

Residential Property Sales  
July 1, 2023-June 30, 2024

Sales Ratio Study: Residential Properties (includes residential condos and up to 4 units)  
Prepared by Brenda Cummings Sept. 5, 2024  
Study Period: July 2023-June 2024 (2026 State Valuation)  
Values as of 4/1/2024 Sales 89

Average Ratio Central 70% 75.1%  
Average Deviation (All) 0.093  
COD 12.358  
Weighted Mean 89.000

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 (versus subdivisions) 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 a_in_Acre	Date_of_Sale	Total_Assesse d_Land	Total_Assessed_I mprovements	Total_Assessed_P arcel_Value	ASR	Sales_Price2	Deviation	Use_Code	Property_Type_Descri ption	Deed_Bo ok	Deed_ Num Page	Street_ Num Index	Street_ Name	Stree t_Type	Unit Type	Unit No
	28-211-000	0.17	5/23/2024	\$ 39,700	\$ 101,400	\$ 141,100	0.307	\$ 460,000	0.44378	1010	SINGLE FAMILY	2024R	2415	86 Bluff	Rd			
	21-047-000	0.11	5/30/2024	\$ 58,000	\$ 161,000	\$ 219,000	0.452	\$ 484,000	0.29804	1040	2 family	2024R	2502	62 Willow	St			
89	33-109-000	0.07	2/12/2024	\$ 49,600	\$ 126,700	\$ 176,300	0.564	\$ 312,500	0.18636	1010	SINGLE FAMILY	2024R	717	445 MIDDLE	ST			
	25-161-000	0.16	6/28/2024	\$ 53,700	\$ 108,500	\$ 162,200	0.581	\$ 279,000	0.16915	1010	SINGLE FAMILY	2024R	3050	208 North	St			
92	38-096-000	0.13	8/3/2023	\$ 60,200	\$ 155,700	\$ 215,900	0.583	\$ 370,500	0.16779	1010	SINGLE FAMILY	2023R	3505	1 GODDARD	ST			
divorce	25-202-000	0.21	6/28/2024	\$ 58,300	\$ 263,000	\$ 321,300	0.584	\$ 550,000	0.16633	1010	SINGLE FAMILY	2024R	2994	102 Bedford	St			
55	31-008-000	0.07	11/27/2023	\$ 30,500	\$ 188,900	\$ 219,400	0.604	\$ 363,500	0.14694	1010	SINGLE FAMILY	2023R	5952	525 HIGH	ST			
26	21-093-000	0.15	11/20/2023	\$ 62,400	\$ 175,400	\$ 237,800	0.611	\$ 389,500	0.13999	1010	SINGLE FAMILY	2023R	5873	1059 HIGH	ST			
52	28-191-000	0.31	9/1/2023	\$ 45,700	\$ 110,700	\$ 156,400	0.613	\$ 255,000	0.13718	1010	SINGLE FAMILY	2023R	4153	93 BLUFF	RD			
88	31-051-045	0	11/20/2023	\$ 33,500	\$ 147,500	\$ 181,000	0.614	\$ 295,000	0.13696	1021	Condo Unit	2023R	5870	45 PINE HILL	DR			
62	33-193-000	0.13	3/18/2024	\$ 37,000	\$ 230,200	\$ 267,200	0.614	\$ 435,000	0.13626	1010	SINGLE FAMILY	2024R	1214	1 SHAW	ST			
23	20-296-000	0.34	7/31/2023	\$ 67,200	\$ 155,600	\$ 222,800	0.619	\$ 360,000	0.13163	1040	TWO FAM MDL-01	2023R	3417	1298 WASHINGTON	ST			
5	05-012-000	4.1	8/7/2023	\$ 245,520	\$ 535,900	\$ 781,420	0.622	\$ 1,257,000	0.12886	1013	SFR WF MDL-01	2023R	3544	35 WEST CHOPS POINT	RD			
17	20-109-000	0.18	7/19/2023	\$ 65,600	\$ 192,100	\$ 257,700	0.639	\$ 403,000	0.11106	1010	SINGLE FAMILY	2023R	3162	34 PARK	ST			
63	34-009-000	0.22	11/30/2023	\$ 38,800	\$ 176,300	\$ 215,100	0.642	\$ 335,000	0.10843	1010	SINGLE FAMILY	2023R	6025	16 TARBOX	ST			
19	20-143-000	0.09	8/21/2023	\$ 54,500	\$ 172,800	\$ 227,300	0.646	\$ 352,000	0.10478	1010	SINGLE FAMILY	2023R	3817	15 VALLEY	RD			
12	15-031-000	0.69	7/19/2023	\$ 68,000	\$ 157,900	\$ 225,900	0.647	\$ 349,000	0.10324	1010	SINGLE FAMILY	2023R	3180	169 WHISKEAG	RD			
	16-045-006	0	5/15/2024	\$ 43,500	\$ 200,100	\$ 243,600	0.650	\$ 375,000	0.10092	1021	Condo Unit	2024R	2256	25 Spring View	LN	Unit	6	
