

City of Portsmouth
Ratio Study by Complex- Condominiums

Account #	Mblu	Str #	Street Name	Use Code	Style	AYB	EYB	Comp #	Unit Type	Description	Unit Loc	Description	Sale Date	Sale Price	Appraised Value	Ratio	Abs
32872	0101/0060/0002//	50	SOUTH SCHOOL ST	1020	123	1840	1994	2	1	1st Floor			11/17/2014	\$532,500	\$490,800	0.92	0.03
32875	0101/0060/0005//	50	SOUTH SCHOOL ST	1020	122	1840	1994	2	2	2nd Floor			6/2/2014	\$745,000	\$726,700	0.98	0.03
															Median:	0.95	
															COD:	2.83	
															Count:	2	
32957	0102/0075/0003//	306	MARCY ST	1020	121	1790	1994	9	2	2nd Floor			7/22/2014	\$460,000	\$444,300	0.97	0.00
															Median:	0.97	
															COD:	0.00	
															Count:	1	
37203	0103/0045/0002//	277	MARCY ST	1020	120	1820	1994	12	1	1st Floor			3/30/2015	\$346,000	\$339,700	0.98	0.00
															Median:	0.98	
															COD:	0.00	
															Count:	1	
38786	0103/0083/0002//	35	HOWARD ST	1020	121	1910	1994	13	1	1st Floor			10/23/2014	\$479,000	\$440,300	0.92	0.00
															Median:	0.92	
															COD:	0.00	
															Count:	1	
33080	0105/0002/1-11//	135	BOW ST	1020	122	1987	2005	16	3	3rd Floor	1	Water View	9/15/2014	\$805,000	\$787,000	0.98	0.00
															Median:	0.98	
															COD:	0.00	
															Count:	1	
37946	0106/0025/0003//	55C	MARKET ST	1020	125	1810	1994	24	3	3rd Floor			11/4/2014	\$545,000	\$520,700	0.96	0.00
															Median:	0.96	
															COD:	0.00	
															Count:	1	
38469	0107/0057/0004//	126	STATE ST	1020	125	2005	2005	38	2	2nd Floor			10/30/2014	\$542,500	\$495,000	0.91	0.00
															Median:	0.91	
															COD:	0.00	
															Count:	1	
33236	0110/0007/0004//	139	SOUTH ST	1020	121	1750	2004	44	1	1st Floor	1	Water View	7/2/2014	\$615,000	\$587,100	0.95	0.00
															Median:	0.95	
															COD:	0.00	
															Count:	1	

Account #	Mblu	Str #	Street Name	Use Code	Style	AYB	EYB	Comp #	Unit Type	Description	Unit Loc	Description	Sale Date	Sale Price	Appraised Value	Ratio	Abs
33414	0116/0013/0004//	414	STATE ST	1020	120	1800	1994	47	2	2nd Floor			10/1/2014	\$218,000	\$201,600	0.92	0.00
															Median: 0.92		
															COD: 0.00		
															Count: 1		
37210	0116/0039/0002//	110	COURT ST	1020	123	1810	1994	48	1	1st Floor			12/10/2014	\$275,000	\$261,400	0.95	0.01
37213	0116/0039/0005//	110	COURT ST	1020	123	1810	1994	48	0	Basement			10/23/2014	\$133,000	\$127,900	0.96	0.00
															Median: 0.96		
															COD: 0.58		
															Count: 2		
33509	0117/0009/0204//	55	CONGRESS ST	1020	123	1988	2002	84	2	2nd Floor			7/24/2014	\$284,500	\$273,300	0.96	0.05
33510	0117/0009/0205//	55	CONGRESS ST	1020	122	1988	2002	84	2	2nd Floor			11/3/2014	\$255,000	\$231,500	0.91	0.00
33522	0117/0009/0503//	55	CONGRESS ST	1020	125	1988	1997	84	5	5th Floor			6/12/2014	\$258,000	\$233,000	0.90	0.01
															Median: 0.91		
															COD: 2.19		
															Count: 3		
38951	0117/0029/0003//	36	MARKET ST	1020	122	1800	2004	87	2	2nd Floor			7/28/2014	\$1,057,000	\$991,300	0.94	0.00
															Median: 0.94		
															COD: 0.00		
															Count: 1		
38748	0117/0037/0404//	18	CONGRESS ST	1020	125	2006	2006	88	4	4th Floor			12/19/2014	\$735,000	\$657,500	0.89	0.08
38751	0117/0037/0407//	18	CONGRESS ST	1020	125	2006	2006	88	4	4th Floor			5/27/2014	\$540,000	\$569,800	1.06	0.09
															Median: 0.97		
															COD: 8.28		
															Count: 2		
38650	0118/0029/0008//	77	HANOVER ST	1020	125	2005	2005	96	3	3rd Floor			12/19/2014	\$575,000	\$556,300	0.97	0.03
38653	0118/0029/0012//	77	HANOVER ST	1020	123	2005	2005	96	4	4th Floor			3/16/2015	\$830,000	\$764,500	0.92	0.02
38658	0118/0029/0017//	77	HANOVER ST	1020	123	2005	2005	96	10	Penthouse			1/26/2015	\$1,250,000	\$1,171,600	0.94	0.00
															Median: 0.94		
															COD: 1.74		
															Count: 3		
33566	0119/0018/009A//	33	DEER ST	1020	125	1987	2002	97	2	Deer St TH			12/2/2014	\$290,000	\$284,300	0.98	0.00
															Median: 0.98		
															COD: 0.00		
															Count: 1		
33600	0120/0002/005L//	500	MARKET ST	1020	124	1982	2005	99	2	2nd Floor	1	Water View	9/23/2014	\$405,000	\$382,100	0.94	0.00

