Entry	\$290,000	101	45	1749	6/2/2021	\$346,600	1.1952
5303	7 VISA AVE	08, Split Entry	\$395,000	101	49	1694	7/29/2021	\$349,400	0.8846
5329	4 GARVIN RD	08, Split Entry	\$391,000	101	50	2730	1/20/2022	\$424,300	1.0852
5333	66 ENGLISH RANGE RD	08, Split Entry	\$375,000	101	40	2077	8/3/2021	\$384,900	1.0264

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PID	Location	Style	Sale Price	Land	Actual	Eff Area	Sale Date	Appraised	
				NBHD	Age			Value	A/S Ratio
5577	5 HOLIDAY AVE	08, Split Entry	\$400,000	101	49	2041	9/13/2021	\$417,800	1.0445
5596	6 HAPPY AVE	08, Split Entry	\$420,000	101	43	1764	9/8/2021	\$359,200	0.8552
5622	1 NEWHOUSE DR	08, Split Entry	\$450,000	101	34	2030	12/28/2021	\$433,000	0.9622
6305	21 ESCUMBUIT RD	08, Split Entry	\$935,000	107	54	1778	11/16/2021	\$795,800	0.8511
6639	4 WOOD AVE	08, Split Entry	\$237,000	104	48	1433	6/28/2021	\$370,900	1.565
7035	22 AIKEN ST	08, Split Entry	\$326,500	201	36	1441	11/19/2021	\$316,400	0.9691
7144	31 WINDHAM RD	08, Split Entry	\$420,000	104	44	1539	8/2/2021	\$365,400	0.87
7361	3 SILVER ST	08, Split Entry	\$345,000	104	60	1708	5/28/2021	\$387,300	1.1226
7578	4 GRIFFIN ST	08, Split Entry	\$355,000	201	45	1115	12/17/2021	\$311,000	0.8761
7820	17 BRADFORD ST	08, Split Entry	\$440,000	104	54	1994	7/26/2021	\$399,800	0.9086
8890	14 SCHURMAN DR	08, Split Entry	\$396,000	103	59	1565	11/24/2021	\$325,000	0.8207
8984	26 KINGSBURY ST	08, Split Entry	\$440,000	103	61	2203	7/23/2021	\$407,500	0.9261
9915	81 CHESTER RD	08, Split Entry	\$1,302,000	108	13	3506	2/16/2022	\$1,035,800	0.7955
102650	14 DREW RD	08, Split Entry	\$455,000	103	6	1732	11/30/2021	\$471,300	1.0358
2072	33 BRADY AVE	09, Multi Family	\$522,000	104	51	2853	8/25/2021	\$378,100	0.7243
2485	81 LANE RD	09, Multi Family	\$389,000	103	39	2259	9/8/2021	\$359,300	0.9237
4224	9 ADAMS POND RD	09, Multi Family	\$446,000	102	112	3237	6/18/2021	\$393,200	0.8816
6923	5 FLORENCE ST	09, Multi Family	\$377,500	201	114	1959	7/1/2021	\$344,900	0.9136
7543	15 HIGH ST	09, Multi Family	\$285,000	201	127	1820	5/3/2021	\$318,100	1.1161
7562	13 GRIFFIN ST	09, Multi Family	\$415,000	201	112	2853	10/29/2021	\$346,000	0.8337
7581	18 GRIFFIN ST	09, Multi Family	\$399,000	201	122	3207	12/17/2021	\$388,400	0.9734
7638	18 BROOK ST	09, Multi Family	\$355,000	201	102	2681	8/6/2021	\$360,900	1.0166
8329	5 ABBOTT ST	09, Multi Family	\$451,000	201	122	3714	10/19/2021	\$413,200	0.9162
8825	3 PINKERTON ST	09, Multi Family	\$350,000	103	142	2375	4/2/2021	\$288,100	0.8231
8853	19 THORNTON ST	09, Multi Family	\$382,000	103	211	2515	2/7/2022	\$352,200	0.922
10693	65 EAST BROADWAY	09, Multi Family	\$320,000	201	102	3396	4/9/2021	\$396,500	1.2391
355	8 GAMACHE RD	10, Duplex	\$470,000	104	34	3075	12/3/2021	\$465,800	0.9911
1520	74 KILREA RD	10, Duplex	\$550,000	103	35	3403	10/15/2021	\$577,900	1.0507
2247	6 SUNNYSIDE LN	10, Duplex	\$445,000	104	37	2758	10/25/2021	\$434,600	0.9766
2253	18 SUNNYSIDE LN	10, Duplex	\$450,000	104	37	2405	12/30/2021	\$439,400	0.9764
4534	4 MAURICE RD	10, Duplex	\$535,000	102	36	2669	11/16/2021	\$444,500	0.8308
5014	91 SCOBIE POND RD	10, Duplex	\$460,000	101	43	2748	6/4/2021	\$500,800	1.0887

