

Residential Property Sales  
July 1, 2022 - June 30, 2023

Sales Ratio Study: Residential Properties (includes residential condos and up to 4 units)     Average Ratio Central 70%     84.8%  
 Prepared by Brenda Cummings Sept. 5, 2024     Average Deviation (All)     0.090  
 Study Period: July 2022-June 2023 (2025 State Valuation)     COD     10.616  
 Values as of 4/1/2024 (8/28/2024)     Sales     121     Weighted Mean     0.843

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 require a COD of less than 20. A COD of less than 9 in a diverse housing community is un common, 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 ed_Land	Total_Assess ed_Improvem ents	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	Unit	Unit No
4	21-111-000	0.114	10/05/2022	Q	\$ 58,500	\$ 156,100	\$ 214,600	0.650	\$ 330,000	0.197994658	1010	SINGLE FAMILY	2022R	7132	25	CRESCENT STREET	CT		
33	20-361-000	0.160	08/04/2022	Q	\$ 63,500	\$ 160,300	\$ 223,800	0.654	\$ 342,000	0.193911724	1040	TWO FAM MDL-01	2022R	5401	1181	WASHINGTON	ST		
17	26-021-000	0.120	10/12/2022	Q	\$ 86,400	\$ 270,700	\$ 357,100	0.687	\$ 520,000	0.161566920	1010	SINGLE FAMILY	2022R	7315	906	HIGH	ST		
5	33-004-000	0.490	06/26/2023	Q	\$ 38,000	\$ 214,900	\$ 252,900	0.687	\$ 368,000	0.161069428	1010	SINGLE FAMILY	2023R	2729	390	HIGH	ST		
7	32-096-000	0.110	09/15/2022	Q	\$ 35,700	\$ 178,200	\$ 213,900	0.688	\$ 311,000	0.160516338	1010	SINGLE FAMILY	2022R	6509	601	MIDDLE	ST		
3	38-080-000	0.350	05/31/2023	Q	\$ 71,100	\$ 163,900	\$ 235,000	0.691	\$ 340,000	0.157121218	1010	SINGLE FAMILY	2023R	2341	185	MIDDLE	ST		
6	20-016-000	0.100	12/15/2022	Q	\$ 56,900	\$ 173,600	\$ 230,500	0.692	\$ 333,000	0.156105497	1010	SINGLE FAMILY	2022R	8639	1168	HIGH	ST		
25	25-163-000	0.290	12/13/2022	Q	\$ 62,500	\$ 211,600	\$ 274,100	0.694	\$ 395,000	0.154373638	1010	SINGLE FAMILY	2022R	8571	222	NORTH	ST		
11	19-118-000	0.250	05/01/2023	Q	\$ 56,300	\$ 107,000	\$ 163,300	0.695	\$ 235,000	0.153404072	1010	SINGLE FAMILY	2023R	1874	10	BOWMAN	ST		
14	25-174-000	0.160	10/24/2022	Q	\$ 53,700	\$ 140,300	\$ 194,000	0.696	\$ 278,600	0.151958852	1010	SINGLE FAMILY	2022R	7536	103	BEDFORD	ST		
87	33-043-000	0.180	10/07/2022	Q	\$ 48,500	\$ 485,700	\$ 534,200	0.696	\$ 767,000	0.151817897	1010	SINGLE FAMILY	2022R	7234	372	WASHINGTON	ST		
15	25-098-000	0.130	12/02/2022	Q	\$ 50,900	\$ 206,800	\$ 257,700	0.707	\$ 364,500	0.141301804	1050	THREE FAM MDL-01	2022R	8375	242	CONGRESS	AVE		
31	27-169-000	0.100	09/20/2022	Q	\$ 35,000	\$ 186,500	\$ 221,500	0.715	\$ 310,000	0.133781560	1040	TWO FAM MDL-01	2022R	6716	18	STACEY	ST		
36	28-029-000	0.100	10/03/2022	Estate	\$ 41,600	\$ 117,000	\$ 158,600	0.718	\$ 221,000	0.130650630	1010	SINGLE FAMILY	2022R	7094	8	COTTAGE	ST		
21	14-097-000	0.260	06/15/2023	Q	\$ 73,400	\$ 223,800	\$ 297,200	0.725	\$ 410,000	0.123419640	1040	TWO FAM MDL-01	2023R	2612	52	WINSHIP	ST		
2	20-330-000	0.730	02/24/2023	Estate	\$ 202,463	\$ 211,200	\$ 413,663	0.726	\$ 570,000	0.122573127	1013	SFR WF MDL-01	2023R	798	45	DRUMMOND	PT		
8	32-038-000	0.100	03/31/2023	Q	\$ 35,000	\$ 224,300	\$ 259,300	0.727	\$ 356,820	0.121600755	1010	SINGLE FAMILY	2023R	1412	43	SPRING	ST		
13	19-086-000	0.140	02/15/2023	Q	\$ 47,100	\$ 115,900	\$ 163,000	0.731	\$ 223,125	0.117765476	1010	SINGLE FAMILY	2023R	672	10	NOBLE	AVE		
