

Sales Analysis

Map	Block	Lot	Unit	Unit Cut	Owner	Location	Use Code	Nbhd	Sale Date	Sale Price	Days	Adj	Adj Sale Price	Prev Val	Old Ratio	New Val	New Ratio
S23	11				RUDIS, DONNA J REVOCABLE TRUST	10 RESERVOIR RD	1010	100	09/19/22	330,000	0	1.000	330,000	218,900	0.66	340,000	1.03
S23	68		1		KNOLL, ROBERT & SHEILA	29 RESERVOIR RD UNIT A	1010	100	12/09/21	410,000	172	1.057	433,185	310,200	0.76	477,700	1.10
S23	77				REILLY, SARAH	17 CATALDO RD	1010	100	09/16/22	319,000	0	1.000	319,000	177,300	0.56	297,100	0.93
S23	99				RESERVOIR ROAD LLC	9 RESERVOIR RD	1010	100	09/17/21	300,000	254	1.084	325,052	190,300	0.63	332,300	1.02
S23	99				RESERVOIR ROAD LLC	9 RESERVOIR RD	1010	100	12/15/22	333,000	0	1.000	333,000	190,300	0.57	332,300	1.00
U03	7				BRENNER, CHRISTOPHER D &	7 HILLRISE LN	1010	100	10/31/22	400,000	0	1.000	400,000	220,600	0.55	377,400	0.94
U03	9		1		PRESTAGE VACATION RENTALS LLC	2 WESTVIEW DR	1010	100	03/05/21	380,000	446	1.147	435,719	267,000	0.70	429,700	0.99
U03	9	A			FRISCOE PROPERTIES LLC	3 WESTVIEW DR	1010	100	10/22/21	585,000	219	1.072	627,120	270,300	0.46	567,500	0.90
U03	11	A			12 HILLRISE LANE LLC	5 MASSACHUSETTS AV	1010	100	07/28/22	389,000	0	1.000	389,000	187,600	0.48	344,300	0.89
U03	11	B			LANDRY, NATHAN T & KATHERINE M	7 MASSACHUSETTS AV	1010	100	01/05/23	429,000	0	1.000	429,000	237,900	0.55	430,900	1.00
U03	17				WHITEHAVEN PROPERTIES LLC	10 LAKEVIEW DR	1010	100	03/02/21	420,000	449	1.148	481,999	290,400	0.69	527,300	1.09
U03	17				WHITEHAVEN PROPERTIES LLC	10 LAKEVIEW DR	1010	100	05/17/21	530,800	374	1.123	596,067	290,400	0.55	527,300	0.88
U03	23		1	C	DUNN, ASHLEY 2019 TRUST	28 MASSACHUSETTS AV	1010	100	04/11/22	450,000	50	1.016	457,397	240,300	0.53	391,900	0.86
U03	23	C			BREWIN, RACHAEL E	26 HILLRISE LN	1010	100	01/05/21	235,000	506	1.166	274,094	196,500	0.84	303,900	1.11
U05	9	A			SHELDON, AMY MARIE	6 CLOUGH ST	1010	110	06/14/22	375,000	0	1.000	375,000	237,600	0.63	382,100	1.02
U05	9	A			SHELDON, AMY MARIE	6 CLOUGH ST	1010	110	02/21/23	425,000	0	1.000	425,000	237,600	0.56	382,100	0.90
U05	22				MEREDITH BAY CORPORATION	41 WAUKEWAN ST	1010	110	08/15/22	310,000	0	1.000	310,000	198,700	0.64	319,800	1.03
U05	25				SANTY, SHEA WILLIS & RACHEL LYNN	3&5 COLBY ST	1090	110	02/21/23	389,500	0	1.000	389,500	315,300	0.81	442,200	1.14
U05	54				REILLY, JEFFREY M & AMY E	55 WATER ST	1010	110	02/02/21	295,000	479	1.157	341,456	251,600	0.85	382,400	1.12
U06	6				BREAKTHROUGH PROPERTY HOLDINGS LLC	137 MAIN ST	1050	110	02/01/21	455,000	480	1.158	526,803	298,600	0.66	482,300	0.92
U06	22				WINZOS HOLDING LLC	29 WAUKEWAN ST	1110	110	03/01/21	530,000	450	1.148	608,411	431,000	0.81	635,600	1.04
U06	24				GMJ PROPERTIES LLC	23 WAUKEWAN ST	1040	110	05/18/21	325,000	373	1.123	364,855	239,800	0.74	391,100	1.07
U06	24	A			21 WAUKEWAN LLC	21 WAUKEWAN ST	1010	110	11/01/22	335,000	0	1.000	335,000	204,400	0.61	334,400	1.00
U06	28				LASATA, DANIEL J & THANAS, TAYLOR R	2 WAUKEWAN AV	1110	110	06/29/22	340,000	0	1.000	340,000	233,200	0.69	342,600	1.01
U06	53		1		DOWN TO THE STUDS LLC	1 WAUKEWAN ST	1010	110	11/24/21	399,000	187	1.061	423,530	248,400	0.62	426,000	1.01
U06	53		3		GMJ PROPERTIES LLC	3 WAUKEWAN ST	1040	110	05/05/21	300,000	386	1.127	338,071	200,400	0.67	329,000	0.97
U06	116				TAYLOR, KRISTEN DIANE	24 LANG ST	1010	110	03/10/23	439,900	0	1.000	439,900	299,700	0.68	449,000	1.02
U06	133	A			LEIGHTON, LYNN F 1998 TRUST	24 STEVENS AV	1010	110	10/01/21	285,000	240	1.079	307,488	214,200	0.75	332,500	1.08
U07	6				KOURI, ANDREW	2 RED GATE LN	1110	110	03/04/21	425,000	447	1.147	487,458	318,700	0.75	489,900	1.01
U07	35				SAIA, STEPHEN V & SAUNDERS, DIANE M	28 HIGHLAND ST	1010	110	02/08/21	145,000	473	1.156	167,548	88,400	0.61	163,400	0.98
U07	39				BURACK, ALEXANDER & MELISSA	15 HIGHLAND ST	1010	110	03/31/22	738,000	61	1.020	752,800	403,900	0.55	710,200	0.94
U07	64				MILL FALLS EH LLC	15 ST JAMES ST	1010	110	08/01/22	360,000	0	1.000	360,000	212,500	0.59	353,900	0.98
U08	2				BOOTH, MARIA	22 RED GATE LN	1010	110	06/28/21	410,000	333	1.109	454,887	240,500	0.59	400,300	0.88
U15	27		1		D&S ST GELAIS 2014 REVOCABLE TRUST	6 MORRISON AV	1011	110	06/27/22	925,000	0	1.000	925,000	378,900	0.41	642,900	0.70
U15	33	B			LEE, DAVID J & LESLIE	GOULD AV	1300	110	09/07/21	169,000	264	1.087	183,668	90,900	0.54	167,000	0.91
U15	37				NELSON, GAIL & PAUL	32 PLEASANT ST	1040	110	05/05/21	485,000	386	1.127	546,548	343,500	0.71	539,700	0.99
U15	40				CAPITAL POINT REALTY LLC	10 MUDGETT AV	1010	110	04/04/23	333,000	0	1.000	333,000	233,800	0.70	341,200	1.02
U15	40	A			BRODEN HOLDINGS LLC	11 MUDGETT AV	1010	110	01/04/23	399,000	0	1.000	399,000	201,000	0.50	361,800	0.91
U15	41	A			OHNEMUS, WALTER E III & PATRICIA J	MUDGETT AV	1300	110	05/21/21	165,000	370	1.122	185,071	64,600	0.39	160,300	0.87

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U06	4				143-147 MAIN ST LLC	147 MAIN ST	0340	110	03/05/21	910,000	446	1.147	1,043,433	485,500	0.53	1,043,100	1.00
U07	74				SONCHHATRA, JIGNESH S & RASHMI &	26 PLYMOUTH ST	1010	120	09/10/21	289,900	261	1.086	314,776	186,300	0.64	305,700	0.97
U10	6				BULLEN INVESTMENTS PROPERTIES LLC	88 PLYMOUTH ST	1040	120	08/13/21	275,000	288	1.095	301,038	170,700	0.62	293,000	0.97
U10	26				LEATHERS FAMILY TRUST	95 PLYMOUTH ST	1010	120	12/07/21	255,000	174	1.057	269,587	196,300	0.77	278,400	1.03
S05	10				JR SEELY COMPANY LLC	24 OLD FOLLETT RD	1010	200	05/16/22	222,000	15	1.005	223,095	200,800	0.90	337,800	1.51
S05	11				DEEB, ROBERT T JR & MICHELE D	28 OLD FOLLETT RD	1010	200	05/28/21	350,000	363	1.119	391,770	234,100	0.67	407,500	1.04
S05	17				MAROUN, ADELE CATHERINE	15 OLD FOLLETT RD	1010	200	09/14/21	297,000	257	1.084	322,094	220,700	0.74	371,300	1.15
S05	21				257 MEREDITH NECK RD LLC	257 MEREDITH NECK RD	1010	200	12/01/21	575,000	180	1.059	609,027	422,700	0.74	643,600	1.06
S05	25				MORRILL, ALLISON & GREGORY	9 KITS CROSSING	1010	200	01/28/21	965,000	483	1.159	1,118,237	615,000	0.64	985,500	0.88
S05	26	A			BOUCHER, MICHELLE S & KERRIGAN, LAWRENCE G	219 MEREDITH NECK RD	1010	200	08/30/21	709,000	271	1.089	772,169	464,300	0.65	712,000	0.92
S06	69				JULLIAN, SCOTT A & RIFFE, RENEE	283 MEREDITH NECK RD	1010	200	12/30/22	425,000	0	1.000	425,000	232,900	0.55	399,600	0.94
S11	1	C			FOX FAMILY TRUST	30 MEREDITH NECK RD	1010	200	04/19/22	899,000	42	1.014	911,414	392,000	0.44	755,800	0.83
S11	1	D			FISHER, LAWRENCE GARY	MEREDITH NECK RD	1300	200	04/06/21	157,500	415	1.136	178,989	106,100	0.67	190,500	1.06
S11	25				TAYLOR, JACQUELINE P & KENNETH J JR	73 MEREDITH NECK RD	1010	200	11/23/21	450,000	188	1.062	477,814	380,500	0.85	550,800	1.15
U15A	13				MACDONALD, DOUGLAS C	9 BARNARD RIDGE RD	1010	200	02/12/21	489,000	469	1.154	564,400	422,200	0.86	625,000	1.11
U15A	14				COLEMAN, ELISABETH L	11 BARNARD RIDGE RD	1010	200	11/02/21	408,500	209	1.069	436,569	252,600	0.62	428,900	0.98
U15A	27				WRIGHT, FRANCIS X & MICHELLE M	23 RIDGE RD	1010	200	12/16/22	540,000	0	1.000	540,000	271,000	0.50	504,900	0.94
U19	1				BISBANO, CATHY JEAN & ST LAURENT, STEVEN L	12 PINNACLE PARK RD	1010	200	09/24/21	345,000	247	1.081	373,016	229,200	0.66	386,900	1.04
U19	14	A			IANNONE, LUCIO & ROCCO, MORENA	70 PINNACLE PARK RD	1010	200	09/28/22	445,000	0	1.000	445,000	175,800	0.40	349,400	0.79
U19	16				PIERS, CRAIG S DECLARATION OF TRUST	PINNACLE PARK RD	1300	200	09/15/21	169,000	256	1.084	183,224	94,200	0.56	189,000	1.03
U20	1				ARSEVEN, PINAR	PINNACLE PARK RD	1300	200	03/17/22	155,000	74	1.024	158,771	88,400	0.57	153,000	0.96
U20	2				ROTH, NANCY J LIV TR & JOHNSON, DONALD G	82 PINNACLE PARK RD	1010	200	03/02/21	315,000	449	1.148	361,499	404,500	1.28	334,200	0.92
U21	1	A			GENTILE, SANDRA & NICHOLSON, GARY W	124 PINNACLE PARK RD	1010	200	01/03/23	390,000	0	1.000	390,000	217,400	0.56	375,000	0.96
U26	31				RAWLEY, JOHN F & JANE E INTERVIVOS REV TRUST	CUMMINGS COVE RD	1300	200	05/25/21	125,000	366	1.120	140,041	59,000	0.47	118,400	0.85
U31	23				THINKSOLVE CAPITAL LLC	5 HAPPY HOMES RD	1010	200	01/04/22	190,000	147	1.048	199,182	160,000	0.84	276,400	1.39
U33	13	B			TURCOTT, DANIEL & HEATHER	3 ABELLI LN	1010	200	04/27/21	145,000	394	1.130	163,782	143,400	0.99	173,900	1.06
U38	2				HALL, WILLIAM J & NANCY N	57 VEASEY SHORE RD	1010	200	12/20/21	400,000	161	1.053	421,173	226,500	0.57	417,700	0.99
S01	4	A			EL DESTINO LLC; RIGHTEOUS OAKS TRUST	TUTTLE RD	1060	300	09/16/22	649,000	0	1.000	649,000	174,500	0.27	400,200	0.62
S01	7				44 FOLLETT SQUAM LLC	44 FOLLETT RD	1010	300	12/30/21	425,550	151	1.050	446,676	322,000	0.76	434,500	0.97
S01	11	E			GETTY, KIM & MCCORMACK, ANN	154 OLD CENTER HARBOR RD	1300	300	06/15/22	65,000	0	1.000	65,000	61,200	0.94	90,000	1.38
S01	16				FLOHR, JENNIFER BETH	CASS HILL RD	1300	300	06/21/22	275,000	0	1.000	275,000	0	0.00	248,000	0.90
S01	16	A			LASHMIT, LAUREEN & DAVID	OLD CENTER HARBOR RD	1300	300	05/17/22	190,000	14	1.005	190,875	0	0.00	248,000	1.30
S01	16	B			SANDOMIRSKY, GREGORY A & SUSAN Y	9 CASS HILL RD	1300	300	09/06/22	225,000	0	1.000	225,000	0	0.00	242,000	1.08
S01	16	C			FOKAS, CHRISTOPHER	CASS HILL RD	1300	300	05/16/22	218,000	15	1.005	219,075	0	0.00	232,400	1.06
S02	1				MARKS, SCOTT MICHAEL II & CAREN SOPHIA	GILMAN HILL RD	1300	300	01/10/22	120,000	141	1.046	125,563	85,900	0.72	130,200	1.04
S02	1	A			PERRAULT, FREDERICK H	6 GILMAN HILL RD	1010	300	04/08/22	120,000	53	1.017	122,091	85,900	0.72	130,200	1.07
S02	1	B			GEORGE, MICHAEL & JANET J	4 GILMAN HILL RD	1010	300	05/04/21	135,700	387	1.127	152,966	85,900	0.63	130,200	0.85
S02	1	C			PALSGROVE, RONALD L & STACEY L	OLD CENTER HARBOR RD	1300	300	03/30/23	150,000	0	1.000	150,000	88,600	0.59	129,100	0.86
S02	1	D			SEVIGNY, PAUL D & MIKAYLA J	8 GILMAN HILL RD	1010	300	04/01/22	122,500	60	1.020	124,916	88,600	0.72	132,600	1.06