Property Sales By Style

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PID	Location	Style	Sale Price	Land	Actual	Eff Area	Sale Date	Appraised	
				NBHD	Age			Value	A/S Ratio
5067	130 BY-PASS 28	10, Duplex	\$451,000	101	42	2272	1/14/2022	\$378,700	0.8397
5230	161 BY-PASS 28	10, Duplex	\$480,000	101	44	2610	11/29/2021	\$482,800	1.0058
5266	17 ENGLISH RANGE RD	10, Duplex	\$440,000	101	38	2227	11/10/2021	\$377,100	0.857
7636	10 BROOK ST	10, Duplex	\$353,000	201	122	2681	9/29/2021	\$421,700	1.1946
101510	7 KILREA RD	10, Duplex	\$505,000	103	37	3016	8/23/2021	\$518,500	1.0267
1041	5 CLYDE RD	101, Detached Condo	\$300,000	106	34	1438	12/1/2021	\$331,500	1.105
1050	3 EZEKIEL DR	101, Detached Condo	\$342,000	106	34	1438	6/21/2021	\$330,700	0.967
1051	5 EZEKIEL DR	101, Detached Condo	\$330,000	106	34	1056	7/26/2021	\$290,500	0.8803
2022	5 SARAH LN	101, Detached Condo	\$410,000	106	34	1967	1/6/2022	\$401,800	0.98
3028	16 ANNA CIR	101, Detached Condo	\$513,000	106	31	1763	11/19/2021	\$478,600	0.9329
4042	22 POND VIEW DR #11	101, Detached Condo	\$385,000	106	25	1714	4/12/2021	\$410,600	1.0665
4048	27 POND VIEW DR #17	101, Detached Condo	\$450,000	106	26	1662	12/3/2021	\$440,400	0.9787
4155	8 WRIGHT RD	101, Detached Condo	\$439,900	106	23	1184	3/23/2022	\$355,900	0.809
4157	10 WRIGHT RD	101, Detached Condo	\$295,000	106	23	1056	12/10/2021	\$289,900	0.9827
4165	10 JUDITH LN	101, Detached Condo	\$415,000	106	33	2013	7/23/2021	\$498,700	1.2017
4196	13 DONOVAN DR	101, Detached Condo	\$460,000	106	34	2241	9/3/2021	\$464,300	1.0093
4461	11 DREW WOODS DR	101, Detached Condo	\$450,000	106	23	1792	2/25/2022	\$458,900	1.0198
4464	16 DREW WOODS DR	101, Detached Condo	\$430,000	106	22	1892	11/17/2021	\$451,700	1.0505
4470	26 DREW WOODS DR	101, Detached Condo	\$390,000	106	22	1567	8/25/2021	\$388,300	0.9956
4486	38 DREW WOODS DR	101, Detached Condo	\$400,000	106	22	1725	10/22/2021	\$409,700	1.0243
4503	49 DREW WOODS DR	101, Detached Condo	\$399,000	106	33	1529	8/30/2021	\$370,300	0.9281
9422	25 AMHERST DR	101, Detached Condo	\$420,000	106	35	1196	9/17/2021	\$376,100	0.8955
9424	27 AMHERST DR	101, Detached Condo	\$385,000	106	34	1424	7/13/2021	\$398,600	1.0353
101530	7 CHESTER RD #115	101, Detached Condo	\$230,000	103	112	666	2/9/2022	\$222,800	0.9687
103346	20 MYLES DR	101, Detached Condo	\$493,000	103	2	1796	4/13/2021	\$624,000	1.2657
103347	23 MYLES DR	101, Detached Condo	\$549,700	103	2	1796	11/12/2021	\$624,300	1.1357
103348	21 MYLES DR	101, Detached Condo	\$571,000	103	2	1656	8/27/2021	\$594,200	1.0406
103349	19 MYLES DR	101, Detached Condo	\$510,500	103	2	1656	4/30/2021	\$595,800	1.1671
103350	17 MYLES DR	101, Detached Condo	\$541,700	103	2	1796	9/17/2021	\$627,300	1.158
103357	9 LILLY LN	101, Detached Condo	\$580,000	103	2	1796	5/24/2021	\$634,900	1.0947
103360	4 MYLES DR	101, Detached Condo	\$477,300	103	2	1796	10/21/2021	\$623,800	1.3069
103361	6 MYLES DR	101, Detached Condo	\$500,200	103	2	1656	9/17/2021	\$591,700	1.1829

Property Sales By Style

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				NBHD	Age			Value	A/S Ratio
103362	10 MYLES DR	101, Detached Condo	\$486,900	103	2	1796	9/3/2021	\$625,900	1.2855
103363	12 MYLES DR	101, Detached Condo	\$477,000	103	2	1656	10/15/2021	\$591,100	1.2392
103364	19 LILLY LN	101, Detached Condo	\$461,900	103	2	1796	9/10/2021	\$624,500	1.352
103365	15 LILLY LN	101, Detached Condo	\$531,700	103	2	1796	9/10/2021	\$624,300	1.1742
4361	70 HAMPSTEAD RD	109, Century +	\$727,000	103	243	3710	4/15/2021	\$605,300	0.8326
8335	72 EAST BROADWAY	109, Century +	\$415,000	201	127	3058	12/7/2021	\$409,400	0.9865
8880	6 SOUTH MAIN ST	109, Century +	\$326,500	103	232	3180	11/5/2021	\$414,100	1.2683
8027	31 BIRCH ST	11, Family Conver.	\$300,000	201	139	2854	10/20/2021	\$357,200	1.1907
8077	10 WALL ST	11, Family Conver.	\$425,000	201	132	2253	11/22/2021	\$319,300	0.7513
3482	5 TSIENNETO RD #168	111, Garden Condo	\$162,000	507	36	840	12/1/2021	\$164,900	1.0179
3489	5 TSIENNETO RD #173	111, Garden Condo	\$155,000	507	36	840	1/14/2022	\$164,900	1.0639
3499	5 TSIENNETO RD #180	111, Garden Condo	\$172,000	507	36	840	2/28/2022	\$164,900	0.9587
3513	5 TSIENNETO RD #191	111, Garden Condo	\$185,000	507	29	840	2/22/2022	\$195,800	1.0584
3524	5 TSIENNETO RD #200	111, Garden Condo	\$155,000	507	29	840	2/7/2022	\$195,800	1.2632
3530	5 TSIENNETO RD #205	111, Garden Condo	\$161,200	507	29	840	6/29/2021	\$195,800	1.2146
3536	5 TSIENNETO RD #210	111, Garden Condo	\$160,000	507	29	840	7/19/2021	\$195,800	1.2238
3564	3 TSIENNETO RD #26	111, Garden Condo	\$165,000	515	53	1107	6/17/2021	\$161,900	0.9812
3564	3 TSIENNETO RD #26	111, Garden Condo	\$165,000	515	53	1107	6/17/2021	\$161,900	0.9812
3564	3 TSIENNETO RD #26	111, Garden Condo	\$165,000	515	53	1107	6/17/2021	\$161,900	0.9812
3564	3 TSIENNETO RD #26	111, Garden Condo	\$165,000	515	53	1107	6/17/2021	\$161,900	0.9812
7487	11 LINWOOD AVE #7	111, Garden Condo	\$97,500	505	57	676	9/24/2021	\$121,000	1.241
8472	13 PINKERTON ST #5	111, Garden Condo	\$135,000	515	53	972	7/15/2021	\$155,900	1.1548
8472	13 PINKERTON ST #5	111, Garden Condo	\$135,000	515	53	972	7/15/2021	\$155,900	1.1548
8472	13 PINKERTON ST #5	111, Garden Condo	\$135,000	515	53	972	7/15/2021	\$155,900	1.1548
8472	13 PINKERTON ST #5	111, Garden Condo	\$135,000	515	53	972	7/15/2021	\$155,900	1.1548
8520	2 BRISTOL CT #142	111, Garden Condo	\$175,000	508	36	957	2/1/2022	\$170,200	0.9726
8526	4 FAIRFAX AVE #154	111, Garden Condo	\$185,000	508	36	928	11/30/2021	\$167,300	0.9043
8541	3 FAIRFAX AVE #213	111, Garden Condo	\$175,900	508	36	986	1/4/2022	\$173,400	0.9858
8556	2 BRISTOL CT #252	111, Garden Condo	\$160,000	508	36	957	9/14/2021	\$170,600	1.0663
8562	4 FAIRFAX AVE #264	111, Garden Condo	\$170,000	508	36	957	9/1/2021	\$170,600	1.0035
8564	2 BRISTOL CT #272	111, Garden Condo	\$190,000	508	36	986	11/24/2021	\$173,400	0.9126
8581	3 FAIRFAX AVE #333	111, Garden Condo	\$155,000	508	36	957	7/26/2021	\$170,600	1.1006