28	21-204-000	0.140	06/09/2023	Q	\$ 89,600	\$ 378,600	\$ 468,200	0.732	\$ 640,000	0.116735189	1010	SINGLE FAMILY	2023R	2499	1033	WASHINGTON	ST		
24	28-240-000	0.370	03/03/2023	Q	\$ 69,400	\$ 84,800	\$ 154,200	0.734	\$ 210,000	0.114011974	1010	SINGLE FAMILY	2023R	914	7	EDGETT	ST		
30	33-072-000	0.200	10/18/2022	Q	\$ 67,800	\$ 233,200	\$ 301,000	0.736	\$ 408,750	0.111906251	1010	SINGLE FAMILY	2022R	7418	39	WEEKS	ST		
44	25-244-000	0.140	08/24/2022	Q	\$ 51,900	\$ 397,400	\$ 449,300	0.743	\$ 605,000	0.105653061	1010	SINGLE FAMILY	2022R	5779	33	GREEN	ST		
18	25-080-000	0.120	05/03/2023	Q	\$ 50,000	\$ 195,400	\$ 245,400	0.744	\$ 330,000	0.104661325	1010	SINGLE FAMILY	2023R	1910	160	LINCOLN	ST		
27	27-244-000	0.100	05/16/2023	Q	\$ 35,000	\$ 248,300	\$ 283,300	0.746	\$ 380,000	0.102771373	1040	TWO FAM MDL-01	2023R	2093	27	LIBERTY	ST		
19	43-030-000	0.360	02/13/2023	Q	\$ 63,500	\$ 151,000	\$ 214,500	0.746	\$ 287,500	0.102210732	1010	SINGLE FAMILY	2023R	625	36	WEBBER	AVE		
23	22-057-000	0.240	12/09/2022	estate	\$ 55,500	\$ 180,200	\$ 235,700	0.748	\$ 315,000	0.100043720	1010	SINGLE FAMILY	2022R	8512	20	NEWTON	RD		
32	19-108-000	0.260	09/30/2022	Q	\$ 56,500	\$ 111,700	\$ 168,200	0.751	\$ 224,000	0.097404832	1010	SINGLE FAMILY	2022R	7047	19	TOWER	CIR		
26	19-153-000	0.120	03/06/2023	Q	\$ 45,500	\$ 148,500	\$ 194,000	0.752	\$ 258,150	0.096796623	1040	TWO FAM MDL-01	2023R	926	18	HEATH	LN		
29	40-004-001	1.410	04/20/2023	Q	\$ 88,700	\$ 152,100	\$ 240,800	0.760	\$ 317,000	0.088676238	1010	SINGLE FAMILY	2023R	1729	159	HIGH	ST		
34	31-051-018	0.000	05/18/2023	Q	\$ 33,500	\$ 139,000	\$ 172,500	0.765	\$ 225,500	0.083330948	1021	Condo Unit	2023R	2117	18	PINE HILL	DR		
9	19-085-000	0.160	07/19/2022	Q	\$ 48,800	\$ 215,900	\$ 264,700	0.767	\$ 345,000	0.081051312	1010	SINGLE FAMILY	2022R	4918	6	NOBLE	AVE		
12	19-098-000	0.2	05/01/2023	Q	\$ 52,200	\$ 189,700	\$ 241,900	0.768	\$ 315,000	0.080361181	1010	SINGLE FAMILY	2023R	1853	39	DENNY	RD		
22	20-162-000	0.150	05/23/2023	Q	\$ 59,300	\$ 171,300	\$ 230,600	0.769	\$ 300,000	0.079631022	1010	SINGLE FAMILY	2023R	2193	1193	HIGH	ST		
76	21-154-000	0.530	03/17/2023	Q	\$ 77,800	\$ 396,000	\$ 473,800	0.772	\$ 613,365	0.075837571	1010	SINGLE FAMILY	2023R	1167	19	DUMMER	ST		
37	20-188-001	0.312	11/02/2022	Q	\$ 59,400	\$ 365,500	\$ 424,900	0.773	\$ 550,000	0.075752234	1040	TWO FAM MDL-01	2022R	7773	9	BEACON	ST		
20	28-308-000	0.150	05/01/2023	Q	\$ 57,600	\$ 167,100	\$ 224,700	0.775	\$ 290,000	0.073470103	1010	SINGLE FAMILY	2023R	1863	84	ACADEMY	ST		
41	28-210-000	0.160	10/11/2022	Q	\$ 39,100	\$ 101,300	\$ 140,400	0.780	\$ 180,000	0.068297689	1010	SINGLE FAMILY	2022R	7293	84	BLUFF	RD		
52	13-044-004	0.495	07/22/2022	Q	\$ 178,100	\$ 355,000	\$ 533,100	0.784	\$ 680,000	0.064327101	1010	SINGLE FAMILY	2022R	5121	4	MARINERS	WAY		
35	21-126-000	0.080	03/09/2023	Q	\$ 52,000	\$ 172,600	\$ 224,600	0.788	\$ 285,000	0.060227513	1010	SINGLE FAMILY	2023R	1027	11	DUMMER STREET	CT		
39	20-369-000	0.250	05/31/2023	estate	\$ 107,000	\$ 312,500	\$ 419,500	0.792	\$ 530,000	0.056788255	1010	SINGLE FAMILY	2023R	2348	1161	WASHINGTON	ST		
63	28-148-000	0.320	05/26/2023	Q	\$ 65,200	\$ 144,800	\$ 210,000	0.792	\$ 265,000	0.055844859	1010	SINGLE FAMILY	2023R	2266	40	FLORAL	ST		