Account #	Mblu	Str #	Street Name	Use Code	Style	AVB	EVB	Comp #	Unit Type	Description	Unit Loc	Description	Sale Date	Sale Price	Appraised Value	Ratio	Abs
38486	0126/0025/0004//	86	ISLINGTON ST	1020	120	1800	1994	107	2	2nd Floor			3/5/2015	\$265,000	\$248,600	0.94	0.01
38487	0126/0025/0005//	86	ISLINGTON ST	1020	120	1800	1994	107	3	3rd Floor			11/13/2014	\$258,000	\$246,800	0.96	0.01
38437	0126/0032/0002//	19	PEARL ST	1020	121	1890	1986	108	2	2nd Floor			12/15/2014	\$264,500	\$244,900	0.93	0.00
38172	0128/0001/0003//	19	RICHARDS AVE	1020	121	1900	1994	111	2	2nd Floor			12/30/2014	\$370,000	\$357,900	0.97	0.00
33843	0131/0013/0003//	224	BROAD ST	1020	122	1980	2004	122	1	1st Floor			12/15/2014	\$444,500	\$433,100	0.97	0.00
33862	0131/0026/0001//	352	MILLER AVE	1020	120	1927	1994	127	2	2nd Floor			9/19/2014	\$335,000	\$332,600	0.99	0.00
33886	0132/0019/000A//	911	SOUTH ST	1020	120	1900	1994	128	1	1st Floor			8/14/2014	\$337,900	\$319,800	0.95	0.00
33892	0132/0020/0003//	889	SOUTH ST	1020	120	1890	1994	129	2	2nd Floor			5/30/2014	\$430,000	\$416,000	0.97	0.00
37202	0134/0014/0002//	439	LINCOLN AVE	1020	121	1912	1994	132	1	1st Floor			7/11/2014	\$369,000	\$346,500	0.94	0.00

Median:
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0.94
0.00
1

Median:
COD:
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0.95
0.97
2

Median:
COD:
Count:

0.93
0.00
1

Median:
COD:
Count:

0.97
0.00
1

Median:
COD:
Count:

0.99
0.00
1

Median:
COD:
Count:

0.95
0.00
1

Median:
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0.97
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1

Median:
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Count:

0.94
0.00
1

Account #	Mblu	Str #	Street Name	Use Code	Style	AYB	EYB	Comp #	Unit Type	Description	Unit Loc	Description	Sale Date	Sale Price	Appraised Value	Ratio	Abs
34150	0137/0025/0005//	100	ISLINGTON ST	1020	123	1975	1997	142	2	2nd Floor			5/13/2014	\$156,000	\$149,900	0.96	0.00
															Median: 0.96	0.00	
															COD: 0.00	1	
34199	0137/0028/0002//	201	SUMMER ST	1020	121	1840	1994	143	1	1st Floor			7/1/2014	\$385,000	\$360,400	0.94	0.00
															Median: 0.94	0.00	
															COD: 0.00	1	
38554	0138/0015/0007//	133	ISLINGTON ST	1020	124	1812	1994	145	1	1st Floor			11/25/2014	\$487,000	\$466,900	0.96	0.00
															Median: 0.96	0.00	
															COD: 0.00	1	
38402	0138/0030/0002//	37	LANGDON ST	1020	121	1900	1994	148	1	1st Floor			6/26/2014	\$355,000	\$344,400	0.97	0.00
															Median: 0.97	0.00	
															COD: 0.00	1	
38560	0138/0042/0002//	43	CORNWALL ST	1020	123	2004	2005	149	1	1st Floor			2/6/2015	\$300,000	\$296,200	0.99	0.06
38561	0138/0042/0003//	43	CORNWALL ST	1020	123	2004	2005	149	1	1st Floor			6/2/2014	\$370,000	\$320,200	0.87	0.06
															Median: 0.99	6.56	
															COD: 6.56	2	
38177	0138/0045/0004//	241	ISLINGTON ST	1020	124	1983	2005	150	1	1st Floor			6/17/2014	\$405,200	\$367,500	0.91	0.00
															Median: 0.91	0.00	
															COD: 0.00	1	
38883	0138/0046/0003//	28	LANGDON ST	1020	120	1880	2004	151	2	2nd Floor			12/30/2014	\$240,000	\$225,400	0.94	0.00
															Median: 0.94	0.00	
															COD: 0.00	1	
37215	0140/0019/0002//	152	DENNETT ST	1020	121	1890	1994	155	1	1st Floor			2/24/2015	\$310,000	\$305,500	0.99	0.00
															Median: 0.99	0.00	
															COD: 0.00	1	

