

**City of Portsmouth, NH  
Land Residual Analysis by Neighborhood**

Account #	Mblu	Location	Use Code	Sit Idx	Nhbd	Lot Size	Sale Date	Sale Price	Appraised Improvements	Indicated Land Value	Appraised Land Value	Ratio	Abs
32822	0101/0026/0000//	140 NEW CASTLE AVE	1012	X	101	4,500	7/3/2014	665,000	372,200	292,800	283,400	0.97	0.02
38493	0101/0079/0000//	540 MARCY ST	1012	X	101	6,898	10/14/2014	790,000	386,500	403,500	315,400	0.78	0.17
32914	0102/0039/0000//	43 PRAY ST	1013	B	101	2,276	9/18/2014	637,500	328,200	309,300	308,700	1.00	0.05
38167	0207/0073/0000//	284 NEW CASTLE AVE	1012	Y	101	8,949	10/27/2014	700,000	300,200	399,800	374,300	0.94	0.01
<b>Median: 0.95</b> <b>COD: 6.53</b> <b>Count: 4*</b>													
32855	0101/0063/0000//	86 SOUTH SCHOOL ST	1010	1	102	3,803	2/20/2015	600,000	392,900	207,100	231,300	1.12	0.15
33020	0103/0072/0000//	104 GATES ST	1010	1	102	1,880	9/30/2014	650,000	350,600	299,400	217,700	0.73	0.24
33194	0109/0001/0000//	53 WHIDDEN ST	1013	C	102	4,517	10/23/2014	620,000	308,900	311,100	319,000	1.03	0.06
38369	0117/0055/0000//	16 PORTER ST	1010	1	102	1,253	3/2/2015	799,900	528,900	271,000	213,300	0.79	0.18
38370	0117/0056/0000//	14 PORTER ST	1010	1	102	1,255	5/16/2014	749,900	530,800	219,100	213,300	0.97	0.00
<b>Median: 0.97</b> <b>COD: 13.02</b> <b>Count: 5</b>													
33256	0111/0021/0000//	54 LINCOLN AVE	1010	1	103A	5,700	9/19/2014	485,000	153,700	331,300	311,600	0.94	0.06
33325	0112/0049/0000//	151 ELWYN AVE	1010	1	103A	5,100	4/1/2014	635,000	256,200	378,800	302,400	0.80	0.08
33334	0112/0058/0000//	54 MCNABB CT	1010	1	103A	2,760	5/1/2014	630,000	266,300	363,700	281,100	0.77	0.11
33361	0113/0025/0000//	30 ELWYN AVE	1010	1	103A	3,200	7/24/2014	535,000	186,700	348,300	285,000	0.82	0.06
33366	0113/0030/0000//	47 ELWYN AVE	1040	1	103A	5,000	8/18/2014	595,000	240,300	354,700	300,900	0.85	0.03
33722	0129/0027/0000//	205 ROCKLAND ST	1050	1	103A	8,870	9/30/2014	785,000	452,900	332,100	342,200	1.03	0.15
33735	0129/0040/0000//	165 RICHARDS AVE	1010	1	103A	5,063	7/28/2014	575,000	278,800	296,200	286,800	0.97	0.09
29592	0221/0084/0000//	44 LOOKOUT LN	1010	1	103A	16,780	3/9/2015	845,000	415,400	429,600	393,600	0.92	0.04
<b>Median: 0.88</b> <b>COD: 8.77</b> <b>Count: 8</b>													
33679	0127/0009/0000//	160 MIDDLE ST	1010	1	103B	8,055	2/17/2015	975,000	776,000	199,000	254,600	1.28	0.31
33838	0131/0035/0000//	391 MILLER AVE	1010	1	103B	4,780	8/5/2014	584,000	263,700	320,300	243,200	0.76	0.21
33883	0132/0022/0000//	613 UNION ST	1010	1	103B	70,567	3/27/2015	1,474,300	1,015,100	459,200	381,900	0.83	0.14
33946	0133/0053/0000//	205 WIBIRD ST	1010	1	103B	8,594	7/10/2014	643,000	320,900	322,100	289,600	0.90	0.07
33956	0134/0001/0000//	315 UNION ST	1010	1	103B	3,774	5/29/2014	500,000	267,100	232,900	236,000	1.01	0.04
33975	0134/0020/0000//	208 HIGHLAND ST	1010	1	103B	5,980	1/20/2015	600,000	322,400	277,600	257,000	0.93	0.04
34008	0134/0058/0000//	336 UNION ST	1010	1	103B	4,405	12/1/2014	465,000	217,800	247,200	240,500	0.97	0.00
34030	0135/0019/0000//	514 MIDDLE ST	1010	1	103B	4,556	10/27/2014	470,500	241,400	229,100	217,400	0.95	0.02
34568	0148/0034/0000//	687 MIDDLE ST	1010	1	103B	8,080	12/19/2014	745,000	503,300	241,700	254,900	1.05	0.08
34571	0148/0037/0000//	765 MIDDLE ST	1010	1	103B	21,487	7/7/2014	1,015,000	724,600	290,400	295,700	1.02	0.05