Residential Property Sales  
July 1, 2022 - June 30, 2023

Count	ParID	Land_Area in_Acres	Date_of_Sale	Qualif ied	Total_Assess					Use_Code	Property_Type_Descrip tion	Deed_Boo k	Street_N		Street				
					Total_Assess ed_Land	ed_Improvem ents	Total_Assessed_Par cel_Value	ASR	Sales_Price2				Deviation	um__Ind	Street_Name	_Type	Unit	Unit No	
46	21-242-000 and 21-242-001	0.220	11/22/2022	Q	\$ 255,018	\$ 825,300	\$ 1,080,318	0.800	\$ 1,350,000	0.048062133	1013	SFR WF MDL-01	2022R	8228	329	FRONT	ST		
50	25-275-000	0.090	09/01/2022	Q	\$ 46,100	\$ 114,600	\$ 160,700	0.804	\$ 200,000	0.044797689	1010	SINGLE FAMILY	2022R	6180	12	PRATT	ST		
81	32-153-000	0.100	01/24/2023	Q	\$ 35,000	\$ 246,600	\$ 281,600	0.805	\$ 350,000	0.043726260	1040	TWO FAM MDL-01	2023R	313	53	SOUTH	ST		
65	21-032-000	0.280	07/07/2022	Q	\$ 73,700	\$ 348,200	\$ 421,900	0.811	\$ 520,000	0.036951535	1010	SINGLE FAMILY	2022R	4624	60	PEARL	ST		
77	21-198-000	0.180	03/17/2023	Q	\$ 95,900	\$ 473,300	\$ 569,200	0.812	\$ 701,000	0.036314807	1010	SINGLE FAMILY	2023R	1160	1059	WASHINGTON	ST		
47	40-004-001	1.410	12/12/2022	Q	\$ 88,700	\$ 152,100	\$ 240,800	0.816	\$ 295,000	0.032026502	1010	SINGLE FAMILY	2022R	8535	159	HIGH	ST		
42	33-029-000	0.220	05/16/2023	Q	\$ 70,000	\$ 297,600	\$ 367,600	0.819	\$ 449,000	0.029589448	1010	SINGLE FAMILY	2023R	2091	64	WEEKS	ST		
40	25-136-000	0.080	11/02/2022	Q	\$ 44,000	\$ 218,900	\$ 262,900	0.822	\$ 320,000	0.026735189	1010	SINGLE FAMILY	2022R	7771	18	BAILEY	ST		
72	33-139-000	0.170	08/29/2022	Q	\$ 39,700	\$ 174,200	\$ 213,900	0.823	\$ 260,000	0.025605381	1010	SINGLE FAMILY	2022R	6047	14	PINE	ST		
51	07-041-000	1.075	04/10/2023	Q	\$ 72,700	\$ 148,000	\$ 220,700	0.825	\$ 267,500	0.023250960	0130	PRI RES MDL-01	2023R	1567	46	VARNEY MILL	RD		
45	26-258-222	0.000	06/20/2023	Q	\$ 185,000	\$ 682,200	\$ 867,200	0.826	\$ 1,050,000	0.022392927	1021	Condo Unit	2023R	2663	145	COMMERCIAL	ST	UNIT	202
55	26-034-000	0.130	05/26/2023	Q	\$ 88,000	\$ 229,000	\$ 317,000	0.834	\$ 380,000	0.014087162	1010	SINGLE FAMILY	2023R	2274	928	HIGH	ST		
43	20-144-000	0.100	04/28/2023	Q	\$ 56,900	\$ 167,900	\$ 224,800	0.836	\$ 269,000	0.012609956	1010	SINGLE FAMILY	2023R	1846	11	VALLEY	RD		
54	28-180-000	0.340	07/01/2022	Q	\$ 65,500	\$ 256,600	\$ 322,100	0.837	\$ 385,000	0.011674312	1010	SINGLE FAMILY	2022R	4531	23	HUSE	ST		
59	20-153-000	0.080	12/20/2022	Q	\$ 52,000	\$ 143,400	\$ 195,400	0.839	\$ 233,000	0.009671079	1010	SINGLE FAMILY	2022R	8766	32	VALLEY	RD		
119	26-200-000	0.532	09/06/2022	Q	\$ 125,100	\$ 572,900	\$ 698,000	0.841	\$ 830,000	0.007333833	1017	SFR INLAW MDL-01	2022R	6283	963	WASHINGTON	ST		
60	38-108-002	0.000	10/07/2022	Q	\$ 45,000	\$ 253,700	\$ 298,700	0.841	\$ 355,000	0.006889238	1021	Condo Unit	2022R	7193	4	SCHOONER RIDGE	RD	UNIT	2
78	20-092-000	0.150	11/18/2022	Q	\$ 62,400	\$ 259,100	\$ 321,500	0.842	\$ 382,000	0.006674652	1010	SINGLE FAMILY	2022R	8137	4	PARK	ST		
80	27-198-000	0.150	05/30/2023	Q	\$ 38,400	\$ 395,900	\$ 434,300	0.843	\$ 515,000	0.004996718	1010	SINGLE FAMILY	2023R	2313	694	MIDDLE	ST		
68	45-032-000	0.420	08/23/2022	Q	\$ 76,000	\$ 174,400	\$ 250,400	0.847	\$ 295,800	0.001779771	1010	SINGLE FAMILY	2022R	5755	62	HIGH	ST		
67	31-051-036	0.000	01/30/2023	Q	\$ 33,500	\$ 139,800	\$ 173,300	0.847	\$ 204,500	0.000864926	1021	Condo Unit	2023R	419	36	PINE HILL	DR		
