

Residential Property
Sales Ratio Study
July 1, 2021 to June 30, 2022

Sales Ratio Study: Residential Properties (includes residential condos and up to 4 units)
Prepared by Brenda Cummings Sept. 5, 2024
Study Period: July 2021-June 2022 (2024 State Valuation)
Values as of 4/1/2024 (8/28/2024)
Total Sales 152

Average Ratio Central 70% 94.5%
Average Deviation (All) 0.107
COD 11.271
Weighted Mean 0.944

Note: COD stands for "Coefficient of Dispersion." It is a measure of assessment accuracy, and a lower number is (usually) reflective of greater accuracy. The State of Maine requires a COD of less than 20. A COD of less than 9 in a diverse housing community is uncommon, and a COD that is unexpectedly low could be a sign of adjusting sale properties to match sales prices.

Count	ParID	Land_Area in_Acres	Date_of_Sale	Qualif ied	Total_Assess			ASR	Sales_Price2	Deviation	Property_Type_Descrip		Deed_Boo k	Street_N um_Ind		Street _Type
					Total_Asses sed_Land	ed_Improve ments	Total_Assessed_Par cel_Value				Use_Code	tion		Deed_Page	ex	
1	32-071-000	0.11	05/02/2022	Q	\$ 35,700	\$ 196,200	\$ 231,900	0.644	\$ 360,000	0.3010	1010	SINGLE FAMILY	2022R	3047	19	MAXWELL ST
4	20-016-000	0.1	11/05/2021	Q	\$ 56,900	\$ 173,600	\$ 230,500	0.659	\$ 350,000	0.2866	1010	SINGLE FAMILY	2021R	9639	1168	HIGH ST
5	07-006-000	1.1	02/14/2022	Q	\$ 72,900	\$ 214,500	\$ 287,400	0.676	\$ 425,000	0.2689	1010	SINGLE FAMILY	2022R	1144	344	NORTH BATH RD
7	21-095-000	0.16	04/15/2022	Q	\$ 63,500	\$ 195,700	\$ 259,200	0.682	\$ 380,000	0.2631	1010	SINGLE FAMILY	2022R	2683	1051	HIGH ST
11	25-283-000	0.12	03/28/2022	Q	\$ 50,000	\$ 268,600	\$ 318,600	0.708	\$ 450,000	0.2372	1010	SINGLE FAMILY	2022R	2161	45	CHESTNUT ST
19	27-220-000	0.14	04/15/2022	Q	\$ 37,700	\$ 245,500	\$ 283,200	0.708	\$ 400,000	0.2372	1010	SINGLE FAMILY	2022R	2680	4	UNION STREET CT
20	26-030-000	0.1	05/03/2022	Q	\$ 45,800	\$ 132,700	\$ 178,500	0.714	\$ 250,000	0.2312	1040	TWO FAM MDL-01	2022R	3068	131	OAK ST
9	12-015-000	0.29	07/30/2021	Q	\$ 355,198	\$ 346,600	\$ 701,798	0.720	\$ 975,000	0.2254	1013	SFR WF MDL-01	2021R	6464	1557	WASHINGTON ST
6	21-161-000	0.06	10/26/2021	Q	\$ 37,700	\$ 193,800	\$ 231,500	0.723	\$ 320,000	0.2217	1010	SINGLE FAMILY	2021R	9289	10	TURNER CT
10	20-294-000	0.16	12/13/2021	Q	\$ 63,500	\$ 214,800	\$ 278,300	0.725	\$ 384,000	0.2204	1017	SFR INLAW MDL-01	2021R	10635	1276	WASHINGTON ST
15	33-051-000	0.08	08/11/2021	Q	\$ 57,200	\$ 227,100	\$ 284,300	0.738	\$ 385,000	0.2067	1010	SINGLE FAMILY	2021	6782	371	MIDDLE ST
13	27-226-000	0.07	12/13/2021	Q	\$ 27,500	\$ 215,100	\$ 242,600	0.746	\$ 325,000	0.1987	1010	SINGLE FAMILY	2021R	10629	71	UNION ST
28	40-015-000	0.33	07/01/2021	Q	\$ 70,800	\$ 102,500	\$ 173,300	0.753	\$ 230,000	0.1917	1010	SINGLE FAMILY	2021R	5553	156	HIGH ST
36	32-013-000	0.05	08/03/2021	Q	\$ 27,500	\$ 145,900	\$ 173,400	0.754	\$ 230,000	0.1913	1010	SINGLE FAMILY	2021R	6571	505	MIDDLE ST
14	22-041-000	0.24	12/21/2021	Q	\$ 55,500	\$ 204,900	\$ 260,400	0.755	\$ 345,000	0.1904	1010	SINGLE FAMILY	2021R	10823	23	CRAWFORD DR
21	25-208-000	0.4	09/01/2021	Q	\$ 64,000	\$ 226,600	\$ 290,600	0.755	\$ 385,000	0.1904	1050	THREE FAM MDL-01	2021R	7597	179	LINCOLN ST
30	25-086-000	0.13	08/23/2021	Q	\$ 50,900	\$ 147,300	\$ 198,200	0.762	\$ 260,000	0.1829	1010	SINGLE FAMILY	2021R	7167	140	BEDFORD ST
18	25-281-000	0.06	06/17/2022	Q	\$ 39,900	\$ 178,000	\$ 217,900	0.781	\$ 279,000	0.1642	1010	SINGLE FAMILY	2022R	4200	53	CHESTNUT ST
17	26-228-000	0.09	04/08/2022	Q	\$ 46,100	\$ 207,500	\$ 253,600	0.790	\$ 321,200	0.1556	1050	THREE FAM MDL-01	2022R	2469	4	ELM STREET CT
26	33-057-000	0.12	05/13/2022	Q	\$ 59,100	\$ 229,400	\$ 288,500	0.790	\$ 365,000	0.1548	1010	SINGLE FAMILY	2022R	3361	34	WEEKS ST
61	21-025-000	0.05	11/29/2021	Q	\$ 44,700	\$ 94,100	\$ 138,800	0.793	\$ 175,000	0.1520	1010	SINGLE FAMILY	2021R	10184	67	PEARL ST
24	13-058-000	0.09	04/15/2022	Q	\$ 261,995	\$ 445,200	\$ 707,195	0.796	\$ 888,000	0.1488	1013	SFR WF MDL-01	2022R	2689	1479	WASHINGTON ST
31	26-020-000	0.11	12/06/2021	Q	\$ 76,300	\$ 175,600	\$ 251,900	0.800	\$ 315,000	0.1455	1010	SINGLE FAMILY	2022R	4383	902	HIGH ST
12	01-012-000	2.9	06/16/2022	Q	\$ 249,813	\$ 876,400	\$ 1,126,213	0.804	\$ 1,400,000	0.1407	1013	SFR WF MDL-01	2022R	4151	59	WEST CHOPS POINT RD
47	22-096-000	0.3	11/19/2021	Q	\$ 62,700	\$ 81,900	\$ 144,600	0.808	\$ 179,000	0.1374	1010	SINGLE FAMILY	2021R	10004	12	GERALD ST
3	40-003-000	2.9	06/02/2022	Q	\$ 132,300	\$ 232,900	\$ 365,200	0.812	\$ 450,000	0.1336	1010	SINGLE FAMILY	2022R	3810	163	HIGH ST
8	40-003-000	2.9	08/24/2021	Q	\$ 132,300	\$ 232,900	\$ 365,200	0.812	\$ 450,000	0.1336	1010	SINGLE FAMILY	2021R	7178	163	HIGH ST
23	28-027-000	0.09	10/26/2021	Q	\$ 39,800	\$ 192,600	\$ 232,400	0.815	\$ 285,000	0.1297	1010	SINGLE FAMILY	2021R	9293	4	COTTAGE ST
35	31-051-060	0	02/07/2022	Q	\$ 33,500	\$ 170,700	\$ 204,200	0.817	\$ 249,995	0.1284	1021	Condo Unit	2022R	903	60	PINE HILL DR
39	26-148-000	0.15	08/12/2021	Q	\$ 91,200	\$ 163,600	\$ 254,800	0.819	\$ 311,000	0.1259	1010	SINGLE FAMILY	2021R	6793	905	MIDDLE ST
22	21-009-000	0.1	07/06/2021	Q	\$ 56,900	\$ 233,500	\$ 290,400	0.830	\$ 350,000	0.1155	1050	THREE FAM MDL-01	2021R	5622	22	YORK ST
32	14-077-000	0.31	09/23/2021	Q	\$ 88,500	\$ 231,900	\$ 320,400	0.832	\$ 385,000	0.1130	1010	SINGLE FAMILY	2021R	8376	1	REGATTA LN
25	28-254-000	0.08	04/27/2022	Q	\$ 48,000	\$ 243,600	\$ 291,600	0.833	\$ 350,000	0.1120	1010	SINGLE FAMILY	2022R	2921	5	DIKE RD
16	33-157-000	0.08	04/27/2022	Q	\$ 32,000	\$ 267,300	\$ 299,300	0.841	\$ 356,000	0.1045	1050	THREE FAM MDL-01	2022R	2933	476	MIDDLE ST
51	14-090-000	0.23	06/17/2022	Q	\$ 95,700	\$ 212,200	\$ 307,900	0.844	\$ 365,000	0.1016	1040	TWO FAM MDL-01	2022R	4196	1309	HIGH ST