\*\* The overall median for this neighborhood was .90, therefore the residuals are coming in low.

Account #	Mblu	Location	Use Code	Sit Idx	Nhbd	Lot Size	Sale Date	Sale Price	Appraised Improvements	Indicated Land Value	Appraised Land Value	Ratio	Abs
34588	0148/0054/0000//	539 LINCOLN AVE	1010	1	103B	5,947	11/17/2014	465,000	155,600	309,400	256,600	0.83	0.14
34607	0149/0004/0000//	201 PARK ST	1010	1	103B	8,146	11/14/2014	580,000	275,100	304,900	284,000	0.93	0.04
34680	0150/0012/0000//	1020 SOUTH ST	1010	1	103B	11,450	9/2/2014	630,000	347,900	282,100	279,000	0.99	0.02
34686	0150/0018/0000//	1151 SOUTH ST	1010	1	103B	6,538	6/9/2014	709,900	426,400	283,500	237,600	0.84	0.13
34728	0151/0014/0000//	208 WILLARD AVE	1010	1	103B	6,646	7/29/2014	540,000	281,600	258,400	252,000	0.98	0.01
34730	0151/0017/0000//	238 WILLARD AVE	1010	1	103B	6,750	11/20/2014	665,100	375,400	289,700	266,600	0.92	0.05
34738	0151/0027/0000//	1195 SOUTH ST	1010	1	103B	15,000	7/1/2014	470,000	244,600	225,400	285,100	1.26	0.29
28640	0206/0016/0000//	143 BRACKETT RD	1010	1	103B	44,431	3/30/2015	675,000	182,800	492,200	486,200	0.99	0.02
29539	0221/0031/0000//	39 SAGAMORE AVE	1010	1	103B	8,220	4/17/2014	385,000	132,300	252,700	270,700	1.07	0.10
<b>Median: 0.97</b> <b>COD: 9.62</b> <b>Count: 19</b>													
34793	0152/0049/0000//	846 MIDDLE ST	1010	1	104	13,020	7/22/2014	989,000	694,900	294,100	217,100	0.74	0.20
34800	0153/0003/0000//	110 ALDRICH RD	1010	1	104	17,250	4/10/2014	508,900	246,900	262,000	247,500	0.94	0.00
35197	0168/0003/0000//	171 MONROE ST EXT	1010	1	104	7,579	6/2/2014	380,000	169,500	210,500	202,800	0.96	0.02
<b>Median: 0.94</b> <b>COD: 8.15</b> <b>Count: 3*</b>													
38008	0127/0024/0000//	119 SUMMER ST	1040	1	105	5,030	12/5/2014	415,000	219,600	195,400	173,700	0.89	0.03
34054	0135/0046/0000//	16 CABOT ST	1040	1	105	1,672	2/2/2015	307,500	150,200	157,300	156,400	0.99	0.07
34057	0135/0049/0000//	42 CABOT ST	1010	1	105	3,890	7/1/2014	343,500	200,600	142,900	151,000	1.06	0.14
34077	0135/0069/0000//	199 UNION ST	1010	1	105	6,206	6/30/2014	486,400	272,400	214,000	184,000	0.86	0.06
34117	0136/0040/0000//	31 CABOT ST	1010	1	105	2,080	12/31/2014	340,000	186,100	153,900	158,500	1.03	0.11
34201	0138/0049/0000//	13 MCDONOUGH ST	1010	1	105	1,568	8/19/2014	325,000	162,100	162,900	155,900	0.96	0.04
34343	0144/0016/0000//	311 CABOT ST	1010	1	105	2,166	12/31/2014	385,000	181,700	203,300	158,900	0.78	0.14
34345	0144/0018/0000//	295 CABOT ST	1010	1	105	2,849	9/26/2014	362,000	190,900	171,100	162,400	0.95	0.03
34511	0147/0006/0000//	255 CASS ST	1040	1	105	4,000	9/22/2014	430,000	196,400	233,600	168,300	0.72	0.20
34876	0157/0009/0000//	439 ISLINGTON ST	1040	1	105	2,340	11/26/2014	433,000	266,600	166,400	143,900	0.86	0.06
<b>Median: 0.92</b> <b>COD: 9.47</b> <b>Count: 10</b>													
28677	0207/0022/0000//	5 MOEBUS TER	1012	X	109	8,797	9/19/2014	615,000	240,200	374,800	343,300	0.92	0.00
<b>Median: 0.92</b> <b>COD: 0.00</b> <b>Count: 1*</b>													
30021	0225/0026/0000//	6 REGINA RD	1010	1	110	36,000	7/17/2014	649,900	341,300	308,600	261,700	0.85	0.00

