

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
091-060-000-645-00	179 SEAVER ST	03/31/23	\$126,500	WD	03-ARM'S LENGTH	\$126,500	\$53,900
091-060-000-405-00	245 CHURCH ST	04/28/22	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$17,100
091-060-000-565-00	E PLEASANT/HANOVER STS	07/14/22	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$2,500
091-060-000-340-00	HANOVER ST	02/23/23	\$7,500	PTA	03-ARM'S LENGTH	\$7,500	\$2,200
091-060-000-545-00	533 HANOVER ST	10/27/23	\$148,700	WD	03-ARM'S LENGTH	\$148,700	\$62,400
091-060-000-540-00	525 HANOVER ST	06/24/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,500
091-060-000-540-00	525 HANOVER ST	06/15/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$81,500
091-060-000-905-00	300 W PLEASANT ST	02/01/24	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$56,900
091-060-000-735-00	249 W PLEASANT ST	10/24/22	\$28,500	WD	03-ARM'S LENGTH	\$28,500	\$15,200
091-060-000-960-00	356 HOMER ST	12/14/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$67,000
Totals:			\$1,042,700			\$1,042,700	\$440,200
							Sale. Ratio =>
							Std. Dev. =>

VACANT SALES IN BOLD , \$145 FRONT FOOT CALCULATED, \$55 FRONT FOOT APPLIED, RURAL RES LAND VALUES FOR ACREAGE

OUTLIERS

091-060-000-475-00	370 CHURCH ST	09/13/23	\$200,000	SD	10-FORECLOSURE	\$200,000	\$16,900
091-060-000-065-10	201 S WASHINGTON ST	03/10/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$10,100
091-060-000-315-10	HANOVER & E MAIN S	04/26/23	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$0

Matherton sale outside of time period

090-050-000-095-20	HUBBARDSTON RD	08/13/21	\$68,000	PTA	03-ARM'S LENGTH	\$68,000	\$12,600
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Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
42.61	\$107,766	\$23,366	\$4,632	84.2	100.0	0.23	0.23	\$277
40.24	\$34,282	\$13,011	\$4,793	87.1	99.0	0.24	0.24	\$149
20.83	\$4,999	\$12,000	\$4,999	90.9	116.5	0.27	0.27	\$132
29.33	\$4,302	\$7,500	\$4,302	78.2	198.0	0.30	0.30	\$96
41.96	\$124,827	\$30,122	\$6,249	113.6	116.5	0.33	0.33	\$265
44.05	\$163,038	\$30,711	\$8,749	159.1	116.5	0.47	0.47	\$193
39.76	\$163,038	\$50,711	\$8,749	159.1	116.5	0.47	0.47	\$319
44.80	\$113,872	\$20,991	\$7,863	143.0	294.0	0.67	0.67	\$147
53.33	\$30,404	\$7,244	\$9,148	332.8	224.0	1.36	1.36	\$22
41.88	\$133,987	\$36,361	\$10,348	356.4	257.0	1.56	1.56	\$102
\$880,515		\$232,017	\$69,832	1,604.4		5.89	5.89	
42.22			Average			Average		
8.90			per FF=>	\$145		per Net Acre=>	39,411.75	

8.45	\$33,873	\$174,707	\$8,580	156.0	141.0	0.51	0.51	\$1,120
7.48	\$20,266	\$119,564	\$4,830	0.0	0.0	0.69	0.69	#DIV/0!
0.00	\$12,911	\$75,000	\$4,811	87.5	197.0	0.34	0.34	\$857

18.53	\$30,644	\$39,645	\$2,289	114.5	106.0	0.32	0.32	\$346
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Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
\$101,591	\$2.33	100.00	H-RES	0675/0854			0	1
\$55,131	\$1.27	104.00	H-RES	0670/8489			0	1
\$44,944	\$1.03	100.00	H-RES	0671/8603			0	1
\$25,000	\$0.57	66.00	H-RES				0	1
\$90,186	\$2.07	125.00	H-RES	0676/7373			0	1
\$65,622	\$1.51	175.00	H-RES				0	1
\$108,357	\$2.49	175.00	H-RES				0	1
\$31,424	\$0.72	99.00	H-RES	0677/6647			0	1
\$5,334	\$0.12	264.00	H-RES	0672/9680			0	1
\$23,338	\$0.54	264.00	H-RES	0677/2118			0	1

Average
per SqFt=> **\$0.90**

\$345,954	\$7.94	156.00	H-RES	0676/5365			0	1
\$173,281	\$3.98	0.00	H-RES	0674/3095			0	0
\$223,881	\$5.14	74.00	H-RES				0	0

\$123,505	\$2.84	132.00	NP-MA	090-050-000-105-20	MATHERTON	0	0
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Inspected Date	Use Code	Class	Rate Group 1
1/25/2016		401	FRONT FOOT RATE
1/4/2001		401	FRONT FOOT RATE
4/23/1998		402	FRONT FOOT RATE
6/16/1997		402	FRONT FOOT RATE
4/30/1992		401	FRONT FOOT RATE
10/22/2001		401	FRONT FOOT RATE
10/22/2001		401	FRONT FOOT RATE
4/30/1992		401	FRONT FOOT RATE
12/15/1994		401	FRONT FOOT RATE
8/30/1994		401	FRONT FOOT RATE

4/23/1998		401	FRONT FOOT RATE
1/14/2020		402	
12/11/2019		401	FRONT FOOT RATE

NOT INSPECTED		402	FRONT FOOTAG
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