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PID	Location	Style	Sale Price	Land	Actual	Eff Area	Sale Date	Appraised	A/S Ratio
				NBHD	Age			Value	
8584	2 BRISTOL CT #342	111, Garden Condo	\$181,000	508	36	986	9/1/2021	\$173,400	0.958
9142	4 PEMBROKE DR #18	111, Garden Condo	\$165,000	501	50	837	3/25/2022	\$158,400	0.96
9162	1 SILVESTRI CIR #14	111, Garden Condo	\$171,000	501	50	945	4/23/2021	\$183,000	1.0702
9169	1 SILVESTRI CIR #21	111, Garden Condo	\$175,000	501	50	965	5/13/2021	\$170,100	0.972
9170	1 SILVESTRI CIR #22	111, Garden Condo	\$215,000	501	50	965	12/20/2021	\$170,100	0.7912
9180	3 SILVESTRI CIR #8	111, Garden Condo	\$153,000	501	50	770	9/30/2021	\$149,100	0.9745
9209	5 SILVESTRI CIR #13	111, Garden Condo	\$130,000	501	50	675	11/5/2021	\$136,700	1.0515
9210	5 SILVESTRI CIR #14	111, Garden Condo	\$142,000	501	50	675	10/14/2021	\$136,700	0.9627
9224	1 PEMBROKE DR #4	111, Garden Condo	\$139,900	501	50	666	9/28/2021	\$135,400	0.9678
9232	1 PEMBROKE DR #12	111, Garden Condo	\$130,500	501	50	648	8/18/2021	\$134,500	1.0307
9237	1 PEMBROKE DR #17	111, Garden Condo	\$200,500	501	50	837	2/28/2022	\$156,900	0.7825
9242	1 PEMBROKE DR #22	111, Garden Condo	\$179,900	501	50	965	12/22/2021	\$170,100	0.9455
9256	3 PEMBROKE DR #12	111, Garden Condo	\$132,000	501	50	666	4/19/2021	\$136,000	1.0303
9262	3 PEMBROKE DR #18	111, Garden Condo	\$190,000	501	50	840	1/4/2022	\$158,600	0.8347
9274	2 SILVESTRI CIR #6	111, Garden Condo	\$62,500	501	50	324	4/1/2021	\$100,300	1.6048
9275	2 SILVESTRI CIR #7	111, Garden Condo	\$175,000	501	50	772	1/28/2022	\$151,800	0.8674
9286	2 SILVESTRI CIR #18	111, Garden Condo	\$162,000	501	50	837	4/12/2021	\$158,200	0.9765
9291	2 SILVESTRI CIR #23	111, Garden Condo	\$172,000	501	50	837	11/23/2021	\$158,300	0.9203
9293	13 SILVESTRI CIR #1	111, Garden Condo	\$152,000	501	50	745	1/21/2022	\$162,100	1.0664
9310	13 SILVESTRI CIR #18	111, Garden Condo	\$199,000	501	50	837	12/10/2021	\$172,200	0.8653
9311	13 SILVESTRI CIR #19	111, Garden Condo	\$187,000	501	50	965	9/8/2021	\$170,000	0.9091
9312	13 SILVESTRI CIR #20	111, Garden Condo	\$183,500	501	50	965	7/2/2021	\$170,000	0.9264
9325	15 SILVESTRI CIR #9	111, Garden Condo	\$172,000	501	50	817	3/1/2022	\$156,500	0.9099
9337	15 SILVESTRI CIR #21	111, Garden Condo	\$160,000	501	50	658	9/13/2021	\$141,800	0.8863
9339	15 SILVESTRI CIR #23	111, Garden Condo	\$186,000	501	50	837	6/23/2021	\$158,200	0.8505
9340	15 SILVESTRI CIR #24	111, Garden Condo	\$125,000	501	50	837	4/20/2021	\$158,200	1.2656
9354	17 SILVESTRI CIR #14	111, Garden Condo	\$210,000	501	50	1008	8/16/2021	\$174,100	0.829
9360	17 SILVESTRI CIR #20	111, Garden Condo	\$142,000	501	50	649	5/24/2021	\$134,400	0.9465
9361	17 SILVESTRI CIR #21	111, Garden Condo	\$180,000	501	50	965	10/12/2021	\$170,000	0.9444
9374	2 PEMBROKE DR #10	111, Garden Condo	\$170,000	501	50	817	4/30/2021	\$170,400	1.0024
9376	2 PEMBROKE DR #12	111, Garden Condo	\$170,000	501	50	945	1/19/2022	\$168,200	0.9894
11218	90 EAST BROADWAY #15	111, Garden Condo	\$150,000	522	52	624	2/2/2022	\$130,500	0.87

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PID	Location	Style	Sale Price	Land	Actual	Eff Area	Sale Date	Appraised	A/S Ratio
				NBHD	Age			Value	
11221	92 EAST BROADWAY #12	111, Garden Condo	\$144,000	522	52	624	9/28/2021	\$130,500	0.9063
11230	90 EAST BROADWAY #25	111, Garden Condo	\$135,800	522	52	624	4/14/2021	\$130,500	0.961
11232	92 EAST BROADWAY #21	111, Garden Condo	\$117,500	522	52	624	10/5/2021	\$130,500	1.1106
11236	92 EAST BROADWAY #25	111, Garden Condo	\$131,000	522	52	624	4/13/2021	\$130,500	0.9962
11269	97 EAST BROADWAY #6	111, Garden Condo	\$139,900	522	53	624	8/19/2021	\$130,500	0.9328
11288	99 EAST BROADWAY #10	111, Garden Condo	\$125,000	522	53	624	12/22/2021	\$130,500	1.044
11292	99 EAST BROADWAY #15	111, Garden Condo	\$121,000	522	53	676	10/20/2021	\$134,900	1.1149
11294	101 EAST BROADWAY #2	111, Garden Condo	\$130,000	522	53	624	5/6/2021	\$130,500	1.0038
100328	7 CHESTER RD #109	111, Garden Condo	\$279,000	103	112	1073	1/12/2022	\$311,300	1.1158
100331	7 CHESTER RD #205	111, Garden Condo	\$350,000	103	112	1122	3/29/2022	\$324,100	0.926
100333	7 CHESTER RD #208	111, Garden Condo	\$359,900	103	112	1412	3/29/2022	\$373,800	1.0386
100344	7 CHESTER RD #207	111, Garden Condo	\$259,000	103	112	1090	2/24/2022	\$313,600	1.2108
100365	7 CHESTER RD #214	111, Garden Condo	\$300,000	103	112	814	1/4/2022	\$267,800	0.8927
100367	7 CHESTER RD #302	111, Garden Condo	\$310,000	103	112	1396	12/23/2021	\$362,400	1.169
100633	65 FORDWAY BLD 4 #111	111, Garden Condo	\$204,900	104	16	1110	5/14/2021	\$211,700	1.0332
101132	65 FORDWAY BLD 1 #105	111, Garden Condo	\$260,000	104	15	1060	3/25/2022	\$233,000	0.8962
101138	65 FORDWAY BLD 1 #111	111, Garden Condo	\$220,000	104	15	1170	10/1/2021	\$245,000	1.1136
101141	65 FORDWAY BLD 1 #203	111, Garden Condo	\$245,000	104	15	1060	10/6/2021	\$230,900	0.9424
101142	65 FORDWAY BLD 1 #204	111, Garden Condo	\$215,000	104	15	1060	9/2/2021	\$230,900	1.074
101143	65 FORDWAY BLD 1 #205	111, Garden Condo	\$235,000	104	15	1060	9/27/2021	\$230,900	0.9826
102228	65 FORDWAY BLD 3 #205	111, Garden Condo	\$230,000	104	14	1050	7/30/2021	\$237,500	1.0326
102229	65 FORDWAY BLD 3 #204	111, Garden Condo	\$225,000	104	14	1050	6/2/2021	\$235,400	1.0462
102229	65 FORDWAY BLD 3 #204	111, Garden Condo	\$240,000	104	14	1050	10/4/2021	\$235,400	0.9808
102234	65 FORDWAY BLD 3 #110	111, Garden Condo	\$250,000	104	14	1120	11/19/2021	\$234,800	0.9392
102236	65 FORDWAY BLD 3 #108	111, Garden Condo	\$250,000	104	14	1120	10/13/2021	\$241,600	0.9664
10541	11 ELM ST	12, 4 Family	\$450,000	201	112	3078	11/2/2021	\$423,400	0.9409
10829	20 CRESCENT ST	12, 4 Family	\$657,000	201	112	4569	8/13/2021	\$663,100	1.0093
323	14 PINE TREE TER	20, Mobile Home	\$148,000	104	17	1025	2/18/2022	\$122,800	0.8297
348	20 SPRUCE TER	20, Mobile Home	\$140,000	104	10	924	9/9/2021	\$135,300	0.9664
1072	15 WINDHAM DEPOT RD #23	20, Mobile Home	\$125,000	104	5	848	7/1/2021	\$142,900	1.1432
2117	100 ROCKINGHAM RD #17	20, Mobile Home	\$127,900	103	5	927	10/13/2021	\$158,500	1.2392
2131	100 ROCKINGHAM RD #8	20, Mobile Home	\$0	103	49	810	2/7/2022	\$54,100	0

