

Exhibit 2: Analysis of Old Value for Neighborhood 103 by Location

Str #	Street Name	Sale Date	Sale Price	Nhbd	Lot Size	Eff Area	Old Value	Old Ratio	Old Abs	\$/Eff Area
30	ELWYN AVE	7/24/2014	\$535,000	103A	3,200	1,261	\$337,300	0.63	0.04	\$424.27
47	ELWYN AVE	8/18/2014	\$595,000	103A	5,000	2,169	\$390,900	0.66	0.01	\$274.32
54	MCNABB CT	5/1/2014	\$630,000	103A	2,760	1,562	\$414,300	0.66	0.01	\$403.33
44	LOOKOUT LN	3/9/2015	\$845,000	103A	16,780	2,851	\$560,700	0.66	0.01	\$296.39
151	ELWYN AVE	4/1/2014	\$635,000	103A	5,100	2,196	\$429,600	0.68	0.01	\$289.16
165	RICHARDS AVE	7/28/2014	\$575,000	103A	5,063	2,232	\$406,600	0.71	0.04	\$257.62
205	ROCKLAND ST	9/30/2014	\$785,000	103A	8,870	4,095	\$585,500	0.75	0.08	\$191.70
54	LINCOLN AVE	9/19/2014	\$485,000	103A	5,700	1,585	\$396,300	0.82	0.15	\$305.99

Count: 8**Median Sale \$: \$612,500****Median Old Assessed \$: \$410,500****Median Ratio: .67****COD: 6.31****Indicated % Change: 49%****Median Sale \$ per Eff Area: \$292.77**

Str #	Street Name	Sale Date	Sale Price	Nhbd	Lot Size	Eff Area	Old Value	Old Ratio	Old Abs	\$/Eff Area
1020	SOUTH ST	9/2/2014	\$630,000	103B	11,450	2,513	\$375,600	0.60	0.20	\$250.70
143	BRACKETT RD	3/30/2015	\$675,000	103B	44,431	2,285	\$421,400	0.62	0.18	\$295.40
613	UNION ST	3/27/2015	\$1,474,300	103B	70,567	4,507	\$1,043,400	0.71	0.09	\$327.11
208	WILLARD AVE	7/29/2014	\$540,000	103B	6,646	2,136	\$384,900	0.71	0.09	\$252.81
238	WILLARD AVE	11/20/2014	\$665,100	103B	6,750	2,186	\$485,600	0.73	0.07	\$304.25
539	LINCOLN AVE	11/17/2014	\$465,000	103B	5,947	1,776	\$346,300	0.74	0.06	\$261.82
391	MILLER AVE	8/5/2014	\$584,000	103B	4,780	2,309	\$437,300	0.75	0.05	\$252.92
208	HIGHLAND ST	1/20/2015	\$600,000	103B	5,980	3,060	\$477,100	0.80	0.00	\$196.08
336	UNION ST	12/1/2014	\$465,000	103B	4,405	2,388	\$370,300	0.80	0.00	\$194.72
687	MIDDLE ST	12/19/2014	\$745,000	103B	8,080	2,407	\$593,600	0.80	0.00	\$309.51
205	WIBIRD ST	7/10/2014	\$643,000	103B	8,594	2,279	\$518,600	0.81	0.01	\$282.14
201	PARK ST	11/14/2014	\$580,000	103B	8,146	2,393	\$470,300	0.81	0.01	\$242.37
514	MIDDLE ST	10/27/2014	\$470,500	103B	4,556	2,362	\$387,900	0.82	0.02	\$199.20
1151	SOUTH ST	6/9/2014	\$709,900	103B	6,538	2,281	\$595,700	0.84	0.04	\$311.22
765	MIDDLE ST	7/7/2014	\$1,015,000	103B	21,487	3,606	\$859,000	0.85	0.05	\$281.48
39	SAGAMORE AVE	4/17/2014	\$385,000	103B	8,220	1,360	\$336,400	0.87	0.07	\$283.09
315	UNION ST	5/29/2014	\$500,000	103B	3,774	2,534	\$478,100	0.96	0.16	\$197.32
1195	SOUTH ST	7/1/2014	\$470,000	103B	15,000	2,828	\$473,800	1.01	0.21	\$166.20
160	MIDDLE ST	2/17/2015	\$975,000	103B	8,055	5,039	\$1,086,100	1.11	0.31	\$193.49

Count: 19**Median Sale \$: \$600,000****Median Old Assessed \$: \$473,800****Median Ratio: .80****COD: 10.70****Indicated % Change: 27%****Median Sale \$ per Eff Area: \$252.92**