Account #	Mblu	Location	Use Code	Sit Idx	Nhbd	Lot Size	Sale Date	Sale Price	Appraised Improvements	Indicated Land Value	Appraised Land Value	Ratio	Abs
28583	0202/0005/0000//	147 WALKER BUNGALOW RD	1010	1	111	10,000	6/3/2014	475,000	227,500	247,500	243,200	0.98	0.00
Median: 0.98 COD: 0.00 Count: 1*													
28566	0201/0006/0000//	5 SAGAMORE GRV	1012	W	112	21,990	2/20/2015	300,000	88,000	212,000	215,000	1.01	0.00
29518	0221/0010/0000//	108 JONES AVE	1010	1	112	12,333	8/1/2014	742,500	513,300	229,200	194,800	0.85	0.16
29663	0222/0072/0000//	323 JONES AVE	1010	1	112	18,880	2/27/2015	340,000	143,800	196,200	202,700	1.03	0.02
29843	0223/0036/0000//	749 SAGAMORE AVE	1010	1	112	57,064	6/3/2014	350,000	131,300	218,700	220,500	1.01	0.00
Median: 1.01 COD: 4.68 Count: 4*													
35427	0224/0010/0010//	239 GOSPORT RD	1013	I	113	50,094	2/25/2015	1,450,000	789,400	660,600	660,800	1.00	0.09
35446	0224/0010/0040//	49 ODIORNE POINT RD	1010	1	113	79,279	3/30/2015	890,000	550,800	339,200	397,200	1.17	0.08
Median: 1.09 COD: 7.83 Count: 2*													
30844	0247/0029/0000//	2 NIXON PARK	1010	1	114	14,105	4/14/2014	440,000	282,900	157,100	157,500	1.00	0.06
30943	0250/0014/0000//	24 HARRISON AVE	1010	1	114	9,734	9/4/2014	295,000	154,700	140,300	151,900	1.08	0.14
30949	0250/0020/0000//	8 VAN BUREN AVE	1010	1	114	9,949	7/28/2014	310,000	152,800	157,200	153,300	0.98	0.04
30953	0250/0024/0000//	299 MCKINLEY RD	1010	1	114	8,878	11/7/2014	329,900	182,300	147,600	146,600	0.99	0.05
30972	0250/0043/0000//	5 TRUMAN PL	1010	1	114	9,450	12/22/2014	369,000	174,400	194,600	150,200	0.77	0.17
30993	0250/0064/0000//	3 DWIGHT AVE	1010	1	114	8,866	10/10/2014	285,000	155,900	129,100	146,500	1.13	0.19
31001	0250/0072/0000//	38 HARDING RD	1010	1	114	9,515	8/11/2014	305,000	137,900	167,100	150,600	0.90	0.04
31045	0250/0117/0000//	250 MCKINLEY RD	1010	1	114	9,000	6/30/2014	358,000	160,500	197,500	147,300	0.75	0.19
31073	0251/0027/0000//	225 MCKINLEY RD	1010	1	114	10,000	7/22/2014	370,000	183,700	186,300	153,600	0.82	0.12
31079	0251/0033/0000//	29 HARRISON AVE	1010	1	114	11,675	5/22/2014	353,000	164,600	188,400	155,200	0.82	0.12
31551	0268/0030/0000//	205 COOLIDGE DR	1010	1	114	12,500	4/18/2014	325,000	180,700	144,300	156,000	1.08	0.14
31575	0268/0054/0000//	17 TAFT RD	1010	1	114	18,500	10/1/2014	400,000	213,900	186,100	161,800	0.87	0.07
Median: 0.94 COD: 11.82 Count: 12													
30915	0249/0012/0000//	510 FW HARTFORD DR	1010	1	115	27,755	2/11/2015	489,000	270,700	218,300	175,700	0.80	0.12
31016	0250/0087/0000//	580 FW HARTFORD DR	1010	1	115	26,812	1/16/2015	495,000	282,400	212,600	175,000	0.82	0.10