	31-004-000	0.17	05/22/2024	\$ 39,700	\$ 217,300	\$ 257,000	0.659	\$390,000	0.09154	1010	SINGLE FAMILY	2024R	2386	535 HIGH	ST			
	19-009-000	0.27	6/4/2024	\$ 56,600	\$ 211,600	\$ 268,200	0.661	\$ 406,000	0.08992	1010	SINGLE FAMILY	2024R	2559	6 Seekins	Dr			
48	27-030-000	0.1	12/29/2023	\$ 48,200	\$ 182,100	\$ 230,300	0.661	\$ 348,413	0.08952	1050	THREE FAM MDL-01	2023R	6552	752 MIDDLE	ST			
	21-074-000	0.22	6/14/2024	\$ 102,300	\$ 403,100	\$ 505,400	0.669	\$ 755,000	0.08111	1010	SINGLE FAMILY	2024R	2764	992 HIGH	St			
80	23-037-000 and 23-036-000	1.700	8/30/2023	\$ 76,249	\$ 84,400	\$ 130,649	0.670	\$ 195,000	0.08052	1010	SINGLE FAMILY	2023R	4097	125 OLD BRUNSWICK	RD			
estate	28-281-000	0.1	6/28/2024	\$ 48,200	\$ 197,700	\$ 245,900	0.670	\$ 367,000	0.08049	1010	SINGLE FAMILY	2024R	3005	33 Lincoln	St			
53	28-211-000	0.17	7/21/2023	\$ 39,700	\$ 101,400	\$ 141,100	0.672	\$ 210,000	0.07861	1010	SINGLE FAMILY	2023R	3223	86 BLUFF	RD			
27	21-178-000	0.06	3/28/2024	\$ 47,100	\$ 190,300	\$ 237,400	0.673	\$ 353,000	0.07799	1010	SINGLE FAMILY	2024R	1435	1 EDWARD STREET	CT			
14	20-005-000	0.09	12/15/2023	\$ 54,500	\$ 143,400	\$ 197,900	0.674	\$ 293,500	0.07624	1010	SINGLE FAMILY	2023R	6314	16 BEACON	ST			
13	16-045-001	0	9/5/2023	\$ 43,500	\$ 199,700	\$ 243,200	0.676	\$ 360,000	0.07496	1021	Condo Unit	2023R	4200	25 SPRING VIEW	LN			
34	25-062-000	0.06	7/24/2023	\$ 43,500	\$ 201,700	\$ 245,200	0.677	\$ 362,000	0.07317	1010	SINGLE FAMILY	2023R	3227	3 ANDREWS	RD			
57	31-051-060	0	8/28/2023	\$ 33,500	\$ 170,700	\$ 204,200	0.681	\$ 300,000	0.06985	1021	Condo Unit	2023R	4040	60 PINE HILL	DR			
15	20-038-000	0.09	9/7/2023	\$ 54,500	\$ 150,400	\$ 204,900	0.681	\$ 301,000	0.06979	1010	SINGLE FAMILY	2023R	4244	27 MEADOW	WAY			
	26-064-000	0.12	5/31/2024	\$ 59,100	\$ 267,200	\$ 326,300	0.682	\$ 478,500	0.06859	1010	SINGLE FAMILY	2024R	2507	100 North	St			
	26-102-000	0.44	4/25/2024	\$ 184,000	\$ 583,500	\$ 767,500	0.682	\$ 1,125,000	0.06829	3020	INN	2024R	1951	888 MIDDLE	ST			
	07-022-000	4	4/26/2024	\$ 90,400	\$ 238,100	\$ 328,500	0.684	\$ 480,000	0.06614	1010	SINGLE FAMILY	2024R	1981	390 Ridge	RD			
90	34-005-000	0.18	9/26/2023	\$ 40,400	\$ 183,500	\$ 223,900	0.689	\$ 325,000	0.06159	1040	TWO FAM MDL-01	2023R	4816	3 SPRUCE	ST			
	28-007-000	0.2	6/11/2024	\$ 41,700	\$ 310,600	\$ 352,300	0.691	\$ 510,000	0.05973	1010	SINGLE FAMILY	2024R	2697	712 High	ST			
	31-051-062	0	4/3/2024	\$ 33,500	\$ 143,000	\$ 176,500	0.692	\$ 255,000	0.05836	1021	Condo Unit	2024R	1632	62 Pine Hill	Dr			
77	20-042-000	0.1	3/29/2024	\$ 56,900	\$ 148,900	\$ 205,800	0.693	\$ 296,900	0.05735	1010	SINGLE FAMILY	2024R	1455	18 MEADOW	WAY			
41	26-063-000	0.2	9/7/2023	\$ 67,800	\$ 344,800	\$ 412,600	0.693	\$ 595,000	0.05707	1010	SINGLE FAMILY	2023R	4231	95 NORTH	ST	UNIT	A	
16	20-047-000	0.13	11/7/2023	\$ 60,200	\$ 157,700	\$ 217,900	0.695	\$ 313,700	0.05590	1010	SINGLE FAMILY	2023R	5649	30 MEADOW	WAY			
	20-265-000	0.21	6/7/2024	\$ 68,900	\$ 196,100	\$ 265,000	0.696	\$ 381,000	0.05498	1010	SINGLE FAMILY	2024R	2627	56 Mechanic	St			
58	32-104-000	0.14	8/31/2023	\$ 37,700	\$ 251,900	\$ 289,600	0.698	\$ 415,000	0.05268	1010	SINGLE FAMILY	2023R	4099	602 MIDDLE	ST			