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S02	16				FRONTIERO, ANTHONY S & JENNA E	266 N.H. ROUTE 25	1010	300	04/21/23	290,000	0	1.000	290,000	202,100	0.70	282,100	0.97
S02	26				RAISANEN DEVELOPMENT LLC	N.H. ROUTE 25	7490	300	03/13/23	400,000	0	1.000	400,000	337,800	0.84	379,600	0.95
S13	2				CALLINA, JASON & KRYSTEN	142 N.H. ROUTE 25	1011	300	12/22/22	322,500	0	1.000	322,500	230,000	0.71	314,400	0.97
S13	5				BROUILLETTE, JOANNE MARIE & PAUL WILLIAM	9 TRUE RD	1010	300	09/16/22	180,000	0	1.000	180,000	111,100	0.62	159,200	0.88
S13	30				36 BEAR ISLAND TRUST	25 OLD CENTER HARBOR RD	1010	300	07/01/22	365,000	0	1.000	365,000	223,600	0.61	352,200	0.96
S13	32				SOUSA, MICHAEL JR	N.H. ROUTE 25	1300	300	04/14/21	75,000	407	1.134	85,036	66,800	0.89	93,900	1.10
S13	38				COLASSI, GEORGE D & JOANNE M	6 SNELL RD	1010	300	08/26/21	80,000	275	1.090	87,233	171,200	2.14	181,400	2.08
S13	38				COLASSI, GEORGE D & JOANNE M	6 SNELL RD	1010	300	12/06/21	130,000	175	1.058	137,479	171,200	1.32	181,400	1.32
S13	49	A			STONER, TIMOTHY L & DONNA S	143 N.H. ROUTE 25	1010	300	11/16/22	865,000	0	1.000	865,000	577,900	0.67	821,300	0.95
S14	28				HOWIE FAMILY REV TRUST	38 AMBROSE RD	1010	300	12/16/22	525,000	0	1.000	525,000	349,600	0.67	488,200	0.93
U15	11	A			DUNKER, JEREMY E & STEPHANIE M	101 N.H. ROUTE 25	1010	300	07/01/22	599,000	0	1.000	599,000	319,800	0.53	476,500	0.80
S02	15				MORAN, PATRICK JOHN & AMY LEANNE	260 N.H. ROUTE 25	1010	300	10/19/21	349,000	222	1.073	374,472	264,000	0.76	360,500	0.96
S15	14				FALLER ENTERPRISES LLC	426 A & B DANIEL WEBSTER HY	1040	305	05/26/22	95,000	5	1.002	95,156	68,500	0.72	99,600	1.05
S15	15				FALLER ENTERPRISES LLC	428 DANIEL WEBSTER HY	1030	305	11/28/22	85,000	0	1.000	85,000	85,500	1.01	87,400	1.03
S15	17				OPTIMUS INVESTMENTS LLC	432 DANIEL WEBSTER HY	1030	305	03/29/23	160,000	0	1.000	160,000	108,100	0.68	160,300	1.00
S15	24				HARTWELL, KEVIN M JR	446 DANIEL WEBSTER HY	1030	305	09/19/22	95,800	0	1.000	95,800	71,700	0.75	106,900	1.12
S15	25				VICKERY, EDWARD & LYNNE	448 DANIEL WEBSTER HY	1010	305	01/19/23	310,000	0	1.000	310,000	165,400	0.53	270,400	0.87
S15	35				BUTKUS, VYTIS & BUTKUS, RIMANTAS	467 DANIEL WEBSTER HY	1010	305	08/30/21	225,000	271	1.089	245,047	192,300	0.85	249,400	1.02
S15	38				BURROWS, BRIAN & RAYMOND, ELIZABETH	455 DANIEL WEBSTER HY	1010	305	10/05/22	350,000	0	1.000	350,000	182,800	0.52	307,900	0.88
U09	15	G			MORSE, ROSS R	19 BONNEY SHORES RD	1010	305	08/02/21	447,600	299	1.098	491,600	311,100	0.70	455,500	0.93
U12	19				COLLIGAN, SANDRA L	30 JENNESS HILL RD	3900	305	01/04/22	50,000	147	1.048	52,416	48,100	0.96	50,000	0.95
U11	4				HARDINGS-CHIEFE, LORI	14 CIRCLE DR	1010	325	03/04/21	195,500	447	1.147	224,230	157,600	0.81	225,000	1.00
U11	14				DONALD, DOUGLAS S & KRISTEN A	34 CIRCLE DR	1030	325	06/10/21	176,000	351	1.115	196,310	143,300	0.81	190,500	0.97
U11	28				KEUTZER, KEVIN & BRENDA FAMILY TRUST	46 CIRCLE DR	1010	325	03/24/21	265,000	427	1.140	302,202	221,600	0.84	325,000	1.08
U11	44				PRICE, JEANNE LEIGH & PRICE, NOLAN ELLIOTT	17 CIRCLE DR	1010	325	07/09/21	285,000	322	1.106	315,171	220,900	0.78	313,800	1.00
R07	1				RICE, PRISCILLA L REV TRUST OF 2007	263 MEREDITH CENTER RD	1010	400	06/22/22	495,000	0	1.000	495,000	413,000	0.83	512,200	1.03
R07	3				MURRAY, LAURA R & THOMAS E III	227 MEREDITH CENTER RD	1010	400	09/06/22	850,000	0	1.000	850,000	475,300	0.56	832,200	0.98
R07	3	A			MAHLAN, DEIRDRE TRUST	255 MEREDITH CENTER RD	1010	400	08/12/22	1,470,000	0	1.000	1,470,000	1,118,900	0.76	1,467,200	1.00
R07	3	E			OUR MEREDITH REALTY TRUST	32 COLLINS BROOK RD	1010	400	12/15/22	400,000	0	1.000	400,000	215,700	0.54	378,600	0.95
R07	3	G			LEMIRE, CHARLES & DOROTHY REV TRUST	42 COLLINS BROOK RD	1010	400	10/27/21	815,000	214	1.070	872,340	491,200	0.60	774,800	0.89
R07	53				BATES, RODNEY C & PATRICIA A	23 COLLINS BROOK RD	1010	400	03/20/23	580,000	0	1.000	580,000	388,300	0.67	587,800	1.01
R08	13				LEIGHTON, SHAWN & AMANDA	159 MEREDITH CENTER RD	1010	400	09/24/21	240,000	247	1.081	259,489	168,500	0.70	266,600	1.03
R08	19				MCDONALD, KAYLA & BRYAN	139 MEREDITH CENTER RD	1010	400	02/02/21	245,000	479	1.157	283,582	274,400	1.12	388,000	1.37
R08	32				WHITE, JONATHAN E & ROSATO, EMILY A	119 MEREDITH CENTER RD	1010	400	04/08/21	250,000	413	1.136	283,945	188,300	0.75	287,800	1.01
R08	71				THOMASON, DYLAN & MANDRIOLI, CASEY	74 CORLISS HILL RD	1010	400	03/07/23	435,000	0	1.000	435,000	178,000	0.41	412,000	0.95
R08	72				REED, CHRISTOPHER T & HOTHAM, ELIZABETH	80 CORLISS HILL RD	1010	400	08/01/22	320,000	0	1.000	320,000	182,300	0.57	284,300	0.89
R08	75				SMITH, ALICIA & RICHARD	96 CORLISS HILL RD	1010	400	09/30/22	200,000	0	1.000	200,000	163,500	0.82	233,200	1.17
R08	78				NGUYEN, AN T & CRUMPLER, WILLIAM R	10 LIVINGSTON RD	1010	400	10/18/22	675,000	0	1.000	675,000	325,400	0.48	621,200	0.92
S17	8				YARBOD, ROYA	23 SUNSET HILL RD	1010	400	11/05/21	170,000	206	1.068	181,513	142,300	0.84	214,500	1.18