Account #	Mblu	Str #	Street Name	Use Code	Style	AYB	EYB	Comp #	Unit Type	Description	Unit Loc	Description	Sale Date	Sale Price	Appraised Value	Ratio	Abs
38415	0141/0037/0004//	273	MAPLEWOOD AVE	1020	120	1820	2004	159	2	2nd Floor			9/19/2014	\$215,000	\$203,500	0.95	0.00
															Median: 0.95		
															COD: 0.00		
															Count: 1		
38541	0143/0007/001A//	122	MILL POND WAY	1020	120	2004	2005	162	1	1st Floor	1	Water View	3/2/2015	\$640,000	\$616,200	0.96	0.00
															Median: 0.96		
															COD: 0.00		
															Count: 1		
37821	0144/0026/0003//	304	CABOT ST	1020	122	1820	1994	165	2	2nd Floor			8/28/2014	\$525,000	\$508,500	0.97	0.00
															Median: 0.97		
															COD: 0.00		
															Count: 1		
38509	0145/0001/0002//	304	ISLINGTON ST	1020	120	1890	1994	167	1	1st Floor			10/27/2014	\$260,000	\$257,600	0.99	0.00
															Median: 0.99		
															COD: 0.00		
															Count: 1		
38505	0145/0002/0004//	314	ISLINGTON ST	1020	120	1840	1994	168	2	2nd Floor			4/9/2014	\$212,500	\$214,200	1.01	0.03
													5/27/2014	\$224,900	\$214,200	0.95	0.03
38506	0145/0002/0005//	314	ISLINGTON ST	1020	120	1840	1994	168	3	3rd Floor					Median: 0.98		
															COD: 2.84		
															Count: 2		
34454	0145/0050/0005//	197	MADISON ST	1020	123	1840	1986	170	3	3rd Floor			5/15/2014	\$219,400	\$199,900	0.91	0.00
															Median: 0.91		
															COD: 0.00		
															Count: 1		
38845	0145/0088/0002//	145	CABOT ST	1020	120	1895	2004	176	1	1st Floor			12/22/2014	\$251,000	\$231,500	0.92	0.00
															Median: 0.92		
															COD: 0.00		
															Count: 1		
38616	0146/0023/0002//	140	CASS ST	1020	123	2005	2005	179	0	Basement			6/16/2014	\$222,000	\$207,600	0.94	0.01
													11/13/2014	\$225,000	\$222,000	0.99	0.04
38617	0146/0023/0003//	140	CASS ST	1020	123	2005	2005	179	1	1st Floor			3/9/2015	\$234,000	\$222,000	0.95	0.00
															Median: 0.95		
															COD: 1.85		
															Count: 3		

Account #	Mblu	Str #	Street Name	Use Code	Style	AYB	EYB	Comp #	Unit Type	Description	Unit Loc	Description	Sale Date	Sale Price	Appraised Value	Ratio	Abs
38767	0147/0001/0004//	36	MADISON ST	1020	122	2007	2007	182	1	1st Floor		1st Floor	10/14/2014	\$560,000	\$535,500	0.96	0.00
38770	0147/0001/0007//	30	MADISON ST	1020	122	2006	2006	182	1	1st Floor		1st Floor	11/5/2014	\$570,000	\$532,200	0.93	0.03
38771	0147/0001/0008//	5	OLD PARISH WAY	1020	122	2009	2009	182	1	1st Floor		1st Floor	9/25/2014	\$554,900	\$552,900	1.00	0.04
															Median:	0.96	
															COD:	2.31	
															Count:	3	
38340	0147/0029/0001//	220	CASS ST	1020	121	1900	1986	187	1	1st Floor		1st Floor	7/15/2014	\$330,000	\$326,300	0.99	0.00
															Median:	0.99	
															COD:	0.00	
															Count:	1	
34600	0148/0055/0001//	126	WIBIRD ST	1020	120	1905	1986	191	1	1st Floor		1st Floor	9/23/2014	\$325,000	\$309,400	0.95	0.00
															Median:	0.95	
															COD:	0.00	
															Count:	1	
34665	0149/0029/0001//	50	ORCHARD ST	1020	121	1900	1994	193	1	1st Floor		1st Floor	6/16/2014	\$379,000	\$357,100	0.94	0.05
34631	0149/0029/0002//	48	ORCHARD ST	1020	121	1900	1994	193	1	1st Floor		1st Floor	9/18/2014	\$350,000	\$359,800	1.03	0.04
															Median:	0.99	
															COD:	4.33	
															Count:	2	
34714	0150/0027/000A//	56	MARSTON AVE	1020	121	1880	1994	196	1	1st Floor		1st Floor	12/31/2014	\$444,000	\$423,900	0.95	0.00
															Median:	0.95	
															COD:	0.00	
															Count:	1	
38636	0156/0001/0001//	490	ISLINGTON ST	1020	120	1900	1994	206	1	1st Floor		1st Floor	1/30/2015	\$218,000	\$207,800	0.95	0.00
															Median:	0.95	
															COD:	0.00	
															Count:	1	
38411	0156/0016/0006//	46	COLUMBIA ST	1020	123	2002	2004	208	3	3rd Floor		3rd Floor	1/20/2015	\$320,000	\$303,800	0.95	0.00
															Median:	0.95	
															COD:	0.00	
															Count:	1	
38896	0156/0021/0003//	38	COLUMBIA ST	1020	121	1900	2004	209	1	1st Floor		1st Floor	6/11/2014	\$430,000	\$412,300	0.96	0.00
															Median:	0.96	
															COD:	0.00	
															Count:	1	

