

**Wayland Board of Assessors
Town Building - Board of Selectmen's Meeting
Room 41 Cochituate Rd., Wayland MA 01778
Monday, October 7, 2019
7:30 PM**

Attendees: Chair J. Brodie, Vice-chair Z. Ventress, M. Upton, Director of Assessing B. Morgan and Senior Administrative Coordinator J. Ramos

Meeting called to order:

J. Brodie called the meeting to order at 7:35pm

Review of the minutes from September 9, 2019:

The Board reviewed the minutes. J. Brodie moved to approve the minutes of September 9, 2019, as amended. Z. Ventress seconded. Vote: All in favor (Unanimous)

Director Morgan's Review and Update of office activity;

Review of sales data for FY2020 valuation process:

B. Morgan discussed the LA3 sales report generated using an excel program developed by DLS. B. Morgan discussed the median range used based on DLS guidelines. M. Upton asked if the quartiles can be divided, B. Morgan reviewed how the quartiles are calculated. B. Morgan discussed residential classes 101 and 102, site indexes and neighborhoods. B. Morgan reviewed that values around Dudley Pond have increased. M. Upton remarked that this summer the pond was not used much due to the increase in weeds. M. Upton stated if the “P” neighborhoods increased as recommended there might be a lot of abatements applications. Z. Ventress asks B. Morgan if the stats for “P” neighborhoods are based on the sales. B. Morgan concurred. B. Morgan explained that the “usage” of the pond in 2019 is irrelevant to the FY2020 values. Z. Ventress asks how many properties in the “P” category, M. Upton estimated about a 100. B. Morgan explained that the factor can be adjusted if needed. J. Brodie asked M. Upton for her recommendation regarding that neighborhood. Z. Ventress agreed there needs to be more data supporting the current factor. Board members urged B. Morgan to review available data with a goal of adjusting the assessment to sales ratio to 0.96 for the “P” neighborhood as opposed to proposed 0.98. B. Morgan discussed vacant land valuations. M. Upton questioned the value of condos decreasing and B. Morgan related how the assessments are directly related to sales. M. Upton expressed her interest in exploring a split tax rate.

J. Brodie encouraged any board member with additional questions to meet with B. Morgan to review the relevant data in this preliminary stage.

Boat excise discussion:

J. Brodie asks B. Morgan how he would like to proceed with Boat excise. B. Morgan explained that this would not be beneficial to the Town to begin collection of boat excise as the Town would lose more money than collected.

Motion made and seconded to table the issue of boat excise. Vote: All in favor

Correspondence and Documents for BOA Review and Signature:

- **Motor Vehicle Excise Warrant and Commitments #2019-05**
 - B. Morgan reviewed the commitment with board members
 - Motion made and seconded to approve the 2019-05 Excise Warrant and Commitments with a sum of \$82,077.47
 - All in favor to approve: (Unanimous)

Valor Act applications (2) for FY 2020 tax work-off

- B. Morgan discussed the two submissions for the Valor Act Work-off Program.
- Motion made and seconded to approve by signature to approve the work-off program (Valor Act) for Robert Hanlon and Gary Gleason.

Discussion of Circuit Breaker policy and application for FY2020

- B. Morgan reviewed the office's schedule for mailing Statutory Exemption Circuit Breaker applications.
- J. Brodie asked board to accept the policy that would reduce the number of CB applications fully vetted to 5% of randomly selecting applications. CB applicants in their first two years of filing will also be fully vetted. Since applicants sign the CB application under penalty of perjury, this policy will significantly reduce time spent in the approval cycle. Z. Ventress and M. Upton moved and seconded the motion to accept the CB approval process.
- All in favor: (Unanimous)

Discussion of FY2021 Departmental Budget

- B. Morgan discussed department budget and current staffing. M. Upton asked if there is enough funding for services and staffing. B. Morgan explained the staff and workflow and suggested the need of a part time employee. The education and travel budgets are lower in the budget but addresses established needs. B. Morgan stated that he would like J. Ramos to take educational courses. M. Upton requested an inflation factor in the budget.