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PID	Location	Style	Sale Price	Land	Actual	Eff Area	Sale Date	Appraised	A/S Ratio
				NBHD	Age			Value	
2135	100 ROCKINGHAM RD #4	20, Mobile Home	\$150,000	103	19	1075	7/9/2021	\$146,300	0.9753
2137	100 ROCKINGHAM RD #2	20, Mobile Home	\$70,000	103	51	740	12/16/2021	\$51,500	0.7357
3049	2 BREWSTER RD	20, Mobile Home	\$220,000	101	35	967	5/28/2021	\$239,900	1.0905
3667	119 BY-PASS 28	20, Mobile Home	\$310,000	101	39	1240	1/18/2022	\$268,100	0.8648
5971	8 ATLAS PL	20, Mobile Home	\$92,500	101	5	924	9/14/2021	\$92,500	1
6018	211 BY-PASS 28 #11	20, Mobile Home	\$64,900	101	44	956	8/31/2021	\$53,500	0.8243
6032	211 BY-PASS 28 #28.5	20, Mobile Home	\$0		1	858	6/4/2021	\$133,700	0
6654	30 KENDALL POND RD #11	20, Mobile Home	\$155,000	104	47	1383	10/12/2021	\$153,900	0.9929
6728	30 KENDALL POND RD #90	20, Mobile Home	\$0	104	7	924	5/3/2021	\$119,800	0
100735	211 BY-PASS 28 #28	20, Mobile Home	\$140,000	101	36	934	12/6/2021	\$113,800	0.8129
4128	19 WALNUT HILL RD	202, RAISED RANCH	\$421,300	102	51	2660	7/1/2021	\$446,000	1.0586
7704	21 SUMMIT AVE	202, RAISED RANCH	\$356,000	201	49	1728	12/2/2021	\$355,700	0.9992
7949	11 LAWRENCE ST	202, RAISED RANCH	\$417,000	201	0	1337	1/27/2022	\$385,300	0.924
8353	21 SOUTH MAIN ST	353, Apartment, Res	\$850,000	330	169	3844	7/2/2021	\$844,500	0.9935
10568	7 CENTRAL ST	353, Apartment, Res	\$640,000	330	137	4476	12/30/2021	\$617,100	0.9642
1935	121 CHASES GROVE	36, Cottage	\$400,000	107	72	674	11/12/2021	\$199,900	0.4998
6324	911 WHITNEYS GROVE	36, Cottage	\$775,000	107	82	672	12/23/2021	\$800,100	1.0324
9600	46 BEAVER LAKE AVE	36, Cottage	\$380,000	108	122	944	7/9/2021	\$371,300	0.9771
361	1L ROCCO DR	37, Condex	\$179,900	104	36	1183	9/10/2021	\$213,700	1.1879
361	1L ROCCO DR	37, Condex	\$310,000	104	36	1183	12/6/2021	\$213,700	0.6894
368	1.5R OVERLOOK DR	37, Condex	\$227,000	104	35	998	10/27/2021	\$226,900	0.9996
393	4L DECA CIR	37, Condex	\$242,000	104	36	958	8/20/2021	\$234,600	0.9694
398	8R OVERLOOK DR	37, Condex	\$255,000	104	36	1054	6/1/2021	\$275,500	1.0804
417	14L ROCCO DR	37, Condex	\$310,000	104	38	1535	6/11/2021	\$296,900	0.9577
566	88L DERRYFIELD RD	37, Condex	\$258,500	104	35	634	10/27/2021	\$242,900	0.9397
572	82L DERRYFIELD RD	37, Condex	\$285,000	104	35	668	3/22/2022	\$244,300	0.8572
578	74L DERRYFIELD RD	37, Condex	\$250,000	104	35	634	6/1/2021	\$242,900	0.9716
581	72R DERRYFIELD RD	37, Condex	\$205,000	104	35	634	6/30/2021	\$242,600	1.1834
582	70L DERRYFIELD RD	37, Condex	\$270,000	104	6	634	8/9/2021	\$322,100	1.193
583	70R DERRYFIELD RD	37, Condex	\$267,500	104	6	634	9/24/2021	\$313,600	1.1723
602	12R LANCELOT DR	37, Condex	\$250,000	104	35	634	9/2/2021	\$263,300	1.0532
611	56L DERRYFIELD RD	37, Condex	\$212,000	104	35	634	7/30/2021	\$263,700	1.2439