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July 1, 2021 to June 30, 2022

Count	ParID	Land_Area_in_Acres	Date_of_Sale	Qualif	Total_Asses	ed_Improve	Total_Assessed_Par	ASR	Sales_Price2	Deviation	Use_Code	Property_Type_Descr	Deed_Boo	Deed_Page	ex	Street_N	um_Ind	Street_Name	Street_Type
40	34-021-000 AND 34-022-000	0.95	07/27/2021	Q	\$ 42,600	\$ 199,000	\$ 241,600	0.848	\$ 285,000	0.0975	1010	SINGLE FAMILY	2021R	6342	5	FEDERAL	ST		
46	33-132-000	0.38	08/12/2021	Q	\$ 51,000	\$ 211,900	\$ 262,900	0.848	\$ 310,000	0.0971	1040	TWO FAM MDL-01	2021R	6801	436	WASHINGTON	ST		
58	20-176-000 AND 20-175-000	0.37	11/29/2021	Q	\$ 77,400	\$ 147,000	\$ 224,400	0.855	\$ 262,500	0.0903	1010	SINGLE FAMILY	2021R	10205	81	BEACON	ST		
33	33-044-000	0.13	07/19/2021	Q	\$ 40,800	\$ 233,000	\$ 273,800	0.856	\$ 320,000	0.0896	1010	SINGLE FAMILY	2021R	6001	374	WASHINGTON	ST		
27	22-075-000	0.17	03/21/2022	Q	\$ 49,700	\$ 263,100	\$ 312,800	0.857	\$ 365,000	0.0882	1010	SINGLE FAMILY	2022R	1978	2	CRAWFORD	DR		
41	31-095-000	0.16	09/30/2021	Q	\$ 46,400	\$ 185,300	\$ 231,700	0.858	\$ 270,000	0.0870	1010	SINGLE FAMILY	2021R	8535	32	FARRIN	ST		
67	25-207-000	0.16	11/05/2021	Q	\$ 53,700	\$ 171,600	\$ 225,300	0.867	\$ 260,000	0.0786	1040	TWO FAM MDL-01	2021R	9637	124	BEDFORD	ST		
48	19-124-000	0.23	12/08/2021	Q	\$ 54,700	\$ 140,700	\$ 195,400	0.868	\$ 225,000	0.0767	1040	TWO FAM MDL-01	2021R	10510	57	OFFICE	DR		
69	25-030-000	0.08	12/21/2021	Q	\$ 48,000	\$ 131,200	\$ 179,200	0.870	\$ 206,000	0.0753	1010	SINGLE FAMILY	2021R	10833	14	ANDREWS	RD		
38	33-176-000	0.09	08/09/2021	Q	\$ 31,900	\$ 209,100	\$ 241,000	0.870	\$ 277,000	0.0751	1050	THREE FAM MDL-01	2021R	6708	29	PINE	ST		
37	22-078-000	0.2079	04/22/2022	Q	\$ 52,800	\$ 217,200	\$ 270,000	0.871	\$ 310,000	0.0742	1010	SINGLE FAMILY	2022R	2840	5	MATTHEWS	AVE		
34	25-131-000	0.13	08/10/2021	Q	\$ 50,900	\$ 179,100	\$ 230,000	0.873	\$ 263,500	0.0723	1010	SINGLE FAMILY	2021R	6737	165	NORTH	ST		
56	20-170-000	0.19	05/19/2022	Q	\$ 66,700	\$ 152,300	\$ 219,000	0.876	\$ 250,000	0.0692	1010	SINGLE FAMILY	2022R	3460	1167	HIGH	ST		
44	22-013-000	0.36	11/02/2021	Q	\$ 63,500	\$ 217,000	\$ 280,500	0.877	\$ 320,000	0.0686	1010	SINGLE FAMILY	2021R	9546	6	JUDKINS	AVE		
29	20-316-000	0.22	02/03/2022	Q	\$ 87,500	\$ 364,400	\$ 451,900	0.877	\$ 515,000	0.0677	1010	SINGLE FAMILY	2022R	879	31	TRUFANT	ST		
52	23-032-000	2.32	10/18/2021	Q	\$ 92,837	\$ 230,100	\$ 322,937	0.885	\$ 365,000	0.0604	1090	MULTI HSES MDL-01	2021R	9027	182	OLD BRUNSWICK	RD		
49	19-041-000	0.12	12/29/2021	Q	\$ 45,500	\$ 101,100	\$ 146,600	0.888	\$ 165,000	0.0567	1010	SINGLE FAMILY	2021R	11037	8	ADAMS	CT		
107	32-163-000	0.12	10/18/2021	Q	\$ 36,400	\$ 216,900	\$ 253,300	0.889	\$ 285,000	0.0564	1040	TWO FAM MDL-01	2021R	8994	35	SHEPARD	ST		
55	20-105-000 AND 20-106-000	0.57	08/12/2021	Q	\$ 92,400	\$ 205,700	\$ 298,100	0.890	\$ 335,000	0.0553	1010	SINGLE FAMILY	2021R	6813	28	PARK	ST		
64	20-300-000	0.1	08/02/2021	Q	\$ 71,200	\$ 285,700	\$ 356,900	0.892	\$ 400,000	0.0529	1010	SINGLE FAMILY	2021R	6514	1317	WASHINGTON	ST		
42	32-004-000	0.1	03/07/2022	Q	\$ 35,000	\$ 242,200	\$ 277,200	0.894	\$ 310,000	0.0510	1010	SINGLE FAMILY	2022R	1576	27	PLEASANT	ST		
53	43-022-000	0.73	12/10/2021	Q	\$ 105,900	\$ 311,200	\$ 417,100	0.907	\$ 460,000	0.0384	1010	SINGLE FAMILY	2021R	10573	18	WEBBER	AVE		
88	25-012-000	0.1	12/23/2021	Q	\$ 52,600	\$ 149,800	\$ 202,400	0.912	\$ 222,000	0.0335	1010	SINGLE FAMILY	2021R	10933	23	COBB	RD		
59	19-153-000	0.12	12/27/2021	Q	\$ 45,500	\$ 148,500	\$ 194,000	0.913	\$ 212,500	0.0322	1040	TWO FAM MDL-01	2021R	10960	18	HEATH	LN		
43	25-165-000	0.16	09/03/2021	Q	\$ 53,700	\$ 312,000	\$ 365,700	0.914	\$ 400,000	0.0309	1010	SINGLE FAMILY	2021R	7672	226	NORTH	ST		
99	21-176-000	0.08	11/29/2021	Q	\$ 52,000	\$ 131,200	\$ 183,200	0.916	\$ 200,000	0.0292	1010	SINGLE FAMILY	2021R	10179	2	EDWARD STREET	CT		
112	33-092-000	0.24	11/22/2021	Q	\$ 72,100	\$ 166,400	\$ 238,500	0.924	\$ 258,000	0.0208	1010	SINGLE FAMILY	2021R	10089	49	CORLISS	ST		
57	28-192-000	0.2	06/27/2022	Q	\$ 41,700	\$ 125,500	\$ 167,200	0.929	\$ 180,000	0.0163	1010	SINGLE FAMILY	2022R	4411	91	BLUFF	RD		
117	34-029-000	0.191	06/17/2022	Q	\$ 41,100	\$ 137,800	\$ 178,900	0.929	\$ 192,500	0.0158	1010	SINGLE FAMILY	2022R	4168	1	NICHOLS	ST		
50	19-012-000	0.18	12/15/2021	Q	\$ 50,500	\$ 231,800	\$ 282,300	0.932	\$ 303,000	0.0135	1010	SINGLE FAMILY	2021R	10715	12	SEEKINS	DR		
75	33-052-000	0.14	09/07/2021	Q	\$ 61,300	\$ 205,900	\$ 267,200	0.934	\$ 286,000	0.0109	1010	SINGLE FAMILY	2021R	7694	367	MIDDLE	ST		
82	33-019-000	0.1	07/07/2021	Q	\$ 35,000	\$ 274,000	\$ 309,000	0.936	\$ 330,000	0.0088	1040	TWO FAM MDL-01	2021R	5672	449	HIGH	ST		
63	13-010-000	2	06/24/2022	Q	\$ 88,200	\$ 263,900	\$ 352,100	0.939	\$ 375,000	0.0062	1010	SINGLE FAMILY	2022R	4357	1517	HIGH	ST		
86	21-185-000	0.14	06/24/2022	Q	\$ 134,400	\$ 246,200	\$ 380,600	0.940	\$ 405,000	0.0054	1010	SINGLE FAMILY	2022R	4360	1141	WASHINGTON	ST		
74	28-211-000	0.17	10/15/2021	Q	\$ 39,700	\$ 101,400	\$ 141,100	0.941	\$ 150,000	0.0045	1010	SINGLE FAMILY	2021R	8950	86	BLUFF	RD		
72	38-083-000	0.2	06/17/2022	Q	\$ 54,200	\$ 286,300	\$ 340,500	0.946	\$ 360,000	0.0007	1010	SINGLE FAMILY	2022R	4203	210	MIDDLE	ST		
81	20-245-000	0.08	09/20/2021	Q	\$ 52,000	\$ 212,700	\$ 264,700	0.952	\$ 278,000	0.0070	1010	SINGLE FAMILY	2021R	8169	11	OLIVER	ST		
119	20-054-000	0.27	07/28/2021	Q	\$ 73,600	\$ 132,000	\$ 205,600	0.956	\$ 215,000	0.0111	1010	SINGLE FAMILY	2021R	6353	48	MEADOW	WAY		
114	31-104-000	0.29	02/28/2022	Q	\$ 45,500	\$ 315,600	\$ 361,100	0.960	\$ 376,000	0.0152	1010	SINGLE FAMILY	2022R	1439	648	HIGH	ST		