Topics not reasonably anticipated by the Chair 48 hours in advance of meeting, if any.

- J. Brodie informed the board of the resignation of member Steve Glovsky effective Thursday October 3, 2019.
- J. Brodie discussed that the resignation of a board member requires written notification from the board to the Board of Selectmen. The director had prepared the required document and J. Brodie signed it.

Thoughts and Concerns from BOA members:

- None from board members.
- B. Morgan stated that ATB hearing for Mahoney's nursery has been rescheduled to the middle of February 2020. M. Upton asked if there are any other cases pending. B. Morgan stated that there are two residential cases scheduled for mid-November.

Public Comment:

- A member of the public was in the audience but had no comment.

Date of next meeting:

- The next meeting date is October 15, 2019 at 7:30pm.

Meeting Adjourned:

- Motion made and seconded to adjourn at 8:52pm. All in favor

Policy for processing Wayland Circuit Breaker applications

100 apps.

Applicant must submit a signed Wayland Circuit Breaker application.

Application must include applicable MA Schedule CB and CB worksheet

Applicants who have not filed Wayland Circuit Breaker applications for the previous two years must also provide completed and signed copies of the applicable MA state income tax form. The BoA will establish eligibility by fully verifying requirements using all available ~~resources~~ resources.

For applicants who have filed CB applications for the 2 most recent years, the BoA will use the information provided to establish eligibility.

Of the applications filed, the BoA will randomly select no less than 5% of the applications for a full audit excluding those applications that have already been fully verified.

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Application for Senior Tax Relief – Wayland Circuit Breaker Program FY 2020

This application must be filed by Wednesday, April 1, 2020 with the*

Wayland Board of Assessors, Wayland Town Building, 41 Cochituate Road, Wayland MA 01778

[* or within three months after the 3rd quarter FY2020 bill or notice of assessment was sent, whichever is later]

Name of Applicant(s): _____
(married applicants must file jointly)

Mailing Address: _____
Street

City/Town State Zip

Telephone Number: _____

Wayland Property Address on which Tax Rebate is Claimed: _____

Assessed Value for FY2019: _____
(see 3rd quarter FY19 tax bill)

ALL of the following criteria must be met:

1. You or your spouse were at least 65 years of age by December 31, 2018.
2. You filed a Massachusetts personal income tax return (must file jointly if married).
3. You own property in Wayland that was your primary residence as of December 31, 2018. If the residence is held in trust, documentation must be provided showing the applicant as a trustee or otherwise having beneficiary interest in the property.
4. For tax year 2018, your total Massachusetts income doesn't exceed: \$58,000 if single and not the head of a household; \$73,000 for a head of household; or \$88,000 if married.
5. Your property tax payments plus half of your water bills for calendar year 2018 must total more than 10% of your total Massachusetts income.
6. You cannot be a dependent of another taxpayer.
7. The assessed value of your residence for FY2019 cannot exceed \$778,000.

IF YOU DO NOT MEET ALL OF THE CRITERIA ABOVE, YOU ARE NOT ELIGIBLE AND SHOULD NOT COMPLETE THIS FORM

COMPLETE and ATTACH the 2018 MASSACHUSETTS SCHEDULE CB and CB WORKSHEETS

(Omit or black out Social Security Number)

Amount of Circuit Breaker Credit claimed on Line 21 of Schedule CB: _____

NOTE: For the first two years, you must submit complete state taxes both years.

SIGN HERE. Under penalties of perjury, I declare that to the best of my knowledge and belief, the application and all attachments and accompanying documents are true, correct and complete.

Your Signature: _____ Date: _____

Spouse's Signature: _____ Date: _____

TAX REBATE WILL ONLY BE APPLIED AS A PROPERTY TAX CREDIT ON A FY2020 TAX BILL – NO CHECKS WILL BE ISSUED.