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PID	Location	Style	Sale Price	Land NBHD	Actual Age	Eff Area	Sale Date	Appraised Value	A/S Ratio
625	46R DERRYFIELD RD	37, Condex	\$240,000	104	40	528	10/13/2021	\$220,800	0.92
640	38L DERRYFIELD RD	37, Condex	\$260,000	104	40	528	2/17/2022	\$238,300	0.9165
643	29R DERRYFIELD RD	37, Condex	\$260,000	104	40	528	10/26/2021	\$219,900	0.8458
644	36L DERRYFIELD RD	37, Condex	\$235,000	104	40	528	8/2/2021	\$240,500	1.0234
647	34R DERRYFIELD RD	37, Condex	\$259,900	104	40	528	11/2/2021	\$236,700	0.9107
670	22L DERRYFIELD RD	37, Condex	\$220,000	104	40	528	4/28/2021	\$217,800	0.99
704	2L REBECCA LN	37, Condex	\$262,500	104	35	879	6/8/2021	\$293,700	1.1189
705	2R REBECCA LN	37, Condex	\$270,000	104	35	624	12/13/2021	\$239,000	0.8852
728	73L DERRYFIELD RD	37, Condex	\$270,000	104	35	634	8/30/2021	\$238,600	0.8837
729	73R DERRYFIELD RD	37, Condex	\$242,500	104	35	634	10/29/2021	\$238,400	0.9831
937	151L ROCKINGHAM RD	37, Condex	\$250,000	103	42	958	6/15/2021	\$256,500	1.026
937	151L ROCKINGHAM RD	37, Condex	\$250,000	103	42	958	6/15/2021	\$256,500	1.026
2260	17R SUNNYSIDE LN	37, Condex	\$241,000	104	36	958	10/25/2021	\$257,700	1.0693
2379	2L SUNNYSIDE LN	37, Condex	\$310,000	104	37	958	10/26/2021	\$276,300	0.8913
2827	296L ISLAND POND RD	37, Condex	\$245,000	103	37	1129	6/28/2021	\$295,000	1.2041
2827	296L ISLAND POND RD	37, Condex	\$245,000	103	37	1129	6/28/2021	\$295,000	1.2041
2827	296L ISLAND POND RD	37, Condex	\$245,000	103	37	1129	6/28/2021	\$295,000	1.2041
2832	306L ISLAND POND RD #5	37, Condex	\$230,000	103	43	950	11/9/2021	\$244,600	1.0635
2832	306L ISLAND POND RD #5	37, Condex	\$230,000	103	43	950	11/9/2021	\$244,600	1.0635
2832	306L ISLAND POND RD #5	37, Condex	\$230,000	103	43	950	11/9/2021	\$244,600	1.0635
3167	36R SCENIC DR	37, Condex	\$286,200	101	37	1175	12/7/2021	\$302,600	1.0573
3174	52L SCENIC DR	37, Condex	\$210,000	101	38	1175	4/12/2021	\$268,600	1.279
3185	2.5L JEFF LN	37, Condex	\$278,000	101	35	1099	3/18/2022	\$294,200	1.0583
3205	57L SCENIC DR	37, Condex	\$260,000	101	38	1183	10/22/2021	\$265,200	1.02
3222	39R SCENIC DR	37, Condex	\$275,000	101	38	1183	1/13/2022	\$268,900	0.9778
3797	9R SENTER COVE RD	37, Condex	\$340,000	103	36	1167	10/18/2021	\$306,700	0.9021
3804	7L BONNIE LN	37, Condex	\$316,500	103	36	1167	8/9/2021	\$309,200	0.9769
3832	2L SENTER COVE RD	37, Condex	\$320,000	103	37	1192	9/2/2021	\$305,000	0.9531
3833	2R SENTER COVE RD	37, Condex	\$327,800	103	37	1192	8/2/2021	\$305,500	0.932
3841	5R SENTER COVE RD	37, Condex	\$315,000	103	37	1167	9/15/2021	\$324,600	1.0305
3978	10L ADAMS POND RD	37, Condex	\$260,000	102	42	958	7/27/2021	\$311,800	1.1992
4657	20R RICHARDSON RD	37, Condex	\$276,000	102	36	1164	4/19/2021	\$318,600	1.1543

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				NBHD	Age			Value	A/S Ratio
4658	11L RICHARDSON RD	37, Condex	\$325,000	102	37	1192	7/26/2021	\$328,900	1.012
4673	2R RICHARDSON RD	37, Condex	\$259,400	102	35	1404	11/5/2021	\$335,700	1.2941
4678	8L RICHARDSON RD	37, Condex	\$325,000	102	35	1440	2/16/2022	\$346,100	1.0649
4965	2L TOPAZ CIR	37, Condex	\$275,000	101	35	1006	4/16/2021	\$298,700	1.0862
5348	11L PINGREE HILL RD	37, Condex	\$310,000	101	40	1203	9/24/2021	\$307,200	0.991
5645	25R JUNIPER RD	37, Condex	\$240,000	101	38	1032	10/14/2021	\$229,100	0.9546
5654	20L JUNIPER RD	37, Condex	\$290,000	101	38	1035	1/24/2022	\$251,900	0.8686
5662	14L JUNIPER RD	37, Condex	\$210,000	101	40	1035	7/20/2021	\$225,300	1.0729
5663	14R JUNIPER RD	37, Condex	\$225,000	101	40	1203	10/15/2021	\$237,600	1.056
6212	43L PINGREE HILL RD	37, Condex	\$306,000	101	37	1001	3/31/2022	\$304,300	0.9944
6604	153L NORTH SHORE RD	37, Condex	\$317,000	107	42	1449	6/14/2021	\$320,500	1.011
6604	153L NORTH SHORE RD	37, Condex	\$317,000	107	42	1449	6/14/2021	\$320,500	1.011
6607	93L FORDWAY EXT	37, Condex	\$257,000	104	42	1094	6/16/2021	\$271,500	1.0564
6810	19R PELICAN CIR	37, Condex	\$260,000	104	34	1322	8/3/2021	\$287,300	1.105
6815	20L PELICAN CIR	37, Condex	\$350,000	104	25	1322	3/30/2022	\$303,800	0.868
6816	20R PELICAN CIR	37, Condex	\$317,000	104	25	1322	4/12/2021	\$321,600	1.0145
6836	10R NORMAN DR	37, Condex	\$285,000	104	34	1322	12/30/2021	\$283,200	0.9937
6869	21L NORMAN DR	37, Condex	\$200,000	104	34	1322	12/3/2021	\$283,000	1.415
6871	14L PELICAN CIR	37, Condex	\$319,000	104	34	1322	6/15/2021	\$308,800	0.968
6883	9L PELICAN CIR	37, Condex	\$330,000	104	34	1322	10/7/2021	\$291,300	0.8827
6884	9R PELICAN CIR	37, Condex	\$315,000	104	34	1322	10/8/2021	\$289,300	0.9184
6920	12R STRAWBERRY HILL RD	37, Condex	\$323,000	104	38	1248	6/25/2021	\$318,800	0.987
6920	12R STRAWBERRY HILL RD	37, Condex	\$323,000	104	38	1248	6/25/2021	\$318,800	0.987
7082	5R MILLS FARM CIR	37, Condex	\$260,000	104	35	1112	6/25/2021	\$257,700	0.9912
7108	1L SUSAN DR	37, Condex	\$175,000	104	35	1102	9/3/2021	\$225,900	1.2909
7177	8L TIGERTAIL CIR	37, Condex	\$310,000	104	35	1088	12/22/2021	\$299,500	0.9661
7196	23L TIGERTAIL CIR	37, Condex	\$315,000	104	35	1236	10/29/2021	\$327,100	1.0384
7206	35L TIGERTAIL CIR	37, Condex	\$315,000	104	35	1088	1/7/2022	\$301,700	0.9578
7248	21L PHILIP RD	37, Condex	\$265,000	104	35	1236	1/24/2022	\$313,100	1.1815
7256	13L PHILIP RD	37, Condex	\$295,000	104	35	1236	1/4/2022	\$293,800	0.9959
7265	3R PHILIP RD	37, Condex	\$275,000	104	36	1236	9/2/2021	\$315,700	1.148
7301	22R BRIAN AVE	37, Condex	\$330,000	104	35	1236	6/18/2021	\$294,000	0.8909