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Count	ParID	Land_Area	Date_of_Sale	Qualif	Total_Asses			ASR	Sales_Price2	Deviation	Use_Code	Property_Type_Descr	Deed_Boo	Street_N		Street_Type
		a_in_Acre			ed_Land	ed_Improvements	Total_Assessed_Parcel_Value							um_Ind	Street_Name	
80	38-108-003	0	05/18/2022	Q	\$ 45,000	\$ 281,900	\$ 326,900	0.961	\$ 340,000	0.0163	1021	Condo Unit	2022R	3429	4	SCHOONER RIDGE RD
71	22-082-000	0.28	12/20/2021	Q	\$ 56,700	\$ 169,400	\$ 226,100	0.962	\$ 235,000	0.0169	1010	SINGLE FAMILY	2021R	10785	6	CRAWFORD DR
83	31-102-000	0.15	09/28/2021	Q	\$ 45,600	\$ 166,200	\$ 211,800	0.963	\$ 220,000	0.0175	1010	SINGLE FAMILY	2021R	8452	19	RICHARDSON ST
54	19-051-000	0.22	07/27/2021	Q	\$ 53,800	\$ 187,000	\$ 240,800	0.963	\$ 250,000	0.0180	1040	TWO FAM MDL-01	2021R	6339	66	HEATH LN
73	19-046-000	0.21	10/07/2021	Q	\$ 53,000	\$ 128,100	\$ 181,100	0.968	\$ 187,000	0.0233	1010	SINGLE FAMILY	2021R	8747	18	ADAMS CT
77	07-044-000 AND 07-030-001	18.025	02/17/2022	Q	\$ 695,908	\$ 1,219,800	\$ 1,915,708	0.970	\$ 1,975,000	0.0248	1013	SFR WF MDL-01	2022R	1263	54	CARDINAL & BAYSHORE RD
96	31-045-000	0.09	10/20/2021	Q	\$ 39,800	\$ 227,600	\$ 267,400	0.972	\$ 275,000	0.0272	1010	SINGLE FAMILY	2021R	9111	66	RICHARDSON ST
66	25-198-000	0.2	02/14/2022	Q	\$ 57,400	\$ 297,900	\$ 355,300	0.973	\$ 365,000	0.0282	1010	SINGLE FAMILY	2022R	1157	78	BEDFORD ST
118	14-042-000	0.31	08/31/2021	Q	\$ 142,700	\$ 198,000	\$ 340,700	0.973	\$ 350,000	0.0282	1040	TWO FAM MDL-01	2021R	7563	1330	WASHINGTON ST
60	13-024-000, 13-023-000 & 13-025-000	1.38	03/15/2022	Q	\$ 194,000	\$ 696,200	\$ 890,200	0.975	\$ 913,000	0.0298	1010	SINGLE FAMILY	2022R	1832	1	CLEARVIEW AVE
124	14-081-000	1.1	10/28/2021	Q	\$ 116,000	\$ 261,700	\$ 377,700	0.981	\$ 385,000	0.0359	1010	SINGLE FAMILY	2021R	9400	30	HARWARD ST
93	33-021-000	0.15	06/02/2022	Q	\$ 62,400	\$ 345,500	\$ 407,900	0.983	\$ 415,000	0.0377	1010	SINGLE FAMILY	2022R	3803	433	HIGH ST
45	24-014-001	0	04/11/2022	Q	\$ 34,600	\$ 98,200	\$ 132,800	0.984	\$ 135,000	0.0385	1021	Condo Unit	2022R	2502	1	AEGIS DR
89	28-320-000	0.14	01/10/2022	Q	\$ 56,600	\$ 170,500	\$ 227,100	0.987	\$ 230,000	0.0422	1010	SINGLE FAMILY	2022R	252	267	CENTRE ST
95	31-051-034	0	02/01/2022	Q	\$ 33,500	\$ 144,300	\$ 177,800	0.988	\$ 180,000	0.0426	1021	Condo Unit	2022R	812	34	PINE HILL DR
65	27-057-000	0.25	10/22/2021	Q	\$ 62,000	\$ 259,800	\$ 321,800	0.990	\$ 325,000	0.0450	1050	THREE FAM MDL-01	2021R	9189	17	WALKER ST
100	27-164-000	0.14	10/01/2021	Q	\$ 37,700	\$ 264,400	\$ 302,100	0.990	\$ 305,000	0.0453	1010	SINGLE FAMILY	2021R	8572	33	UNION ST
125	26-258-412	0	04/28/2022	Q	\$ 185,000	\$ 458,700	\$ 643,700	0.992	\$ 649,000	0.0467	1021	Condo Unit	2022R	2943	285	FRONT ST
85	26-018-000	0.19	12/06/2021	Q	\$ 97,500	\$ 512,700	\$ 610,200	0.992	\$ 615,000	0.0470	1010	SINGLE FAMILY	2021R	10431	894	HIGH ST
98	38-108-002	0	05/04/2022	Q	\$ 45,000	\$ 253,700	\$ 298,700	0.992	\$ 301,000	0.0472	1021	Condo Unit	2022R	3097	4	SCHOONER RIDGE RD
70	24-011-000	2	04/08/2022	Q	\$ 68,400	\$ 378,600	\$ 447,000	0.993	\$ 450,000	0.0482	1010	SINGLE FAMILY	2022R	2442	3	RANGER CIR
102	31-051-047	0	09/28/2021	Q	\$ 33,500	\$ 141,400	\$ 174,900	0.994	\$ 176,000	0.0486	1021	Condo Unit	2021R	8463	47	PINE HILL DR
105	31-051-037	0	10/01/2021	Q	\$ 33,500	\$ 140,600	\$ 174,100	0.995	\$ 175,000	0.0497	1021	Condo Unit	2021R	8555	37	PINE HILL DR
113	16-045-002	0	03/04/2022	Q	\$ 43,500	\$ 200,300	\$ 243,800	0.995	\$ 245,000	0.0499	1021	Condo Unit	2022R	1563	25	SPRING VIEW LN
94	22-099-000	0.16	07/02/2021	Q	\$ 53,700	\$ 193,500	\$ 247,200	0.997	\$ 248,000	0.0516	1010	SINGLE FAMILY	2021R	5600	11	GERALD ST
103	20-017-000	0.1	07/29/2021	Q	\$ 56,900	\$ 179,100	\$ 236,000	0.997	\$ 236,650	0.0521	1010	SINGLE FAMILY	2021R	6425	1174	HIGH ST
79	16-035-000	1.43	08/31/2021	Q	\$ 75,200	\$ 362,900	\$ 438,100	0.998	\$ 439,000	0.0528	1010	SINGLE FAMILY	2021R	7495	5	CEDAR LN
104	26-122-000	0.33	03/31/2022	Q	\$ 74,500	\$ 274,800	\$ 349,300	0.998	\$ 350,000	0.0528	1010	SINGLE FAMILY	2022R	2285	57	NORTH ST
101	27-020-000	0.1	12/02/2021	Q	\$ 28,000	\$ 286,600	\$ 314,600	0.999	\$ 315,000	0.0535	1040	TWO FAM MDL-01	2021R	10322	61	GRANITE ST
109	20-186-000	0.19	09/01/2021	Q	\$ 66,700	\$ 272,300	\$ 339,000	1.000	\$ 339,000	0.0548	1040	TWO FAM MDL-01	2021R	7570	27	BEACON ST
128	32-015-000	0.26	05/20/2022	Q	\$ 45,200	\$ 345,800	\$ 391,000	1.003	\$ 390,000	0.0574	1040	TWO FAM MDL-01	2022R	3499	504	MIDDLE ST
68	25-130-000	0.1	06/13/2022	Q	\$ 48,200	\$ 263,700	\$ 311,900	1.006	\$ 310,000	0.0609	1050	THREE FAM MDL-01	2022R	4012	3	GERALD ST
106	22-090-000	0.21	12/10/2021	Q	\$ 53,000	\$ 194,100	\$ 247,100	1.009	\$ 245,000	0.0634	1010	SINGLE FAMILY	2021R	10551	22	CRAWFORD DR
108	22-058-000	0.33	06/30/2022	Q	\$ 57,300	\$ 195,100	\$ 252,400	1.010	\$ 250,000	0.0644	1010	SINGLE FAMILY	2022R	4512	22	NEWTON RD
76	22-006-005	0	08/30/2021	Q	\$ 45,000	\$ 196,300	\$ 241,300	1.010	\$ 239,000	0.0644	1021	Condo Unit	2021R	7433	20	OAK GROVE AVE
126	23-014-000	3.2	09/28/2021	Q	\$ 84,426	\$ 546,800	\$ 631,226	1.010	\$ 625,000	0.0648	1010	SINGLE FAMILY	2021R	8471	1	KENNEBEC CIR
122	26-258-221	0	11/23/2021	Q	\$ 185,000	\$ 635,500	\$ 820,500	1.013	\$ 810,000	0.0678	1021	Condo Unit	2021R	10111	145	COMMERCIAL ST
78	12-020-000	0.4	07/20/2021	Q	\$ 276,441	\$ 374,300	\$ 650,741	1.017	\$ 640,000	0.0716	1040	TWO FAM MDL-01	2021R	6046	1537	WASHINGTON ST
131	27-198-000	0.15	01/10/2022	Q	\$ 38,400	\$ 395,900	\$ 434,300	1.017	\$ 427,000	0.0719	1010	SINGLE FAMILY	2022R	249	694	MIDDLE ST
62	19-133-001	0	04/12/2022	Q	\$ 45,000	\$ 124,900	\$ 169,900	1.017	\$ 167,000	0.0722	1021	Condo Unit	2022R	2537	25	OFFICE DR