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38856	0162/0064/0003//	37	WOODBURY AVE	1020	121	1900	1994	212	1	1st Floor			7/15/2014	\$305,000	\$285,900	0.94	0.00
															Median: 0.94		
															COD: 0.00		
															Count: 1		
38601	0165/0004/001A//	871	ISLINGTON ST	1020	123	2005	2005	215	1	1st Floor			8/1/2014	\$370,000	\$356,200	0.96	0.01
38611	0165/0004/003B//	871	ISLINGTON ST	1020	123	2005	2005	215	2	2nd Floor			8/28/2014	\$400,000	\$387,600	0.97	0.00
															Median: 0.97		
															COD: 0.43		
															Count: 2		
38574	0171/0014/0002//	1039	ISLINGTON ST	1020	124	2005	2005	220	1	1st Floor			9/30/2014	\$245,000	\$238,100	0.97	0.00
															Median: 0.97		
															COD: 0.00		
															Count: 1		
38911	0212/0168/0001//	39	ALBACORE WAY	1020	122	2008	2008	226	1	1st Floor			8/14/2014	\$345,100	\$331,700	0.96	0.01
38913	0212/0168/0003//	39	ALBACORE WAY	1020	124	2008	2008	226	1	1st Floor			7/25/2014	\$340,000	\$331,700	0.98	0.01
															Median: 0.97		
															COD: 0.74		
															Count: 2		
38917	0212/0169/0003//	33	ALBACORE WAY	1020	124	2008	2008	227	1	1st Floor			1/30/2015	\$345,000	\$331,700	0.96	0.00
															Median: 0.96		
															COD: 0.00		
															Count: 1		
38925	0212/0172/0001//	20	ALBACORE WAY	1020	122	2008	2008	230	1	1st Floor			10/24/2014	\$352,000	\$337,800	0.96	0.00
															Median: 0.96		
															COD: 0.00		
															Count: 1		
29098	0217/0002/0003//	4	STAYSAIL WAY	1020	124	1988	2002	232					7/7/2014	\$245,000	\$243,300	0.99	0.05
29114	0217/0002/0019//	45	SPINNAKER WAY	1020	124	1988	2002	232					3/2/2015	\$264,000	\$247,200	0.94	0.00
29118	0217/0002/0023//	61	SPINNAKER WAY	1020	124	1988	2002	232					12/3/2014	\$249,000	\$234,900	0.94	0.00
29121	0217/0002/0025//	67	SPINNAKER WAY	1020	122	1988	2002	232					2/19/2015	\$275,000	\$256,000	0.93	0.01
29123	0217/0002/0028//	71	SPINNAKER WAY	1020	124	1988	1997	232					9/8/2014	\$217,900	\$206,300	0.95	0.01
29142	0217/0002/0047//	109	SPINNAKER WAY	1020	124	1988	2002	232					10/15/2014	\$223,000	\$226,100	1.01	0.07
29160	0217/0002/0069//	86	SPINNAKER WAY	1020	122	1988	2005	232					12/30/2014	\$245,000	\$235,600	0.96	0.02
29180	0217/0002/0089//	118	SPINNAKER WAY	1020	122	1995	2003	232					3/20/2015	\$276,000	\$252,500	0.91	0.03
29192	0217/0002/0101//	142	SPINNAKER WAY	1020	122	1997	2004	232					10/29/2014	\$335,000	\$318,600	0.95	0.01
29199	0217/0002/0108//	133	SPINNAKER WAY	1020	122	1997	2004	232					9/30/2014	\$315,000	\$284,900	0.90	0.04
29212	0217/0002/0121//	21	STAYSAIL WAY	1020	124	1997	2004	232					9/2/2014	\$232,000	\$203,500	0.88	0.06
29220	0217/0002/0129//	37	STAYSAIL WAY	1020	124	1997	2004	232					7/31/2014	\$209,000	\$203,500	0.97	0.03
29231	0217/0002/0140//	10	STAYSAIL WAY	1020	122	1988	2005	232					4/11/2014	\$225,000	\$211,500	0.94	0.00