GL Code	Category	Description/ Vendor	FY21 Draft	FY20 Budget	FY19 Budget	FY 19 - Expended	FY 18 - Budgeted	FY 18 - Expended	FY 17 -Budgeted	FY 17 Expended
51001	Salaries:	4 FTE - Salaries	46,483	286,095	277,059		259,626		259,626.00	
		Sr.Admin.: C1554 = 46,482.80								
		Admin Assessor: G351 = 25,000	25,000							
		Asst. Assessor: G555= 61,534	61,534							
		Dir. of Assessing: G9510=101,865	101,865							
		3*355	1,065							
		Total	235,947	286,095	1,065	610	259,626	249,910	259,626.00	250,215.78
52100	Contractual Services:									
		Vision - valuation related	5,000	5,000	24,700	5,500				
		RRC - valuation related	7,760	7,760	16,000					
		Total	12,760	12,760	40,700	30,700	12,700	22,085	11,900.00	12,400.00
52101	Professional Services:									
		Vision - 6,015								
		Vision Web - 2,750								
		Vers. 8 - Upgrade - 4,500								
		RRC - 1,500								
		Sub-total Software: To IT Dept Budget (14,765)								
		Inspection services	10,000							
		Appraisal	7,500	8,500						
		ATR -Support	7,500							
		Impact Notices	1,000	3,000	10,000	13,500.00				
		PDfs of Property Record Cards	300	300	5,000	5,000.00				
		Total	26,300	19,300	11,200	5,850	16,200	10,660	18,500.00	14,146.43
52112	Training & Education:	Conferences	1,000	2,500						
		Certification/Conf.Ed. Courses	1,000	2,500						
		1 day Forums	500	500						
		Total	2,500	5,500	6,900	1,070	10,000	6,315	10,000.00	9,923.14
52113	Travel:									
		Lodging, meals, mileage	2,500	4,000	4,500	4,500	4,500	3,850	5,000.00	4,952.32
52114	Dues									
		Dues & Designations	2,000	3,000	3,100	1,680	1,700	2,055	2,000.00	1,352.00
54100	Supplies	Printing	1,000	1,000						
		Advertising	0	0						
		Office Supplies	1,000	1,500						
		Postage	500	500						
		Total	2,500	3,000	2,000	630	3,100	3,685	3,100.00	2,098.39
		Total expenses (without salaries)	48,560	47,560	68,400	40,276	48,200	48,006	50,500	44,872
		Total Budget:	284,507	333,655	346,524		307,826		310,126.00	339,960.34



Town of Wayland
41 COCHITUATE ROAD
WAYLAND MASSACHUSETTS 01778
www.wayland.ma.us TEL. 508-358-3788

OFFICE STAFF

Bruce Morgan, Director of Assessing
Matthew Laneiski, MAA, Assistant Assessor
Janelly Ramos, Sr. Admin. Coordinator

BOARD OF ASSESSORS

Jayson Brodie, Chair
Zachariah L. Ventress, Vice Chair
John A. Todd
Molly Upton

7 October 2019

Cherry C. Karlson, Chair
Wayland Board of Selectmen
41 Cochituate Rd
Wayland, MA 01778

RECEIVED
OCT 08 2019
Board of Selectmen
Town of Wayland

Dear Ms. Karlson and the Board of Selectmen,

Please be advised that Steven Glovsky submitted his resignation as a member of the Wayland Board of Assessors effective 3 October 2019. His official resignation letter was hand delivered to the Town Clerk's office and to the Board of Assessors' Office on that date.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jayson Brodie".

Jayson Brodie, Chair
Wayland Board of Assessors

FY2019 vs FY2020 Residential Land Valuation Tables

Site Index Table: same for FY2020 except for Site Index P.

Site Index	Description	Influence Factor
3	Heavy Traffic	0.80
4	State Route	0.90
5	Avg Location	1.00
6	Good Location	1.08
7	Sub Div Avg	1.13
8	Sub Div Good	1.20
L	LK Cochituate	2.05
P	Pond Level	1.70 to 1.80
Q	Pond Topo	1.20

Land Curve Parameters: increased 5% vs the numbers below.