Account #	Mblu	Location	Use Code	Sit Idx	Nhbd	Lot Size	Sale Date	Sale Price	Appraised Improvements	Indicated Land Value	Appraised Land Value	Ratio	Abs
31024	0250/0095/0000//	525 FW HARTFORD DR	1010	1	115	30,655	7/1/2014	500,000	248,200	251,800	177,900	0.71	0.21
31625	0268/0099/0004//	4 PHEASANT LN	1010	1	115	15,688	1/28/2015	558,000	395,300	162,700	165,700	1.02	0.10
31680	0270/0003/0000//	235 FW HARTFORD DR	1010	1	115	30,000	1/26/2015	433,000	278,300	154,700	177,400	1.15	0.23
31698	0270/0024/0000//	290 FW HARTFORD DR	1010	1	115	30,000	8/1/2014	507,000	338,200	168,800	177,400	1.05	0.13
31704	0270/0030/0000//	230 FW HARTFORD DR	1010	1	115	30,000	9/17/2014	587,500	394,200	193,300	177,400	0.92	0.00
<b>Median: 0.92</b> <b>COD: 13.72</b> <b>Count: 7</b>													
32543	0292/0080/0000//	7 SUZANNE DR	1010	1	118	9,570	8/28/2014	235,000	115,700	119,300	113,200	0.95	0.02
32620	0292/0161/0000//	71 WINCHESTER ST	1010	1	118	7,800	1/16/2015	239,900	123,600	116,300	104,900	0.90	0.03
<b>Median: 0.93</b> <b>COD: 2.52</b> <b>Count: 2*</b>													
29243	0217/0002/1820//	3 OSPREY DR	1010	1	119	9,063	9/22/2014	364,900	195,700	169,200	123,100	0.73	0.39
32229	0288/0003/0013//	230 EASTWOOD DR	1010	1	119	44,867	6/10/2014	510,000	376,400	133,600	150,300	1.13	0.00
32233	0288/0003/0017//	121 EASTWOOD DR	1010	1	119	24,156	12/29/2014	365,000	241,500	123,500	138,500	1.12	0.00
<b>Median: 1.12</b> <b>COD: 11.87</b> <b>Count: 3*</b>													
32109	0275/0004/0000//	886 BANFIELD RD	1010	1	120	52,272	6/9/2014	317,000	186,900	130,100	122,300	0.94	0.01
32196	0283/0040/0001//	1011 BANFIELD RD	1010	1	120	43,560	6/27/2014	390,000	260,800	129,200	119,900	0.93	0.00
<b>Median: 0.93</b> <b>COD: 0.65</b> <b>Count: 2*</b>													
31216	0258/0035/0000//	551 GREENLAND RD	1010	1	121	17,430	7/15/2014	361,000	198,900	162,100	120,600	0.74	0.22
31277	0260/0022/0000//	19 HALL CT	1010	1	121	8,110	4/14/2014	231,000	114,900	116,100	118,200	1.02	0.06
31329	0260/0074/0000//	54 MASON AVE	1010	1	121	7,456	1/17/2014	295,000	140,700	154,300	114,700	0.74	0.22
31353	0260/0098/0000//	35 WHIPPLE CT	1010	1	121	8,420	7/25/2014	305,000	131,600	173,400	119,800	0.69	0.27
31427	0261/0006/0000//	418 SHERBURNE RD	1010	1	121	16,500	9/16/2014	350,000	163,700	186,300	133,200	0.71	0.25
31428	0261/0007/0000//	420 SHERBURNE RD	1010	1	121	16,500	1/6/2015	315,000	130,600	184,400	133,200	0.72	0.24
31431	0261/0010/0000//	455 GREENSIDE AVE	1010	1	121	11,000	9/16/2014	240,000	115,200	124,800	128,800	1.03	0.07
31468	0261/0048/0000//	240 HOLLY LN	1010	1	121	10,050	12/16/2014	238,000	99,100	138,900	128,000	0.92	0.04
31482	0261/0062/0000//	78 HOLLY LN	1010	1	121	7,794	12/16/2014	255,000	150,700	104,300	116,500	1.12	0.16
31485	0261/0065/0000//	77 HOLLY LN	1010	1	121	9,067	1/29/2015	325,000	200,500	124,500	123,100	0.99	0.03
31492	0261/0072/0000//	237 HOLLY LN	1010	1	121	10,139	11/14/2014	256,000	127,800	128,200	128,100	1.00	0.04
31505	0262/0006/0000//	1002 GREENLAND RD	1040	1	121	42,500	10/1/2014	304,500	197,600	106,900	134,300	1.26	0.30