Sales Analysis

Map	Block	Lot	Unit	Unit Cut	Owner	Location	Use Code	Nbhd	Sale Date	Sale Price	Days	Adj	Adj Sale Price	Prev Val	Old Ratio	New Val	New Ratio
S17	13				FERGUSON, MARK & PETERS, KATHERINE	5 SUNSET HILL RD	1010	400	09/29/21	410,000	242	1.080	442,620	265,800	0.65	413,100	0.93
S20	13				GARDNER, KRISTIN	208 PARADE RD	1010	400	12/13/21	430,000	168	1.055	453,750	268,600	0.62	420,100	0.93
S21	18				DEVEAU, FREDRICK D JR	98 PARADE RD	1090	400	05/13/21	500,000	378	1.124	562,137	328,300	0.66	577,300	1.03
S22	7				CONKLING, HILLARY 2023 TRUST	20 BEECH HILL RD	1010	400	08/02/21	485,000	299	1.098	532,676	314,000	0.65	512,200	0.96
S22	9				STODDEN,DAVID THOMAS & KATHLEEN	30 BEECH HILL RD	1010	400	01/31/23	800,000	0	1.000	800,000	327,000	0.41	713,300	0.89
S24	22				KL PROPERTIES LLC	80 PEASE RD	1230	400	04/01/21	940,000	420	1.138	1,069,797	966,800	1.03	1,116,000	1.04
R03	66				LINCOLN, HEATHER J & BURNEY, TERRENCE	27 PEASE RD	1010	400	01/07/21	549,000	504	1.249	685,453	424,100	0.77	654,500	0.95
S22	1				TOWNE, JAMIE	PEASE RD	7480	400	02/07/22	250,000	114	1.037	259,370	214,500	0.86	243,300	0.94
R03	16				CARGILL, WILLIAM J IV	FLANDERS RD	1300	400	02/01/23	120,000	0	1.000	120,000	131,300	1.09	137,000	1.14
R08	19	B			MCDONALD, TIMOTHY & MCDONALD, BRYAN	MEREDITH CENTER RD	1300	400	02/02/21	50,000	479	1.157	57,874	73,600	1.47	121,700	2.10
R04	21	C			CRUZ, ROBERT C & WENDY L	53 LIVINGSTON RD	1300	400	03/11/22	144,000	80	1.026	147,787	78,800	0.55	143,800	0.97
R09	7	C			FOLAN, SHANNON L	70 CORLISS HILL RD	1010	400	06/03/21	65,000	358	1.177	76,476	91,800	1.41	85,700	1.12
R09	21	A			PETTIT, DENNIS M & KATHLEEN M	7 LINDSEY LN	1010	400	03/05/21	459,800	446	1.147	527,221	420,500	0.91	540,200	1.02
R05	2				DOW, RUTH A & DONALD B	201 PARADE RD	1030	400	01/13/23	155,000	0	1.000	155,000	100,800	0.65	146,400	0.94
R09	21	D			NESVOLD-WHITE FAM REV LIV TR	10 LINDSEY LN	1010	400	11/23/21	510,000	188	1.062	541,522	405,700	0.80	566,200	1.05
R09	21	F			COULOMBE, BEATRICE & GARY	27 LINDSEY LN	1010	400	08/16/21	449,900	285	1.094	492,055	460,400	1.02	593,900	1.21
R09	21	E			KIRLIN, DANIEL J & SUSAN E	25 LINDSEY LN	1010	400	02/01/23	750,000	0	1.000	750,000	403,500	0.54	607,900	0.81
R09	21	B			YOUNG, MICHAEL A & HOLLY A	11 LINDSEY LN	1010	400	12/17/21	485,000	164	1.054	511,150	388,800	0.80	525,300	1.03
R09	9				CLARK, ROBERT & KALA	72 CORLISS HILL RD	1010	400	07/26/22	141,500	0	1.000	141,500	109,200	0.77	152,300	1.08
R08	30				LEPAGE, NATHAN	127 MEREDITH CENTER RD	1010	400	01/04/22	170,000	147	1.048	178,216	190,500	1.12	273,600	1.54
R08	30				LEPAGE, NATHAN	127 MEREDITH CENTER RD	1010	400	03/03/22	245,000	88	1.029	252,088	190,500	0.78	273,600	1.09
S21	9				MELLO, JOSHUA; PRIDDLE, BERT	204 PEASE RD	1010	400	02/23/23	281,500	0	1.000	281,500	108,500	0.39	268,500	0.95
R01	21				WHITE, FRANK M & ELIZABETH P	124 HATCH CORNER RD	1010	500	08/16/22	580,000	0	1.000	580,000	226,600	0.39	474,700	0.82
R02	5				BUDNEY, ASHLYN	22 HATCH CORNER RD	1010	500	08/17/21	285,000	284	1.093	311,610	203,300	0.71	310,000	0.99
R02	13				MORIN, KYLE G & MELISSA A	48 HATCH CORNER RD	1010	500	06/08/22	340,000	0	1.000	340,000	158,500	0.47	269,300	0.79
R10	27				COCHRAN, L C JR & FARIS-COCHRAN, N	18 CHASE RD	1010	500	08/15/22	345,000	0	1.000	345,000	216,500	0.63	334,700	0.97
R10	33	L			KELLING, REBECCA LYNNE	37 DOLLOFF BROOK RD	1011	500	01/26/21	404,000	485	1.159	468,419	293,200	0.73	499,000	1.07
S25	8				HODGES, RICHARD GRAHAM & EMILY	21 WINONA RD	1010	500	01/24/22	735,000	127	1.042	765,689	513,100	0.70	775,700	1.01
S25	8	A			LUNDGREN, VIRGINIA A REV TRUST ;	25 WINONA RD	1010	500	01/04/23	476,000	0	1.000	476,000	319,200	0.67	468,800	0.98
S25	27	H			DRISCOLL FAMILY REV TRUST OF 2004	161 WAUKEWAN ST	1010	500	10/11/22	560,000	0	1.000	560,000	307,600	0.55	447,000	0.80
S25	29				NORDBERG FAMILY TRUST	133 WAUKEWAN ST	1010	500	02/25/21	1,109,500	456	1.150	1,275,834	732,100	0.66	1,209,400	0.95
S25	30	H			HENCHHEY, CAITLIN BETH	154 WAUKEWAN ST	1010	500	10/13/22	445,000	0	1.000	445,000	278,500	0.63	396,300	0.89
S26	117				MERRITT, DEXTER R & SUSAN L	107 WINONA RD	1010	500	11/01/22	760,000	0	1.000	760,000	490,700	0.65	753,400	0.99
S26	120				THOMAS, DAVID R	5 HOLLY LN	1030	500	12/30/21	125,000	151	1.050	131,205	92,300	0.74	149,700	1.14
S26	120				THOMAS, DAVID R	5 HOLLY LN	1030	500	04/28/22	159,000	33	1.011	160,725	92,300	0.58	149,700	0.93
S26	124				INFINITY SHADO LLC	71 WINONA RD	1010	500	03/02/21	580,000	449	1.148	665,618	390,600	0.67	641,100	0.96
R02	35				LUNDGREN, VIRGINIA A REV TRUST;	WINONA RD	7490	500	01/04/23	160,000	0	1.000	160,000	133,400	0.83	156,800	0.98
R12	16				DEMARK FAMILY TRUST	CHASE RD	7490	500	10/28/21	242,500	213	1.070	259,482	191,600	0.79	260,400	1.00
S25	27	H	1		DRISCOLL FAMILY REV TRUST OF 2004	WAUKEWAN ST	1300	500	10/11/22	150,000	0	1.000	150,000	77,900	0.52	131,900	0.88

Sales Analysis

Map	Block	Lot	Unit	Unit Cut	Owner	Location	Use Code	Nbhd	Sale Date	Sale Price	Days	Adj	Adj Sale Price	Prev Val	Old Ratio	New Val	New Ratio
S25	8	B			NUTILE, PAUL E JR & SUSAN	WINONA RD	1010	500	06/08/22	365,000	0	1.000	365,000	177,000	0.48	309,400	0.85
S25	29	A			DENISON, HAROLD F JR & PATRICE M	125 WAUKEWAN ST	1010	500	02/01/21	85,000	480	1.237	105,121	407,900	4.80	116,200	1.11
R02	18				LAWLESS, WILLIAM & CLAIRE	71 HATCH CORNER RD	1060	500	03/08/23	130,000	0	1.000	130,000	89,200	0.69	130,600	1.00
U04	7	C			DINAN, TIMOTHY G & KELLY J	7 FORTIER RD	1010	500	01/18/22	190,000	133	1.044	198,308	164,800	0.87	221,800	1.12
R12	2				BLAKE, STEVEN JOHN	50 BLAKE RD	1060	600	06/29/21	70,000	332	1.109	77,641	78,200	1.12	105,300	1.36
R18	10	D			HEISS, HOWARD C III ESTATE OF	5 TRINITY RD	1010	600	01/05/22	1,055,000	146	1.048	1,105,640	706,600	0.67	1,124,200	1.02
R22	9				SHASHKOV, DMITRY A & ELENA E	22 EDGERLY SCHOOL RD	1010	600	06/28/22	1,050,000	0	1.000	1,050,000	902,900	0.86	1,052,300	1.00
R28	1				MALLOY, ELIZABETH & ILOWIECKI, JACOB	75 EAGLE LEDGE RD	1010	600	08/02/21	377,000	299	1.098	414,060	283,100	0.75	446,300	1.08
R28	7				WILSON, MICHAEL S	23 EAGLE LEDGE RD	1010	600	12/19/22	412,500	0	1.000	412,500	268,200	0.65	411,500	1.00
R28	11				SKERRY, JOHN V III & TARA LYNNE	4 EAGLE LEDGE RD	1010	600	08/17/22	585,000	0	1.000	585,000	337,000	0.58	508,200	0.87
R30	4	B			DE MELLO-FOLSOM TRUST	NEW RD	7480	600	05/19/21	186,000	372	1.122	208,748	146,200	0.79	203,900	0.98
R17	28				PRELLA, RANDOLPH G & DONNA	CHEMUNG RD	7440	600	01/28/21	117,100	483	1.159	135,695	105,000	0.90	154,100	1.14
R31	18				BALLANTYNE REVOCABLE TRUST	78 HERMIT WOODS RD	1010	600	02/26/21	115,000	455	1.224	140,804	160,300	1.39	138,300	0.98
R25	8				ELPHICK, CHRISTOPHER N & CARISSA N	268 CHEMUNG RD	1010	600	03/25/22	150,000	66	1.022	153,255	128,900	0.86	173,800	1.13
R25	11	A			GOUMILLOUT, AMY E	30 ROXBURY RD	1010	600	04/18/22	91,000	43	1.014	92,286	91,900	1.01	108,800	1.18
R32	12				COOPER, CAROL A	43 CARLETON RD	1010	600	08/23/22	236,000	0	1.000	236,000	109,400	0.46	230,500	0.98
U39	1		21		FERRANTE, JONATHAN	15 BROOKHURST LN WEST	1010	BHA	12/06/21	1,000,000	175	1.058	1,057,534	495,800	0.50	1,049,300	0.99
U39	1		22		DONLON, SEAN P JR ; OHNEMUS, WALTER E IV	17 BROOKHURST LN WEST	1300	BHA	12/20/21	325,000	161	1.053	342,203	192,300	0.59	328,600	0.96
U39	1		33		PINKSTEN, GEORGE L & ROSEMARY E	21 BROOKHURST LN EAST	1010	BHA	01/20/22	1,400,000	131	1.043	1,460,296	650,900	0.46	1,457,100	1.00
I02	41				GOODHEART, VICTORIA & KILGANNON, WILLIAM	30 BEAR ISLAND	1013	BI	10/22/21	635,000	219	1.072	680,720	400,600	0.63	649,100	0.95
I02	62				SOPHROSYNE SIXTY TWO TRUST	BEAR ISLAND	1320	BI	11/03/21	20,000	208	1.068	21,368	25,900	1.30	28,100	1.32
I06	15				THOBER, PAUL & KRISTIN	299 BEAR ISLAND	1013	BI	12/16/21	760,000	165	1.054	801,227	473,600	0.62	739,900	0.92
S23	46				TWENTY TWO FOUNDRY AVE LLC	22 FOUNDRY AV	3160	BI1	03/29/23	550,000	0	1.000	550,000	335,100	0.61	485,100	0.88
S23	32				95 MANCHESTER ST LLC	59 & 63 RESERVOIR RD BLDGS 6,7	4000	BI2	05/06/21	475,000	385	1.127	535,123	468,600	0.99	543,700	1.02
S23	64	C			NORTHEAST SELF STORAGE INC	16 ANNALEE PLACE	4010	BI2	09/01/22	710,000	0	1.000	710,000	608,000	0.86	697,600	0.98
S23	35				STONE BLUFF PROPERTY HOLDINGS LLC	COMMERCE CT	4400	BI2	05/10/22	195,000	21	1.007	196,346	121,800	0.62	200,800	1.02
I03	19				B.I. INVESTMENTS LLC	47 BEAR ISLAND	1013	BIB	09/15/21	625,000	256	1.084	677,603	447,500	0.72	683,600	1.01
I08	1	D	2		SMITH, MARLENE R REV TRUST	98 BEAR ISLAND	1013	BIB	11/14/22	655,000	0	1.000	655,000	383,500	0.59	632,700	0.97
I08	10				CURRID, PATRICIA	105 BEAR ISLAND	1013	BIB	07/30/21	600,000	301	1.099	659,375	341,100	0.57	591,900	0.90
I09	8	B			PILLSBURY, M C JR & JUTRAS, J A	143 BEAR ISLAND	1013	BIB	07/29/21	758,800	302	1.099	834,139	510,500	0.67	800,600	0.96
I10	11				PEARSON, JASON ROBERT & JULIANNA JS	155 BEAR ISLAND	1013	BIB	01/22/21	400,000	489	1.161	464,307	497,600	1.24	719,300	1.55
I03	15	A			SALLAH, SCOTT	50 BEAR ISLAND	1330	BIB	08/26/21	599,900	275	1.090	654,138	193,100	0.32	644,100	0.98
S23	105	A			MEREDITH BAY REALTY LLC	DANIEL WEBSTER HY	3900	CEX	05/05/21	250,000	386	1.127	281,726	251,900	1.01	288,700	1.02
U07	97				LEIGHTON, BRADLEY A 1998 TRUST	314 DANIEL WEBSTER HY	0322	CEX	12/16/21	1,160,000	165	1.054	1,222,926	837,600	0.72	1,106,800	0.91
S18	14				125 DWH LLC	125 DANIEL WEBSTER HY	3220	CG	05/14/21	335,000	377	1.124	376,522	221,700	0.66	357,700	0.95
S18	45				HARPER, PETER J	124 DANIEL WEBSTER HY	0316	CG	08/27/21	395,000	274	1.090	430,582	397,400	1.01	518,300	1.20
S18	45				HARPER, PETER J	124 DANIEL WEBSTER HY	0316	CG	02/24/23	550,000	0	1.000	550,000	397,400	0.72	518,300	0.94
S18	46				OHNEMUS, WALTER E III & PATRICIA JODI	DANIEL WEBSTER HY	3900	CG	08/27/21	135,000	274	1.090	147,161	110,200	0.82	157,900	1.07
S19	1				GIGLIO, VICTOR R REV TRUST OF 2022	5 NEAL SHORE RD	3222	CG	02/24/21	110,000	457	1.150	126,527	78,200	0.71	137,100	1.08

