

Exhibit 4: Analysis of New Values for Neighborhood 103A/103B

Str #	Street Name	Sale Date	Sale Price	Nhbd	Lot Size	Old Value	New Value	New Ratio	New Abs	% Change
54	MCNABB CT	5/1/2014	\$630,000	103A	2,760	\$414,300	\$534,100	0.85	0.06	28.92%
151	ELWYN AVE	4/1/2014	\$635,000	103A	5,100	\$429,600	\$545,800	0.86	0.05	27.05%
30	ELWYN AVE	7/24/2014	\$535,000	103A	3,200	\$337,300	\$462,400	0.86	0.05	37.09%
47	ELWYN AVE	8/18/2014	\$595,000	103A	5,000	\$390,900	\$529,200	0.89	0.02	35.38%
44	LOOKOUT LN	3/9/2015	\$845,000	103A	16,780	\$560,700	\$788,200	0.93	0.02	40.57%
54	LINCOLN AVE	9/19/2014	\$485,000	103A	5,700	\$396,300	\$457,600	0.94	0.03	15.47%
165	RICHARDS AVE	7/28/2014	\$575,000	103A	5,063	\$406,600	\$551,700	0.96	0.05	35.69%
205	ROCKLAND ST	9/30/2014	\$785,000	103A	8,870	\$585,500	\$772,500	0.98	0.07	31.94%

Count: 8**Median: .91****COD: 4.93**

Str #	Street Name	Sale Date	Sale Price	Nhbd	Lot Size	Old Value	New Value	New Ratio	New Abs	% Change
391	MILLER AVE	8/5/2014	\$584,000	103B	4,780	\$437,300	\$493,700	0.85	0.11	12.90%
539	LINCOLN AVE	11/17/2014	\$465,000	103B	5,947	\$346,300	\$404,400	0.87	0.09	16.78%
1151	SOUTH ST	6/9/2014	\$709,900	103B	6,538	\$595,700	\$642,700	0.91	0.05	7.89%
613	UNION ST	3/27/2015	\$1,474,300	103B	70,567	\$1,043,400	\$1,346,200	0.91	0.05	29.02%
205	WIBIRD ST	7/10/2014	\$643,000	103B	8,594	\$518,600	\$594,500	0.92	0.04	14.64%
238	WILLARD AVE	11/20/2014	\$665,100	103B	6,750	\$485,600	\$623,200	0.94	0.02	28.34%
208	HIGHLAND ST	1/20/2015	\$600,000	103B	5,980	\$477,100	\$563,300	0.94	0.02	18.07%
201	PARK ST	11/14/2014	\$580,000	103B	8,146	\$470,300	\$545,300	0.94	0.02	15.95%
514	MIDDLE ST	10/27/2014	\$470,500	103B	4,556	\$387,900	\$446,700	0.95	0.01	15.16%
208	WILLARD AVE	7/29/2014	\$540,000	103B	6,646	\$384,900	\$519,500	0.96	0.00	34.97%
336	UNION ST	12/1/2014	\$465,000	103B	4,405	\$370,300	\$447,400	0.96	0.00	20.82%
1020	SOUTH ST	9/2/2014	\$630,000	103B	11,450	\$375,600	\$609,500	0.97	0.01	62.27%
765	MIDDLE ST	7/7/2014	\$1,015,000	103B	21,487	\$859,000	\$984,100	0.97	0.01	14.56%
143	BRACKETT RD	3/30/2015	\$675,000	103B	44,431	\$421,400	\$659,900	0.98	0.02	56.60%
315	UNION ST	5/29/2014	\$500,000	103B	3,774	\$478,100	\$489,700	0.98	0.02	2.43%
687	MIDDLE ST	12/19/2014	\$745,000	103B	8,080	\$593,600	\$733,000	0.98	0.02	23.48%
160	MIDDLE ST	2/17/2015	\$975,000	103B	8,055	\$1,086,100	\$991,800	1.02	0.06	-8.68%
39	SAGAMORE AVE	4/17/2014	\$385,000	103B	8,220	\$336,400	\$396,400	1.03	0.07	17.84%
1195	SOUTH ST	7/1/2014	\$470,000	103B	15,000	\$473,800	\$517,500	1.10	0.14	9.22%

Count: 19**Median: .96****COD: 4.34**