66	27-190-000	0.120	10/06/2022	Q	\$ 36,400	\$ 247,900	\$ 284,300	0.849	\$ 335,000	0.000359028	1040	TWO FAM MDL-01	2022R	7164	669	MIDDLE	ST		
1	27-058-000	0.150	11/17/2022	Q	\$ 47,500	\$ 97,500	\$ 145,000	0.853	\$ 170,000	0.004643488	1010	SINGLE FAMILY	2022R	8103	13	WALKER	ST		
95	28-318-000	0.170	07/01/2022	Q	\$ 59,600	\$ 177,400	\$ 237,000	0.862	\$ 275,000	0.013520493	1010	SINGLE FAMILY	2022R	4538	273	CENTRE	ST		
58	32-107-000 and 32-108-000	0.230	10/17/2022	Q	\$ 35,800	\$ 179,700	\$ 215,500	0.862	\$ 250,000	0.013702311	1010	SINGLE FAMILY	2022R	7373	610	MIDDLE	ST		
82	25-035-000	0.090	09/13/2022	Q	\$ 50,300	\$ 143,800	\$ 194,100	0.863	\$ 225,000	0.014368978	1010	SINGLE FAMILY	2022R	6423	24	ANDREWS	RD		
69	43-030-000	0.360	11/02/2022	private, no apr	\$ 63,500	\$ 151,000	\$ 214,500	0.863	\$ 248,500	0.014881386	1010	SINGLE FAMILY	2022R	7770	36	WEBBER	AVE		
16	24-014-018	0.000	04/25/2023	Q	\$ 34,600	\$ 100,500	\$ 135,100	0.864	\$ 156,400	0.015513053	1021	Condo Unit	2023R	1797	10	AEGIS	DR	UNIT	B
61	38-108-014	0.000	05/08/2023	Q	\$ 45,000	\$ 231,700	\$ 276,700	0.865	\$ 320,000	0.016389811	1021	Condo Unit	2023R	1987	2	SCHOONER RIDGE	RD	UNIT	14
56	20-055-000	0.100	10/07/2022	Q	\$ 56,900	\$ 170,000	\$ 226,900	0.866	\$ 262,000	0.017732846	1010	SINGLE FAMILY	2022R	7238	50	MEADOW	WAY		
104	20-148-000	0.090	07/29/2022	Q	\$ 54,500	\$ 130,400	\$ 184,900	0.871	\$ 212,353	0.022422292	1010	SINGLE FAMILY	2022R	5273	14	VALLEY	RD		
108	38-108-013	0.000	03/15/2023	Q	\$ 45,000	\$ 234,500	\$ 279,500	0.873	\$ 320,000	0.025139811	1021	Condo Unit	2023R	1092	2	SCHOONER RIDGE	RD	UNIT	13
38	25-134-000	0.070	10/25/2022	Q	\$ 42,000	\$ 199,100	\$ 241,100	0.877	\$ 275,000	0.028429584	1010	SINGLE FAMILY	2022R	7586	10	BAILEY	ST		
48	25-130-000	0.100	06/08/2023	Q	\$ 48,200	\$ 263,700	\$ 311,900	0.878	\$ 355,080	0.030095913	1050	THREE FAM MDL-01	2023R	2468	3	GERALD	ST		
57	19-012-000	0.180	12/13/2022	Q	\$ 50,500	\$ 231,800	\$ 282,300	0.882	\$ 320,000	0.033889811	1010	SINGLE FAMILY	2022R	8568	12	SEEKINS	DR		
53	25-126-000	0.190	06/05/2023	Q	\$ 56,500	\$ 221,800	\$ 278,300	0.883	\$ 315,000	0.035194375	1010	SINGLE FAMILY	2023R	2418	173	NORTH	ST		
73	26-165-000	0.240	08/11/2022	Q	\$ 61,100	\$ 503,600	\$ 564,700	0.896	\$ 630,000	0.048051518	1040	TWO FAM MDL-01	2022R	5532	842	WASHINGTON	ST		
79	28-288-000	0.400	11/21/2022	estate	\$ 64,000	\$ 294,900	\$ 358,900	0.897	\$ 400,000	0.048952311	1010	SINGLE FAMILY	2022R	8192	60	LINCOLN	ST		
83	19-028-000	0.200	07/28/2022	Q	\$ 52,200	\$ 133,400	\$ 185,600	0.905	\$ 205,000	0.057068165	1010	SINGLE FAMILY	2022R	5233	91	DENNY	RD		
70	15-006-000	0.350	10/28/2022	Q	\$ 76,000	\$ 285,200	\$ 361,200	0.910	\$ 397,000	0.061525989	1040	TWO FAM MDL-01	2022R	7678	150	WHISKEAG	RD		
107	14-018-000	0.289	01/30/2023	Q	\$ 99,400	\$ 152,100	\$ 251,500	0.920	\$ 273,500	0.071263554	1010	SINGLE FAMILY	2023R	413	17	HARWARD	ST		
109	27-162-000	0.110	09/19/2022	Q	\$ 35,700	\$ 249,800	\$ 285,500	0.920	\$ 310,263	0.071889378	1040	TWO FAM MDL-01	2022R	6657	47	UNION	ST		
74	16-044-000	0.750	08/24/2022	Q	\$ 68,800	\$ 262,600	\$ 331,400	0.921	\$ 360,000	0.072257867	1010	SINGLE FAMILY	2022R	5811	129	RIDGE	RD		
88	26-179-000	0.130	05/22/2023	Q	\$ 88,000	\$ 521,300	\$ 609,300	0.923	\$ 660,000	0.074884129	1010	SINGLE FAMILY	2023R	2168	910	WASHINGTON	ST		