Residential Property Sales  
July 1, 2023-June 30, 2024

Count	ParlD	Land Area in Acres	Date of Sale	Total Assessed Land	Total Assessed Improvements	Total Assessed Parcel Value	ASR	Sales Price	Deviatio	Use Code	Property Type Description	Deed Book	Deed Page	Street Number	Street Name	Street Type	Unit	Unit No
47	27-029-000	0.09	12/29/2023	\$ 46,100	\$ 203,300	\$ 249,400	0.699	\$ 356,587	0.05111	1050	THREE FAM MDL-01	2023R	6552	746	MIDDLE	ST		
87	28-275-000	0.12	2/15/2024	\$ 50,000	\$ 244,800	\$ 294,800	0.710	\$ 415,000	0.04015	1010	SINGLE FAMILY	2024R	767	5	MAPLE	ST		
54	28-250-000	0.11	8/18/2023	\$ 53,600	\$ 196,700	\$ 250,300	0.715	\$ 350,000	0.03537	1010	SINGLE FAMILY	2023R	3744	2	DIKE	RD		
38	25-214-000	0.45	11/13/2023	\$ 58,200	\$ 214,100	\$ 272,300	0.717	\$ 380,000	0.03394	1010	SINGLE FAMILY	2023R	5755	185	OAK	ST		
22	20-245-000	0.08	10/30/2023	\$ 52,000	\$ 212,700	\$ 264,700	0.725	\$ 365,000	0.02531	1010	SINGLE FAMILY	2023R	5442	11	OLIVER	ST		
33	25-029-000	0.09	7/11/2023	\$ 50,300	\$ 131,900	\$ 182,200	0.729	\$ 250,000	0.02172	1010	SINGLE FAMILY	2023R	3002	12	ANDREWS	RD		
	39-012-000	0.18	4/18/2024	\$ 111,600	\$ 435,500	\$ 547,100	0.732	\$ 747,500	0.01861	1017	SFR INLAW	2024R	1814	8	EAST	LN		
46	26-258-211	0	1/11/2024	\$ 185,000	\$ 449,300	\$ 634,300	0.733	\$ 865,000	0.01722	1021	Condo Unit	2024R	188	145	COMMERCIAL	ST		
67	38-062-000	0.35	7/19/2023	\$ 74,800	\$ 222,200	\$ 297,000	0.733	\$ 405,000	0.01718	1010	SINGLE FAMILY	2023R	3176	9	MARSHALL	AVE		
73	14-017-000	0.8	12/19/2023	\$ 157,900	\$ 153,900	\$ 311,800	0.734	\$ 425,000	0.01687	1010	SINGLE FAMILY	2023R	6357	11	HARWARD	ST		
20	20-169-000	0.06	10/18/2023	\$ 47,100	\$ 136,400	\$ 183,500	0.734	\$ 250,000	0.01652	1010	SINGLE FAMILY	2023R	5267	1171	HIGH	ST		
78	21-037-000	0.15	1/22/2024	\$ 62,400	\$ 280,500	\$ 342,900	0.736	\$ 465,750	0.01428	1050	THREE FAM MDL-01	2024R	357	37	WILLOW	ST		
43	26-137-000	0.13	9/19/2023	\$ 88,000	\$ 135,000	\$ 223,000	0.743	\$ 300,000	0.00718	1040	TWO FAM MDL-01	2023R	4609	63	OAK	ST	UNIT	B
45	26-207-000	0.11	10/2/2023	\$ 84,800	\$ 238,900	\$ 323,700	0.744	\$ 435,000	0.00638	1040	TWO FAM MDL-01	2023R	4931	23	OAK	ST		
	19-133-002	0	5/31/2024	\$ 34,000	\$ 127,000	\$ 161,000	0.745	\$ 216,000	0.00515	1021	Condo Unit	2024R	2510	27	Office	Dr		
	24-014-017	0	5/10/2024	\$ 34,600	\$ 119,600	\$ 154,200	0.748	\$ 206,150	0.00252	1021	Condo Unit	2024R	2171	10	AEGIS	DR	Unit	A
25	21-083-000	0.16	9/25/2023	\$ 63,500	\$ 270,100	\$ 333,600	0.750	\$ 445,000	0.00085	1010	SINGLE FAMILY	2023R	4799	1	WRIGHT	DR		
3	05-011-000	4.2	9/18/2023	\$ 259,713	\$ 380,900	\$ 640,613	0.763	\$ 840,000	0.01212	1013	SFR WF MDL-01	2023R	4503	37	WEST CHOPS POINT	RD		
93	39-058-000 and 39-047-000	0.330	8/31/2023	\$ 121,600	\$ 164,400	\$ 286,000	0.763	\$ 375,000	0.01215	1010	SINGLE FAMILY	2023R	4119	82	MIDDLE	ST		
	25-198-000	0.2	5/28/2024	\$ 57,400	\$ 297,900	\$ 355,300	0.764	\$ 465,000	0.01357	1010	SINGLE FAMILY	2024R	2488	78	Bedford	St		
21	20-216-000	0.15	7/25/2023	\$ 62,400	\$ 261,500	\$ 323,900	0.771	\$ 420,000	0.02067	1010	SINGLE FAMILY	2023R	3261	90	OLIVER	ST		
59	33-071-000	0.26	12/11/2023	\$ 73,400	\$ 216,100	\$ 289,500	0.772	\$ 375,000	0.02148	1010	SINGLE FAMILY	2023R	6205	45	WEEKS	ST		