Class	Area in Square Feet	Price FY2019
Residential	1,000	138.20
Residential	5,000	41.46
Residential	10,000	24.18
Residential	15,000	17.43
Residential	20,000	14.82
Residential	30,000	10.86
Residential	40,000	8.66
Residential	60,000	6.22

NOTE: Rear acreage rate of \$28,900/acre unchanged for FY2020.

FY2019 vs FY2020 Single Family Building Tables

Building Style Base Rates:

Building Style	Cost Group Rate
Ranch	123 to 127
Split Level	142 to 150
Raised Ranch	130 to 143
Contemporary	136 to 140
Bungalow	115 to 128
Cape Cod	137 to 152
Colonial	132 to 143
Conventional	152 to 148
Estate	172 to 181

Building Grade Adjustments:

Grade	Factor
1	-0.35
2	-0.15
3	0
4	0.10
5	0.30
6	0.45
7	0.65
8	1.00 to 0.95
9	1.50
10	1.85
11	2.15

Building Size Curve: all same FY2019 to FY2020

Size Adjustment Table	MSW	Size Factor
Bldg. Area	B.A/Std SF	
400	13.330	1.67
500	16.667	1.563
600	20.000	1.454
700	23.333	1.419
800	26.667	1.371
900	30.000	1.352
1000	33.333	1.31
1100	36.667	1.234
1200	40.000	1.202
1300	43.330	1.186
1400	46.667	1.165
1500	50.000	1.145
1600	53.333	1.133
1700	56.667	1.118
1800	60.000	1.107
1900	63.333	1.094
2000	66.667	1.084
2100	70.000	1.073

Size Adjustment Table	MSW	Size Factor
Bldg Area	B.A/Std SF	
2200	73.330	1.064
2300	76.667	1.054
2400	80.000	1.046
2500	83.333	1.037
2600	86.667	1.029
2800	93.333	1.014
3000	100.000	1.000
3200	106.667	0.980
3400	113.333	0.960
3600	120.000	0.940
3800	126.667	0.920
4000	133.330	0.900
4200	140.000	0.885
4400	146.667	0.870
4800	160.000	0.855
5200	173.333	0.825
5600	186.667	0.79
6000	200.000	0.775

FY2019 vs FY2020 Condominium Complex Tables

COMPLEX CODE	DESCRIPTION	ADJUSTMENT
1	MILLBROOK	1.50
2	92COMMONWEALTH	0.86
3	LAKESHORE DR	1.90
4	260 BSTN POST	2.16
5	TURKEY HILL	1.20 to 1.27
6	STONEBRIDGE	1.02
7	HILLSIDE	1.10 to 1.00
8	CUTTING CROSS	0.99 to 0.91
9	GLEN OAK	0.73
10	WILLOWBROOK	0.90 to 0.82
11	THE MEADOWS	0.98 to 0.86
12	6 GREENWAY	0.74
13	GREEN WAY	0.91
14	FLD MAINSTONE	0.96 to 0.91
15	16 KING STREET	1.32
16	526 BSTN POST	0.90
17	16 WILLARD ST	1.47
18	311 BSTN POST	2.60
19	TROUT BROOK	1.00
20	WAYLAND GARDENS	0.75 to 0.92
21	SCHOOL ST	1.43 to 1.53
22	WAYLAND COMMONS	0.82 to 0.87
23	POST RD VILLAGE	1.06
24	SAGE HILL	0.79
25	RIVER TRAIL PLACE	0.95 to 0.99
18-34	COVERED BRIDGE LN	0.96
31	CRAFTSMAN VILLAGE	0.90 to 0.97
33	HABITAT HOMES	1.00
34	COVERED BRIDGE	0.50
35	45 WEST PLAIN ST	1.00 TO 1.05

Condominium building tables mirror the Single Family Residential Tables with the exception of complex adjustments. These adjustments are applied to account for the market and are developed by analyzing all the sales within a complex.