Residential Property
Sales Ratio Study
July 1, 2021 to June 30, 2022

Count	ParID	Land_Area a_in_Acre	Date_of_Sale	Qualif	Total_Asses			ASR	Sales_Price2	Deviation	Use_Code	Property_Type_Descr tion	Deed_Boo k	Street_N um_Ind		Street_Name	Street_Type	
					Total_Asses sed_Land	ed_Improve ments	Total_Assessed_Par cel_Value							Deed_Page	ex			
138	21-008-000	0.56	11/02/2021	Q	\$ 114,400	\$ 980,200	\$ 1,094,600	1.018	\$ 1,075,000	0.0731	1040	TWO FAM MDL-01	2021R	9537	1054	WASHINGTON	ST	
115	31-041-000	0.09	09/09/2021	Q	\$ 39,800	\$ 279,000	\$ 318,800	1.019	\$ 313,000	0.0733	1010	SINGLE FAMILY	2021R	7793	40	WEST	ST	
92	31-050-000	0.13	05/23/2022	Q	\$ 44,000	\$ 177,100	\$ 221,100	1.024	\$ 216,000	0.0784	1010	SINGLE FAMILY	2022R	3545	76	RICHARDSON	ST	
110	25-182-000	0.11	12/23/2021	Q	\$ 49,100	\$ 120,200	\$ 169,300	1.026	\$ 165,000	0.0809	1010	SINGLE FAMILY	2021R	10888	7	KEEL	ST	
87	23-020-000	5.1	06/06/2022	Q	\$ 82,426	\$ 539,500	\$ 621,926	1.028	\$ 605,000	0.0828	1010	SINGLE FAMILY	2022R	3874	2	RANGER	CIR	
121	45-009-000	1.023	07/27/2021	Q	\$ 162,522	\$ 528,800	\$ 691,322	1.032	\$ 670,000	0.0866	1013	SFR WF MDL-01	2021R	6334	8	WILLIAMS	CT	
146	31-069-004	0	12/08/2021	Q	\$ 50,000	\$ 389,500	\$ 439,500	1.034	\$ 425,000	0.0889	1021	Condo Unit	2021R	10503	5	PEREGRINE	CT	
90	34-020-000	0.5	10/25/2021	Q	\$ 42,800	\$ 317,300	\$ 360,100	1.044	\$ 345,000	0.0986	1010	SINGLE FAMILY	2021R	9219	4	FEDERAL	ST	
127	31-051-042	0	10/29/2021	Q	\$ 33,500	\$ 139,100	\$ 172,600	1.046	\$ 165,000	0.1009	1021	Condo Unit	2021R	9425	42	PINE HILL	DR	
116	13-030-000	0.29	05/09/2022	Q	\$ 156,300	\$ 315,700	\$ 472,000	1.049	\$ 450,000	0.1037	1010	SINGLE FAMILY	2022R	3234	1486	WASHINGTON	ST	
136	21-208-000	0.347	07/12/2021	Q	\$ 109,300	\$ 830,300	\$ 939,600	1.050	\$ 895,000	0.1047	0130	PRI RES MDL-01	2021R	5774	1009	WASHINGTON	ST	
111	39-039-000	0.38	11/09/2021	Q	\$ 82,900	\$ 235,100	\$ 318,000	1.053	\$ 302,000	0.1078	1010	SINGLE FAMILY	2021R	9749	165	MIDDLE	ST	
139	26-258-211	0	09/30/2021	Q	\$ 185,000	\$ 449,300	\$ 634,300	1.057	\$ 600,000	0.1120	1021	Condo Unit	2021R	8511	145	COMMERCIAL	ST	
140	14-011-000	0.6	09/24/2021	Q	\$ 106,200	\$ 121,100	\$ 227,300	1.057	\$ 215,000	0.1120	1010	SINGLE FAMILY	2021R	8407	29	HARWARD	ST	
147	20-195-000	0.07	10/18/2021	Q	\$ 49,600	\$ 134,700	\$ 184,300	1.059	\$ 174,000	0.1140	1010	SINGLE FAMILY	2021R	9011	20	OLIVER	ST	
129	27-210-000	0.11	08/02/2021	Q	\$ 35,700	\$ 245,100	\$ 280,800	1.060	\$ 265,000	0.1144	1010	SINGLE FAMILY	2021R	6529	58	GRANITE	ST	
143	28-134-000	0.2	07/27/2021	Q	\$ 62,600	\$ 171,800	\$ 234,400	1.065	\$ 220,000	0.1203	1010	SINGLE FAMILY	2021R	6296	8	CHARLES	ST	
97	25-126-000	0.19	01/03/2022	Q	\$ 56,500	\$ 221,800	\$ 278,300	1.066	\$ 261,000	0.1211	1010	SINGLE FAMILY	2022R	3	173	NORTH	ST	
91	19-133-002	0	02/10/2022	Q	\$ 34,000	\$ 127,000	\$ 161,000	1.073	\$ 150,000	0.1282	1021	Condo Unit	2022R	1043	27	OFFICE	DR	
130	27-062-000	0.09	04/20/2022	Q	\$ 46,100	\$ 136,300	\$ 182,400	1.074	\$ 169,900	0.1284	1010	SINGLE FAMILY	2022R	2783	816	MIDDLE	ST	
134	27-231-000	0.08	09/02/2021	Q	\$ 32,000	\$ 291,900	\$ 323,900	1.080	\$ 300,000	0.1345	1010	SINGLE FAMILY	2021R	7638	92	UNION	ST	
132	13-011-000	1.4	06/24/2022	Q	\$ 107,400	\$ 417,300	\$ 524,700	1.082	\$ 485,000	0.1367	1010	SINGLE FAMILY	2022R	4363	1513	HIGH	ST	