Sales Analysis

Map	Block	Lot	Unit	Unit Cut	Owner	Location	Use Code	Nbhd	Sale Date	Sale Price	Days	Adj	Adj Sale Price	Prev Val	Old Ratio	New Val	New Ratio
S19	3				WINNIPESAUKEE CLEANING LLC	59 DANIEL WEBSTER HY	3010	CG	02/16/21	337,500	465	1.153	389,096	290,800	0.86	384,700	0.99
S19	56				THOMSON TIMBER HARVESTING & TRUCKING LLC	4 DANIEL WEBSTER HY	3900	CG	04/29/22	280,000	32	1.011	282,946	171,900	0.61	260,700	0.92
S19	58	A			GRIEN INC	28 DANIEL WEBSTER HY	3900	CG	08/29/22	250,000	0	1.000	250,000	116,500	0.47	175,600	0.70
S19	60				CAMPAGNA HOLDINGS LLC	DANIEL WEBSTER HY	3910	CG	04/05/21	70,000	416	1.137	79,574	68,700	0.98	207,200	2.60
S24	14				HOPKINS-MACKINSTRY, DIANNA & HOPKINS, KEITH	4 CLOVER RIDGE RD	1010	CR	10/05/21	699,000	236	1.078	753,235	397,800	0.57	675,700	0.90
S24	14	A			KEITH & BRITTANY REVOCABLE TRUST	5 CLOVER RIDGE RD	1010	CR	10/03/22	685,000	0	1.000	685,000	429,300	0.63	638,200	0.93
S24	14	N			CURTIS, MELISSA & JAMES	43 CLOVER RIDGE RD	1010	CR	07/18/22	800,000	0	1.000	800,000	232,200	0.29	746,000	0.93
S24	15				MURPHY, ROBERT	48 PEASE RD	1010	CR	06/08/22	1,675,000	0	1.000	1,675,000	1,319,200	0.79	1,650,000	0.99
R10	2				KEENEY, NORWOOD H JR TRUST;	40 MEREDITH CENTER RD	1010	CR1	02/05/21	399,600	476	1.156	462,135	357,200	0.89	639,300	1.38
R10	2				COOK, DAVIDA	40 MEREDITH CENTER RD	1010	CR1	07/06/23	650,000	0	1.000	650,000	357,200	0.55	639,300	0.98
S07	5		2		KEACH, DOUGLAS & ALLISON A	12 CATTLE LANDING RD	1013	CV1	03/08/21	1,675,000	443	1.146	1,918,953	1,266,300	0.76	2,011,200	1.05
U35	4	A			WHELPLEY, DAVID & VICKIE	29 SOLEY LN	1013	CV1	09/09/22	2,000,000	0	1.000	2,000,000	947,100	0.47	1,731,400	0.87
U23	68				RAYMOND, MICHAEL F REV TRUST	19 SPINDLE POINT RD	1013	CV1	09/28/22	1,400,000	0	1.000	1,400,000	884,900	0.63	1,478,800	1.06
U30	7				MARSTON, PETER JR & BETHANY	44 LOCH EDEN SHORES RD	1013	CV2	02/15/23	1,850,000	0	1.000	1,850,000	835,300	0.45	1,609,400	0.87
S17	14				OHNMUS, WALTER E III & PATRICIA J	40 UPPER LADD HILL RD	3900	CVG	06/17/21	180,000	344	1.113	200,357	171,600	0.95	200,000	1.00
U15	16	A			MINKIS LLC	45 N.H. ROUTE 25	3420	CVG	02/11/21	525,000	470	1.155	606,123	539,200	1.03	589,000	0.97
S23	10				SPEARE MEMORIAL AT BOULDER POINT	178 DANIEL WEBSTER HY	3420	CVG	12/17/21	1,050,000	164	1.054	1,106,614	613,000	0.58	1,074,400	0.97
S20	3		48		GUTIERREZ-HUBBERS, MARIA & GUTIERREZ, BRIAN	18 HICKORYWOOD CR	1010	CW	02/07/22	638,300	114	1.037	662,223	426,500	0.67	640,900	0.97
S20	3		49		JOYCE, ARLENE JEAN	24 HICKORYWOOD CR	1010	CW	11/02/21	464,700	209	1.069	496,631	377,200	0.81	550,200	1.11
S20	3		51		ROBERTS, JASON R & AIMEE M	33 HICKORYWOOD CR	1010	CW	12/22/21	612,200	159	1.052	644,202	453,800	0.74	669,900	1.04
S20	3		54		TAYLOR, TODD J & ANNIE M	27 HICKORYWOOD CR	1010	CW	09/07/22	608,800	0	1.000	608,800	99,600	0.16	597,200	0.98
S08	43				COLUMBUS, JOHN JR	1 DOUGLAS DR	1010	CWO	09/13/21	845,000	258	1.085	916,675	404,500	0.48	822,700	0.90
U26	74				KNOBLER, STACEY L; BARR, JAMES E JR	22 DOUGLAS DR	1010	CWO	08/22/22	634,900	0	1.000	634,900	301,100	0.47	580,800	0.91
U28	8	A			CALLEN, LAURIE & WARREN	10 FISH COVE RD	1013	FC	03/01/21	835,000	450	1.148	958,534	591,000	0.71	952,200	0.99
S06	9	A			NAGRI FAMILY TRUST	2 WESTERN LN	1013	FC	10/25/21	1,700,000	216	1.071	1,820,723	833,300	0.49	1,664,200	0.91
S06	6				PRATTI, JOHN & PIZZI, JOSEPH	27 LOCH EDEN SHORES RD	1010	FCA	02/22/22	420,000	99	1.033	433,670	184,900	0.44	425,400	0.98
S06	8				WILCAF LLC	19 WESTERN LN	1010	FCA	09/06/22	440,000	0	1.000	440,000	176,700	0.40	424,800	0.97
S06	37				CHRYSALIS PROPERTIES LLC	53 STONEDAM CR	1010	FCA	07/01/21	275,000	330	1.108	304,836	195,600	0.71	312,700	1.03
S18	13		5		RAYNO, JOAN REVOCABLE TRUST OF 2018	29 SOUTH WATCH RD	1020	GP	04/25/22	2,600,000	36	1.012	2,630,773	1,212,800	0.47	2,463,400	0.94
S18	13		14		BOULE, DAVID	36 SOUTH WATCH RD	1020	GP	06/15/21	1,300,000	346	1.114	1,447,879	1,117,500	0.86	1,604,300	1.11
S18	37		5-03		GRAHAM, KENNETH A & WALSH, COLLEEN S	29 HAWK RIDGE RD	1020	GP	01/05/22	1,070,000	146	1.048	1,121,360	625,100	0.58	1,122,000	1.00
S18	37		7-01		OPPENHEIMER, DAVID S REV TR	12 SOUTH WATCH RD	1020	GP	08/22/22	2,500,000	0	1.000	2,500,000	1,405,000	0.56	2,423,900	0.97
S18	38		8		GRIECO, KRISTEN A SEP SHARE TR	19 GROUSE HOLLOW RD	1020	GP	02/28/22	1,995,000	91	1.030	2,054,686	978,700	0.49	2,014,200	0.98
S18	38		17		NORTHCOTT, JONATHAN P & ALAINE M	8 EAGLE POINT LN	1020	GP	08/23/22	1,219,000	0	1.000	1,219,000	732,000	0.60	1,175,500	0.96
S18	37		1-01		ALLEN, WILLIAM JR & VANCE, MICHELE	11 HAWK RIDGE RD	1021	GP	12/16/22	730,000	0	1.000	730,000	436,200	0.60	743,600	1.02
S18	37		2-12		VON HUENE FAMILY TRUST	4 GROUSE HOLLOW RD	1021	GP	01/10/22	725,000	141	1.046	758,608	436,600	0.60	744,400	0.98
S18	37		2-14		CONNORS FAMILY TRUST	8 GROUSE HOLLOW RD	1021	GP	10/24/22	745,000	0	1.000	745,000	416,700	0.56	744,400	1.00
S18	37		3-14		LEVENE, FRANNY & JONATHAN	1 EAGLE POINT LN	1021	GP	11/16/21	662,000	195	1.064	704,441	367,400	0.55	673,100	0.96
S17	18	A	10		HARRIS, BRIAN R TRUST OF 2021	BAY RIDGE DR	1300	LR	09/24/21	260,000	247	1.081	281,113	266,300	1.02	279,100	0.99