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29415	0219/0055/000A//	959	MAPLEWOOD AVE	1020	121	1853	2004	235	1	1st Floor			5/14/2014	\$425,000	\$410,700	0.97	0.00
															Median: \$410,700	0.94	
															COD: 2.78	13	
															Count: 13		
29907	0223/0030/0040//	579	SAGAMORE AVE	1020	124	2000	2002	237	1	1st Floor			3/31/2015	\$435,000	\$451,100	1.04	0.11
29909	0223/0030/0042//	579	SAGAMORE AVE	1020	122	1987	2002	237	1	1st Floor			10/20/2014	\$545,000	\$509,500	0.93	0.00
29932	0223/0030/0055//	579	SAGAMORE AVE	1020	122	1987	2005	237	1	1st Floor			6/19/2014	\$544,000	\$531,500	0.98	0.05
29936	0223/0030/0069//	579	SAGAMORE AVE	1020	122	1987	2005	237	1	1st Floor			11/18/2014	\$542,000	\$433,700	0.80	0.13
29937	0223/0030/0070//	579	SAGAMORE AVE	1020	122	1987	2005	237	1	1st Floor			9/8/2014	\$674,900	\$620,900	0.92	0.01
29939	0223/0030/0072//	579	SAGAMORE AVE	1020	122	1987	2005	237	1	1st Floor			8/29/2014	\$660,000	\$612,800	0.93	0.00
29965	0223/0030/0098//	579	SAGAMORE AVE	1020	122	2006	2006	237	1	1st Floor	1	Water View Avg	4/1/2014	\$890,000	\$827,900	0.93	0.00
29846	0223/0030/0102//	579	SAGAMORE AVE	1020	122	2005	2005	237	1	1st Floor	1	Water View Avg	10/6/2014	\$815,000	\$798,800	0.98	0.05
															Median: \$798,800	0.93	
															COD: 4.71	8	
															Count: 8		
30329	0232/0121/0004//	777	MIDDLE RD	1020	124	1964	1995	239	1	1st Floor			6/13/2014	\$152,500	\$145,300	0.95	0.00
30297	0232/0121/0010//	777	MIDDLE RD	1020	124	1964	1995	239	1	1st Floor			11/17/2014	\$157,000	\$148,700	0.95	0.00
30308	0232/0121/0020//	777	MIDDLE RD	1020	124	1989	2002	239	1	1st Floor			12/18/2014	\$215,000	\$204,800	0.95	0.00
30323	0232/0121/0034//	777	MIDDLE RD	1020	122	1992	1999	239	1	1st Floor			10/14/2014	\$180,000	\$185,600	1.03	0.08
30357	0232/0121/0065//	777	MIDDLE RD	1020	122	1991	2005	239	1	1st Floor			7/2/2014	\$199,000	\$200,800	1.01	0.06
															Median: \$200,800	0.95	
															COD: 3.12	5	
															Count: 5		
38318	0233/0115/0002//	1393	ISLINGTON ST	1020	121	1880	1986	241	1	1st Floor			10/7/2014	\$340,000	\$325,500	0.96	0.00
															Median: \$325,500	0.96	
															COD: 0.00	1	
															Count: 1		
30701	0237/0060/0013//	155	ECHO AVE	1020	122	1985	2001	242	1	1st Floor			8/20/2014	\$219,000	\$226,900	1.04	0.05
30702	0237/0060/0014//	155	ECHO AVE	1020	124	1985	2001	242	1	1st Floor			5/19/2014	\$239,900	\$226,600	0.94	0.05
															Median: \$226,900	0.94	
															COD: \$226,600	0.94	
															Count: 2		
38205	0243/0054/0001//	248	PEVERLY HILL RD	1020	121	1740	1994	243	1	1st Floor			12/1/2014	\$300,000	\$293,200	0.98	0.00
															Median: \$293,200	0.98	
															COD: 4.62	2	
															Count: 2		
															Median: \$293,200	0.98	
															COD: 0.00	0.98	
															Count: 0.00	0.00	