jur_code	sale_date	parcel_id	seller	buyer	st_num	st_alp	st_name	prop_id	type_id	nal_c	sale_price	assessment_value	proposed_value	as_ratio	outlier	time_trend
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315	04/26/2018	48__161A_	CURTIN RICHARD J and DIANA TRUSTEES	NICHOLAS STOUT ANN MARIE	61		SCHOOL ST	102			280,000	230,300	259,100			0.95
315	01/03/2018	45__094D_	GABER OLGA	HOU CHENGJUN	32		PICKWICK WAY	102			464,500	478,500	448,400	0.93	0.0199	0.0295
315	08/14/2018	35__002C_	HABELOW DONALD and MARCIA L TRSTS	TOTTEN SUSAN M TRUSTEE	14		ASTRA	102			474,500	429,600	465,000	0.97	0.0200	0.0105 MaxCOD
315	11/16/2018	40__041C_	CASSELLA MICHAEL T E	KREBS JON	1		DAYBREAK	102			482,000	455,400	490,600	0.98	0.0347	0.0251
315	03/14/2018	35__005C_	SULLIVAN JOSEPHINE TRUSTEE	SHULMAN JOAN	8		ASTRA	102			495,000	476,800	545,600	1.10	0.1569	0.1474
315	07/31/2018	45__045D_	GEORGE RICE TRUST	NG, LAWRENCE	6		INDIAN DAWN	102			533,000	470,900	496,800	0.93	0.0132	0.0228
315	11/16/2018	35__003_	GILLIS EILEEN F	MACPHEE ROBERTA	13		ASTRA	102			534,000	389,200	509,900	0.95	0.0096	0.0000
315	06/29/2018	40__030B_	LUKATSKY MIKHAIL	Kamens, Steven M	10		FOX HOLLOW	102			545,000	463,800	495,500	0.91	0.0361	0.0457
315	07/10/2018	53__027A_	DROURN DONALD A	KALOUST KIMBERLY	107		WILLOWBROOK DR	102			552,500	535,900	521,900	0.94	0.0007	0.0103
315	06/01/2018	51A__095B_	CONNOLLY DAVID P	OKWEREKWU PETER and JENNIFER	45		WEST PLAIN ST	102			560,000	883,700	570,300	1.02	0.0731	0.0721
315	07/27/2018	51A__095A_	CONNOLLY DAVID P	DIGUGLIELMO, MICHAEL	45		WEST PLAIN ST	102			560,000	883,700	483,800	1.02	0.0814	0.0824
315	11/16/2018	45__116B_	BAUMAN MARCIA J TRUSTEE	HILLIARD MASELAN PATRICIA A	46		CUTTING CROSS WAY	102			585,000	603,000	585,600	1.00	0.0557	0.0547
315	06/04/2018	35__001A_	FELLOW'S VIRGINIA B and HANANIA AMY F TRSTS	SKEEN HELEN N	19		ASTRA	102			590,100	473,700	526,100	0.89	0.0538	0.0548
315	04/01/2018	53__028A_	PEACOCK MARY KATHRYN	CHUANG SHIH MIN	111		WILLOWBROOK DR	102			610,000	598,900	639,400	1.05	0.1029	0.1019
315	01/31/2018	40__060G_	GILBERT KAREN G	ROBINSON AUDREY	607		WISTERIA WAY	102			640,000	738,700	685,200	0.95	0.0002	0.0008
315	08/21/2018	40__033C_	KRIKUNENKO VLADIMIR	SHAO QIANG	1		FOX HOLLOW	102			646,000	557,800	616,500	0.95	0.0090	0.0080
315	09/27/2018	40__059E_	STONE SANDRA D	COHEN LYNN D and RICHARD I TRUSTEES	505		DAHLIA DR	102			670,000	641,000	596,800	0.89	0.0545	0.0556
315	07/11/2018	45__110C_	CHAFETZ IRWIN	WELCH ANN B TRUSTEE	12		CUTTING CROSS WAY	102			670,800	653,900	634,800	0.95	0.0010	0.0000
315	07/12/2018	45__089A_	BURSTEIN MURIEL R	COHEN ALLEN	22		HILLSIDE DR	102			700,000	621,700	661,800	0.95	0.0001	0.0009
315	06/19/2018	52__208G_	GALLOWAY SCOTT	GHIASSI SEIEDHOSSEIN	12		DECOLORES DR	102			705,000	486,000	636,400	0.90	0.0426	0.0372
315	12/28/2018	53__035D_	LURIE ROBERT S and ANNA S	MEHLMAN ELLEN F	309		WILLOWBROOK DR	102			715,000	565,400	607,500	0.85	0.0956	0.0902
315	07/13/2018	45__065A_	SPETERIS ANGELOS	ELLIS DANIEL S JR	6		COLTSWAY	102			720,000	652,400	688,200	0.96	0.0105	0.0160
315	08/13/2018	29__041C_	MORRISON ROBERT B	CHEN XIAOYANG	7		WADSWORTH LN	102			720,000	542,600	677,900	0.94	0.0038	0.0016
315	03/09/2018	45__114B_	WIGGIN ERMA N TRUSTEE	ACKER DAVID E	34		CUTTING CROSS WAY	102			725,000	651,100	632,200	0.87	0.0733	0.0679
315	03/09/2018	23__146_	COVAL GOLDSMITH SHERIE E	CORMAY MARCIA M	38		HASTINGS WAY	102			776,000	650,900	731,200	0.94	0.0030	0.0024
315	07/20/2018	38__055F_	PRUNIER ANDREW F	HEARN CAROLYN M	11		VILLAGE LN	102			832,000	765,300	792,000	0.95	0.0066	0.0120
315	11/15/2018	23__155_	EMERY, F T and M. T and MCGEAN P TRUSTEES	NOYES GRACE W	15		RIVER ROCK WAY	102			835,000	688,800	695,700	0.83	0.1121	0.1067