Property Sales By Style

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PID	Location	Style	Sale Price	Land	Actual	Eff Area	Sale Date	Appraised	
				NBHD	Age			Value	A/S Ratio
7302	24L BRIAN AVE	37, Condex	\$286,900	104	35	1088	8/31/2021	\$266,200	0.9278
7312	32L TIGERTAIL CIR	37, Condex	\$330,000	104	36	1279	11/30/2021	\$324,100	0.9821
7698	8L SUMMIT AVE	37, Condex	\$255,000	201	36	1035	4/8/2021	\$254,100	0.9965
7699	8R SUMMIT AVE	37, Condex	\$255,000	201	36	1035	9/29/2021	\$249,300	0.9776
7726	29R FAIRVIEW AVE	37, Condex	\$280,000	201	36	1035	3/14/2022	\$274,800	0.9814
8130	2L FENWAY	37, Condex	\$247,000	201	35	1088	4/22/2021	\$280,500	1.1356
9003	9.5R KINGSBURY ST	37, Condex	\$330,000	103	33	1746	12/13/2021	\$332,100	1.0064
9003	9.5R KINGSBURY ST	37, Condex	\$330,000	103	33	1746	12/13/2021	\$332,100	1.0064
10983	11R PHILIP RD	37, Condex	\$295,000	104	35	1236	6/15/2021	\$313,100	1.0614
11026	44R SCENIC DR	37, Condex	\$275,000	101	38	1183	7/9/2021	\$272,600	0.9913
11035	34R WINDHAM RD	37, Condex	\$278,000	104	40	995	8/24/2021	\$271,500	0.9766
11035	34R WINDHAM RD	37, Condex	\$278,000	104	40	995	8/24/2021	\$271,500	0.9766
11123	67R TSIENNETO RD	37, Condex	\$270,000	103	46	950	10/22/2021	\$255,400	0.9459
11123	67R TSIENNETO RD	37, Condex	\$270,000	103	46	950	10/22/2021	\$255,400	0.9459
11130	54R CONLEYS GROVE RD	37, Condex	\$332,500	107	41	1382	7/30/2021	\$329,500	0.991
11130	54R CONLEYS GROVE RD	37, Condex	\$332,500	107	41	1382	7/30/2021	\$329,500	0.991
11130	54R CONLEYS GROVE RD	37, Condex	\$332,500	107	41	1382	7/30/2021	\$329,500	0.991
11132	10R ADAMS POND RD	37, Condex	\$254,900	102	42	958	7/27/2021	\$314,600	1.2342
11311	93R FORDWAY EXT	37, Condex	\$276,900	104	42	1094	2/2/2022	\$266,000	0.9606
11312	8R TIGERTAIL CIR	37, Condex	\$350,000	104	35	1088	1/31/2022	\$274,800	0.7851
11317	73R ROCKINGHAM RD	37, Condex	\$231,000	104	38	958	12/3/2021	\$220,100	0.9528
11317	73R ROCKINGHAM RD	37, Condex	\$231,000	104	38	958	12/3/2021	\$220,100	0.9528
100181	54R WINDHAM RD	37, Condex	\$310,000	104	41	1055	12/17/2021	\$272,900	0.8803
100718	10R AL ST	37, Condex	\$275,000	101	35	976	11/16/2021	\$272,200	0.9898
100731	2R FENWAY	37, Condex	\$248,000	201	35	1090	4/21/2021	\$280,700	1.1319
100911	122R WALNUT HILL RD	37, Condex	\$230,000	102	38	602	6/16/2021	\$226,300	0.9839
101276	9L INDIAN HILL RD	37, Condex	\$450,000	103	6	1541	8/24/2021	\$430,800	0.9573
102793	14R INDIAN HILL RD	37, Condex	\$535,000	103	6	2122	10/29/2021	\$534,500	0.9991
103444	25L ENGLISH RANGE RD #B	37, Condex	\$270,000	101	43	1318	8/20/2021	\$288,400	1.0681
103445	25R ENGLISH RANGE RD #A	37, Condex	\$255,000	101	43	1150	4/15/2021	\$269,600	1.0573
103462	6L MAURICE RD	37, Condex	\$270,000		35	1054	9/14/2021	\$263,700	0.9767
103466	39L EMERALD DR	37, Condex	\$250,000	101	42	1055	10/6/2021	\$244,500	0.978