28	22-006-002	0	3/29/2024	\$ 45,000	\$ 145,200	\$ 190,200	0.776	\$ 245,000	0.02581	1021	Condo Unit	2024R	1474	20	OAK GROVE	AVE		
86	28-180-000	0.34	3/8/2024	\$ 65,500	\$ 256,600	\$ 322,100	0.780	\$ 413,000	0.02939	1010	SINGLE FAMILY	2024R	1082	23	HUSE	ST		
10	14-029-000 & 14-031	1.31	8/23/2023	\$ 525,298	\$ 806,800	\$ 1,332,098	0.784	\$ 1,700,000	0.03307	1093	MULTI HSES RF	2023R	3843	1379	WASHINGTON	ST		
40	26-061-000	0.16	8/11/2023	\$ 92,800	\$ 285,000	\$ 377,800	0.787	\$ 480,000	0.03657	1010	SINGLE FAMILY	2023R	3641	969	HIGH	ST		
68	38-108-015	0	2/23/2024	\$ 45,000	\$ 231,700	\$ 276,700	0.791	\$ 350,000	0.04006	1021	Condo Unit	2024R	881	2	SCHOONER RIDGE	RD		
71	45-033-000	0.3	10/19/2023	\$ 51,800	\$ 157,000	\$ 208,800	0.791	\$ 264,000	0.04039	1010	SINGLE FAMILY	2023R	5269	66	HIGH	ST		
83	25-268-000	0.12	2/9/2024	\$ 50,000	\$ 139,600	\$ 189,600	0.793	\$ 239,000	0.04279	1010	SINGLE FAMILY	2024R	678	8	MAPLE	ST		
39	26-019-000	0.46	9/5/2023	\$ 112,000	\$ 451,300	\$ 563,300	0.793	\$ 710,000	0.04286	0130	PRI RES MDL-01	2023R	4208	900	HIGH	ST	UNIT	3
estate	39-054-000	0.33	6/3/2024	\$ 85,700	\$ 412,900	\$ 498,600	0.794	\$ 628,000	0.04343	1010	SINGLE FAMILY	2024R	2582	40	Robinson	St		
29	23-004-000	0.1	3/25/2024	\$ 48,200	\$ 120,200	\$ 168,400	0.802	\$ 210,000	0.05139	1010	SINGLE FAMILY	2024R	1386	96	OLD BRUNSWICK	RD		
61	33-178-000	0.07	7/27/2023	\$ 27,500	\$ 168,800	\$ 196,300	0.808	\$ 243,000	0.05730	1010	SINGLE FAMILY	2023R	3352	23	PINE	ST		
36	25-134-000	0.07	1/23/2024	\$ 42,000	\$ 199,100	\$ 241,100	0.817	\$ 295,000	0.06677	1010	SINGLE FAMILY	2024R	360	10	BAILEY	ST		
81	25-195-000	0.11	10/13/2023	\$ 49,100	\$ 222,600	\$ 271,700	0.823	\$ 330,000	0.07282	1010	SINGLE FAMILY	2023R	5169	58	BEDFORD	ST		
51	28-167-000	0.07	3/20/2024	\$ 45,800	\$ 53,600	\$ 99,400	0.828	\$ 120,000	0.07782	1010	SINGLE FAMILY	2024R	1313	11	FLORAL	ST		
7	12-020-000	0.4	1/17/2024	\$ 276,441	\$ 374,300	\$ 650,741	0.829	\$ 785,000	0.07845	1040	TWO FAM MDL-01	2024R	257	1537	WASHINGTON	ST		
65	37-005-001	0.336	12/4/2023	\$ 74,600	\$ 175,000	\$ 249,600	0.829	\$ 301,000	0.07872	1010	SINGLE FAMILY	2023R	6092	187	HIGH	ST		
84	26-213-000	0.13	1/24/2024	\$ 88,000	\$ 520,900	\$ 608,900	0.834	\$ 730,000	0.08359	1010	SINGLE FAMILY	2024R	413	21	LINDEN	ST		
8	14-020-000	0.76	9/18/2023	\$ 172,300	\$ 182,500	\$ 354,800	0.835	\$ 425,000	0.08431	1010	SINGLE FAMILY	2023R	4462	1	HARWARD	ST		
35	25-116-000	0.47	2/12/2024	\$ 65,000	\$ 321,600	\$ 386,600	0.838	\$ 461,500	0.08719	1010	SINGLE FAMILY	2024R	715	205	NORTH	ST		
	21-097-000	0.12	5/10/2024	\$ 53,200	\$ 186,500	\$ 239,700	0.841	\$ 285,000	0.09054	1010	SINGLE FAMILY	2024R	2188	79	York	St		
	28-152-000	0.89	5/31/2024	\$ 77,100	\$ 925,100	\$ 1,002,200	0.846	\$ 1,185,000	0.09522	1090	multi house	2024R	2504	52	FLORAL	ST		
75	19-045-000	0.19	9/29/2023	\$ 51,300	\$ 142,100	\$ 193,400	0.847	\$ 228,225	0.09689	1010	SINGLE FAMILY	2023R	4915	16	ADAMS	CT		
74	14-094-000	0.52	9/8/2023	\$ 77,600	\$ 131,200	\$ 208,800	0.853	\$ 244,900	0.10208	1010	SINGLE FAMILY	2023R	4264	71	WINSHIP	ST		
37	25-139-000	0.09	3/29/2024	\$ 46,100	\$ 461,700	\$ 507,800	0.853	\$ 595,000	0.10293	1010	SINGLE FAMILY	2024R	1467	17	BAILEY	ST		