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Count	ParID	Land_Area		Date_of_Sale	Qualif	Total_Assess				Use_Code	Property_Type_Descrip	Deed_Book	Deed_Page	Street_N		Street			
		in_Acre	s			Total_Assess	ed_Improvem	Total_Assessed_Par	ASR					Sales_Price2	Deviation	um_Ind	Street_Name	_Type	Unit
85	26-018-000	0.190		12/15/2022	Q	\$ 97,500	\$ 512,700	\$ 610,200	0.925	\$ 660,000	0.076247766	1010	SINGLE FAMILY	2022R	8650	894	HIGH	ST	
97	25-020-000	0.080		11/03/2022	Q	\$ 48,000	\$ 210,900	\$ 258,900	0.925	\$ 280,000	0.076345168	1010	SINGLE FAMILY	2022R	7788	78	LINCOLN	ST	
106	21-159-000	0.160		03/31/2023	Q	\$ 63,500	\$ 560,000	\$ 623,500	0.927	\$ 672,500	0.078839858	1017	SFR INLAW MDL-01	2023R	1423	17	YORK	ST	
101	28-310-000	0.214		08/12/2022	Q	\$ 64,000	\$ 335,200	\$ 399,200	0.928	\$ 430,000	0.080074404	1010	SINGLE FAMILY	2022R	5561	94	ACADEMY	ST	
90	26-108-000	0.180		02/13/2023	Q	\$ 95,900	\$ 384,700	\$ 480,600	0.929	\$ 517,500	0.080397963	1050	THREE FAM MDL-01	2023R	643	928	MIDDLE	ST	
99	31-051-053	0.000		12/12/2022	Q	\$ 33,500	\$ 143,000	\$ 176,500	0.929	\$ 190,000	0.080649680	1021	Condo Unit	2022R	8555	53	PINE HILL	DR	
91	25-065-000	0.530		11/14/2022	Estate	\$ 65,800	\$ 310,700	\$ 376,500	0.930	\$ 405,000	0.081331941	1010	SINGLE FAMILY	2022R	7985	134	LINCOLN	ST	
98	20-128-000	0.160		08/19/2022	Q	\$ 63,500	\$ 238,700	\$ 302,200	0.930	\$ 325,000	0.081548465	1010	SINGLE FAMILY	2022R	5693	1243	HIGH	ST	
102	31-077-000	0.360		06/13/2023	Q	\$ 49,300	\$ 277,800	\$ 327,100	0.935	\$ 350,000	0.086273740	1010	SINGLE FAMILY	2023R	2555	5	LILAC	ST	
93	25-178-000	0.160		10/03/2022	Q	\$ 53,700	\$ 313,700	\$ 367,400	0.935	\$ 393,000	0.086562362	1010	SINGLE FAMILY	2022R	7078	85	BEDFORD	ST	
94	25-282-000	0.100		07/11/2022	Q	\$ 48,200	\$ 195,000	\$ 243,200	0.935	\$ 260,000	0.087086927	1010	SINGLE FAMILY	2022R	4682	49	CHESTNUT	ST	
100	25-079-000	0.130		04/12/2023	Q	\$ 50,900	\$ 176,000	\$ 226,900	0.943	\$ 240,500	0.095153455	1010	SINGLE FAMILY	2023R	1619	158	LINCOLN	ST	
105	34-002-000	0.640		10/17/2022	Q	\$ 39,200	\$ 126,700	\$ 165,900	0.954	\$ 173,936	0.105501410	1010	SINGLE FAMILY	2022R	7404	12	SPRUCE	ST	
96	21-091-000	0.170		02/28/2023	Q	\$ 64,500	\$ 279,900	\$ 344,400	0.957	\$ 360,000	0.108368978	1050	THREE FAM MDL-01	2023R	849	1069	HIGH	ST	
110	27-168-000	0.100		01/17/2023	Q	\$ 35,000	\$ 212,500	\$ 247,500	0.957	\$ 258,500	0.109149120	1010	SINGLE FAMILY	2023R	241	16	STACEY	ST	
62	24-014-007	0.000		10/14/2022	Q	\$ 34,600	\$ 99,600	\$ 134,200	0.959	\$ 140,000	0.110273740	1021	Condo Unit	2022R	7355	7	AEGIS	DR	UNIT B
64	24-014-010	0.000		07/12/2022	Q	\$ 34,600	\$ 95,400	\$ 130,000	0.959	\$ 135,500	0.111111905	1021	Condo Unit	2022R	4713	9	AEGIS	DR	UNIT B
92	31-087-000	0.110		01/05/2023	Q	\$ 42,400	\$ 275,400	\$ 317,800	0.963	\$ 330,000	0.114732614	1010	SINGLE FAMILY	2023R	95	12	WEST	ST	
114	28-181-000	0.150		08/12/2022	Q	\$ 57,600	\$ 101,900	\$ 159,500	0.967	\$ 165,000	0.118368978	1010	SINGLE FAMILY	2022R	5564	21	HUSE	ST	
71	24-014-002	0.000		07/13/2022	Q	\$ 34,600	\$ 91,200	\$ 125,800	0.968	\$ 130,000	0.119394619	1021	Condo Unit	2022R	4772	1	AEGIS	DR	UNIT A
112	25-051-000	0.180		10/03/2022	Q	\$ 60,600	\$ 239,100	\$ 299,700	0.970	\$ 309,000	0.121605224	1010	SINGLE FAMILY	2022R	7060	23	ANDREWS	RD	
116	25-164-000	0.150		07/19/2022	Q	\$ 52,800	\$ 336,300	\$ 389,100	0.995	\$ 391,000	0.146842976	1010	SINGLE FAMILY	2022R	4926	224	NORTH	ST	
120	21-204-000	0.140		09/02/2022	Q	\$ 89,600	\$ 378,600	\$ 468,200	0.996	\$ 470,000	0.147872524	1010	SINGLE FAMILY	2022R	6237	1033	WASHINGTON	ST	
84	24-014-007	0.000		05/25/2023	Q	\$ 34,600	\$ 99,600	\$ 134,200	1.017	\$ 132,000	0.168368978	1021	Condo Unit	2023R	2231	7	AEGIS	DR	UNIT B
111	27-025-000	0.120		12/22/2022	Q	\$ 29,100	\$ 245,100	\$ 274,200	1.019	\$ 269,000	0.171033166	1010	SINGLE FAMILY	2022R	8808	39	GRANITE	ST	
121	31-077-000	0.360		01/04/2023	Q	\$ 49,300	\$ 277,800	\$ 327,100	1.022	\$ 320,000	0.173889811	1010	SINGLE FAMILY	2023R	45	5	LILAC	ST	
117	22-006-003	0.000		08/02/2022	Q	\$ 45,000	\$ 152,600	\$ 197,600	1.024	\$ 193,000	0.175536508	1021	Condo Unit	2022R	5347	20	OAK GROVE	AVE	UNIT 3
115	14-080-000	0.360		03/13/2023	Q	\$ 89,400	\$ 234,500	\$ 323,900	1.028	\$ 315,000	0.179956280	1010	SINGLE FAMILY	2023R	1068	1	BARQUE	RD	
113	28-179-000	0.520		08/30/2022	Q	\$ 68,000	\$ 143,500	\$ 211,500	1.032	\$ 204,900	0.183913146	1010	SINGLE FAMILY	2022R	6082	25	HUSE	ST	
123	31-069-002	0.000		07/25/2022	Q	\$ 50,000	\$ 362,700	\$ 412,700	1.034	\$ 399,000	0.186038151	1021	Condo Unit	2022R	5161	1	PEREGRINE	CT	
122	20-241-000	0.070		08/05/2022	Q	\$ 49,600	\$ 207,200	\$ 256,800	1.048	\$ 245,000	0.199865577	1010	SINGLE FAMILY	2022R	5424	17	OLIVER	ST	
118	33-131-000	0.190		08/30/2022	Q	\$ 41,100	\$ 284,600	\$ 325,700	1.051	\$ 310,000	0.202347473	1010	SINGLE FAMILY	2022R	6084	430	WASHINGTON	ST	
89	24-014-003	0.000		02/27/2023	Q	\$ 34,600	\$ 125,900	\$ 160,500	1.069	\$ 150,200	0.220277544	1021	Condo Unit	2023R	811	3	AEGIS	DR	UNIT A
125	34-002-001	0.230		10/17/2022	Q	\$ 30,600	\$ 105,300	\$ 135,900	1.087	\$ 125,064	0.238345950	1010	SINGLE FAMILY	2022R	7404	10	SPRUCE	ST	
126	09-012-000	1.500		09/09/2022	Q	\$ 94,600	\$ 380,400	\$ 475,000	1.131	\$ 420,000	0.282654692	1010	SINGLE FAMILY	2022R	6362	217	RIDGE	RD	
124	33-138-000	0.100		01/05/2023	Q	\$ 35,000	\$ 378,900	\$ 413,900	1.134	\$ 365,000	0.285674914	1010	SINGLE FAMILY	2023R	81	10	PINE	ST	
<b>TOTALS</b>								<b>\$ 36,380,481</b>		<b>\$43,150,806</b>									