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35221	0169/0002/0000//	245 SPINNEY RD	1010	1	123	42,376	6/30/2014	650,000	450,400	199,600	187,900	0.94	0.00
30390	0233/0023/0000//	23 SHEFFIELD RD	1010	1	123	8,012	2/23/2015	315,000	136,000	179,000	164,700	0.92	0.02
30439	0233/0073/0000//	66 BENSON ST	1040	1	123	13,270	6/4/2014	490,000	331,200	158,800	182,900	1.15	0.21
30454	0233/0088/0000//	253 MELBOURNE ST	1010	1	123	6,667	11/19/2014	290,000	123,800	166,200	154,900	0.93	0.01
30466	0233/0101/0000//	1384 ISLINGTON ST	1010	1	123	5,000	4/7/2014	319,900	159,200	160,700	128,500	0.80	0.14
30472	0233/0107/0000//	1474 ISLINGTON ST	1010	1	123	6,310	2/25/2015	209,000	99,600	109,400	137,100	1.25	0.31
30486	0233/0121/0000//	1273 ISLINGTON ST	1010	1	123	8,960	11/3/2014	289,000	144,700	144,300	145,900	1.01	0.07
<b>Median: 0.94</b> <b>COD: 11.64</b> <b>Count: 7</b>													
35467	0230/0023/0000//	417 LAFAYETTE RD	1010	1	125	17,624	3/23/2015	425,000	237,500	187,500	118,000	0.63	0.29
51926	0230/0025/0000//	7 ANDREW JARVIS DR	1010	1	125	13,923	9/22/2014	455,900	344,100	111,800	129,800	1.16	0.24
30091	0231/0001/0000//	440 LAFAYETTE RD	1010	1	125	36,750	2/2/2015	399,900	279,600	120,300	128,400	1.07	0.15
30186	0232/0035/0000//	2 SYLVESTER ST	1010	1	125	15,810	2/24/2015	389,900	205,100	184,800	138,600	0.75	0.17
30195	0232/0047/0000//	726 MIDDLE RD	1010	1	125	20,900	6/11/2014	303,000	173,500	129,500	135,200	1.04	0.12
30198	0232/0050/0000//	768 MIDDLE RD	1040	1	125	31,300	12/17/2014	408,000	247,200	160,800	141,200	0.88	0.04
30202	0232/0054/0000//	820 MIDDLE RD	1010	1	125	54,450	6/17/2014	340,000	140,600	199,400	152,400	0.76	0.16
51764	0232/0157/0000//	40 MARIORIE ST	1010	1	125	9,600	6/16/2014	415,000	301,200	113,800	138,500	1.22	0.30
30764	0243/0011/0000//	451 PEVERLY HILL RD	1010	1	125	8,780	11/17/2014	239,000	108,000	131,000	120,400	0.92	0.00
<b>Median: 0.92</b> <b>COD: 17.74</b> <b>Count: 9</b>													
28800	0209/0077/0000//	345 LESLIE DR	1010	1	128	7,365	9/2/2014	307,000	116,300	190,700	137,100	0.72	0.27
29271	0218/0013/0000//	17 OAK ST	1010	1	128	3,000	8/11/2014	293,600	177,500	116,100	115,200	0.99	0.00
29279	0218/0026/0000//	352 KEARSARGE WAY	1010	1	128	23,520	6/10/2014	319,000	172,200	146,800	165,700	1.13	0.14
<b>Median: 0.99</b> <b>COD: 13.87</b> <b>Count: 3*</b>													
35119	0163/0026/0000//	22 COTTAGE ST	1010	1	129	12,616	8/15/2014	327,500	213,700	113,800	156,100	1.37	0.37
29327	0219/0031/0000//	1063 WOODBURY AVE	1010	1	129	9,200	2/2/2015	290,000	173,100	116,900	133,700	1.14	0.14
29333	0219/0037/0000//	869 WOODBURY AVE	1010	1	129	10,000	2/24/2015	265,000	122,800	142,200	138,200	0.97	0.03
29499	0220/0093/0000//	207 MYRTLE AVE	1010	1	129	7,510	3/3/2015	250,000	144,200	105,800	131,100	1.24	0.24
30538	0234/0035/0000//	6 LARRY LN	1010	1	129	7,718	12/1/2014	305,000	133,800	171,200	139,300	0.81	0.19
30598	0236/0047/0000//	187 MEADOW RD	1010	1	129	12,500	6/3/2014	395,000	214,700	180,300	156,000	0.87	0.13
30612	0236/0061/0000//	70 MEADOW RD	1010	1	129	7,500	6/9/2014	370,500	215,200	155,300	138,000	0.89	0.11