COUNT 5.34

COUNT 6.93

COUNT 4.12

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jur_	sale_date	parcel_id	seller	buyer	st_num	st_alp	st_name	prop_id	type_id	nal_c	sale_price	assessmen	proposed	as_ratio	outlier	time_trend
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315	06/01/2018	42D_094	KAGAN BARBARA	SMITH ZACHARY	2			RUSSELL RD	101			396,500	392,400	409,900	1.03	0.0816	
315	11/30/2018	46D_043	BRODERICK JOHN H	MANGANO MARK MATTHEW	12			CASTLE GATE RD	101			425,000	372,400	396,400	0.93	0.0195	
315	02/06/2018	42B_069	WHITTEMORE LISA G TRUSTEE	SORIANO ALEXANDER	308			OLD CONNECTICUT PATH	101			437,500	398,700	427,800			
315	09/06/2018	24_087	KEOGH PATRICIA M	PIRES JOAQUIM TRUSTEE	154			BOSTON POST RD	101			439,000	398,500	415,300	0.98	0.0256	0.0358
315	07/20/2018	36C_070	CHRISTINE O BRIEN	BALBEN KEVIN	223			STONEBRIDGE RD	101			440,000	423,700	444,900	1.01	0.0589	0.0040
315	06/27/2018	52_013	BOSTON GENERAL PROPERTIES LLC	KAEWPRASERT SUPAVAT	8			HAVEN LN	101			443,000	432,400	442,600	1.00	0.0469	0.0691
315	03/02/2018	47A_058	MCCORMACK KELLY A	CHADEY LYNN A.	76			DUDLEY RD	101			465,000	413,500	445,400	0.96	0.0056	0.0158
315	09/24/2018	43D_011	MITNIK RUSSELL	AMATO MATTHEW E	21			BAYFIELD RD	101			465,000	452,800	473,900	1.02	0.0669	0.0771
315	08/31/2018	47A_021	MCCANN TIMOTHY LEE	ODNOVOROV IGOR	15			CREST RD	101			479,000	429,800	433,000	0.90	0.0483	0.0381
315	05/15/2018	46B_012	CHARRETTE ELSIE and JOHN L TRSTS	MILLAN RAMIRO	9			SIMPSON RD	101			484,900	427,000	448,400		0.0275	0.0173
315	08/10/2018	11_003	LIEBMAN DAVID	TVERETINOV ALEXANDER	152			CONCORD RD	101			496,500	463,000	494,700	1.00	0.0442	0.0543
315	06/07/2018	47B_032	KOSKO MATTHEW A	LOVEJOY THERESA	10			SUNSET RD	101			499,000	433,100	442,300	0.89	0.0658	0.0557
315	06/14/2018	42D_088	TAPPLY DALE K	SERIO JUSTIN	5			RUSSELL RD	101			514,000	447,000	469,100	0.91	0.0396	0.0294
315	11/19/2018	51B_083	MARTINEZ BAHENA ELFEGO	NEMIRA TOMAD	57			RICE RD	101			530,000	519,900	532,200	1.00	0.0519	0.0621
315	03/30/2018	46D_106	MILES AMANDA	HENRICH MICHAEL A	190			MAIN ST	101			530,000	490,200	528,700	1.00	0.0453	0.0555