Account #	Mbltu	Str #	Street Name	Use Code	Style	AYB	EYB	Comp #	Unit Type	Description	Unit Loc	Description	Sale Date	Sale Price	Appraised Value	Ratio	Abs
31710	0272/0006/0103//	113	SPRINGBROOK CIR	1020	123	1986	2005	244	1	1st Floor			3/26/2015	\$183,000	\$157,800	0.86	0.07
31724	0272/0006/0201//	201	SPRINGBROOK CIR	1020	123	1986	2002	244	1	1st Floor			10/20/2014	\$176,000	\$152,500	0.87	0.06
31726	0272/0006/0203//	209	SPRINGBROOK CIR	1020	123	1986	2002	244	1	1st Floor			5/20/2014	\$158,000	\$152,500	0.97	0.04
31731	0272/0006/0208//	202	SPRINGBROOK CIR	1020	123	1986	2002	244	2	2nd Floor			6/5/2014	\$161,500	\$152,500	0.94	0.01
31735	0272/0006/0212//	215	SPRINGBROOK CIR	1020	123	1986	2002	244	2	2nd Floor			10/3/2014	\$155,000	\$152,500	0.98	0.05
31740	0272/0006/0301//	304	SPRINGBROOK CIR	1020	123	1986	2002	244	1	1st Floor			4/29/2014	\$160,000	\$152,500	0.95	0.02
31772	0272/0006/0501//	501	SPRINGBROOK CIR	1020	123	1986	2002	244	1	1st Floor			10/21/2014	\$165,000	\$152,500	0.92	0.01
31781	0272/0006/0510//	514	SPRINGBROOK CIR	1020	123	1986	2002	244	2	2nd Floor			7/2/2014	\$163,000	\$152,500	0.94	0.01
31798	0272/0006/0611//	609	SPRINGBROOK CIR	1020	123	1986	2002	244	1	1st Floor			7/14/2014	\$164,900	\$152,500	0.92	0.01
31799	0272/0006/0612//	611	SPRINGBROOK CIR	1020	123	1986	2002	244	2	2nd Floor			12/3/2014	\$171,500	\$152,500	0.89	0.04
31811	0272/0006/0708//	707	SPRINGBROOK CIR	1020	123	1986	2002	244	2	2nd Floor			3/19/2015	\$168,500	\$152,500	0.91	0.02
31819	0272/0006/0716//	703	SPRINGBROOK CIR	1020	123	1986	2002	244	2	2nd Floor			6/4/2014	\$170,000	\$157,800	0.93	0.00
31846	0272/0006/0911//	913	SPRINGBROOK CIR	1020	123	1986	2002	244	1	1st Floor			7/10/2014	\$162,000	\$152,500	0.94	0.01

Median: 0.93
 COD: 2.92
 Count: 13

31901	0272/0009/7050//	502	WHITE CEDAR BLVD	1020	123	1985	1995	245	0	Basement			8/1/2014	\$115,000	\$109,000	0.95	0.01
31948	0272/0009/7097//	901	WHITE CEDAR BLVD	1020	123	1985	1995	245	0	Basement			6/24/2014	\$118,500	\$109,000	0.92	0.04
31954	0272/0009/7103//	907	WHITE CEDAR BLVD	1020	123	1985	2005	245	1	1st Floor			12/9/2014	\$133,000	\$135,900	1.02	0.06
31973	0272/0009/7122//	1102	WHITE CEDAR BLVD	1020	123	1985	1995	245	0	Basement			7/14/2014	\$100,000	\$103,800	1.04	0.08
32000	0272/0009/7149//	1305	WHITE CEDAR BLVD	1020	123	1985	1995	245	1	1st Floor			3/6/2015	\$133,000	\$120,900	0.91	0.05
32033	0272/0009/7182//	1602	WHITE CEDAR BLVD	1020	123	1985	1995	245	1	1st Floor			6/23/2014	\$113,000	\$120,900	1.07	0.11
32044	0272/0009/7193//	1701	WHITE CEDAR BLVD	1020	123	1985	1995	245	1	1st Floor			9/3/2014	\$128,900	\$110,100	0.85	0.11
32070	0272/0009/7219//	1903	WHITE CEDAR BLVD	1020	123	1985	1995	245	0	Basement			12/17/2014	\$114,000	\$109,000	0.96	0.00
32078	0272/0009/7227//	1911	WHITE CEDAR BLVD	1020	123	1985	2001	245	2	2nd Floor			12/15/2014	\$124,000	\$129,900	1.05	0.09

Median: 0.96
 COD: 6.37
 Count: 9

32732	0293/0019/0006//	380	OCEAN RD	1020	122	1985	2005	247	1	1st Floor			5/19/2014	\$214,900	\$206,600	0.96	0.03
32707	0293/0019/0016//	380	OCEAN RD	1020	124	1985	1995	247	1	1st Floor			11/5/2014	\$195,000	\$213,400	1.09	0.16
32716	0293/0019/0024//	380	OCEAN RD	1020	122	1985	2001	247	1	1st Floor			6/6/2014	\$213,000	\$201,500	0.95	0.02
32717	0293/0019/0025//	380	OCEAN RD	1020	124	1985	2001	247	1	1st Floor			3/30/2015	\$218,000	\$201,300	0.92	0.01
32726	0293/0019/0033//	380	OCEAN RD	1020	122	1985	2001	247	1	1st Floor			8/8/2014	\$220,000	\$200,200	0.91	0.02
32727	0293/0019/0034//	380	OCEAN RD	1020	122	1985	1995	247	1	1st Floor			11/19/2014	\$207,500	\$187,300	0.90	0.03