Account #	Mblu	Location	Use Code	Sit Idx	NHbd	Lot Size	Sale Date	Sale Price	Appraised Improvements	Indicated Land Value	Appraised Land Value	Ratio	Abs
30619	0236/0068/0000//	125 MEADOW RD	1010	1	129	18,750	11/18/2014	340,000	198,400	141,600	162,000	1.14	0.14
30620	0236/0069/0000//	99 MEADOW RD	1010	1	129	9,375	9/17/2014	352,500	207,400	145,100	149,700	1.03	0.03
30675	0237/0046/0000//	124 WOODLAWN CIR	1010	1	129	9,570	11/21/2014	362,000	189,500	172,500	150,900	0.87	0.13
<b>Median: 1.00</b> <b>COD: 15.16</b> <b>Count: 10</b>													
28838	0212/0002/0000//	107 PREBLE WAY #1	1010	1	130	3,191	10/31/2014	227,000	112,500	114,500	100,900	0.88	0.14
28850	0212/0014/0000//	37 CONCORD WAY	1010	1	130	4,068	4/21/2014	280,000	144,200	135,800	98,200	0.72	0.30
28871	0212/0040/0000//	635 KEARSARGE WAY	1090	1	130	5,230	9/26/2014	335,000	169,700	165,300	193,000	1.17	0.15
28873	0212/0042/0000//	115 CONCORD WAY	1010	1	130	2,860	6/27/2014	215,000	101,700	113,300	105,100	0.93	0.09
28891	0212/0060/0000//	116 CONCORD WAY	1010	1	130	2,180	7/18/2014	202,000	100,600	91,400	102,900	1.13	0.11
51244	0212/0066/0001//	99 PORPOISE WAY	1010	1	130	2,195	10/7/2014	207,000	110,000	97,000	102,900	1.06	0.04
39000	0212/0109/0001//	251 RALEIGH WAY	1010	1	130	4,255	1/30/2015	260,000	159,500	100,500	109,700	1.09	0.07
28964	0212/0140/0000//	60 PORPOISE WAY	1010	1	130	2,138	9/5/2014	179,500	85,500	94,000	102,800	1.09	0.07
52228	0212/0140/0001//	62 PORPOISE WAY	1010	1	130	2,138	9/4/2014	194,000	93,400	100,600	102,800	1.02	0.00
51199	0212/0177/0000//	44 LAUREL COURT	1010	1	130	5,489	11/26/2014	451,100	320,000	131,100	115,000	0.88	0.14
51188	0212/0188/0000//	33 LAUREL COURT	1010	1	130	7,049	8/20/2014	439,900	289,400	150,500	123,900	0.82	0.20
<b>Median: 1.02</b> <b>COD: 11.67</b> <b>Count: 11</b>													
34301	0142/0030/0000//	71 PROSPECT ST	1010	1	131	12,959	7/15/2014	296,000	110,500	185,500	187,700	1.01	0.03
34891	0158/0010/0000//	165 BARTLETT ST	1010	1	131	8,395	6/2/2014	370,000	173,200	196,800	191,400	0.97	0.01
34911	0159/0016/0000//	96 SPARHAWK ST	1010	1	131	5,162	9/17/2014	375,000	185,400	189,600	164,500	0.87	0.11
34913	0159/0018/0000//	105 THORNTON ST	1010	1	131	3,820	8/8/2014	344,000	183,700	160,300	157,500	0.98	0.00
34934	0159/0039/0000//	111 STARK ST	1010	1	131	7,500	9/15/2014	432,500	244,100	188,400	184,000	0.98	0.00
34935	0159/0040/0000//	121 STARK ST	1040	1	131	7,708	5/6/2014	320,000	146,800	173,200	185,700	1.07	0.09
34958	0160/0012/0000//	30 SPARHAWK ST	1010	1	131	4,085	1/16/2015	423,000	208,800	214,200	158,800	0.74	0.24
34964	0160/0019/0000//	29 BURKITT ST	1010	1	131	4,949	10/14/2014	383,000	186,900	196,100	163,000	0.83	0.15
34967	0160/0022/0000//	30 BURKITT ST	1010	1	131	4,212	7/11/2014	425,000	217,600	207,400	159,400	0.77	0.21
34979	0160/0036/0000//	361 DENNETT ST	1010	1	131	9,848	6/26/2014	425,000	199,700	225,300	203,500	0.90	0.08
35022	0161/0036/0000//	603 DENNETT ST	1040	1	131	12,809	10/1/2014	427,500	229,300	198,200	208,400	1.05	0.07
35028	0161/0044/0000//	507 DENNETT ST	1010	1	131	5,904	12/8/2014	267,000	128,200	138,800	170,700	1.23	0.25
35035	0162/0005/0000//	303 THORNTON ST	1010	1	131	8,100	8/1/2014	335,000	150,900	184,100	189,000	1.03	0.05
35039	0162/0009/0000//	339 BARTLETT ST	1010	1	131	2,130	11/19/2014	255,000	103,200	151,800	149,400	0.98	0.00
35265	0174/0001/0000//	110 WOODBURY AVE	1010	1	131	4,750	3/16/2015	370,000	199,100	170,900	162,000	0.95	0.03
<b>Median: 0.98</b> <b>COD: 9.04</b> <b>Count: 15</b>													
31221	0258/0041/0000//	165 DODGE AVE	1010	1	132	21,612	5/20/2014	370,000	235,500	134,500	130,100	0.97	0.00