<u>Overall</u>			
Median ASR	0.847	COD	10.55
Mean ASR	0.854	PRD	1.012
Wtd Mean	0.843	Sales	121
Mean Deviation	0.090		

Property Sales  
July 1, 2022 to June 30, 2023  
Special Studies

**Residential Condos**

Prepared by Brenda Cummings Sept. 5, 2024  
Study Period: July 2022-June 2023 (2025 State Valuation)  
Values as of 4/1/2024 (8/28/2024)  
Total Sales 15

Average Ratio Central 70% 0.922  
Average Deviation (All) 0.077  
COD 8.341  
Weighted Mean 89.60%

Count	ParID	Land_Area_in Acres	Date_of_Sale	Qualified	Total Assessed Land	Total Assessed_I mprovements	Total Assessed_Parce U Value	ASR	Sales_Price2	Deviation	Use_C ode	Property_Type_Des cription	Deed_Bo ok	Deed_ Page	Street_Nu m_Index	Street_Name	Street_Ty pe	Unit Type	Unit No
2	31-051-018	0.000	05/18/2023	Q	\$ 33,500	\$ 139,000	\$ 172,500	0.785	\$225,500	0.15739	1021	Condo Unit	2023R	2117	18	PINE HILL	DR		
3	26-258-222	0.000	06/20/2023	Q	\$ 185,000	\$ 682,200	\$ 867,200	0.826	\$1,050,000	0.09645	1021	Condo Unit	2023R	2663	145	COMMERCIAL	ST	UNIT	202
4	38-108-002	0.000	10/07/2022	Q	\$ 45,000	\$ 253,700	\$ 298,700	0.841	\$355,000	0.08095	1021	Condo Unit	2022R	7193	4	SCHOONER RIDGE	RD	UNIT	2
8	31-051-036	0.000	01/30/2023	Q	\$ 33,500	\$ 139,800	\$ 173,300	0.847	\$204,500	0.07492	1021	Condo Unit	2023R	419	36	PINE HILL	DR		
1	24-014-018	0.000	04/25/2023	Q	\$ 34,600	\$ 100,500	\$ 135,100	0.864	\$156,400	0.05854	1021	Condo Unit	2023R	1797	10	AEGIS	DR	UNIT	B
5	38-108-014	0.000	05/08/2023	Q	\$ 45,000	\$ 231,700	\$ 276,700	0.865	\$320,000	0.05767	1021	Condo Unit	2023R	1987	2	SCHOONER RIDGE	RD	UNIT	14
13	38-108-013	0.000	03/15/2023	Q	\$ 45,000	\$ 234,500	\$ 279,500	0.873	\$320,000	0.04892	1021	Condo Unit	2023R	1092	2	SCHOONER RIDGE	RD	UNIT	13
12	31-051-053	0.000	12/12/2022	Q	\$ 33,500	\$ 143,000	\$ 176,500	0.929	\$190,000	0.00659	1021	Condo Unit	2022R	8555	53	PINE HILL	DR		
6	24-014-007	0.000	10/14/2022	Q	\$ 34,600	\$ 99,600	\$ 134,200	0.959	\$140,000	0.03622	1021	Condo Unit	2022R	7355	7	AEGIS	DR	UNIT	B
7	24-014-010	0.000	07/12/2022	Q	\$ 34,600	\$ 95,400	\$ 130,000	0.959	\$135,500	0.03706	1021	Condo Unit	2022R	4713	9	AEGIS	DR	UNIT	B
9	24-014-002	0.000	07/13/2022	Q	\$ 34,600	\$ 91,200	\$ 125,800	0.968	\$130,000	0.04534	1021	Condo Unit	2022R	4772	1	AEGIS	DR	UNIT	A
10	24-014-007	0.000	05/25/2023	Q	\$ 34,600	\$ 99,600	\$ 134,200	1.017	\$132,000	0.09431	1021	Condo Unit	2023R	2231	7	AEGIS	DR	UNIT	B
14	22-006-003	0.000	08/02/2022	Q	\$ 45,000	\$ 152,600	\$ 197,600	1.024	\$193,000	0.10148	1021	Condo Unit	2022R	5347	20	OAK GROVE	AVE	UNIT	3
15	31-069-002	0.000	07/25/2022	Q	\$ 50,000	\$ 362,700	\$ 412,700	1.034	\$399,000	0.11198	1021	Condo Unit	2022R	5161	1	PEREGRINE	CT		
11	24-014-003	0.000	02/27/2023	Q	\$ 34,600	\$ 125,900	\$ 160,500	1.069	\$150,200	0.14622	1021	Condo Unit	2023R	811	3	AEGIS	DR	UNIT	A
					\$	\$ 3,674,500.00	\$ 4,101,100												