135	11-004-000	0.92	10/07/2021	Q	\$ 909,260	\$ 717,400	\$ 1,626,660	1.084	\$ 1,500,000	0.1393	1013	SFR WF MDL-01	2021R	8751	1600	WASHINGTON	ST	
137	31-051-040	0	07/23/2021	Q	\$ 33,500	\$ 143,000	\$ 176,500	1.086	\$ 162,500	0.1410	1021	Condo Unit	2021R	6236	40	PINE HILL	DR	
148	20-130-000	0.15	09/16/2021	Q	\$ 62,400	\$ 156,000	\$ 218,400	1.097	\$ 199,000	0.1523	1040	TWO FAM MDL-01	2021R	8041	1227	HIGH	ST	
123	20-121-000	0.23	11/08/2021	Q	\$ 71,100	\$ 350,900	\$ 422,000	1.102	\$ 383,000	0.1566	1010	SINGLE FAMILY	2021R	9717	4	PROSPECT	ST	
120	27-197-000	0.26	01/04/2022	Q	\$ 45,200	\$ 332,800	\$ 378,000	1.112	\$ 340,000	0.1666	1050	THREE FAM MDL-01	2022R	80	688	MIDDLE	ST	
149	33-121-000	0.09	08/19/2021	Q	\$ 33,500	\$ 140,300	\$ 173,800	1.121	\$ 155,000	0.1761	1010	SINGLE FAMILY	2021R	7074	30	HIGHLAND	ST	
151	20-327-000	0.25	02/10/2022	Q	\$ 109,900	\$ 361,200	\$ 471,100	1.122	\$ 420,000	0.1765	1010	SINGLE FAMILY	2022R	1036	26	DRUMMOND	PT	
142	39-036-000	0.1676	10/14/2021	Q	\$ 64,300	\$ 219,600	\$ 283,900	1.122	\$ 253,000	0.1770	1010	SINGLE FAMILY	2021R	8905	177	MIDDLE	ST	
150	26-176-000	0.38	07/13/2021	Q	\$ 110,100	\$ 458,700	\$ 568,800	1.126	\$ 505,000	0.1812	1010	SINGLE FAMILY	2021R	5837	894	WASHINGTON	ST	
145	26-186-000	0.43	08/02/2021	Q	\$ 111,300	\$ 653,100	\$ 764,400	1.138	\$ 672,000	0.1923	1010	SINGLE FAMILY	2021R	6506	964	WASHINGTON	ST	
133	15-030-000	2.2	10/25/2021	Q	\$ 80,300	\$ 208,700	\$ 289,000	1.145	\$ 252,500	0.1994	1010	SINGLE FAMILY	2021R	9272	177	WHISKEAG	RD	
153	38-108-016	0	11/15/2021	Q	\$ 45,000	\$ 232,900	\$ 277,900	1.148	\$ 242,000	0.2032	1021	Condo Unit	2021R	9885	2	SCHOONER RIDGE	RD	
155	16-006-000	1.39	12/27/2021	Q	\$ 74,900	\$ 181,100	\$ 256,000	1.280	\$ 200,000	0.3348	1010	SINGLE FAMILY	2021R	10937	64	RIDGE	RD	
157	26-137-000	0.13	10/20/2021	Q	\$ 88,000	\$ 135,000	\$ 223,000	1.378	\$ 161,800	0.4331	1040	TWO FAM MDL-01	2021R	9084	63	OAK	ST	
154	01-024-000	4.4	04/13/2022	Q	\$ 288,295	\$ 659,900	\$ 948,195	1.386	\$ 684,000	0.4411	1013	SFR WF MDL-01	2022R	2561	41	WEST CHOPS POINT	RD	
158	27-021-000	0.08	12/15/2021	Q	\$ 25,600	\$ 192,500	\$ 218,100	1.652	\$ 132,000	0.7071	1040	TWO FAM MDL-01	2021R	10688	57	GRANITE	ST	
TOTALS					\$ 52,745,721			\$55,884,545										

Removed parcels

25-289-000 Changed after sale

Overall

Median ASR 0.962

Residential Property
Sales Ratio Study
July 1, 2021 to June 30, 2022

Count	ParID	Land_Area a_in_Acre s	Date_of_Sale	Qualif ied	Total_Asses sed_Land	Total_Assess ed_Improve ments	Total_Assessed_Par cel_Value	ASR	Sales_Price2	Deviation	Use_Code	Property_Type_Descrip tion	Deed_Boo k	Deed_Page	Street_N um__Ind ex	Street_Name	Street _Type
	27-244-000	Changed after sale							Mean ASR	0.946							
	16-045-008	no MLS info - private sale							Wtd Mean	0.944							
	33-065-000	Changed after sale							Mean Deviation	0.107							

Sales Ratio Studies
 Other Property Types
 July 1, 2021 - June 30, 2022

Residential Condos

Prepared by Brenda Cummings Sept. 5, 2024
 Study Period: July 2021-June 2022 (2024 State Valuation)
 Values as of 4/1/2024 (8/28/2024)
 Total Sales 18 5.4

Average Ratio Central 70% 1.011
 Average Deviation (All) 0.043
 COD 4.233
 Weighted Mean 101.09%