Sales Analysis

Map	Block	Lot	Unit	Unit Cut	Owner	Location	Use Code	Nbhd	Sale Date	Sale Price	Days	Adj	Adj Sale Price	Prev Val	Old Ratio	New Val	New Ratio
S17	18	A	18		CARVALHO, PAULO	10 BAY RIDGE DR	1010	LR	09/26/22	1,375,000	0	1.000	1,375,000	864,700	0.63	1,292,900	0.94
S17	18	G			POWER, THOMAS A & MAUREEN	97 UPPER MILE POINT DR	1010	LR	08/10/22	1,600,000	0	1.000	1,600,000	755,600	0.47	1,345,800	0.84
S17	18	H			HARRIS, BRIAN R TRUST OF 2021	8 MOUNTAIN RIDGE DR	1010	LR	09/24/21	875,000	247	1.081	946,055	697,500	0.80	989,200	1.05
S17	18	K			COMO, RICHARD & KARIN FAMILY TRUST	115 UPPER MILE POINT DR	1010	LR	05/23/22	1,150,000	8	1.003	1,153,025	672,800	0.59	1,130,700	0.98
S10	1				SPENCER, UPSHUR M & JENNIFER O	47 LAKE COUNTRY RD	1010	MH	05/04/21	1,750,000	387	1.127	1,972,658	951,900	0.54	1,783,000	0.90
S10	1	D			NOE FAMILY INVESTMENT TRUST	31 LAKE COUNTRY RD	1010	MH	08/11/22	2,000,000	0	1.000	2,000,000	606,800	0.30	1,866,600	0.93
S10	1	K			MILLER, MATTHEW & CRYSTAL	20 LAKE COUNTRY RD	1010	MH	08/12/22	1,700,000	0	1.000	1,700,000	915,700	0.54	1,510,800	0.89
R05	14				LAFLAMME, ROBERT III	14 MEADOW LN	1010	ML	10/31/22	625,000	0	1.000	625,000	325,200	0.52	622,300	1.00
R05	21				BROUGH, EDWARD C III & CHRISTINE T	15 MEADOW LN	1010	ML	10/11/22	735,000	0	1.000	735,000	376,900	0.51	686,700	0.93
S19	33				NICKERSON, BRITTANY D & CHASE H	NEEDLE EYE RD	1300	NE	04/06/22	170,000	55	1.018	173,074	69,700	0.41	165,000	0.95
S19	38				LETELLIER, DAVID & DOROTHY	123 NEEDLE EYE RD	1010	NE	04/12/21	595,000	409	1.134	675,007	373,800	0.63	687,800	1.02
U01	1		37		SACHAN, OLGA & KARAN	22 WESTBURY RD	1010	NS1	11/01/21	422,500	210	1.069	451,670	257,300	0.61	421,900	0.93
U01	15				DUNCAN, ANDREW C & MARY G	12 ANNTOM RD	1010	NS1	07/06/21	300,000	325	1.107	332,055	206,800	0.69	346,100	1.04
U01	10				WELTON, JEFFREY; WELTON, KEVIN	40 NEAL SHORE RD	1010	NS2	10/27/21	524,000	214	1.070	560,867	297,000	0.57	510,900	0.91
U39	2		21		MACK, CHRISTOPHER & MURPHY, CAROLYN	7 PATRICIAN SHORES CR	1010	PS1	02/19/21	700,000	462	1.152	806,323	455,400	0.65	817,600	1.01
U39	2		60		GEIERMANN, JOSEPH REVOCABLE TRUST	57 PATRICIAN SHORES CR	1010	PS1	01/14/21	490,000	497	1.163	570,065	373,600	0.76	649,400	1.14
U39	2		78		DEMAYO, LAUREN & TRAINOR, OWEN	8 ANDERSON RD	1010	PS1	05/02/22	790,000	29	1.010	797,532	472,200	0.60	763,400	0.96
I14	8				JONES FAMILY TRUST	10 PITCHWOOD ISLAND	1013	PWI	08/31/22	500,000	0	1.000	500,000	302,800	0.61	496,000	0.99
I14	9				JONES FAMILY TRUST	9 PITCHWOOD ISLAND	1013	PWI	08/31/22	700,000	0	1.000	700,000	271,300	0.39	572,100	0.82
R02	34	H			CASH MAX PROPERTIES LLC	18 CASEY WY	1010	RF	02/24/23	392,000	0	1.000	392,000	345,000	0.88	568,100	1.45
R02	34	M			EDMOND, ROSS & GOCKEL, HEATHER	18 CHRISTY LN	1010	RF	06/07/22	750,000	0	1.000	750,000	469,000	0.63	764,900	1.02
R07	49				ZUFFELATO, GARY & DEBRA	12 SOLACE POINTE RD	1010	SLP	04/01/21	460,000	420	1.138	523,518	346,400	0.75	525,300	1.00
R07	49	I			BIETTE, GEORGE JR & GREEN, SANDRA E	21 SOLACE POINTE RD	1010	SLP	12/14/21	485,000	167	1.055	511,628	352,800	0.73	535,600	1.05
R07	49	J			FITZGERALD, KATHLEEN D TRUST	15 SOLACE POINTE RD	1010	SLP	02/19/21	465,000	462	1.152	535,629	359,200	0.77	552,600	1.03
R07	49	K			CLARK, A C	SOLACE POINTE RD	1300	SLP	07/16/21	189,000	315	1.104	208,573	110,600	0.59	200,400	0.96
R03	37				RETELLE, JONATHAN MICHAEL & NICOLE	81 SKYVIEW CR	1010	SV	04/25/22	590,000	36	1.012	596,983	370,000	0.62	585,800	0.98
S18	64				LAKE VIEW LUXURY LLC	51 TRACY WY	1010	TW	12/16/21	1,570,000	165	1.054	1,655,167	981,900	0.63	142,300	0.09
U06	40	A			DUNN, BRETT A & JESSICA S	73 MAIN ST	0322	V2	04/15/21	1,235,000	406	1.133	1,399,847	750,600	0.61	1,359,800	0.97
U06	60	A			CAYO HUESO LLC	67 MAIN ST	3260	V2	09/14/22	375,000	0	1.000	375,000	260,300	0.69	403,500	1.08
U06	81				LIGHTED PATH PROPERTIES LLC	92 MAIN ST	0340	V2	01/15/21	705,600	496	1.163	820,661	569,800	0.81	794,100	0.97
U07	135				62 MAIN STREET LLC	62 MAIN ST	3220	V2	02/23/21	500,000	458	1.151	575,288	166,700	0.33	498,100	0.87
U37	21	B			MCPAHON, JOHN D 1995 TRUST	78 POWERS RD	1013	W01	09/22/21	8,500,000	249	1.082	9,195,836	4,124,300	0.49	8,695,800	0.95
U37	1	A			MATHIAS, SUSAN S TRUST &	138 VEASEY SHORE RD	1013	W01	11/10/22	6,525,000	0	1.000	6,525,000	3,810,700	0.58	6,410,100	0.98
U39	54				MOODY, RUSSELL & PATRICIA A	40 VEASEY SHORE RD	1013	W03	12/13/22	1,600,000	0	1.000	1,600,000	1,184,300	0.74	1,609,900	1.01
U38	6				KNOWLES, ROBERT M REVOCABLE TRUST	54 VEASEY SHORE RD	1013	W03	10/07/21	1,235,000	234	1.077	1,330,010	1,117,200	0.90	1,857,300	1.40
U39	2		6		ALDUINO, PETER N TRUST;	24 PATRICIAN SHORES CR	1013	W03	11/18/22	3,415,000	0	1.000	3,415,000	1,646,000	0.48	2,834,700	0.83
I13	37				SMITH, PETER	14 TIGER TR	1013	W03	08/17/21	1,350,000	284	1.093	1,476,049	1,001,300	0.74	1,564,400	1.06
U33	31				THOMSON CLAN REV TRUST OF 2021	68 CATTLE LANDING RD	1013	W03	03/30/21	1,425,000	421	1.138	1,622,236	1,002,900	0.70	1,576,000	0.97
U34	5				FERRANTE, THOMAS B REVOCABLE TRUST	26 LOVEJOY LN	1013	W04	07/07/22	3,395,000	0	1.000	3,395,000	1,383,100	0.41	3,082,600	0.91

Sales Analysis

Map	Block	Lot	Unit	Unit Cut	Owner	Location	Use Code	Nbhd	Sale Date	Sale Price	Days	Adj	Adj Sale Price	Prev Val	Old Ratio	New Val	New Ratio
U23	15	B			SPARGIMINO, ERIC & MARGARET REV TRUST	12 OAK ISLAND RD	1020	W04	12/20/21	1,680,000	161	1.053	1,768,925	853,400	0.51	1,676,500	0.95
S19	22				SNOW, DOUGLAS E & ELIZABETH T	78 NEEDLE EYE RD	1013	W04	05/21/21	2,100,000	370	1.122	2,355,452	1,228,000	0.58	2,338,500	0.99
U24	23				WASYLYSHYN, ADAM C REV TR;	91 SPINDLE POINT RD	1013	W04	08/16/21	3,300,000	285	1.094	3,609,205	2,053,000	0.62	3,695,000	1.02
U34	8				TEEBAGY, THOMAS C JR & AURELIE P	40 LOVEJOY LN	1013	W04	09/22/22	4,200,000	0	1.000	4,200,000	1,565,600	0.37	3,662,100	0.87
U29	6	A			FOLEY, DOUGLAS W & LAURA J	11 STONEDAM ISLAND RD	1013	W04	09/07/22	2,600,000	0	1.000	2,600,000	1,175,500	0.45	2,666,300	1.03
U23	60				FRENCH, CHRISTINE MARIE FAMILY TR	37 SPINDLE POINT RD	1013	W04	03/03/23	5,750,000	0	1.000	5,750,000	3,874,900	0.67	5,712,700	0.99
U31	9				SAVARD FAMILY REV TRUST	10 GARD RD	1013	W04	04/14/23	2,100,000	0	1.000	2,100,000	864,800	0.41	1,979,700	0.94
U25	37				JANIAN, MARK & CHARLEEN	33 CUMMINGS COVE RD	1013	W04	05/06/22	3,000,000	25	1.008	3,024,658	1,773,700	0.59	3,078,400	1.02
U25	4				LYONS, MICHAEL K	40 OAK ISLAND RD	1013	W04	11/01/21	2,200,000	210	1.069	2,351,890	1,192,800	0.54	2,290,900	0.97
U25	4				LYONS, MICHAEL K	40 OAK ISLAND RD	1013	W04	08/19/22	2,200,700	0	1.000	2,200,700	1,192,800	0.54	2,290,900	1.04
U24	22				SHUSHAN, DAVID & JAMIE	93 SPINDLE POINT RD	1013	W04	08/20/21	2,255,250	281	1.092	2,463,598	1,186,200	0.53	2,337,300	0.95
U32	10	H			SINGH CAPITAL 3 LLC	3 EVERGREEN LN	1013	W04	05/07/21	2,101,000	384	1.126	2,366,244	1,139,400	0.54	2,251,600	0.95
U28	22	B			BECKMAN, BENJAMIN VINE & DANIELLA	36 DALE RD	1013	W04	02/08/22	3,500,000	113	1.037	3,630,027	1,416,300	0.40	3,196,100	0.88
U28	22	B			BECKMAN, BENJAMIN VINE & DANIELLA	36 DALE RD	1013	W04	06/07/22	3,995,000	0	1.000	3,995,000	1,416,300	0.35	3,196,100	0.80
U15	45	B			CRAWFORD BEST FAMILY REV TRUST	65 PLEASANT ST	1013	W05	04/08/22	2,000,000	53	1.017	2,034,849	1,172,100	0.59	1,986,400	0.98
U06	150	A			STEPHENS, BRIANNA REVOCABLE TRUST	9 LAKE SHORE DR	1013	W05	11/17/21	825,000	194	1.064	877,619	380,700	0.46	853,400	0.97
U15	50				CLARK, STACY J	PLEASANT ST	1330	W05	04/08/22	1,376,000	53	1.017	1,399,976	214,200	0.16	1,321,700	0.94
U21	30				KASPARIAN, DAVID MICHAEL & LISA MCGOWAN	127 PINNACLE PARK RD	1013	W05	07/07/21	900,000	324	1.107	995,868	772,700	0.86	1,016,100	1.02
U01	43				TORRIANI, MARIA T FAMILY TRUST	53 NEAL SHORE RD	1013	W05	10/25/22	1,675,000	0	1.000	1,675,000	920,400	0.55	1,731,400	1.03
U20	15		2		PICCIRILLO LTD	105 PINNACLE PARK RD	1013	W05	10/07/22	1,149,000	0	1.000	1,149,000	824,700	0.72	1,281,900	1.12
U19	34				MANGANARO, JOHN B JR TRUST	4 WAGON WHEEL TR	1013	W05	06/03/22	3,150,000	0	1.000	3,150,000	1,101,800	0.35	2,460,100	0.78
S17	21				ZHENG, CHENG & XIAO, LUJIANG	7 MILE POINT	1013	W05	12/14/21	1,300,000	167	1.055	1,371,375	773,500	0.60	1,357,500	0.99
S18	5				WEBER, MEGON B. & GREGORY L	97 NEAL SHORE RD	1013	W05	05/10/21	1,200,000	381	1.125	1,350,312	846,000	0.71	1,392,600	1.03
U19	28	B			O,CONNELL, DANIEL RICHARD & CAROL	49 PINNACLE PARK RD	1013	W05	12/12/22	2,100,000	0	1.000	2,100,000	680,800	0.32	1,820,800	0.87
S16	27	a	a	s	NYMAN, MICHELLE B & CHARLES B	22 SAWMILL SHORES RD	1013	WA1	03/03/21	1,000,000	448	1.147	1,147,288	688,400	0.69	1,195,900	1.04
S16	28	a	a	s	BADMAN, MICHAEL K & JERMANY, JOANNE L	24 SAWMILL SHORES RD	1013	WA1	07/22/21	1,350,000	309	1.102	1,487,145	696,600	0.52	1,286,800	0.87
S26	67	a	a	s	GREENSPON, CAROLYN D REV TR OF 2014	77 WINONA SHORES RD	1013	WA1	04/09/21	1,175,000	412	1.135	1,334,156	788,200	0.67	1,346,700	1.01
U05	16	a	a	s	LEFEBVRE, DIANNE L & PORTER, ANDREW S	17 CANAL ST	1013	WA1	03/25/22	880,000	66	1.022	899,095	530,700	0.60	983,800	1.09
U05	17	a	a	s	DEAN, DENNIS TRUST	7 CANAL ST	1013	WA1	09/20/21	1,300,000	251	1.083	1,407,277	767,700	0.59	1,373,900	0.98
U05	17	a	a	s	DEAN, DENNIS TRUST	7 CANAL ST	1013	WA1	04/01/22	1,610,000	60	1.020	1,641,759	767,700	0.48	1,373,900	0.84
U13	9	a	a	s	O'CONNOR, ANDREW J & GINA LIZETT BERNAL	18 PIKE ISLAND RD	1013	WA1	05/17/22	1,400,000	14	1.005	1,406,444	654,500	0.47	1,305,600	0.93
U05	32				O'NEILL, KEVIN SEAN & JOANNE BORRUS	WATER ST	1330	WA8	10/12/22	760,000	0	1.000	760,000	80,300	0.11	725,300	0.95
U06	65				KEUTZER, KEVIN & BRENDA FAMILY TRUST	10 WATER ST	1013	WA9	10/14/21	358,500	227	1.075	385,255	245,000	0.68	403,700	1.05
U06	67				LESSER, ALAN J & TINA J	16 WATER ST	1013	WA9	11/01/22	650,000	0	1.000	650,000	303,800	0.47	584,400	0.90
U06	68				MILLWATER, DONALD RIVES	18 WATER ST	1013	WA9	12/07/21	575,000	174	1.057	607,893	263,100	0.46	575,900	0.95
R26	1		13		HOUSE, JOLIE A REV TRUST	41 LOWER WALDRON RD	1010	WBA	04/20/21	600,000	401	1.132	679,101	461,400	0.77	687,400	1.01
R26	2		1		CUNHA, KEITH & KRISTEN	3 SWAIN RD	1010	WBA	08/26/22	750,000	0	1.000	750,000	426,400	0.57	753,700	1.00
R26	2		11		GERRIOR, STEPHEN & CADOTTE, SARAH	SWAIN RD	1300	WBA	09/23/22	170,000	0	1.000	170,000	132,700	0.78	185,700	1.09
R26	2		14		MACDONALD, STEVEN A & LAURA M	40 SWAIN RD	1010	WBA	08/24/21	1,000,000	277	1.091	1,091,068	584,000	0.58	1,044,100	0.96