Median: 0.93
 COD: 4.76
 Count: 6

32770	0294/0021/0007//	445	OCEAN RD	1020	121	1988	2002	248	1	1st Floor			5/28/2014	\$317,000	\$308,200	0.97	0.00
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Median: 0.97
 COD: 0.00
 Count: 1

Account #	Mblu	Str #	Street Name	Use Code	Style	AYB	EYB	Comp #	Unit Type	Description	Unit Loc	Description	Sale Date	Sale Price	Appraised Value	Ratio	Abs
33445	0116/0037/0000//	401	STATE ST	1020	123	1840	1994	292	1	1st Floor			7/16/2014	\$293,500	\$277,600	0.95	0.05
33418	0116/03AA/0000//	401	STATE ST	1020	124	1840	1994	292	3	3rd Floor			2/6/2015	\$400,900	\$399,700	1.00	0.00
33438	0116/03LL/0000//	401	STATE ST	1020	122	1840	1994	292	3	3rd Floor			5/16/2014	\$242,300	\$245,700	1.01	0.01
															Median:	1.00	
															COD:	2.37	
															Count:	3	
33472	0117/0412/0008//	80	FLEET ST	1020	123	1919	1986	293	2	2nd Floor	1	Corner Unit	2/17/2015	\$182,000	\$174,900	0.96	0.02
33481	0117/0413/0008//	80	FLEET ST	1020	123	1919	1986	293	3	3rd Floor	1	Corner Unit	5/22/2014	\$160,000	\$184,400	1.15	0.17
33493	0117/0415/0002//	90	FLEET ST	1020	123	1919	1986	293	5	5th Floor	1	Corner Unit	11/19/2014	\$193,500	\$189,400	0.98	0.00
															Median:	0.98	
															COD:	6.55	
															Count:	3	
50760	0105/0002/001B//	1	HARBOUR PL	1020	123	1916	2004	315	4	4th Floor	1	City View	9/10/2014	\$1,331,600	\$1,283,100	0.96	0.00
50942	0105/0002/004A//	1	HARBOUR PL	1020	123	1916	2004	315	4	4th Floor	3	Water View Gd	7/8/2014	\$1,500,000	\$1,438,100	0.96	0.00
															Median:	0.96	
															COD:	0.25	
															Count:	2	
39019	0105/0013/0203//	68	STATE ST	1020	123	2009	2009	317	2	2nd Floor			8/29/2014	\$540,000	\$523,700	0.97	0.00
															Median:	0.97	
															COD:	0.00	
															Count:	1	
50903	0156/0022/0003//	22	COLUMBIA ST	1020	121	1900	2004	323	2	2nd Floor			8/28/2014	\$365,000	\$341,900	0.94	0.04
50902	0156/0022/0004//	24	COLUMBIA ST	1020	120	1900	2004	323	1	1st Floor			11/24/2014	\$228,900	\$232,900	1.02	0.04
															Median:	0.98	
															COD:	4.12	
															Count:	2	
50925	0145/0079/0001//	142-146	CABOT ST	1020	120	1890	1994	324	1	1st Floor			3/5/2015	\$300,000	\$295,500	0.99	0.00
															Median:	0.99	
															COD:	0.00	
															Count:	1	
51004	0138/0043/0009//	249	ISLINGTON ST	1020	120	1840	1994	325	2	2nd Floor			7/14/2014	\$211,000	\$210,300	1.00	0.00
															Median:	1.00	
															COD:	0.00	
															Count:	1	
51145	0152/0010/0001//	71	MIDDLE RD	1020	121	1900	1994	327	1	1st Flr			9/4/2014	\$350,000	\$342,200	0.98	0.00
															Median:	0.98	