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PID	Location	Style	Sale Price	Land	Actual	Eff Area	Sale Date	Appraised	A/S Ratio
				NBHD	Age			Value	
103466	39L EMERALD DR	37, Condex	\$250,000	101	42	1055	10/6/2021	\$244,500	0.978
10837	14 NORTH MAIN ST	407, Convenience Store	\$400,000	330	88	2688	6/8/2021	\$351,000	0.8775
10604	3 MARTIN ST	409, Store	\$1,100,000	340	22	10895	10/28/2021	\$949,000	0.8627
10461	60 WEST BROADWAY	414, Retail/Apt	\$755,000	330	122	4425	3/24/2022	\$559,400	0.7409
10587	3 EAST BROADWAY	414, Retail/Apt	\$880,000	330	102	6581	5/14/2021	\$676,500	0.7688
3344	5 TSIENNETO RD #39	44, Town House	\$290,000	507	38	1434	12/22/2021	\$301,200	1.0386
3356	5 TSIENNETO RD #51	44, Town House	\$265,000	507	38	1271	10/12/2021	\$280,000	1.0566
3357	5 TSIENNETO RD #52	44, Town House	\$290,000	507	38	1513	11/17/2021	\$310,000	1.069
3358	5 TSIENNETO RD #53	44, Town House	\$285,900	507	38	1448	8/2/2021	\$307,500	1.0756
3362	5 TSIENNETO RD #57	44, Town House	\$270,000	507	38	1448	4/28/2021	\$310,800	1.1511
3374	5 TSIENNETO RD #69	44, Town House	\$280,000	507	36	1377	12/2/2021	\$296,500	1.0589
3383	5 TSIENNETO RD #78	44, Town House	\$285,000	507	38	1452	8/6/2021	\$310,600	1.0898
3395	5 TSIENNETO RD #90	44, Town House	\$287,000	507	36	1440	5/27/2021	\$301,900	1.0519
3398	5 TSIENNETO RD #93	44, Town House	\$289,900	507	36	1431	7/27/2021	\$303,900	1.0483
3410	5 TSIENNETO RD #104	44, Town House	\$285,000	507	36	1390	4/28/2021	\$304,000	1.0667
3414	5 TSIENNETO RD #108	44, Town House	\$295,500	507	36	1626	1/31/2022	\$331,600	1.1222
3445	5 TSIENNETO RD #135	44, Town House	\$296,900	507	35	1626	4/1/2021	\$363,600	1.2247
3463	5 TSIENNETO RD #151	44, Town House	\$249,900	507	35	1626	4/1/2021	\$336,300	1.3457
6942	25 STONEGATE LN	44, Town House	\$257,000	517	38	1034	12/14/2021	\$262,100	1.0198
6946	33 STONEGATE LN	44, Town House	\$216,000	517	38	1034	7/23/2021	\$233,500	1.081
6951	43 STONEGATE LN	44, Town House	\$255,000	517	38	1034	6/10/2021	\$235,900	0.9251
6952	45 STONEGATE LN	44, Town House	\$260,000	517	37	1034	9/8/2021	\$241,400	0.9285
6967	17 STONEGATE LN	44, Town House	\$251,000	517	40	1149	9/16/2021	\$248,300	0.9892
6983	24 STONEGATE LN	44, Town House	\$225,000	517	40	1149	7/28/2021	\$254,000	1.1289
6988	32 STONEGATE LN	44, Town House	\$270,000	517	39	1149	1/4/2022	\$247,800	0.9178
7000	63 STONEGATE LN	44, Town House	\$220,000	517	36	951	10/18/2021	\$202,400	0.92
7003	69 STONEGATE LN	44, Town House	\$225,000	517	36	951	9/2/2021	\$219,300	0.9747
7009	81 STONEGATE LN	44, Town House	\$220,000	517	36	951	11/1/2021	\$219,300	0.9968
7019	101 STONEGATE LN	44, Town House	\$210,000	517	36	951	10/15/2021	\$219,300	1.0443
7028	119 STONEGATE LN	44, Town House	\$200,000	517	36	951	5/3/2021	\$202,400	1.012
7670	1 HIGHLAND AVE #8	44, Town House	\$240,000	510	32	1040	1/21/2022	\$239,400	0.9975
8635	11C SUNDOWN DR	44, Town House	\$269,900	512	36	1202	5/10/2021	\$277,300	1.0274

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PID	Location	Style	Sale Price	Land	Actual	Eff Area	Sale Date	Appraised	A/S Ratio
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8636	11D SUNDOWN DR	44, Town House	\$335,000	512	36	1327	3/30/2022	\$299,300	0.8934
8637	12A SUNDOWN DR	44, Town House	\$325,000	512	36	1327	10/15/2021	\$324,300	0.9978
8641	13A SUNDOWN DR	44, Town House	\$300,000	512	36	1327	11/1/2021	\$304,900	1.0163
8645	14A SUNDOWN DR	44, Town House	\$276,000	512	36	1271	6/1/2021	\$283,300	1.0264
8652	15D SUNDOWN DR	44, Town House	\$290,000	512	36	1139	9/24/2021	\$271,700	0.9369
8653	1A MISTY MORNING DR	44, Town House	\$285,000	512	35	1230	11/1/2021	\$284,200	0.9972
8686	7E SUNDOWN DR	44, Town House	\$269,900	512	36	973	8/26/2021	\$255,400	0.9463
8717	1A BRANDYWYNE CM	44, Town House	\$316,400	502	38	1327	2/28/2022	\$301,700	0.9535
8759	38H BRANDYWYNE CM	44, Town House	\$285,000	502	38	1228	8/24/2021	\$287,600	1.0091
8800	21 NEWELLS MEADOW LN #18	44, Town House	\$306,000	514	35	1063	2/10/2022	\$286,100	0.935
8805	11 NEWELLS MEADOW LN #23	44, Town House	\$285,000	514	35	1063	11/30/2021	\$287,800	1.0098
8806	9 NEWELLS MEADOW LN #24	44, Town House	\$310,000	514	35	1063	12/13/2021	\$291,400	0.94
8810	1 NEWELLS MEADOW LN #28	44, Town House	\$275,000	514	35	1059	7/20/2021	\$289,200	1.0516
8930	3B PINE ISLE DR	44, Town House	\$301,000	506	50	1140	11/8/2021	\$251,700	0.8362
11072	71 NORTH HIGH ST #3	44, Town House	\$400,000	518	19	1879	7/19/2021	\$423,000	1.0575
11096	15 ELM ST UNIT #1	44, Town House	\$327,000	519	20	1290	9/27/2021	\$298,200	0.9119
11099	15 ELM ST UNIT #4	44, Town House	\$279,900	519	20	1290	6/18/2021	\$298,400	1.0661
100325	7 CHESTER RD #106	44, Town House	\$320,000	103	112	1190	6/4/2021	\$337,900	1.0559
100362	7 CHESTER RD #211	44, Town House	\$329,900	103	112	1321	6/29/2021	\$334,800	1.0149
102275	81 NORTH HIGH ST #20	44, Town House	\$344,000	518	9	1653	2/15/2022	\$360,700	1.0485
102277	81 NORTH HIGH ST #18	44, Town House	\$330,000	518	9	1660	11/4/2021	\$352,900	1.0694
103387	3 NUTFIELD CT #8	44, Town House	\$300,000	704	3	1229	4/5/2021	\$372,400	1.2413
103388	3 NUTFIELD CT #9	44, Town House	\$330,000	704	3	1229	3/24/2022	\$372,400	1.1285
103433	18 MAPLE ST #1	44, Town House	\$325,000		1	1250	10/29/2021	\$322,800	0.9932
103434	18 MAPLE ST #2	44, Town House	\$324,000		1	1250	11/12/2021	\$322,800	0.9963
103435	18 MAPLE ST #3	44, Town House	\$330,000		1	1250	11/19/2021	\$322,800	0.9782
103436	18 MAPLE ST #4	44, Town House	\$333,000		1	1250	11/24/2021	\$322,800	0.9694
103437	18 MAPLE ST #5	44, Town House	\$325,000		1	1250	11/12/2021	\$322,800	0.9932
103438	18 MAPLE ST #6	44, Town House	\$335,000		1	1250	11/9/2021	\$322,800	0.9636
103453	30 BROOK ST #1	44, Town House	\$349,900		1	1271	11/23/2021	\$346,100	0.9891
103454	30 BROOK ST #2	44, Town House	\$341,400		1	1271	12/13/2021	\$344,000	1.0076
103455	30 BROOK ST #3	44, Town House	\$340,000		1	1271	11/24/2021	\$344,000	1.0118