Sales Analysis

Map	Block	Lot	Unit	Unit Cut	Owner	Location	Use Code	Nbhd	Sale Date	Sale Price	Days	Adj	Adj Sale Price	Prev Val	Old Ratio	New Val	New Ratio
R26	2		15		BILLINGS, DONOVAN	48 SWAIN RD	1010	WBA	01/21/22	575,000	130	1.043	599,575	340,700	0.59	585,200	0.98
R26	2		42		MANGIARATTI, PAUL J REV TRUST	82 SWAIN RD	1010	WBA	01/18/23	1,865,000	0	1.000	1,865,000	844,600	0.45	1,628,900	0.87
R26	1		2		MYERS, LYNN M & KENT	4 SWAIN RD	1010	WBB	09/24/21	615,000	247	1.081	664,941	503,200	0.82	648,500	0.98
R26	2		6		BATRA, HANS P & SANDRA J	150 CAMP WALDRON RD	1010	WBB	07/16/21	421,000	315	1.104	464,599	249,400	0.59	454,100	0.98
R27	3		6		LONG, WILLIAM E & VARGO, ROBYN A	BOULDER POINT	1300	WBB	04/21/23	260,000	0	1.000	260,000	122,500	0.47	258,400	0.99
U19	11				METHOT, SUE ANN & GARY	60 PINNACLE PARK RD	1010	WN1	03/21/23	499,900	0	1.000	499,900	192,600	0.39	477,600	0.96
U25	21				JAROS, MARY CATHERINE REV TR &	26 CUMMINGS COVE RD	1010	WN1	12/16/21	1,400,000	165	1.054	1,475,945	751,800	0.54	1,451,500	0.98
U25	25				T AND J MED PRO LLC	CUMMINGS COVE RD	1300	WN1	01/24/22	125,000	127	1.042	130,219	21,600	0.17	186,000	1.43
U26	24				MANLEY, CLAY W II & JULIE R	90 CUMMINGS COVE RD	1010	WN1	06/28/22	625,000	0	1.000	625,000	246,200	0.39	618,300	0.99
U26	30				RAWLEY, J F & J E INTERVIVOS REV TRUST	104 CUMMINGS COVE RD	1010	WN1	05/25/21	625,000	366	1.120	700,205	254,000	0.41	624,100	0.89
U16	5		12		KAHN, HOPE TRUST	3 OAK KNOLL RD	1010	WN2	08/30/22	580,000	0	1.000	580,000	308,000	0.53	572,400	0.99
U16	5		16		BOKSANSKE, CHRISTOPHER FRANCIS	61 BARNARD RIDGE RD	1010	WN2	05/03/22	725,000	28	1.009	731,674	399,100	0.55	588,000	0.80
U16	7				SPROUL, ELLIOTT W	41 BARNARD RIDGE RD	1010	WN2	11/28/22	690,000	0	1.000	690,000	382,300	0.55	675,800	0.98
U16	9				DOUGLASS, NANCY F & ALAN J	69 BARNARD RIDGE RD	1010	WN2	04/25/22	520,000	36	1.012	526,155	284,100	0.55	514,700	0.98
I06	28				THOBER, PAUL A	1 PENNY ISLAND	1013	WNI	01/09/23	300,000	0	1.000	300,000	146,200	0.49	285,000	0.95
I13	7				RICARD, MICHAEL S & EMILY C JOINT REV TR	1 TWO MILE ISLAND	1013	WNI	11/09/22	1,550,000	0	1.000	1,550,000	694,400	0.45	1,389,600	0.90
R21	5				OLSON, KEVIN	33 Sherene Orchard Rd	1013	WP	06/30/23	399,000	0	1.000	399,000	279,400	0.70	401,600	1.01
R07	44				HAPPELL, RICHARD P REV TRUST;	7 SANCTUARY LN	1013	WQ1	10/18/21	2,575,000	223	1.073	2,763,786	1,047,200	0.41	2,590,700	0.94
R07	46				PUGH REALTY TRUST	5 SANCTUARY LN	1013	WQ1	11/19/21	2,950,000	192	1.063	3,136,214	992,600	0.34	2,688,700	0.86
R07	49	D			49D SOLACE LLC	SOLACE POINTE RD	1330	WQ1	03/08/23	110,000	0	1.000	110,000	151,300	1.38	146,900	1.34
R07	15				BORGSTROM, PER HENRIK & HAYLEE	101 COLLINS BROOK RD	1013	WQ2	02/24/22	2,216,500	97	1.032	2,287,185	706,600	0.32	1,927,100	0.84
R07	19				JACKSON, L H & SANGO-JACKSON, K A ;	95 COLLINS BROOK RD	1013	WQ2	12/21/21	880,000	160	1.053	926,290	561,400	0.64	946,300	1.02
R07	27				LEWIS, JOHN & DUMOUCHEL, LISA	73 COLLINS BROOK RD	1013	WQ2	01/19/22	925,000	132	1.043	965,142	583,300	0.63	974,100	1.01
R16	11				KRAMER, BRIAN MICHAEL & AMANDA GALES	59 STONEY BROOK RD	1013	WQ2	11/14/22	2,100,000	0	1.000	2,100,000	835,700	0.40	1,694,100	0.81
R16	21				WING, RALPH GREGORY & LUCYANN M	37 STONEY BROOK RD	1013	WQ2	03/08/21	1,290,000	443	1.146	1,477,881	849,800	0.66	1,434,700	0.97
W01	5	A			DEPASQUALE, STEPHEN C JR & KATHRYN J	214 BLACK BROOK RD	1013	WQ2	09/16/22	1,075,000	0	1.000	1,075,000	601,200	0.56	1,086,700	1.01
W02	5				KORWAN, JAMES M & JILL M	108 BLACK BROOK RD	1013	WQ2	06/07/21	788,000	354	1.116	879,710	542,500	0.69	943,300	1.07
W02	6				SLATER, ROBERT & CINDY REV TRUST	102 BLACK BROOK RD	1013	WQ2	05/19/21	2,718,000	372	1.122	3,050,415	1,322,700	0.49	2,691,400	0.88
W02	15	A			LANE, DAVID B & LAUREN P	134 BLACK BROOK RD	1013	WQ2	04/28/21	1,550,000	393	1.129	1,750,268	725,100	0.47	1,312,000	0.75
R07	9				BERNARDI, DAVID W & HEIDI E	92 COLLINS BROOK RD	1010	WQA	11/24/21	430,000	187	1.061	456,436	238,300	0.55	435,700	0.95
R28	54				COLLINS, PAUL C & LOUISE ANNE	213 BLACK BROOK RD	1300	WQA	09/17/21	110,000	254	1.084	119,186	93,400	0.85	144,000	1.21
W06	41				BETTINGER, JASON R & SACKNOFF, LINDSAY A	WEED RD	1300	WQA	01/19/21	205,000	492	1.162	238,159	109,900	0.54	213,700	0.90
R28	9				IVANOV, SOPHIA & VLADIMIR	9 EAGLE LEDGE RD	1011	WQB	10/25/21	600,000	216	1.071	642,608	483,000	0.81	652,100	1.01
R28	21				PERL, ELLEN	46 EAGLE LEDGE RD	1010	WQB	05/14/21	140,000	377	1.124	157,352	234,100	1.67	155,800	0.99
R28	21				PERL, ELLEN	46 EAGLE LEDGE RD	1010	WQB	08/29/22	850,000	0	1.000	850,000	234,100	0.28	817,900	0.96
R28	32				VORYS, GEORGE C	24 MAPLE RIDGE RD	1010	WQB	05/03/21	640,000	388	1.128	721,639	348,200	0.54	602,200	0.83
R28	63				GIGUERE, AMY L & JOSEPH R	KAULBACK RD	1300	WQB	08/22/22	95,000	0	1.000	95,000	54,300	0.57	99,600	1.05
R06	3	A			PETRO, TERESA L LIVING TRUST	24 WINDSONG PL	1010	WS	10/14/22	749,000	0	1.000	749,000	201,800	0.27	668,200	0.89
R06	3	B			METEVIA, ALAN & CAROL 2019 TRUST	26 WINDSONG PL	1010	WS	11/02/22	829,000	0	1.000	829,000	142,700	0.17	712,300	0.86