315	04/23/2018	51A_014	TRIVERS MICHAEL	SOULE MEGHAN	7			PLEASANT ST	101			532,500	431,800	468,600	0.88	0.0722	0.0620
315	06/18/2018	51B_056	PAUL and YVONNE ALLEN T E	NELSON DAVID	13			DUNSTER AVE	101			549,900	408,300	449,500	0.82	0.1335	0.1233
315	07/06/2018	47B_063	SIROTA ALEXEY A and YELENA A T	CRAIG GALINA	269			MAIN ST	101			550,000	429,200	462,600		0.1111	0.1009
315	10/03/2018	24_023	WRIGHT RICHARD W	KAKHKI MIRZAE	8			D ANGELO RD	101			550,000	506,300	527,700	0.96	0.0072	0.0174
315	07/27/2018	52_145	BLACK MAGALI C	DAS ABHISHEK	7			OAK ST	101			552,500	480,700	504,600	0.91	0.0389	0.0287
315	11/26/2018	24_035	O BRIEN TIMOTHY J	KNOWLTON MELODIE L	10			MORSE RD	101			555,000	454,800	475,900	0.86	0.0947	0.0846
315	05/17/2018	42B_001	COLLINS CAITLIN	TAMUZZA VINCENT J	307			OLD CONNECTICUT PATH	101			555,418	424,800	471,900		0.1026	0.0924
315	07/11/2018	24_025	SALAS JOE	NOVIKOV DMITRIY	9			D ANGELO RD	101			560,000	529,600	556,000	0.99	0.0406	0.0508
315	06/15/2018	47D_032	PIERCE JEREMY	SULLIVAN DYLAN	6			KEITH RD	101			582,000	526,600	557,500	0.73	0.2188	0.2086
315	07/27/2018	43C_054	LEWIS VINCENT	DEUTSCHER NAOMI L TRUSTEE	11			WAMPUM PATH	101			583,500	520,300	564,300	0.97	0.0149	0.0159
315	11/02/2018	10_048	MCNERNEY CAROLINE	BLUE FOX HOLDINGS LLC	46			MOORE RD	101			590,000	527,500	550,900	0.93	0.0185	0.0083
315	03/16/2018	46D_027	MAKIERMAN SEAN	RUBLEV MARIA	235			LAKE SHORE DR	101			595,000	499,900	543,000	0.91	0.0396	0.0294
315	01/10/2018	47B_059	ZHAO WEINING J T	LOPEZ JESSE	253			MAIN ST	101			600,000	539,200	578,200	0.96	0.0114	0.0216
315	12/20/2018	47B_030	YU XINYUAN	PAN HONGQUAN	20			SUNSET RD	101			603,000	493,900	532,900	0.88	0.0685	0.0583
315	12/05/2018	51D_091	GUSTAVSON DEVELOPMENT LLC	SYMONS DEBORAH	242			COMMONWEALTH RD	101			605,000	475,600	599,700		0.0390	0.0492
315	07/11/2018	51A_064	KANNAN GANESH	WEINSTEIN REBECCA M	2			BENT AVE	101			615,000	524,900	576,900	0.94	0.0142	0.0040
315	09/14/2018	42B_032	41 STONEBRIDGE RD LLC	LAM PETER	41			STONEBRIDGE RD	101			615,000	528,500	568,500	0.92	0.0278	0.0176
315	05/11/2018	47D_060	BALL DEREK H	SABELLA NICHOLAS	15			KEITH RD	101			619,000	501,700	610,900	0.99	0.0347	0.0449