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July 1, 2023-June 30, 2024

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6	07-059-000	1.9	9/5/2023	\$ 102,000	\$ 367,600	\$ 469,600	0.854	\$ 550,000	0.10330	1010	SINGLE FAMILY	2023R	4198	77	VARNEY MILL	RD		
24	21-057-000	0.47	10/30/2023	\$ 76,800	\$ 410,000	\$ 486,800	0.862	\$ 565,000	0.11108	1010	SINGLE FAMILY	2023R	5476	1000	MIDDLE	ST		
82	25-238-000	0.19	8/28/2023	\$ 56,500	\$ 272,000	\$ 328,500	0.862	\$ 381,000	0.11169	1010	SINGLE FAMILY	2023R	4048	71	GREEN	ST		
	42-029-000	0.85	04/03/2024	\$ 66,300	\$ 294,500	\$ 360,800	0.863	\$ 418,000	0.11264	1010	SINGLE FAMILY	2024R	1641	70	HIGH	ST		
42	26-132-000	0.21	11/13/2023	\$ 100,700	\$ 276,500	\$ 377,200	0.867	\$ 435,000	0.11661	1010	SINGLE FAMILY	2023R	5752	935	MIDDLE	ST	UNIT	A
49	28-100-000	0.32	11/1/2023	\$ 68,600	\$ 310,700	\$ 379,300	0.872	\$ 435,000	0.12144	1040	TWO FAM MDL-01	2023R	5531	19	WINSLOW	CT		
44	26-165-000	0.24	9/28/2023	\$ 61,100	\$ 503,600	\$ 564,700	0.876	\$ 645,000	0.12499	1040	TWO FAM MDL-01	2023R	4884	842	WASHINGTON	ST	UNIT	B
85	27-007-000	0.38	2/20/2024	\$ 63,700	\$ 514,300	\$ 578,000	0.876	\$ 660,000	0.12524	1010	SINGLE FAMILY	2024R	802	788	HIGH	ST		
	23-020-000	5.1	6/28/2024	\$ 86,763	\$ 539,500	\$ 626,263	0.882	\$ 710,000	0.13154	1010	SINGLE FAMILY	2024R	3009	2	Ranger	Cir		
69	39-021-000	0.293	2/2/2024	\$ 70,200	\$ 334,800	\$ 405,000	0.882	\$ 459,000	0.13184	1010	SINGLE FAMILY	2024R	570	15	ROBINSON	ST		
70	45-023-000	0.55	1/4/2024	\$ 89,800	\$ 140,700	\$ 230,500	0.887	\$ 260,000	0.13602	1010	SINGLE FAMILY	2024R	103	42	HIGH	ST		
50	28-124-000	0.12	8/30/2023	\$ 54,600	\$ 159,100	\$ 213,700	0.890	\$ 240,000	0.13990	1010	SINGLE FAMILY	2023R	4092	228	CENTRE	ST		
32	24-014-016	0	8/17/2023	\$ 34,600	\$ 113,500	\$ 148,100	0.898	\$ 165,000	0.14706	1021	Condo Unit	2023R	3720	12	AEGIS	DR		
56	31-051-013	0	11/15/2023	\$ 33,500	\$ 142,100	\$ 175,600	0.901	\$ 195,000	0.15000	1021	Condo Unit	2023R	5808	13	PINE HILL	DR		
79	21-121-000	0.16	9/8/2023	\$ 57,100	\$ 165,900	\$ 223,000	0.901	\$ 247,500	0.15049	1010	SINGLE FAMILY	2023R	4246	34	DUMMER	ST		
66	38-051-000	0.22	7/27/2023	\$ 70,000	\$ 318,400	\$ 388,400	0.912	\$ 426,000	0.16122	1010	SINGLE FAMILY	2023R	3376	4	MARSHALL	AVE		
60	33-093-000	0.15	1/2/2024	\$ 62,400	\$ 148,500	\$ 210,900	0.917	\$ 230,000	0.16644	1010	SINGLE FAMILY	2024R	32	47	CORLISS	ST		
11	14-079-000	0.36	8/21/2023	\$ 89,400	\$ 281,900	\$ 371,300	0.919	\$ 404,000	0.16854	1010	SINGLE FAMILY	2023R	3782	3	BARQUE	RD		
	33-045-000	0.16	05/10/2024	\$ 39,100	\$ 194,400	\$ 233,500	0.934	\$ 250,000	0.18348	1040	TWO FAM MDL-01	2024R	2186	2	WEEKS	ST		
1	01-019-000	3	1/25/2024	\$ 264,105	\$ 914,500	\$ 1,178,605	0.970	\$ 1,215,000	0.21953	1013	SFR WF MDL-01	2024R	426	51	WEST CHOPS POINT	RD		
	24-014-005 and -006	0	5/14/2024	\$ 69,200	\$ 225,200	\$ 294,400	0.981	\$ 300,000	0.23082	1021	Condo Unit	2024R	2302	5	AEGIS		Unit	A & B
76	20-015-000	3	10/23/2023	\$ 100,200	\$ 541,800	\$ 642,000	0.988	\$ 650,000	0.23718	1010	SINGLE FAMILY	2023R	5358	1162	HIGH	ST		
non profit	20-124-000	0.33	1/17/2024	\$ 74,500	\$ 222,500	\$ 297,000	0.990	\$ 300,000	0.23948	1010	SINGLE FAMILY	2024R	267	4	DIKES LANDING	RD		
31	24-014-015	0	8/17/2023	\$ 34,600	\$ 100,000	\$ 134,600	1.035	\$ 130,000	0.28487	1021	Condo Unit	2023R	3722	12	AEGIS	DR		
<b>TOTALS</b>						<b>\$ 36,726,189</b>		<b>\$48,531,125</b>										