Account #	Mblu	Location	Use Code	Sit Idx	Nhbd	Lot Size	Sale Date	Sale Price	Appraised Improvements	Indicated Land Value	Appraised Land Value	Ratio	Abs
30035	0225/0044/0000//	782 ELWYN RD	1010	1	133	10,000	8/26/2014	263,000	116,300	146,700	132,500	0.90	0.00
30862	0247/0047/0000//	250 ELWYN RD	1010	1	133	17,218	8/29/2014	392,000	224,900	167,100	138,500	0.83	0.07
31145	0251/0099/0000//	36 EDGEWOOD RD	1010	1	133	7,200	7/17/2014	255,000	121,300	133,700	130,400	0.98	0.08
31149	0251/0103/0000//	16 EDGEWOOD RD	1010	1	133	7,200	3/19/2015	290,000	139,700	150,300	130,400	0.87	0.03
31151	0251/0105/0000//	8 EDGEWOOD RD	1010	1	133	10,316	6/11/2014	385,000	244,900	140,100	147,500	1.05	0.15

Median: 0.97  
 COD: 0.00  
 Count: 1\*

Median: 0.90  
 COD: 7.44  
 Count: 5

These sales below were excluded from the neighborhood analysis as they are outliers skewing the validity of the results.

Account #	Mblu	Location	Use Code	Sit Idx	Nhbd	Lot Size	Sale Date	Sale Price	Appraised Improvements	Indicated Land Value	Appraised Land Value	Ratio	Abs
38365	0117/0051/0000//	24 PORTER ST	1010	1	102	1,540	5/30/2014	757,500	632,900	124,600	215,300	1.73	0.78
34386	0145/0017/0000//	366 ISLINGTON ST	1010	1	105	6,750	12/9/2014	515,000	272,700	242,300	170,000	0.70	0.25
31670	0269/0044/0000//	100 FW HARTFORD DR	1010	1	115	29,302	10/6/2014	462,000	351,500	110,500	176,900	1.60	0.63

Notes:

- 1) Neighborhoods marked with an asterisk have too few sales (less than 5) to yield credible results in a land residual analysis.
- 2) All Appraised Improvement values were equalized to 100% by dividing the improvement value by the overall median ratio of .95