**2-3 units**

Prepared by Brenda Cummings Sept. 5, 2024  
Study Period: July 2022-June 2023 (2025 State Valuation)  
Values as of 4/1/2024 (8/28/2024)  
Total Sales 17

Average Ratio (central 70%) 0.826  
Average Deviation (All) 0.083  
COD 10.02  
Weighted Mean 0.833

Removed	estate
25-142-000	estate
13-041-001	estate

Count	ParID	Land_Area_in Acres	Date_of_Sale	Qualified	Total Assessed	Total Assessed_I	Total Assessed_Parce	ASR	Sales_Price2	Deviation	Use_C ode	Property_Type_Des cription	Deed_Bo ok	Deed_ Page	Street_Nu m_Index	Street_Name	Street_Ty pe	Unit Type	Unit No
6	20-361-000	0.160	08/04/2022	Q	\$ 63,500	\$ 160,300	\$ 223,800	0.654	\$342,000	0.1714	1040	TWO FAM MDL-01	2022R	5401	1181	WASHINGTON	ST		
1	25-098-000	0.130	12/02/2022	Q	\$ 50,900	\$ 206,800	\$ 257,700	0.707	\$364,500	0.1188	1050	THREE FAM MDL-01	2022R	8375	242	CONGRESS	AVE		
5	27-169-000	0.100	09/20/2022	Q	\$ 35,000	\$ 186,500	\$ 221,500	0.715	\$310,000	0.1113	1040	TWO FAM MDL-01	2022R	6716	18	STACEY	ST		
2	14-097-000	0.260	06/15/2023	Q	\$ 73,400	\$ 223,800	\$ 297,200	0.725	\$410,000	0.1009	1040	TWO FAM MDL-01	2023R	2612	52	WINSHIP	ST		
4	27-244-000	0.100	05/16/2023	Q	\$ 35,000	\$ 248,300	\$ 283,300	0.746	\$380,000	0.0902	1040	TWO FAM MDL-01	2023R	2093	27	LIBERTY	ST		
3	19-153-000	0.120	03/06/2023	Q	\$ 45,500	\$ 148,500	\$ 194,000	0.752	\$258,150	0.0743	1040	TWO FAM MDL-01	2023R	926	18	HEATH	LN		
7	20-188-001	0.312	11/02/2022	Q	\$ 59,400	\$ 365,500	\$ 424,900	0.773	\$550,000	0.0532	1040	TWO FAM MDL-01	2022R	7773	9	BEACON	ST		
12	32-153-000	0.100	01/24/2023	Q	\$ 35,000	\$ 246,600	\$ 281,600	0.805	\$350,000	0.0212	1040	TWO FAM MDL-01	2023R	313	53	SOUTH	ST		
19	26-200-000	0.532	09/06/2022	Q	\$ 125,100	\$ 572,900	\$ 698,000	0.841	\$830,000	0.0152	1017	SFR INLAW MDL-01	2022R	6283	963	WASHINGTON	ST		
9	27-190-000	0.120	10/06/2022	Q	\$ 36,400	\$ 247,900	\$ 284,300	0.849	\$335,000	0.0229	1040	TWO FAM MDL-01	2022R	7164	669	MIDDLE	ST		
8	25-130-000	0.100	06/08/2023	Q	\$ 48,200	\$ 263,700	\$ 311,900	0.878	\$355,080	0.0526	1050	THREE FAM MDL-01	2023R	2468	3	GERALD	ST		
11	26-165-000	0.240	08/11/2022	Q	\$ 61,100	\$ 503,600	\$ 564,700	0.896	\$630,000	0.0706	1040	TWO FAM MDL-01	2022R	5532	842	WASHINGTON	ST		
10	15-006-000	0.350	10/28/2022	Q	\$ 76,000	\$ 285,200	\$ 361,200	0.910	\$397,000	0.0841	1040	TWO FAM MDL-01	2022R	7678	150	WHISKEAG	RD		
17	27-162-000	0.110	09/19/2022	Q	\$ 35,700	\$ 249,800	\$ 285,500	0.920	\$310,263	0.0944	1040	TWO FAM MDL-01	2022R	6657	47	UNION	ST		
16	21-159-000	0.160	03/31/2023	Q	\$ 63,500	\$ 560,000	\$ 623,500	0.927	\$672,500	0.1014	1017	SFR INLAW MDL-01	2023R	1423	17	YORK	ST		
14	26-108-000	0.180	02/13/2023	Q	\$ 95,900	\$ 384,700	\$ 480,600	0.929	\$517,500	0.1029	1050	THREE FAM MDL-01	2023R	643	928	MIDDLE	ST		
15	21-091-000	0.170	02/28/2023	Q	\$ 64,500	\$ 279,900	\$ 344,400	0.957	\$360,000	0.1309	1050	THREE FAM MDL-01	2023R	849	1069	HIGH	ST		
					\$	\$ 6,138,100	\$ 7,371,993												