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PID	Location	Style	Sale Price	Land	Actual	Eff Area	Sale Date	Appraised	A/S Ratio
				NBHD	Age			Value	
103456	30 BROOK ST #4	44, Town House	\$342,900		1	1271	12/2/2021	\$344,000	1.0032
103457	30 BROOK ST #5	44, Town House	\$342,900		1	1271	11/24/2021	\$344,000	1.0032
103458	30 BROOK ST #6	44, Town House	\$342,900		1	1271	11/19/2021	\$344,000	1.0032
103459	30 BROOK ST #7	44, Town House	\$342,900		1	1271	12/6/2021	\$344,000	1.0032
103460	30 BROOK ST #8	44, Town House	\$349,900		1	1271	11/8/2021	\$344,000	0.9831
103461	30 BROOK ST #9	44, Town House	\$359,900		1	1250	10/29/2021	\$340,900	0.9472
10785	9 TINKHAM AVE	451, Industrial	\$1,475,000	320	47	17289	5/27/2021	\$1,078,300	0.7311
10362	4 LINLEW DR	458, Warehouse	\$4,490,000	330	50	78769	6/23/2021	\$4,522,800	1.0073
10786	11 TINKHAM AVE	462, Service Shop	\$750,000	320	22	2610	5/10/2021	\$699,500	0.9327
10790	60 CRYSTAL AVE	500, Office	\$925,000	310	17	4864	8/26/2021	\$747,800	0.8084
10873	20 CHESTER RD	504, Nursing Home	\$2,740,000	330	46	23403	1/13/2022	\$2,940,300	1.0731
10686	4 BIRCH ST #205	56, Condo Office	\$120,000	330	27	921	1/4/2022	\$98,100	0.8175
31	4 JOAN ST	63, Gambrel	\$375,000	105	50	1753	6/14/2021	\$389,600	1.0389
70	178 FORDWAY EXT	63, Gambrel	\$440,000	105	46	1947	7/28/2021	\$420,000	0.9545
230	122 FORDWAY EXT	63, Gambrel	\$437,000	105	33	1835	5/24/2021	\$464,000	1.0618
1388	40 MILL RD	63, Gambrel	\$480,000	103	37	3896	4/30/2021	\$646,300	1.3465
1562	9 GAITA DR	63, Gambrel	\$425,000	103	39	2000	11/30/2021	\$415,600	0.9779
1850	68 GULF RD	63, Gambrel	\$450,000	103	38	2204	9/14/2021	\$464,500	1.0322
2049	50 BRADY AVE	63, Gambrel	\$440,000	104	51	2031	7/6/2021	\$429,500	0.9761
2198	60 BEDARD AVE	63, Gambrel	\$400,000	104	51	2107	6/30/2021	\$429,800	1.0745
2217	5 RICHARD DR	63, Gambrel	\$450,000	104	50	2076	12/2/2021	\$387,300	0.8607
2220	4 RICHARD DR	63, Gambrel	\$430,000	104	48	2245	6/10/2021	\$462,600	1.0758
2884	124 WARNER HILL RD	63, Gambrel	\$505,000	102	34	2453	1/14/2022	\$504,700	0.9994
3854	21 FLOYD RD	63, Gambrel	\$500,000	103	45	3248	7/8/2021	\$518,600	1.0372
4418	22 OLESEN RD	63, Gambrel	\$450,000	102	37	1844	7/7/2021	\$390,400	0.8676
4941	94 SCOBIE POND RD	63, Gambrel	\$483,000	101	46	2649	12/17/2021	\$469,400	0.9718
4943	88 SCOBIE POND RD	63, Gambrel	\$440,000	101	45	1873	12/10/2021	\$376,900	0.8566
5245	9 DATTILO RD	63, Gambrel	\$627,000	101	43	2779	7/2/2021	\$521,700	0.8321
6177	104 OLD AUBURN RD	63, Gambrel	\$485,000	101	45	2566	9/1/2021	\$481,100	0.992
6259	9 LEDGEWOOD DR	63, Gambrel	\$446,000	101	43	2606	4/26/2021	\$477,500	1.0706
8109	17 PARK AVE	63, Gambrel	\$439,000	201	102	2057	2/1/2022	\$377,900	0.8608
10175	249 ROCKINGHAM RD	63, Gambrel	\$1,500,000	103	70	2661	1/5/2022	\$403,500	0.269

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343	83 BEECH TER	65, Double Wide MH	\$140,000	104	13	1106	11/15/2021	\$155,900	1.1136
484	97 FORDWAY EXT #29	65, Double Wide MH	\$175,000	104	27	1093	10/22/2021	\$132,700	0.7583
1920	222 CHASES GROVE	65, Double Wide MH	\$0	107	0	1518	3/15/2022	\$166,300	0
1951	401 CHASES GROVE	65, Double Wide MH	\$286,000	107	19	1699	6/30/2021	\$271,600	0.9497
5977	22 ATLAS PL	65, Double Wide MH	\$0	101	0	1058	8/5/2021	\$115,000	0
6044	211 BY-PASS 28 #48	65, Double Wide MH	\$169,000	101	1	1296	6/1/2021	\$179,200	1.0604
6645	30 KENDALL POND RD #2	65, Double Wide MH	\$0	104	11	1466	5/6/2021	\$179,200	0
6715	30 KENDALL POND RD #67	65, Double Wide MH	\$190,000	104	15	1725	10/12/2021	\$194,300	1.0226
6724	30 KENDALL POND RD #76	65, Double Wide MH	\$157,500	104	23	1160	11/23/2021	\$126,600	0.8038
7625	7 UNION ST	65, Double Wide MH	\$295,000	201	22	1288	10/22/2021	\$284,000	0.9627
8069	7 SOUTH AVE	65, Double Wide MH	\$300,000	201	26	1421	7/12/2021	\$292,500	0.975
100288	1 CORPORATE PARK DR #11	98, Indust Condo	\$190,000	340	16	1612	6/9/2021	\$183,100	0.9637
103443	167 HAMPSTEAD RD #C	98, Indust Condo	\$135,000		27	1200	3/15/2022	\$130,800	0.9689
2227	74 ROCKINGHAM RD	99, Vacant Land	\$675,000	330	0		8/2/2021	\$647,600	0.9594
3304	7 TSIENNETO RD	99, Vacant Land	\$250,000	310	0		1/21/2022	\$217,400	0.8696
4649	8.5 RICHARDSON RD	99, Vacant Land	\$200,000	102	2022	0	3/8/2022	\$178,100	0.8905
10024	13 COVE DR	99, Vacant Land	\$25,000	101	0		5/5/2021	\$16,300	0.652
102350	43 TSIENNETO RD	99, Vacant Land	\$171,000	103	2022	0	2/8/2022	\$136,500	0.7982
103480	13 ESCUMBUIT RD	99, Vacant Land	\$150,000	107	0		2/11/2022	\$492,900	3.286