Sales Analysis

Map	Block	Lot	Unit	Unit Cut	Owner	Location	Use Code	Nbhd	Sale Date	Sale Price	Days	Adj	Adj Sale Price	Prev Val	Old Ratio	New Val	New Ratio
R06	22	A			BROWN, SUSAN & STEPHEN	10 SLEEPY HOLLOW RD	1011	WS	09/27/22	690,000	0	1.000	690,000	536,700	0.78	692,200	1.00
R06	22	H			SACK HINCKLEY 2019 TRUST	119 WINDSONG PL	1010	WS	09/09/22	485,000	0	1.000	485,000	270,000	0.56	473,500	0.98
S25	1				DECAROLIS, TIFFANY & LEIGHTON, SCOTT	4 WINONA SHORES RD	1010	WSA	05/21/21	410,000	370	1.122	459,874	327,000	0.80	476,400	1.04
S25	7				QUINN, HUBERT	9 WINONA SHORES RD	1011	WSA	04/16/21	550,000	405	1.133	623,233	360,700	0.66	554,700	0.89
S25	17				ROGERS, DOUGLAS EDWARD & MELISSA	33 ROBIN WY	1010	WSA	09/21/22	530,000	0	1.000	530,000	319,600	0.60	516,000	0.97
S25	23				KULIG, KACPER P & CORRY, NICOLE E	34 ROBIN WY	1010	WSA	06/01/22	325,000	0	1.000	325,000	279,000	0.86	393,300	1.21
S25	26				WEITZEL, ROBERT WILLIAM & LYNN ANN	167 WAUKEWAN ST	1010	WSA	05/03/21	475,000	388	1.128	535,592	340,700	0.72	550,700	1.03
S26	47				CAPOBIANCO, ABBEY & SIMONE, ALFRED	136 WINONA SHORES RD	1010	WSA	10/26/21	270,000	215	1.071	289,085	192,100	0.71	286,900	0.99
S26	77				BARR, CANDY & TROY L	WINONA SHORES RD	1300	WSA	12/08/21	194,000	173	1.057	205,034	123,500	0.64	191,700	0.93
S26	89				WARBURTON, MARK D	60 WINONA SHORES RD	1010	WSA	04/28/23	500,000	0	1.000	500,000	285,100	0.57	473,700	0.95
S26	93				BITTNER, STEPHEN V JR & MICHELE A 2023 TR	51 WINONA SHORES RD	1010	WSA	04/06/21	170,000	415	1.136	193,195	114,200	0.67	195,400	1.01
S26	108				ONSRUD, LAUREN & SCHAEFER, IAN	48 FOREST HILL RD	1010	WSA	12/30/21	300,000	151	1.050	314,893	262,100	0.87	351,300	1.12
S25	27	J	1		ROBINSON, BRIAN D & ANN MARY	WALL ST	1300	WSE	08/31/21	147,500	271	1.089	160,642	95,800	0.65	153,800	0.96
S25	27	J	2		ROBINSON, BRIAN D & ANN MARY	WALL ST	1300	WSE	08/31/21	147,500	271	1.089	160,642	101,200	0.69	161,700	1.01
R09	34				CHURCH, ALANNA & MOUNTJOY, JEREMI	73 MEREDITH CENTER RD	1013	WW1	05/20/21	580,000	371	1.122	650,744	489,100	0.84	716,900	1.10
R14	23					19 WICWOOD SHORES RD	1013	WW1	06/15/23	1,325,000	0	1.000	1,325,000	533,600	0.40	1,115,835	0.84
R14	18				RANA, DEEP S & GARIMA	31 WICWOOD SHORES RD	1010	WWA	11/08/21	560,000	203	1.067	597,374	363,500	0.65	581,000	0.97
S25	11	B	15		GATES, LESLIE	93 VILLAGE DR	1021		02/25/21	240,000	456	1.150	275,980	216,400	0.90	308,500	1.12
S25	11	B	21		DAEBLER, MICHAEL J & KRISTINE M	81 VILLAGE DR	1021		10/22/21	299,900	219	1.072	321,493	200,900	0.67	286,700	0.89
S25	11	B	38		JOHNSON, CRAIG S REV TRUST	59 VILLAGE DR	1021		03/15/23	280,000	0	1.000	280,000	200,900	0.72	286,700	1.02
S25	11	B	2		TUCKER, DAVID WENDELL & TERRY	4 VILLAGE DR	1021		02/17/22	288,000	104	1.034	297,847	197,700	0.69	291,700	0.98
S25	11	B	7		MAHER, PAULINE A 2022 TRUST	14 VILLAGE DR	1021		08/09/21	268,000	292	1.096	293,728	197,700	0.74	291,700	0.99
S25	11	B	22		STONE BLUFF PROPERTY HOLDINGS LLC	79 VILLAGE DR	1021		02/05/21	241,000	476	1.156	278,715	187,000	0.78	275,700	0.99
S25	11	B	25		HIGGINS, KELLY	73 VILLAGE DR	1021		01/03/22	292,000	148	1.049	306,208	185,400	0.63	274,000	0.89
S25	11	B	37		BATCH, JOHN & MARY	61 VILLAGE DR	1021		07/19/22	325,000	0	1.000	325,000	187,000	0.58	275,700	0.85
S25	11	B	44		BLIZNIK, CARY & ROSEMARIE	47 VILLAGE DR	1021		10/12/21	290,000	229	1.075	311,833	187,000	0.64	275,700	0.88
S25	11	B	50		DAVIS, KATHLEEN M & MICHAEL J	35 VILLAGE DR	1021		02/22/23	337,000	0	1.000	337,000	187,000	0.55	291,300	0.86
S25	11	B	56		PLOURDE, PAMELA J	23 VILLAGE DR	1021		08/16/21	245,000	285	1.094	267,956	197,700	0.81	291,700	1.09
U14	2		8		SNEIRSON, GERALD M & CAROLE J	30 EMILY CR	1021		09/02/22	525,000	0	1.000	525,000	372,900	0.71	514,100	0.98
U14	2		25		FOSTER CHRISTOPHER TRUST	29 MEREDITH BAY DR	1021		12/15/22	513,000	0	1.000	513,000	372,000	0.73	512,300	1.00
U14	2		30		EISENHAUER, PETER R & CECILE PELLETIER	35 MEREDITH BAY DR	1021		12/27/21	485,000	154	1.051	509,556	372,000	0.77	512,300	1.01
U14	2		37		SCHEXNEIDER, KATHERINE INGRAM	9 EMILY CR	1021		03/02/22	500,000	89	1.029	514,630	359,900	0.72	495,300	0.96
U14	2		43		FRYE, LEON J & NANCY M FAMILY TRUST	3 ABBEY LN UNIT #3	1021		08/30/22	330,000	0	1.000	330,000	210,400	0.64	328,200	0.99
U14	2		44		MOREAU, P S & MOREAU, J E REV TRUST	3 ABBEY LN UNIT #6	1021		10/05/21	320,600	236	1.078	345,475	210,400	0.66	328,200	0.95
U14	2		46		BRUNSTAD, GEORGE & JUDY	3 ABBEY LN UNIT #7	1021		07/19/21	300,000	312	1.103	330,773	210,400	0.70	328,200	0.99
U14	2		53		DELLAMANO, PAUL J & DENISE D	3 ABBEY LN UNIT #1	1021		04/26/23	340,000	0	1.000	340,000	210,400	0.62	328,200	0.97
U14	2		57		LEWL 2023 TRUST	3 ABBEY LN UNIT #18	1021		04/28/23	312,500	0	1.000	312,500	210,400	0.67	328,200	1.05
U14	2		60		DESMOND, ROBERT P & SHIRLEY A	3 ABBEY LN UNIT #22	1021		11/10/21	360,000	201	1.066	383,790	210,400	0.58	347,300	0.90
U14	2		63		LUCAS, WILLIAM F & KOCHENDORFER, SANDRA	3 ABBEY LN UNIT #27	1021		04/04/22	320,000	57	1.019	325,997	210,400	0.66	328,200	1.01

Sales Analysis

Map	Block	Lot	Unit	Unit Cut	Owner	Location	Use Code	Nbhd	Sale Date	Sale Price	Days	Adj	Adj Sale Price	Prev Val	Old Ratio	New Val	New Ratio
U14	2		68		CHINETTI, SUSAN E REV TRUST	3 ABBEY LN UNIT #29	1021		08/16/21	265,000	285	1.094	289,830	210,400	0.79	328,200	1.13
U15	33	A	1		BAKER, ROBERT S & JULIE A	18 GOULD AV UNIT 01	1021		10/15/21	167,500	226	1.074	179,945	92,600	0.55	177,600	0.99
U15	33	A	2		DANAISAWASDI, URAIWAN & VORTHEP	18 GOULD AV UNIT 02	1021		08/24/21	161,600	277	1.091	176,317	90,300	0.56	173,200	0.98
U15	33	A	3		ANGSANA LLC	18 GOULD AV UNIT 03	1021		07/16/21	149,000	315	1.104	164,431	85,800	0.58	164,400	1.00
U15	33	A	8		DUNN, BRETT & JESSICA	18 GOULD AV UNIT 08	1021		07/21/21	160,000	310	1.102	176,307	90,300	0.56	173,200	0.98
U15	33	A	9		DUNN, BRETT A & JESSICA S	18 GOULD AV UNIT 09	1021		06/16/21	160,000	345	1.113	178,148	85,800	0.54	164,400	0.92
U15	33	A	10		ZHONG, XIAOZHEN	18 GOULD AV UNIT 10	1021		07/16/21	160,000	315	1.104	176,570	106,900	0.67	180,100	1.02
U15	33	A	5		GISETTO FAMILY REV TRUST OF 2021	18 GOULD AV UNIT 05	1021		09/14/21	170,000	257	1.084	184,364	106,900	0.63	180,100	0.98
U06	84	A			GREGSON, DANIEL C JR & SUZANNE M	104 MAIN ST A	1021		04/04/23	627,500	0	1.00	627,500	0	0	626,500	1.00
U06	84	B			KODER, ALAN & KENDRA	104 MAIN ST B	1021		02/13/23	646,000	0	1.00	646,000	0	0	646,200	1.00
U06	84	C			LIGHTHALL, DEREK & SAMANTHA B	104 MAIN ST C	1021		07/20/22	430,000	0	1.00	430,000	0	0	431,400	1.00
S18	22				SITTLER, DEVON	15 EAST BLUFF VILLAGE	1021		02/03/23	460,000	0	1.000	460,000	273,400	0.59	452,700	0.98
S18	27				MCINTIRE, ARVIN MARIE	25 EAST BLUFF VILLAGE	1021		09/14/21	190,000	257	1.084	206,054	139,100	0.73	242,100	1.17
S18	32				MJC UNITY LLC	35 EAST BLUFF VILLAGE	1021		05/24/22	163,000	7	1.002	163,375	93,000	0.57	164,100	1.00
S18	33				CROTEAU, MATTHEW	37 EAST BLUFF VILLAGE	1021		03/28/23	239,000	0	1.000	239,000	129,300	0.54	237,200	0.99
S18	27				MCINTIRE, ARVIN MARIE	25 EAST BLUFF VILLAGE	1021		05/03/23	249,000	0	1.000	249,000	139,100	0.56	242,100	0.97
S18	35		5		MACCHI, TRINA L & ROBERT	1 E BLUFF HIGHLANDS U-05	1021		10/25/21	318,200	216	1.071	340,797	185,000	0.58	338,400	0.99
S18	35		22		MAXWELL, PAUL & JESSICA	1 E BLUFF HIGHLANDS U-22	1021		12/10/21	230,000	171	1.056	242,930	139,000	0.60	256,800	1.06
S18	35		22		MAXWELL, PAUL & JESSICA	1 E BLUFF HIGHLANDS U-22	1021		08/29/22	285,000	0	1.000	285,000	139,000	0.49	271,900	0.95
U03	8	A			STARRETT, SARAH TRUST	12 MASSACHUSETTS AV UNIT #1	1021		12/21/21	270,000	160	1.053	284,203	194,500	0.72	287,300	1.01
U15A	8	B			MCCARTHY,E L & ABBOTT, W R	121 N.H. ROUTE 25 UNIT 3	1021		06/02/22	255,000	0	1.000	255,000	136,700	0.54	255,100	1.00
U15	49	C	1-01		GELBMAN, NANCY J TRUST AGREEMENT	23 PLEASANT ST UNIT 1-01	1021		06/18/21	497,500	343	1.113	553,602	343,000	0.69	546,100	0.99
U15	49	C	1-02		WRENTMORE, CRAIG D & JENNIFER K	23 PLEASANT ST UNIT 1-02	1021		03/01/21	489,000	450	1.148	561,345	396,100	0.81	546,100	0.97
U15	49	C	2-02		WYNNE/BILLIEL REV TRUST	23 PLEASANT ST UNIT 2-00	1021		05/04/23	560,000	0	1.000	560,000	330,200	0.59	523,000	0.93
U15	49	C	2-04		BELAIR FAMILY REV TRUST	23 PLEASANT ST UNIT 2-04	1021		12/16/22	500,000	0	1.000	500,000	330,200	0.66	518,500	1.04
U15	49	C	3-02		ROSSETTI, PHILIP P & CYNTHIA M	23 PLEASANT ST UNIT 3-02	1021		06/25/21	460,000	336	1.110	510,814	368,600	0.80	518,500	1.02
S19	61		1		WEBSTER, KRISTEN	31 BROOK HILL	1021		05/17/22	494,300	14	1.005	496,575	238,900	0.48	517,700	1.04
S19	61		3		BEAULIEU, MARC & PAMELA MARIE	35 BROOK HILL	1021		05/17/22	490,000	14	1.005	492,255	238,900	0.49	517,700	1.05
S19	61		4		SULLIVAN, MARY TRUST	37 BROOK HILL	1021		06/13/22	486,100	0	1.000	486,100	170,600	0.35	517,700	1.07
S19	61		6		MCGEE, DONALD L & MCGEE, JOANNE M REV TR	41 BROOK HILL	1021		06/13/22	516,200	0	1.000	516,200	170,600	0.33	517,700	1.00
S19	61		7		GILROY BROOK HILL LLC	43 BROOK HILL	1021		11/08/22	481,800	0	1.000	481,800	34,100	0.07	517,700	1.07
S19	61		10		MAHONEY JOINT REVOCABLE TRUST	49 BROOK HILL	1021		10/31/22	467,900	0	1.000	467,900	34,100	0.07	517,700	1.11
S19	61		11		SLATER, ANDREW J & SUSAN A	51 BROOK HILL	1021		01/10/23	575,200	0	1.000	575,200	10,200	0.02	540,600	0.94
S19	61		13		DENEALT, JOHN C & LISA M	55 BROOK HILL	1021		12/08/22	490,000	0	1.000	490,000	10,200	0.02	517,700	1.06
S19	61		60		ABELL, EDMUND & LAURIE	62 BROOK HILL	1021		01/12/23	500,082	0	1.000	500,082	10,200	0.02	517,700	1.04
S19	61		63		PETAKOV, DRAGAN & IZOLDA	56 BROOK HILL	1021		02/24/23	518,700	0	1.000	518,700	10,200	0.02	540,600	1.04
S19	61		64		BROWNE, THOMAS P & MICHELLE B	52 BROOK HILL	1021		09/26/22	453,500	0	1.000	453,500	102,400	0.23	517,700	1.14
S19	61		66		SHEPPARD, KEITH D & CHRISTINE	48 BROOK HILL	1021		09/20/22	453,500	0	1.000	453,500	102,400	0.23	517,700	1.14
S19	61		67		HICKOK, SANDRA P & RICHARD C	36 BROOK HILL	1021		08/19/22	512,000	0	1.000	512,000	102,400	0.20	517,700	1.01