Removed parcels

38-048-000	estate
28-107-000	estate
28-006-000	no MLS

Overall

Median ASR	0.745	COD	12.28
Mean ASR	0.755	PRD	0.998
Wtd Mean	0.757	Sales	89
Mean Deviation	0.093		

Property Sales  
July 1, 2023 to June 30, 2024  
Various Sub Groups

**Residential Condos**

Prepared by Brenda Cummings Sept. 5, 2024  
Study Period: July 2023-June 2024 (2026 State Valuation)  
Values as of 4/1/2024  
Sales: 14 4.2

Average Ratio Central 70% 0.764  
Average Deviation (All) 0.098  
COD 12.823  
Weighted Mean 75.58%

Note: ASR is Assessment to Sale Ratio

Count	ParID	Land_Area_in_Acres	Date_of_Sale	Total_Assessed_Land	Total_Assess ed_Improve ments	Total_Assessed_ Parcel_Value	ASR	Sales_Price2	Deviation	Use_Code	Property_Type_Descri ption	Deed_Bo ok	Deed_Pag e	Street_Nu m__Inde x	Street_Name	Street_T ype	Column1
9	31-051-045	0	11/20/2023	\$ 33,500	\$ 147,500	\$ 181,000	0.614	\$ 295,000	0.1504	1021	Condo Unit	2023R	5870	45 PINE HILL	DR	UNIT	
	16-045-006	0	5/15/2024	\$ 43,500	\$ 200,100	\$ 243,600	0.650	\$ 375,000	0.1144	1021	Condo Unit	2024R	2256	25 Spring View	LN	Unit	
4	16-045-001	0	9/5/2023	\$ 43,500	\$ 199,700	\$ 243,200	0.676	\$ 360,000	0.0884	1021	Condo Unit	2023R	4200	25 SPRING VIEW	LN	UNIT	
5	31-051-060	0	8/28/2023	\$ 33,500	\$ 170,700	\$ 204,200	0.681	\$ 300,000	0.0833	1021	Condo Unit	2023R	4040	60 PINE HILL	DR	UNIT	
	31-051-062	0	4/8/2024	\$ 33,500	\$ 143,000	\$ 176,500	0.692	\$ 255,000	0.0718	1021	Condo Unit	2024R	1632	62 Pine Hill	Dr		
10	26-258-211	0	1/11/2024	\$ 185,000	\$ 449,300	\$ 634,300	0.733	\$ 865,000	0.0307	1021	Condo Unit	2024R	188	145 COMMERCIAL	ST	UNIT	
	19-133-002	0	5/31/2024	\$ 34,000	\$ 127,000	\$ 161,000	0.745	\$ 216,000	0.0186	1021	Condo Unit	2024R	2510	27 Office	Dr		
	24-014-017	0	5/10/2024	\$ 34,600	\$ 119,600	\$ 154,200	0.748	\$ 206,150	0.0160	1021	Condo Unit	2024R	2171	10 AEGIS	DR	Unit	
6	22-006-002	0	3/29/2024	\$ 45,000	\$ 145,200	\$ 190,200	0.776	\$ 245,000	0.0123	1021	Condo Unit	2024R	1474	20 OAK GROVE	AVE		
3	38-108-015	0	2/23/2024	\$ 45,000	\$ 231,700	\$ 276,700	0.791	\$ 350,000	0.0266	1021	Condo Unit	2024R	881	2 SCHOONER RIDGE	RD	UNIT	
2	24-014-016	0	8/17/2023	\$ 34,600	\$ 113,500	\$ 148,100	0.898	\$ 165,000	0.1336	1021	Condo Unit	2023R	3720	12 AEGIS	DR	UNIT	
1	31-051-013	0	11/15/2023	\$ 33,500	\$ 142,100	\$ 175,600	0.901	\$ 195,000	0.1365	1021	Condo Unit	2023R	5808	13 PINE HILL	DR	UNIT	
	24-014-005 and	0	5/14/2024	\$ 69,200	\$ 225,200	\$ 294,400	0.981	\$ 300,000	0.2173	1021	Condo Unit	2024R	2302	5 AEGIS	DR	Unit	
7	24-014-015	0	8/17/2023	\$ 34,600	\$ 100,000	\$ 134,600	1.035	\$ 130,000	0.2714	1021	Condo Unit	2023R	3722	12 AEGIS	DR	Unit	
						\$ 3,217,600		\$ 4,257,150									

**2-3 units**

Prepared by Brenda Cummings Sept. 5, 2024  
Study Period: July 2023-June 2024 (2026 State Valuation)  
Values as of 4/1/2024  
Sales: 11 3.3

Average Ratio (central 70%) 0.757  
Average Deviation (Central 70%) 0.108  
COD 14.22  
Weighted Mean 0.750