Count	ParID	Land Area		Total Asses			ASR	Sales Price2	Deviation	Use Code	Property Type	Deed B	Deed Pa	Street N		Street Name	Street Type
		in Acres	Date of Sale	sed Land	ed Improve	Total Assessed								um__Ind	ex		
1	31-051-060	0	02/07/2022	\$ 33,500	\$ 170,700	\$ 204,200	0.817	\$ 249,995	0.19426	1021	Condo Unit	2022R	903	60	PINE HILL	DR	
5	38-108-003	0	05/18/2022	\$ 45,000	\$ 281,900	\$ 326,900	0.961	\$ 340,000	0.04961	1021	Condo Unit	2022R	3429	4	SCHOONER RIDGE	RD	
2	24-014-001	0	04/11/2022	\$ 34,600	\$ 98,200	\$ 132,800	0.984	\$ 135,000	0.02738	1021	Condo Unit	2022R	2502	1	AEGIS	DR	
7	31-051-034	0	02/01/2022	\$ 33,500	\$ 144,300	\$ 177,800	0.988	\$ 180,000	0.02330	1021	Condo Unit	2022R	812	34	PINE HILL	DR	
13	26-258-412	0	04/28/2022	\$ 185,000	\$ 458,700	\$ 643,700	0.992	\$ 649,000	0.01925	1021	Condo Unit	2022R	2943	285	FRONT	ST	
8	38-108-002	0	05/04/2022	\$ 45,000	\$ 253,700	\$ 298,700	0.992	\$ 301,000	0.01872	1021	Condo Unit	2022R	3097	4	SCHOONER RIDGE	RD	
9	31-051-047	0	09/28/2021	\$ 33,500	\$ 141,400	\$ 174,900	0.994	\$ 176,000	0.01733	1021	Condo Unit	2021R	8463	47	PINE HILL	DR	
10	31-051-037	0	10/01/2021	\$ 33,500	\$ 140,600	\$ 174,100	0.995	\$ 175,000	0.01622	1021	Condo Unit	2021R	8555	37	PINE HILL	DR	
11	16-045-002	0	03/04/2022	\$ 43,500	\$ 200,300	\$ 243,800	0.995	\$ 245,000	0.01598	1021	Condo Unit	2022R	1563	25	SPRING VIEW	LN	
4	22-006-005	0	08/30/2021	\$ 45,000	\$ 196,300	\$ 241,300	1.010	\$ 239,000	0.00146	1021	Condo Unit	2021R	7433	20	OAK GROVE	AVE	
12	26-258-221	0	11/23/2021	\$ 185,000	\$ 635,500	\$ 820,500	1.013	\$ 810,000	0.00188	1021	Condo Unit	2021R	10111	145	COMMERCIAL	ST	
3	19-133-001	0	04/12/2022	\$ 45,000	\$ 124,900	\$ 169,900	1.017	\$ 167,000	0.00628	1021	Condo Unit	2022R	2537	25	OFFICE	DR	
18	31-069-004	0	12/08/2021	\$ 50,000	\$ 389,500	\$ 439,500	1.034	\$ 425,000	0.02304	1021	Condo Unit	2021R	10503	5	PEREGRINE	CT	
14	31-051-042	0	10/29/2021	\$ 33,500	\$ 139,100	\$ 172,600	1.046	\$ 165,000	0.03498	1021	Condo Unit	2021R	9425	42	PINE HILL	DR	
16	26-258-211	0	09/30/2021	\$ 185,000	\$ 449,300	\$ 634,300	1.057	\$ 600,000	0.04609	1021	Condo Unit	2021R	8511	145	COMMERCIAL	ST	
6	19-133-002	0	02/10/2022	\$ 34,000	\$ 127,000	\$ 161,000	1.073	\$ 150,000	0.06225	1021	Condo Unit	2022R	1043	27	OFFICE	DR	
15	31-051-040	0	07/23/2021	\$ 33,500	\$ 143,000	\$ 176,500	1.086	\$ 162,500	0.07507	1021	Condo Unit	2021R	6236	40	PINE HILL	DR	
19	38-108-016	0	11/15/2021	\$ 45,000	\$ 232,900	\$ 277,900	1.148	\$ 242,000	0.13727	1021	Condo Unit	2021R	9885	2	SCHOONER RIDGE	RD	
						\$ 5,470,400.00	\$ 5,411,495										

Sales Ratio Studies
Other Property Types
July 1, 2021 - June 30, 2022

2-3 units

Prepared by Brenda Cummings Sept. 5, 2024
Study Period: July 2021-June 2022 (2024 State Valuation)
Values as of 4/1/2024 (8/28/2024)
Total Sales 27

Average Ratio (central 70%)	0.938	Removed
Average Deviation (All)	0.124	25-289-001 Changed after sale
COD	13.18	27-244-001 Changed after sale
Weighted Mean	0.952	

