

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
091-060-000-210-00	197 W PLEASANT ST	10/27/23	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$89,800	50.17
091-060-000-315-10	HANOVER & E MAIN S	04/26/23	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$0	0.00
091-060-000-540-00	525 HANOVER ST	06/15/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$95,500	46.59
091-060-000-545-00	533 HANOVER ST	10/27/23	\$148,700	WD	03-ARM'S LENGTH	\$148,700	\$62,400	41.96
091-060-000-905-00	300 W PLEASANT ST	02/01/24	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$54,300	42.76
091-060-000-980-22	PLEASANT ST OFF	05/03/24	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$6,000	100.00
091-060-000-985-20	465 W PLEASANT	09/20/24	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$106,600	48.68
<b>Totals:</b>			<b>\$959,700</b>			<b>\$959,700</b>	<b>\$414,600</b>	
							<b>Sale. Ratio =&gt;</b>	<b>43.20</b>
							<b>Std. Dev. =&gt;</b>	<b>29.08</b>

**VILLAGES LAND \$182 CALCULATED, \$70 FRONT FOOT APPLIED**

091-060-000-095-00	347 HOMER ST	09/18/24	\$263,900	WD	03-ARM'S LENGTH	\$263,900	\$103,100	39.07
091-060-000-890-00	HOMER ST	06/30/23	\$133,000	PTA	03-ARM'S LENGTH	\$133,000	\$9,800	7.37
091-060-000-895-00	301 W PLEASANT ST	08/19/24	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$79,600	40.82
091-060-000-960-00	356 HOMER ST	05/30/23	\$133,000	PTA	03-ARM'S LENGTH	\$133,000	\$56,700	42.63
091-060-000-960-00	356 HOMER ST	12/14/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$72,100	45.06
091-060-000-900-00	329 W PLEASANT ST	08/19/24	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$79,600	40.82

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$179,604	\$13,584	\$14,188	258.0	187.0	0.96	0.96	\$53	\$14,121	\$0.32
\$12,911	\$75,000	\$4,811	87.5	197.0	0.34	0.34	\$857	\$223,881	\$5.14
\$191,093	\$22,656	\$8,749	159.1	116.5	0.47	0.47	\$142	\$48,410	\$1.11
\$124,730	\$30,219	\$6,249	113.6	116.5	0.33	0.33	\$266	\$90,476	\$2.08
\$108,580	\$26,283	\$7,863	143.0	294.0	0.67	0.67	\$184	\$39,346	\$0.90
\$12,000	\$6,000	\$12,000	99.3	145.0	0.00	0.33	\$60	#DIV/0!	#DIV/0!
\$213,111	\$15,691	\$9,802	178.2	257.0	0.78	0.78	\$88	\$20,142	\$0.46
<b>\$842,029</b>	<b>\$189,433</b>	<b>\$63,662</b>	<b>1,038.6</b>		<b>3.55</b>	<b>3.87</b>			
		<b>Average</b>			<b>Average</b>			<b>Average</b>	
		<b>per FF=&gt;</b>	<b>\$182</b>		<b>per Net Acre=&gt;</b>	<b>53,421.60</b>		<b>per SqFt=&gt;</b>	<b>\$1.23</b>

\$206,241	\$78,054	\$20,395	382.2	229.3	1.58	1.58	\$204	\$49,433	\$1.13
\$19,603	\$133,000	\$19,603	356.4	257.0	1.56	1.56	\$373	\$85,366	\$1.96
\$153,259	\$50,381	\$8,640	270.0	257.0	1.18	1.18	\$187	\$42,696	\$0.98
\$135,246	\$9,159	\$11,405	356.4	257.0	1.56	1.56	\$26	\$5,879	\$0.13
\$144,131	\$36,159	\$20,290	356.4	257.0	1.56	1.56	\$101	\$23,209	\$0.53
\$43,578	\$160,062	\$8,640	86.4	257.0	1.18	0.38	\$1,852	\$135,646	\$3.11

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1
224.00	H-RES	0676/7334		HUBBARDSTON VILLAGES	0	1	11/27/1995	401	FRONT FOOT RATE
74.00	H-RES			HUBBARDSTON VILLAGES	0	0	12/11/2019	401	FRONT FOOT RATE
175.00	H-RES			HUBBARDSTON VILLAGES	0	1	10/22/2001	401	FRONT FOOT RATE
125.00	H-RES	0676/7373		HUBBARDSTON VILLAGES	0	1	4/30/1992	401	FRONT FOOT RATE
99.00	H-RES	0677/6647		HUBBARDSTON VILLAGES	0	1	4/30/1992	401	FRONT FOOT RATE
97.94	H-RES	0678/5686	091-060-000-980-23	HUBBARDSTON VILLAGES	0	0	NOT INSPECTED	402	FRONT FOOT RATE
132.00	H-RES	0680/2429		HUBBARDSTON VILLAGES	0	1	12/14/2016	401	FRONT FOOT RATE

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300.00	H-RES	0680/1036		HUBBARDSTON VILLAGES	0	1	4/7/1998	401	FRONT FOOT RATE
264.00	H-RES			HUBBARDSTON VILLAGES	0	1	8/30/1994	402	FRONT FOOT RATE
200.00	H-RES		091-060-000-900-00	HUBBARDSTON VILLAGES	0	1	12/12/1994	401	FRONT FOOT RATE
264.00	H-RES		091-060-000-860-00	HUBBARDSTON VILLAGES	0	1	8/30/1994	401	FRONT FOOT RATE
264.00	H-RES	0677/2118		HUBBARDSTON VILLAGES	0	1	8/30/1994	401	FRONT FOOT RATE
64.00	H-RES		091-060-000-895-00	HUBBARDSTON VILLAGES	0	1	1/17/2017	401	FRONT FOOT RATE