Count	ParID	Land_Area_in_Acres	Date_of_Sale	Total_Assessed_Land	Total_Assess ed_Improve ments	Total_Assessed_ Parcel_Value	ASR	Sales_Price2	Deviation	Use_Code	Property_Type_Descri ption	Deed_Bo ok	Deed_Pag e	Street_Nu m__Inde x	Street_Name	Street_T ype	
	21-047-000	0.11	5/30/2024	\$ 58,000	\$ 161,000	\$ 219,000	0.452	\$ 484,000	0.3002	1040	TWO FAM MDL-01	2024R	2502	62 Willow	St		
53	20-296-000	0.34	7/31/2023	\$ 67,200	\$ 155,600	\$ 222,800	0.619	\$ 360,000	0.1338	1040	TWO FAM MDL-01	2023R	3417	1298 WASHINGTON	ST		
19	14-029-000	0.95	8/23/2023	\$ 308,898	\$ 806,800	\$ 1,115,698	0.656	\$ 1,700,000	0.0964	1093	MULTI HSES RF	2023R	3843	1379 WASHINGTON	ST		
25	27-030-000	0.1	12/29/2023	\$ 48,200	\$ 182,100	\$ 230,300	0.661	\$ 348,413	0.0917	1050	THREE FAM MDL-01	2023R	6552	752 MIDDLE	ST		
63	34-005-000	0.18	9/26/2023	\$ 40,400	\$ 183,500	\$ 223,900	0.689	\$ 325,000	0.0637	1040	TWO FAM MDL-01	2023R	4816	3 SPRUCE	ST		
42	27-029-000	0.09	12/29/2023	\$ 46,100	\$ 203,300	\$ 249,400	0.699	\$ 356,587	0.0532	1050	THREE FAM MDL-01	2023R	6552	746 MIDDLE	ST		
	39-012-000	0.18	4/18/2024	\$ 111,600	\$ 435,500	\$ 547,100	0.732	\$ 747,500	0.0208	1017	SFH INLAW	2024R	1814	8 East	Ln		
15	21-037-000	0.15	1/22/2024	\$ 62,400	\$ 280,500	\$ 342,900	0.736	\$ 465,750	0.0164	1050	THREE FAM MDL-01	2024R	357	37 WILLOW	ST		
27	26-137-000	0.13	9/19/2023	\$ 88,000	\$ 135,000	\$ 223,000	0.743	\$ 300,000	0.0093	1040	TWO FAM MDL-01	2023R	4609	63 OAK	ST		
14	26-207-000	0.11	10/2/2023	\$ 84,800	\$ 238,900	\$ 323,700	0.744	\$ 435,000	0.0085	1040	TWO FAM MDL-01	2023R	4931	23 OAK	ST		
46	12-020-000	0.4	1/17/2024	\$ 276,441	\$ 374,300	\$ 650,741	0.829	\$ 785,000	0.0763	1040	TWO FAM MDL-01	2024R	257	1537 WASHINGTON	ST		
	28-152-000	0.89	5/31/2024	\$ 77,100	\$ 925,100	\$ 1,002,200	0.846	\$ 1,185,000	0.0931	1090	Multiple Houses	2024R	2504	52 Floral	St		
2	28-100-000	0.32	11/1/2023	\$ 68,600	\$ 310,700	\$ 379,300	0.872	\$ 435,000	0.1193	1040	TWO FAM MDL-01	2023R	5531	19 WINSLOW	CT		
79	26-165-000	0.24	9/28/2023	\$ 61,100	\$ 503,600	\$ 564,700	0.876	\$ 645,000	0.1228	1040	TWO FAM MDL-01	2023R	4884	842 WASHINGTON	ST		
	33-045-000	0.16	5/10/2024	\$ 39,100	\$ 194,400	\$ 233,500	0.934	\$ 250,000	0.1813	1040	TWO FAM MDL-01	2024R	2186	2 WEEKS	ST		
	34-028-000	0.26	6/24/2024	\$ 45,200	\$ 245,200	\$ 290,400	1.088	\$ 267,000	0.3350	1090	Multiple Houses	2024R	2932	3 & 5 Nichols	St		
						\$ 6,818,639		\$ 9,089,250									

Property Sales  
July 1, 2023 to June 30, 2024  
Various Sub Groups

**Land**

Prepared by Brenda Cummings Sept. 5, 2024  
Study Period: July 2023-June 2024 (2026 State Valuation)  
Values as of 4/1/2024  
Sales: 5

Average Ratio (all) 0.922  
Average Deviation (All) 0.423  
COD 45.89  
Weighted Mean 0.715

Removed  
09-005-001 Split  
16-052-000 Changed after commitment  
15-045-000 Sale to nonprofit  
15-048-000 Sale to abutter