Count	ParID	Land Area in Acres	Date of Sale	Total Asses			ASR	Sales Price2	Deviation	Property Type Descri	Deed B	Deed Pa	Street N		Street Type
				sed Land	ed Improve	Total Assessed							um Ind	Street Name	
25	26-030-000	0.1	05/03/2022	\$ 45,800	\$ 132,700	\$ 178,500	0.714	\$ 250,000	0.2238	1040	TWO FAM MDL-01	2022R	3068	131 OAK	ST
1	20-294-000	0.16	12/13/2021	\$ 63,500	\$ 214,800	\$ 278,300	0.725	\$ 384,000	0.2131	1017	SFRINLAW MDL-01	2021R	10635 1276	WASHINGTON	ST
19	25-208-000	0.4	09/01/2021	\$ 64,000	\$ 226,600	\$ 290,600	0.755	\$ 385,000	0.1830	1050	THREE FAM MDL-01	2021R	7597	179 LINCOLN	ST
14	26-228-000	0.09	04/08/2022	\$ 46,100	\$ 207,500	\$ 253,600	0.790	\$ 321,200	0.1483	1050	THREE FAM MDL-01	2022R	2469	4 ELM STREET	CT
15	21-009-000	0.1	07/06/2021	\$ 56,900	\$ 233,500	\$ 290,400	0.830	\$ 350,000	0.1081	1050	THREE FAM MDL-01	2021R	5622	22 YORK	ST
11	33-157-000	0.08	04/27/2022	\$ 32,000	\$ 267,300	\$ 299,300	0.841	\$ 356,000	0.0971	1050	THREE FAM MDL-01	2022R	2933	476 MIDDLE	ST
2	14-090-000	0.23	06/17/2022	\$ 95,700	\$ 212,200	\$ 307,900	0.844	\$ 365,000	0.0943	1040	TWO FAM MDL-01	2022R	4196	1309 HIGH	ST
30	33-132-000	0.38	08/12/2021	\$ 51,000	\$ 211,900	\$ 262,900	0.848	\$ 310,000	0.0898	1040	TWO FAM MDL-01	2021R	6801	436 WASHINGTON	ST
63	25-207-000	0.16	11/05/2021	\$ 53,700	\$ 171,600	\$ 225,300	0.867	\$ 260,000	0.0713	1040	TWO FAM MDL-01	2021R	9637	124 BEDFORD	ST
42	19-124-000	0.23	12/08/2021	\$ 54,700	\$ 140,700	\$ 195,400	0.868	\$ 225,000	0.0694	1040	TWO FAM MDL-01	2021R	10510	57 OFFICE	DR
27	33-176-000	0.09	08/09/2021	\$ 31,900	\$ 209,100	\$ 241,000	0.870	\$ 277,000	0.0678	1050	THREE FAM MDL-01	2021R	6708	29 PINE	ST
	23-032-000	2.32	10/18/2021	\$ 92,837	\$ 230,100	\$ 322,937	0.885	\$ 365,000	0.0531	1090	MULTI HSES MDL-01	2021R	9027 182	OLD BRUNSWICK	RD
78	32-163-000	0.12	10/18/2021	\$ 36,400	\$ 216,900	\$ 253,300	0.889	\$ 285,000	0.0491	1040	TWO FAM MDL-01	2021R	8994	35 SHEPARD	ST
47	19-153-000	0.12	12/27/2021	\$ 45,500	\$ 148,500	\$ 194,000	0.913	\$ 212,500	0.0249	1040	TWO FAM MDL-01	2021R	10960	18 HEATH	LN
79	33-019-000	0.1	07/07/2021	\$ 35,000	\$ 274,000	\$ 309,000	0.936	\$ 330,000	0.0015	1040	TWO FAM MDL-01	2021R	5672	449 HIGH	ST
46	19-051-000	0.22	07/27/2021	\$ 53,800	\$ 187,000	\$ 240,800	0.963	\$ 250,000	0.0254	1040	TWO FAM MDL-01	2021R	6339	66 HEATH	LN
92	14-042-000	0.31	08/31/2021	\$ 142,700	\$ 198,000	\$ 340,700	0.973	\$ 350,000	0.0356	1040	TWO FAM MDL-01	2021R	7563	1330 WASHINGTON	ST
51	27-057-000	0.25	10/22/2021	\$ 62,000	\$ 259,800	\$ 321,800	0.990	\$ 325,000	0.0523	1050	THREE FAM MDL-01	2021R	9189	17 WALKER	ST
117	27-020-000	0.1	12/02/2021	\$ 28,000	\$ 286,600	\$ 314,600	0.999	\$ 315,000	0.0609	1040	TWO FAM MDL-01	2021R	10322	61 GRANITE	ST
89	20-186-000	0.19	09/01/2021	\$ 66,700	\$ 272,300	\$ 339,000	1.000	\$ 339,000	0.0622	1040	TWO FAM MDL-01	2021R	7570	27 BEACON	ST
74	32-015-000	0.26	05/20/2022	\$ 45,200	\$ 345,800	\$ 391,000	1.003	\$ 390,000	0.0647	1040	TWO FAM MDL-01	2022R	3499	504 MIDDLE	ST
53	25-130-000	0.1	06/13/2022	\$ 48,200	\$ 263,700	\$ 311,900	1.006	\$ 310,000	0.0683	1050	THREE FAM MDL-01	2022R	4012	3 GERALD	ST
71	12-020-000	0.4	07/20/2021	\$ 276,441	\$ 374,300	\$ 650,741	1.017	\$ 640,000	0.0789	1040	TWO FAM MDL-01	2021R	6046	1537 WASHINGTON	ST
137	21-008-000	0.56	11/02/2021	\$ 114,400	\$ 980,200	\$ 1,094,600	1.018	\$ 1,075,000	0.0804	1040	TWO FAM MDL-01	2021R	9537	1054 WASHINGTON	ST
	31-050-000	0.13	5/23/2022	\$ 44,000	\$ 177,100	\$ 221,100	1.024	\$ 216,000	0.0858	1017	SFRINLAW MDL-01	2022R	3545 76	RICHARDSON	ST
	21-208-000	0.347	7/12/2021	\$ 109,300	\$ 830,300	\$ 939,600	1.050	\$ 895,000	0.1120	1017	SFRINLAW MDL-01	2021R	5774 1009	WASHINGTON	ST
123	20-130-000	0.15	09/16/2021	\$ 62,400	\$ 156,000	\$ 218,400	1.097	\$ 199,000	0.1596	1040	TWO FAM MDL-01	2021R	8041	1227 HIGH	ST
86	27-197-000	0.26	01/04/2022	\$ 45,200	\$ 332,800	\$ 378,000	1.112	\$ 340,000	0.1739	1050	THREE FAM MDL-01	2022R	80	688 MIDDLE	ST
163	26-137-000	0.13	10/20/2021	\$ 88,000	\$ 135,000	\$ 223,000	1.378	\$ 161,800	0.4404	1040	TWO FAM MDL-01	2021R	9084	63 OAK	ST
164	27-021-000	0.08	12/15/2021	\$ 25,600	\$ 192,500	\$ 218,100	1.652	\$ 132,000	0.7144	1040	TWO FAM MDL-01	2021R	10688	57 GRANITE	ST
				\$	\$	\$		\$							
				\$	\$	\$		\$							

Sales Ratio Studies
Other Property Types
July 1, 2021 - June 30, 2022

Land
Prepared by Brenda Cummings Sept. 5, 2024
Study Period: July 2021-June 2022 (2024 State Valuation)
Values as of 4/1/2024 (8/28/2024)
Total Sales 8

Average Ratio (all) 1.009
Average Deviation (All) 0.109
COD 10.81
Weighted Mean 0.954

Removed
09-009-00 Changed after sale
20-121-002 Changed after sale
28-013-001 Changed after sale
38-090-001 related parties
26-078-001 REMOVED (BUILT ON)

Count	ParID	Land Area		Total Asses			ASR	Sales_Price2	Deviation	Property_Type_Descri	Deed_B	Deed_Pa	Street_N		Street_Type	
		in_Acres	Date_of_Sale	sed_Land	ed_Improve	Total_Assessed							um_Ind	Street_Name		
	01-007-000	1.7	12/6/2021	\$ 105,100	\$ 3,500	\$ 108,600	0.804	\$ 135,000	0.2049	1060	AC LND IMP	2021R	10548	42 WEST CHOPS POINT	RD	
	05-009-000	2.1	8/30/2021	\$ 243,713	\$ -	\$ 243,713	0.886	\$ 275,000	0.1232	1300	Vacant Land	2021R	7434	16 EAGLE POINT	RD	
	01-025-000	2.9	6/15/2022	\$ 249,813	\$ -	\$ 249,813	0.926	\$ 269,900	0.0838	1300	Vacant Land	2022R	4114	39 WEST CHOPS POINT	RD	
	15-039-002	1.95	7/23/2021	\$ 78,800	\$ -	\$ 78,800	0.985	\$ 80,000	0.0244	1300	Vacant Land	2021R	6161	83 WHISKEAG	RD	
	39-064-001	1	12/10/2021	\$ 51,200	\$ -	\$ 51,200	1.024	\$ 50,000	0.0146	1300	Vacant Land	2021R	10576	132 MIDDLE	ST	
	20-121-005	0.33	7/29/2021	\$ 67,100	\$ -	\$ 67,100	1.082	\$ 62,000	0.0729	1300	Vacant Land	2021R	6407	8 JUNIPER	ST	
Parking	27-179-000	0.31	3/9/2022	\$ 167,100	\$ -	\$ 167,100	1.114	\$ 150,000	0.1046	3900	Baselot	2022R	1660	GRANITE	ST	
	33-009-000	0.76	11/12/2021	\$ 35,100	\$ -	\$ 35,100	1.254	\$ 28,000	0.2442	1300	Vacant Land	2021R	9785	6 SPRUCE	ST	
								\$ 1,001,426	\$ 1,049,900							

Commercial Property
Prepared by Brenda Cummings Sept. 5, 2024
Study Period: July 2021-June 2022 (2024 State Valuation)
Values as of 4/1/2024 (8/28/2024)
Total Sales 16

Average Ratio (central 70%) 1.024
Average Deviation (All) 0.202
COD 19.72
Weighted Mean 0.935