Property Sales  
July 1, 2022 to June 30, 2023  
Special Studies

**Land**

Prepared by Brenda Cummings Sept. 5, 2024

Study Period: July 2022-June 2023 (2025 State Valuation)

Values as of 4/1/2024 (8/28/2024)

Total Sales 2

Removed

01-023-000

New house constructed

39-021-000 &

39-021-001

new homes constructed

Count	ParID	Land_Area_in_Acres	Date_of_Sale	Qualified	Total_Assessed_Land	Total_Assessed_I_mprovements	Total_Assessed_Parce_L_Value	ASR	Sales_Price2	Deviation	Use_Code	Property_Type_Description	Deed_Book	Deed_Page	Street_Num_Index	Street_Name	Street_Type
	09-006-001	1.440	05/22/2023	Q	\$ 60,200	\$ -	\$ 60,200	0.928	\$64,900	0.9276	1300	Vacant Land	2023R	2178	286	RIDGE	RD
	13-044-003	0.807	02/21/2023	Q	\$ 107,500	\$ 900	\$ 108,400	1.191	\$91,000	1.1912	1300	Vacant Land	2023R	744	2	MARINERS	WAY
							\$ 168,600		\$ 155,900								

**Commercial Property**

Prepared by Brenda Cummings Sept. 5, 2024

Study Period: July 2022-June 2023 (2025 State Valuation)

Values as of 4/1/2024 (8/28/2024)

Total Sales 6

Average Ratio (all) 0.844

Average Deviation (All) 0.128

COD 15.20

Weighted Mean 0.793

Count	ParID	Land_Area_in_Acres	Date_of_Sale	Qualified	Total_Assessed_Land	Total_Assessed_I_mprovements	Total_Assessed_Parce_L_Value	ASR	Sales_Price2	Deviation	Use_Code	Property_Type_Description	Deed_Book	Deed_Page	Street_Num_Index	Street_Name	Street_Type
	27-110-000	0.120	10/18/2022	Q	\$ 193,900	\$ 224,200	\$ 418,100	0.611	\$683,800	0.23303	3222	COMM BLDG MDL-94	2022R	7426	25	CENTRE	ST
	27-117-000	0.080	07/11/2022	Q	\$ 178,300	\$ 633,500	\$ 811,800	0.722	\$1,125,000	0.12287	0310	PRIMARY COMM	2022R	4698	100	FRONT	ST
	32-091-000	0.270	02/16/2023	Q	\$ 181,500	\$ 20,000	\$ 201,500	0.790	\$255,000	0.05427	337V	PARKING LOT MDL-00	2023R	682		MIDDLE	ST
	28-032-000	0.210	07/05/2022	Q	\$ 74,000	\$ 244,700	\$ 318,700	0.900	\$354,000	0.05582	3420	PROF BLDG	2022R	4562	11	ELSINORE	AVE
	30-003-000	0.692	07/11/2022	Q	\$ 227,700	\$ 173,100	\$ 400,800	0.966	\$415,000	0.12132	3222	COMM BLDG MDL-94	2022R	4678	14	STATE	RD
	27-003-000	0.160	01/31/2023	Q	\$ 206,400	\$ 214,900	\$ 421,300	1.028	\$410,000	0.18310	3400	OFFICE BLD MDL-94	2023R	434	1	LINCOLN	ST
							\$ 2,572,200		\$ 3,242,800								

**Commercial Apartments**

Prepared by Brenda Cummings Sept. 5, 2024

Study Period: July 2022-June 2023 (2025 State Valuation)

Values as of 4/1/2024 (8/28/2024)

Total Sales 3

Count	ParID	Land_Area_in_Acres	Date_of_Sale	Qualified	Total_Assessed_Land	Total_Assessed_I_mprovements	Total_Assessed_Parce_L_Value	ASR	Sales_Price2	Deviation	Use_Code	Property_Type_Description	Deed_Book	Deed_Page	Street_Num_Index	Street_Name	Street_Type
	28-159-000	0.270	10/14/2022	Q	\$ 96,800	\$ 355,700	\$ 452,500	0.823	\$550,000	0.8227	111C	APT 4-7 MDL-94	2022R	7347	39	FLORAL	ST
	22-038-000 & 22-039-000	2.800	01/13/2023	Q	\$328,600	\$2,220,100	\$2,548,700	0.910	\$2,800,000	0.9103	112C	APT OVER 8 MDL-94	2023R	229	2 and 3	BRECKENRIDGE	CT
	26-047-000	0.190	08/12/2022	Q	\$ 79,100	\$ 390,300	\$ 469,400	0.978	\$480,000	0.9779	111C	APT 4-7 MDL-94	2022R	5556	3	BEDFORD	ST
							\$ 3,470,600		\$ 3,830,000								

**Waterfront Residential**

Prepared by Brenda Cummings Sept. 5, 2024

Study Period: July 2022-June 2023 (2025 State Valuation)

Values as of 4/1/2024 (8/28/2024)

Total Sales 2

Count	ParID	Land_Area_in_Acres	Date_of_Sale	Qualified	Total_Assessed_Land	Total_Assessed_I_mprovements	Total_Assessed_Parce_L_Value	ASR	Sales_Price2	Deviation	Use_Code	Property_Type_Description	Deed_Book	Deed_Page	Street_Num_Index	Street_Name	Street_Type
13	20-330-000	0.730	02/24/2023	Estate	\$ 202,463	\$ 211,200	\$ 413,663	0.726	\$570,000	0.7257	1013	SFR WF MDL-01	2023R	798	45	DRUMMOND	PT
8	21-242-000 and 21-242-001	0.220	11/22/2022	Q	\$ 255,018	\$ 825,300	\$ 1,080,318	0.800	\$1,350,000	0.8002	1013	SFR WF MDL-01	2022R	8228	329	FRONT	ST
							\$ 1,493,981		\$ 1,920,000								