Account #	Mblu	Str #	Street Name	Use Code	Style	AYB	EYB	Comp #	Unit Type	Description	Unit Loc	Description	Sale Date	Sale Price	Appraised Value	Ratio	Abs
51207	0126/0033/0201//	51	ISLINGTON ST	1020	123	2011	2011	329	2	2nd Flr	2	Cmrr City Vw	9/24/2014	\$665,000	\$619,600	0.93	0.07
51226	0126/0033/0305//	51	ISLINGTON ST	1020	125	2011	2011	329	3	3rd Flr			5/5/2014	\$433,000	\$438,700	1.01	0.01
51222	0126/0033/0404//	51	ISLINGTON ST	1020	125	2011	2011	329	4	4th Flr			6/25/2014	\$470,000	\$468,300	1.00	0.00
51219	0126/0033/0407//	51	ISLINGTON ST	1020	123	2011	2011	329	4	4th Flr	2	Cmrr City Vw	5/30/2014	\$760,000	\$759,000	1.00	0.00
51217	0126/0033/0502//	51	ISLINGTON ST	1020	123	2011	2011	329	5	5th Flr			2/9/2015	\$560,000	\$549,700	0.98	0.02
<p>Median: 1.00 COD: 2.10 Count: 5</p>																	
51330	0107/0068/0205//	224	STATE ST	1020	123	1954	2005	330	2	2nd Floor			10/21/2014	\$321,000	\$314,800	0.98	0.00
<p>Median: 0.98 COD: 0.00 Count: 1</p>																	
51833	0137/0020/0005//	198	ISLINGTON ST	1020	125	2013	2013	336	2	Phs 2- 2nd Flr			4/18/2014	\$268,000	\$259,700	0.97	0.05
51829	0137/0020/0009//	198	ISLINGTON ST	1020	125	2013	2013	336	3	Phs 2- 3rd Flr			9/4/2014	\$314,200	\$286,600	0.91	0.01
51827	0137/0020/0012//	198	ISLINGTON ST	1020	123	2013	2013	336	4	Phs 2- 4th Flr	1	Corner Unit	6/13/2014	\$549,900	\$505,500	0.92	0.00
51826	0137/0020/0013//	198	ISLINGTON ST	1020	122	2013	2013	336	4	Phs 2- 4th Flr	1	Corner Unit	5/29/2014	\$455,000	\$450,400	0.99	0.07
51845	0137/0020/0014//	198	ISLINGTON ST	1020	123	2013	2013	336	4	Phs 2- 4th Flr	1	Corner Unit	7/29/2014	\$619,900	\$552,400	0.89	0.03
<p>Median: 0.92 COD: 3.40 Count: 5</p>																	
51966	0116/0051/0002//	67	MARK ST	1020	122	1820	2004	341	1	First Floor			4/14/2014	\$470,000	\$458,500	0.98	0.00
<p>Median: 0.98 COD: 0.00 Count: 1</p>																	
52025	0150/0009/0001//	992	SOUTH ST	1020	122	1920	1994	342	1	1st Floor			12/20/2014	\$425,000	\$419,300	0.99	0.00
<p>Median: 0.99 COD: 0.00 Count: 1</p>																	
52226	0140/0012/0002//	46	DENNETT ST	1020	122	1900	2004	343	1	1st Floor			6/26/2014	\$402,500	\$382,600	0.95	0.00
<p>Median: 0.95 COD: 0.00 Count: 1</p>																	
52230	0130/0053/0001//	279	RICHARDS AVE	1020	120	1900	1994	344	1	1st Floor			10/21/2014	\$339,000	\$322,000	0.95	0.01
52229	0130/0053/0002//	279	RICHARDS AVE	1020	120	1900	1994	344	2	2nd Floor			9/30/2014	\$340,000	\$329,200	0.97	0.01
<p>Median: 0.96</p>																	

Account #	Mblu	Str #	Street Name	Use Code	Style	AYB	EYB	Comp #	Unit Type	Description	Unit Loc	Description	Sale Date	Sale Price	Appraised Value	Ratio	Abs
52247	0160/0031/0001//	421	DENNETT ST	1020	122	1875	1994	345	1	1st Floor			7/25/2014	\$385,000	\$353,800	0.92	0.03
52246	0160/0031/0002//	419	DENNETT ST	1020	122	1875	1994	345	1	1st Floor			5/29/2014	\$412,500	\$407,400	0.99	0.04
															Median:	0.95	
															COD:	3.61	
															Count:	2	
52267	0207/0037/0001//	274	NEW CASTLE AVE	1020	122	1820	2004	346	1	1st Floor	1	Water View	1/20/2015	\$425,000	\$398,600	0.94	0.00
52286	0116/0047/0006//	98	COURT ST	1020	120	1820	2004	347	3	3rd Floor			10/28/2014	\$300,000	\$286,100	0.95	0.00
															Median:	0.94	
															COD:	0.00	
															Count:	1	
52188	0102/0055/0001//	428	PLEASANT ST	1020	123	1850	1994	348	1	1st Floor			12/30/2014	\$500,000	\$465,700	0.93	0.06
52187	0102/0055/0002//	428	PLEASANT ST	1020	120	1850	1994	348	2	2nd Floor			10/10/2014	\$460,000	\$454,000	0.99	0.00
52186	0102/0055/0003//	428	PLEASANT ST	1020	120	1850	2004	348	3	3rd Floor	1	Water View	11/4/2014	\$495,000	\$544,700	1.10	0.11
															Median:	0.99	
															COD:	5.79	
															Count:	3	
52334	0209/0085/0002//	525	MAPLEWOOD AVE	1020	120	1805	1994	350	1	1st Floor			10/23/2014	\$263,000	\$251,300	0.96	0.04
52332	0209/0085/0004//	525	MAPLEWOOD AVE	1020	120	1805	1994	350	2	2nd Floor			1/20/2015	\$236,500	\$210,600	0.89	0.03
															Median:	0.92	
															COD:	3.53	
															Count:	2	
52347	0219/0035/0001//	887	WOODBURY AVE	1020	121	1880	2004	352	1	1st Floor			3/30/2015	\$415,000	\$372,100	0.90	0.00
															Median:	0.90	
															COD:	0.00	
															Count:	1	