Count	ParID	Land Area		Total Asses			ASR	Sales_Price2	Deviation	Property_Type_Descri	Deed_B	Deed_Pa	Street_N		Street_Type	
		in_Acres	Date_of_Sale	sed_Land	ed_Improve	Total_Assessed							um_Ind	Street_Name		
	27-115-000	0.04	9/1/2021	\$ 164,200	\$ 211,000	\$ 375,200	0.536	\$ 699,900	0.4733	3250	COMM BLDG MDL-94	2021R	7575	92 FRONT	ST	
	27-097-000	0.11	1/27/2022	\$ 190,800	\$ 300,200	\$ 491,000	0.759	\$ 647,000	0.2505	3260	REST/CLUBS MDL-94	2022R	700	215 WATER	ST	
	31-057-000	0.23	4/15/2022	\$ 114,100	\$ 219,200	\$ 333,300	0.794	\$ 420,000	0.2158	3740	HEALTH SPA	2022R	2693	94 RICHARDSON	ST	
	31-057-000	0.23	7/21/2021	\$ 114,100	\$ 219,200	\$ 333,300	0.860	\$ 387,500	0.1493	3740	HEALTH SPA	2021R	6102	94 RICHARDSON	ST	
	27-068-000	1.2	8/27/2021	\$ 506,700	\$ 8,241,000	\$ 8,747,700	0.867	\$ 10,086,957	0.1422	3420	PROF BLDG	2021R	7416	108 CENTRE	ST	
	26-265-000	0.61	7/27/2021	\$ 349,000	\$ 825,700	\$ 1,174,700	0.907	\$ 1,295,000	0.1023	3222	COMM BLDG MDL-94	2021R	6309	149 FRONT	ST	
	27-075-000	0.15	9/28/2021	\$ 203,300	\$ 81,600	\$ 284,900	0.950	\$ 300,000	0.0597	3260	REST/CLUBS MDL-94	2021R	8479	770 WASHINGTON	ST	
	27-017-000 AND 27-037-000	0.31	2/1/2022	\$ 255,700	\$ 421,400	\$ 677,100	0.967	\$ 700,000	0.0421	3260	REST/CLUBS MDL-94	2022R	797 158	160 & CENTRE	ST	
	27-090-000 AND 27-089-000	0.48	5/27/2022	\$ 231,400	\$ 272,300	\$ 503,700	1.007	\$ 500,000	0.0020	3250	STORE/SHOP MDL-94	2022R	3680 61 & 67	CENTRE	ST	
	27-113-000 & 27-096-001	0.344	7/2/2021	\$ 330,400	\$ 1,004,400	\$ 1,334,800	1.023	\$ 1,305,000	0.0135	3220	STORE/SHOP MDL-94	2021R	5597	66 FRONT	ST	
Parking	27-179-000	0.31	3/9/2022	\$ 167,100	\$ -	\$ 167,100	1.114	\$ 150,000	0.1046	3900	Baselot	2022R	1660	GRANITE	ST	
	25-109-000	0.23	9/3/2021	\$ 83,700	\$ 254,300	\$ 338,000	1.207	\$ 280,000	0.1978	3400	OFFICE BLD MDL-94	2021R	7679	3 OLD BRUNSWICK	RD	
	26-267-000	0.1	5/6/2022	\$ 187,600	\$ 235,200	\$ 422,800	1.208	\$ 350,000	0.1986	3222	COMM BLDG MDL-94	2022R	3166	129 FRONT	ST	
	27-003-000	0.16	7/29/2021	\$ 206,400	\$ 214,900	\$ 421,300	1.381	\$ 305,000	0.3719	3400	OFFICE BLD MDL-94	2021R	6427	1 LINCOLN	ST	
	26-163-000 AND 26-163-001	0.73	8/17/2021	\$ 167,100	\$ 289,200	\$ 456,300	1.449	\$ 315,000	0.4392	3400	OFFICE BLD MDL-94	2021R	6995 828	832 & WASHINGTON	ST	
	27-103-000 AND 27-103-001	0	7/16/2021	\$ 540,000	\$ 914,300	\$ 1,454,300	1.476	\$ 985,000	0.4671	3401	OFF CONDO-06	2021R	5938	15 VINE & 30 FRONT	ST	
								\$ 17,515,500	\$ 18,726,357							

Commercial Apartments

Prepared by Brenda Cummings Sept. 5, 2024
 Study Period: July 2021-June 2022 (2024 State Valuation)
 Values as of 4/1/2024 (8/28/2024)
 Total Sales 5

Average Ratio (All) 0.937
 Average Deviation (All) 0.086
 COD 9.21
 Weighted Mean 0.905

Count	ParID	Land_Area_ in_Acres	Date_of_Sale	Total_Assess			ASR	Sales_Price2	Deviation	Use_Code	Property_Type_Descri	Deed_B	Deed_Pa	Street_N		Street_Type
				sed_Land	ed_Improve	Total_Assessed_ Parcel_Value								um__Ind	Street_Name	
	20-004-000	0.13	5/4/2022	\$ 85,400	\$ 382,100	\$ 467,500	0.832	\$ 562,000	0.1053	111C	APT 4-7 MDL-94	2022R	3079	1168	WASHINGTON	ST
	14-096-002	1.83	5/20/2022	\$ 257,600	\$1,810,100	\$ 2,067,700	0.880	\$ 2,350,000	0.0572	112C	APT OVER 8 MDL-94	2022R	3490	2	DAVENPORT	CIR
	32-094-002	0.7	3/25/2022	\$ 44,600	\$ 384,100	\$ 428,700	0.884	\$ 485,000	0.0532	1110	APT 4-7 MDL-01	2022R	2123	607	MIDDLE	ST
	32-135-000	0.2	7/12/2021	\$ 109,500	\$ 373,400	\$ 482,900	1.017	\$ 475,000	0.0795	111C	APT 4-7 MDL-94	2021R	5791	40	SOUTH	ST
	21-014-000	0.11	6/24/2022	\$ 82,700	\$ 271,500	\$ 354,200	1.073	\$ 330,000	0.1362	111C	APT 4-7 MDL-94	2022R	4346	48	YORK	ST
				\$ 3,801,000				\$ 4,202,000								

Waterfront Residential

Prepared by Brenda Cummings Sept. 5, 2024
 Study Period: July 2020-June 2021 (2023 State Valuation)
 Values as of 4/1/2024 (8/28/2024)
 Total Sales 7

Average Ratio all 0.970
 Average Deviation (All) 0.169
 COD 17.41
 Weighted Mean 0.954

Count	ParID	Land_Area_ in_Acres	Date_of_Sale	Total_Assess			ASR	Sales_Price2	Deviation	Use_Code	Property_Type_Descri	Deed_B	Deed_Pa	Street_N		Street_Type
				sed_Land	ed_Improve	Total_Assessed_ Parcel_Value								um__Ind	Street_Name	
1	12-015-000	0.29	07/30/2021	\$ 355,198	\$ 346,600	\$ 701,798	0.720	\$ 975,000	0.2507	1013	SFR WF MDL-01	2021R	6464	1557	WASHINGTON	ST
8	13-058-000	0.09	04/15/2022	\$ 261,995	\$ 445,200	\$ 707,195	0.796	\$ 888,000	0.1741	1013	SFR WF MDL-01	2022R	2689	1479	WASHINGTON	ST
13	01-012-000	2.9	06/16/2022	\$ 249,813	\$ 876,400	\$ 1,126,213	0.804	\$ 1,400,000	0.1660	1013	SFR WF MDL-01	2022R	4151	59	WEST CHOPS POINT	RD
66	07-044-000 AND 07-030-001	18.025	02/17/2022	\$ 695,908	\$ 1,219,800	\$ 1,915,708	0.970	\$1,975,000	0.0005	1013	SFR WF MDL-01	2022R	1263	54	CARDINAL & BAYSHORE	RD
107	45-009-000	1.023	07/27/2021	\$ 162,522	\$ 528,800	\$ 691,322	1.032	\$ 670,000	0.0614	1013	SFR WF MDL-01	2021R	6334	8	WILLIAMS	CT
109	11-004-000	0.92	10/07/2021	\$ 909,260	\$ 717,400	\$ 1,626,660	1.084	\$ 1,500,000	0.1140	1013	SFR WF MDL-01	2021R	8751	1600	WASHINGTON	ST
158	01-024-000	4.4	04/13/2022	\$ 288,295	\$ 659,900	\$ 948,195	1.386	\$ 684,000	0.4158	1013	SFR WF MDL-01	2022R	2561	41	WEST CHOPS POINT	RD
				\$ 7,717,091				\$ 8,092,000								