Count	ParID	Land Area in Acres	Date of Sale	Total Assessed Land	Total Assessed Improvements	Total Assessed Parcel Value	ASR	Sales Price2	Deviation	Use Code	Property Type Description	Deed Book	Deed Page	Street Number	Street Name	Street Type
33-001-000	79	12/29/2023	\$ 207,900	\$ -	\$ 207,900	0.357	\$ 583,000	0.5655	1300	Vacant Land	2023R	6537	356	HIGH	ST	
01-008-000	1.6	3/12/2024	\$ 88,500	\$ -	\$ 88,500	0.686	\$ 129,000	0.2361	1300	Vacant Land	2024R	1136	44	WEST CHOPS POINT RD		
01-025-000	2.9	3/8/2024	\$ 249,813	\$ -	\$ 249,813	0.714	\$ 350,000	0.2084	1300	Vacant Land	2024R	1070	39	WEST CHOPS POINT RD		
20-341-000	5.6	8/1/2023	\$ 891,800	\$ -	\$ 891,800	0.874	\$ 1,020,000	0.0478	3900	Commercial Vacant Land	2023R	3447	65	BOWERY	ST	
17-008-000	2	9/11/2023	\$ 79,200	\$ -	\$ 79,200	1.980	\$ 40,000	1.0579	1300	Vacant Land	2023R	4331		LENFEST	LN	
						\$ 1,517,213		\$ 2,122,000								

**Commercial Property**

Prepared by Brenda Cummings Sept. 5, 2024  
Study Period: July 2023-June 2024 (2026 State Valuation)  
Values as of 4/1/2024  
Sales: 4

Average Ratio (all) 0.982  
Average Deviation (All) 0.253  
COD 25.73  
Weighted Mean 0.845

Count	ParID	Land Area in Acres	Date of Sale	Total Assessed Land	Total Assessed Improvements	Total Assessed Parcel Value	ASR	Sales Price2	Deviation	Use Code	Property Type Description	Deed Book	Deed Page	Street Number	Street Name	Street Type
14-096-000, 20-093, 20-112, 20-113	7.4	4/5/2024	\$ 720,600	\$ 456,250,000	\$ 5,283,100	0.739	\$ 7,150,000	0.2431	0310	MIXED USE COMMERCIAL	2024R	1588	9 and 8	PARK	ST	
26-199-000	0.32	12/1/2023	\$ 57,800	\$ 704,800	\$ 762,600	0.803	\$ 950,000	0.1792	0310	PRIMARY COMM	2023R	6039	969	WASHINGTON	ST	
28-058-000	0.36	7/17/2023	\$ 229,900	\$ 197,100	\$ 427,000	0.899	\$ 475,000	0.0830	3220	STORE/SHOP MDL-94	2023R	3136	101	LEEMAN	HWY	
27-102-000 & 27-106-000	0.700	10/4/2023	\$ 491,100	\$ 1,293,600	\$ 1,784,700	1.487	\$ 1,200,000	0.5053	3410	BANK BLDG MDL-94	2023R	4979	36	Front	ST	
						\$ 8,257,400		\$ 9,775,000								

**Commercial Apartments**

Sales: 3

Count	ParID	Land Area in Acres	Date of Sale	Total Assessed Land	Total Assessed Improvements	Total Assessed Parcel Value	ASR	Sales Price2	Deviation	Use Code	Property Type Description	Deed Book	Deed Page	Street Number	Street Name	Street Type	Unit Type
28-066-000, -67	1.01	12/28/2023	\$ 287,400	\$ 1,718,800	\$ 2,006,200	0.854	\$ 2,349,000			111C	APT 4-7 MDL-94, APT 8+	2023R	6518	36, 41, 40, 47	COURT	ST	
14-096-000, 20-093, 20-112, 20-113	7.4	4/5/2024	\$ 720,600	\$ 456,250,000	\$ 5,283,100	0.739	\$ 7,150,000			0310	MIXED USE COMMERCIAL	2024R	1588	9 and 8	PARK	ST	
28-152-000	0.89	5/31/2024	\$ 77,100	\$ 925,100	\$ 1,002,200	0.846	\$ 1,185,000			1090	Multiple Houses	2024R	2504	52	FLORAL	ST	
						\$ 8,291,500		\$ 10,684,000									

Property Sales  
July 1, 2023 to June 30, 2024  
Various Sub Groups

**Waterfront Residential**

Prepared by Brenda Cummings Sept. 5, 2024  
Study Period: July 2023-June 2024 (2026 State Valuation)  
Values as of 4/1/2024  
Sales: 4

Average Ratio All 0.753  
Average Deviation (All) 0.114  
COD 15.10  
Weighted Mean 0.741

Count	ParID	Land_Area_in_Acres	Date_of_Sale	Total_Assess				ASR	Sales_Price2	Deviation	Use_Code	Property_Type_Description	Deed_Book	Deed_Page	Street_Num		Street_Type
				Total_Assessed_Land	ed_Improvements	Total_Assessed_Parcel_Value									Street_Name		
13	05-012-000	4.1	8/7/2023	\$ 245,520	\$ 535,900	\$ 781,420	0.622	\$ 1,257,000	0.1310	1013	SFR WF MDL-01	2023R	3544	35	WEST CHOPS POI RD		
	14-029-000	0.95	8/23/2023	\$ 308,898	\$ 806,800	\$ 1,115,698	0.656	\$ 1,700,000	0.0964	1093	MULTI HSES RF	2023R	3843	1379	WASHINGTON ST		
	05-011-000	4.2	9/18/2023	\$ 259,713	\$ 380,900	\$ 640,613	0.763	\$ 840,000	0.0100	1013	SFR WF MDL-01	2023R	4503	37	WEST CHOPS POI RD		
8	01-019-000	3	1/25/2024	\$ 264,105	\$ 914,500	\$ 1,178,605	0.970	\$ 1,215,000	0.2174	1013	SFR WF MDL-01	2024R	426	51	WEST CHOPS POI RD		
				\$ 3,716,336		\$ 5,012,000											