

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
88-20-30-203-008	2774 WATERLOO	07/08/21	\$522,000	WD	03-ARM'S LENGTH	\$522,000	\$252,800	48.43	
88-20-30-204-004	2790 MAYFAIR	03/28/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$239,610	47.92	
88-20-30-204-006	3066 ROXBURY	09/24/21	\$484,500	WD	03-ARM'S LENGTH	\$484,500	\$227,890	47.04	
88-20-30-205-003	3303 ROXBURY	02/02/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$287,450	51.33	
88-20-30-205-004	3261 ROXBURY	09/12/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$231,150	50.25	
88-20-30-252-006	3403 ESSEX	02/09/22	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$264,730	50.04	
88-20-30-252-014	3398 MEDFORD	10/12/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$203,180	45.15	
88-20-30-252-018	3374 MEDFORD	10/25/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$234,710	45.57	
88-20-30-254-004	3435 WITHERBEE	02/14/23	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$191,000	46.30	
88-20-30-276-007	3216 ESSEX	12/22/21	\$448,000	WD	03-ARM'S LENGTH	\$448,000	\$222,300	49.62	
Totals:			\$4,881,000			\$4,881,000	\$2,354,820		
								Sale. Ratio =>	48.24
								Std. Dev. =>	2.13

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$505,596	\$147,747	\$374,253	\$228,804	1.636	2,329	\$160.69	30D	2.2940
\$479,210	\$132,972	\$367,028	\$221,380	1.658	2,030	\$180.80	30D	0.0724
\$455,771	\$132,972	\$351,528	\$206,393	1.703	2,302	\$152.71	30D	4.4561
\$574,893	\$147,747	\$412,253	\$273,111	1.509	2,778	\$148.40	30D	14.9166
\$462,299	\$147,747	\$312,253	\$201,120	1.553	2,361	\$132.25	30D	10.6066
\$529,458	\$147,747	\$381,253	\$244,061	1.562	2,986	\$127.68	30D	9.6511
\$406,368	\$147,747	\$302,253	\$165,359	1.828	2,632	\$114.84	30D	16.9228
\$469,418	\$151,117	\$363,883	\$203,517	1.788	2,394	\$152.00	30D	12.9336
\$381,994	\$147,747	\$264,753	\$149,774	1.768	1,928	\$137.32	30D	10.9045
\$444,608	\$147,747	\$300,253	\$189,809	1.582	1,928	\$155.73	30D	7.6764
\$4,709,615		\$3,429,710	\$2,083,328			\$146.24		1.2370
			E.C.F. =>	1.646		Std. Deviation=>	0.109786021	
			Ave. E.C.F. =>	1.659		Ave. Variance=>	9.0434	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
COLONIAL		\$147,747	No	/ /		R-1C	401	52
TRI-LEVEL		\$132,972	No	/ /		R-1C	401	52
COLONIAL		\$132,972	No	/ /		R-1C	401	49
COLONIAL		\$147,747	No	/ /		R-1C	401	57
COLONIAL		\$147,747	No	/ /		R-1C	401	50
COLONIAL		\$147,747	No	/ /		R-1C	401	49
COLONIAL		\$147,747	No	/ /		R-1C	401	38
COLONIAL		\$147,747	No	/ /		R-1C	401	49
BUNGALOW		\$147,747	No	/ /		R-1C	401	45
BUNGALOW		\$147,747	No	/ /		R-1C	401	53

5.452319531

Site Characteristics Access Water Supply Sewer Property Restrictions Restriction Notes Waterfont View Waterfront



Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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