Sales Analysis

Map	Block	Lot	Unit	Unit Cut	Owner	Location	Use Code	Nbhd	Sale Date	Sale Price	Days	Adj	Adj Sale Price	Prev Val	Old Ratio	New Val	New Ratio
S19	61		70		SUSIENKA 2011 REVOCABLE TRUST	30 BROOK HILL	1021		08/12/22	512,000	0	1.000	512,000	102,400	0.20	517,700	1.01
S19	61		2		LANGHAN, ANNEMARIE	33 BROOK HILL	1021		05/18/22	455,000	13	1.004	456,945	221,700	0.49	500,700	1.10
S19	61		5		SPARGO, GLENN & LORNA REV TRUST	39 BROOK HILL	1021		05/23/22	484,500	8	1.003	485,774	158,400	0.33	500,700	1.03
S19	61		5		SPARGO, GLENN & LORNA REV TRUST	39 BROOK HILL	1021		04/21/23	515,000	0	1.000	515,000	158,400	0.31	500,700	0.97
S19	61		8		HARTLEY, DIANE PLOMARITIS	45 BROOK HILL	1021		11/18/22	470,400	0	1.000	470,400	31,700	0.07	500,700	1.06
S19	61		9		LOVETT, NEIL A & KAREN B REV TRUST	47 BROOK HILL	1021		11/04/22	490,000	0	1.000	490,000	31,700	0.06	500,700	1.02
S19	61		12		GAUDET, MOIRA T	53 BROOK HILL	1021		12/02/22	475,000	0	1.000	475,000	9,500	0.02	500,700	1.05
S19	61		61		COMI, CHRIS & SANDRA LEE	60 BROOK HILL	1021		12/30/22	530,000	0	1.000	530,000	9,500	0.02	500,700	0.94
S19	61		65		WEBSTER, CHRISTOPHER G & JENNIFER L	50 BROOK HILL	1021		04/06/23	549,000	0	1.000	549,000	95,000	0.17	500,700	0.91
S19	61		68		ROBINSON, KEITH A & SARAH E	34 BROOK HILL	1021		08/30/22	500,000	0	1.000	500,000	95,000	0.19	500,700	1.00
S19	61		69		POOR, FRED R JR & KRISTEN	32 BROOK HILL	1021		08/15/22	475,000	0	1.000	475,000	95,000	0.20	500,700	1.05
R09	37		1		CISSONE, MELANIE	51 MEREDITH CENTER RD U-01	1021		10/15/21	395,000	226	1.074	424,349	238,500	0.60	373,100	0.88
R09	37		3		CRANE, WILLIAM	51 MEREDITH CENTER RD U-03	1021		07/01/20	390,000	690	1.227	478,471	323,800	0.83	479,800	1.00
R09	37		9		PHOENIX MACMURPHY FAMILY NH REALTY TRUST	51 MEREDITH CENTER RD U-09	1021		12/02/21	390,000	179	1.059	412,951	234,400	0.60	354,500	0.86
R09	37		6		NORMANDIN FAM TRUST	51 MEREDITH CENTER RD U-06	1021		07/27/20	220,000	664	1.218	268,026	205,900	0.94	302,700	1.13
U17	19		1		LOEHRKE, J & BIGELOW, T; BIGELOW, L	79 PLEASANT ST UNIT 1	1021		02/02/22	950,000	119	1.039	987,167	431,600	0.45	938,900	0.95
U28	13		6		HARL, RODNEY S REVOCABLE TRUST	1 FISH COVE RD UNIT 06	1021		05/03/21	1,600,000	388	1.128	1,804,099	740,700	0.46	1,429,500	0.79
U29	3		4		PHILLIPS FAMILY TRUST	1 SUMMERSIDE UNIT 4	1021		04/01/20	525,000	780	1.256	659,630	455,000	0.87	658,800	1.00
U15	48	B	2		DAVIS, ANDREW JOEL & MELISSA LYNNE	43 PLEASANT ST UNIT 2	1021		05/05/22	765,000	26	1.009	771,539	475,900	0.62	705,600	0.91
U29	3		8		PADDEN, JOHN & CHRISTIE	1 SUMMERSIDE UNIT 8	1021		04/05/21	630,000	416	1.137	716,163	346,300	0.55	620,600	0.87
U02	2	A	1		HARRIS MILTON REALTY TRUST	BAYSHORE YACHT CLUB U-001	1022		05/04/22	189,000	27	1.009	190,678	88,400	0.47	182,000	0.95
U02	2	A	11		SMITH, PETER	BAYSHORE YACHT CLUB U-011	1022		07/16/21	140,000	315	1.104	154,499	81,600	0.58	168,000	1.09
U02	2	A	11		SMITH, PETER	BAYSHORE YACHT CLUB U-011	1022		04/19/23	185,000	0	1.000	185,000	81,600	0.44	168,000	0.91
U02	2	A	13		ANDREASEN, IRINA V & PETER A	BAYSHORE YACHT CLUB U-013	1022		10/18/21	179,900	223	1.073	193,089	85,700	0.48	176,400	0.91
U02	2	A	21		SLEEMAN, DR CANDACE K REV TRUST	BAYSHORE YACHT CLUB U-021	1022		02/01/21	85,000	480	1.158	98,414	64,800	0.76	109,400	1.11
U02	2	A	28		LOPEZ, ROBERT	BAYSHORE YACHT CLUB U-028	1022		09/24/21	155,000	247	1.081	167,587	83,700	0.54	148,800	0.89
U02	2	A	29		WALKER, COURTNEY J TRUST	BAYSHORE YACHT CLUB U-029	1022		03/22/23	239,000	0	1.000	239,000	86,400	0.36	192,000	0.80
U02	2	A	33		TJ INVESTMENT TRUST	BAYSHORE YACHT CLUB U-033	1022		09/15/21	185,000	256	1.084	200,570	108,000	0.58	192,000	0.96
U02	2	A	41		BARRETT, JAMES JOSEPH V	BAYSHORE YACHT CLUB U-041	1022		10/19/21	95,000	222	1.073	101,934	53,500	0.56	95,000	0.93
U02	2	A	42		SPILL, JEFFREY D & MELINDA L	BAYSHORE YACHT CLUB U-042	1022		09/09/21	60,000	262	1.086	65,168	53,500	0.89	95,000	1.46
U02	2	A	57		AMBROSIE, SEAN	BAYSHORE YACHT CLUB U-057	1022		02/16/21	75,000	465	1.153	86,466	55,900	0.75	99,400	1.15
U02	2	A	73		KELLY FAMILY 2021 TRUST	BAYSHORE YACHT CLUB U-073	1022		08/20/21	80,000	281	1.092	87,391	32,400	0.41	86,400	0.99
U02	2	A	75		MCINTOSH, ROBERT; MALOOF, CAROLYN LIV TR	BAYSHORE YACHT CLUB U-075	1022		04/30/21	85,000	391	1.129	95,927	39,700	0.47	94,500	0.99
S13	4		25		MERWIN, DAVID & ANNE	20 TRUE ROAD UNIT 025	1031		01/31/22	65,000	121	1.040	67,586	26,300	0.40	63,400	0.94
S13	4		56		HORNE, MICHAEL	20 TRUE ROAD UNIT 056	1031		07/02/21	77,500	329	1.108	85,883	50,800	0.66	90,100	1.05
S13	4		60		POTTER, T & POTTER, A & M W	20 TRUE ROAD UNIT 060	1031		10/26/21	30,000	215	1.071	32,121	26,300	0.88	38,000	1.18
S13	4		77		GULLIFA, JOSEPH & VIERA, TINA M	20 TRUE ROAD UNIT 077	1031		08/26/21	75,000	275	1.090	81,781	32,800	0.44	72,200	0.88
S13	4		78		NELSON, D R & BOURGAULT-NELSON, F	20 TRUE ROAD UNIT 078	1031		06/07/22	114,900	0	1.000	114,900	25,400	0.22	112,900	0.98
S13	4		79		WATKINS, AMY C	20 TRUE ROAD UNIT 079	1031		06/24/22	114,900	0	1.000	114,900	25,400	0.22	109,800	0.96

Sales Analysis

Map	Block	Lot	Unit	Unit Cut	Owner	Location	Use Cod e	Nbhd	Sale Date	Sale Price	Days	Adj	Adj Sale Price	Prev Val	Old Ratio	New Val	New Ratio
S13	4		80		MCCARTHY, MARY C	20 TRUE ROAD UNIT 080	1031		07/25/22	115,000	0	1.000	115,000	0	0.00	109,800	0.95
														MEDIAN	0.62	MEDIAN	0.98
														COD	28.56	COD	8.57
														MEAN	0.63	MEAN	1.00
														W.MEAN	0.56	W.MEAN	1.00
														PRD	1.13	PRD	1.00