jur_	sale_date	parcel_id	seller	buyer	st_num	st_alp	st_ha	prop_id	prop_type	prop_id	sale_price	assessment	proposed_value	as_ratio	outlier	time_trend
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315	06/18/2018	48_052	COUFOS GEORGE N	YARDIBI OZLEM NURCAN	21	ALDEN RD	101	764,000	786,000	830,000	1.09	0.1342	0.95	0.94	0.95	0.95
315	07/12/2018	49_008	GANESAN CHAD	BERG PAULA	20	WAYLAND HILLS RD	101	770,000	760,500	760,500	0.99	0.0354	0.0434	0.1421	0.0434	0.0121
315	11/26/2018	26_005	FREDETTE STEPHEN	LEE WILLIAM H	266	PELHAM ISLAND RD	101	780,000	697,700	746,000	0.96	0.0042	0.0121	0.0450	0.0136	0.0136
315	05/29/2018	55_002H	VILLANUEVA JESUS	BLACK MAGALI C	7	GRIFFIN CIR	101	785,000	739,400	776,600	0.99	0.0371	0.0450	0.0136	0.0136	0.0136
315	10/24/2018	14_054	WILION HAROLD	GIORDANO LISA	44	SEDGEMEADOW RD	101	787,000	693,800	732,500	0.93	0.0215	0.0136	0.0136	0.0136	0.0136
315	07/06/2018	23_072	AMABILE TERESA M	SUNKARI RAJESH PAVAN	26	BOW RD	101	789,000	670,900	705,500	0.89	0.0580	0.0501	0.0142	0.0646	0.0081
315	03/09/2018	14_020	BERGMAN MICHAEL M	GASTWIRT JEREMY	25	TRAINING FIELD RD	101	790,000	653,700	695,000	0.88	0.0725	0.0646	0.0142	0.0646	0.0081
315	07/20/2018	02_008	RAYMOND SANDRA M T E	TAGGART LINCOLN TURNER	46	CAMPBELL RD	101	794,000	726,800	756,200	0.95	0.0002	0.0081	0.0081	0.0081	0.0081
315	05/05/2018	14_030	BILBE MARK C	GIOVANNA PARMIGIANI	71	GLEZEN LN	101	799,900	688,600	747,100	0.93	0.0182	0.0346	0.0346	0.0346	0.0114
315	01/31/2018	25_098	CHAKRABORTY ATREY A	RAHMAN FARZANA	12	COOLIDGE RD	101	800,000	751,500	784,000	0.98	0.0278	0.0114	0.0114	0.0114	0.0114
315	09/17/2018	51D_032	BRODEUR JOHN A PARKHURST	VERMA KARAN S	16	DAMON ST	101	800,000	779,200	775,100	0.97	0.0167	0.0003	0.0003	0.0003	0.0003
315	12/28/2018	48_048	LATURI DAVID W	MURPHY MATTHEW	37	ALDEN RD	101	801,000	703,800	734,000	0.92	0.0359	0.0522	0.0318	0.0062	0.0062
315	05/01/2018	25_067	MURAWSKI MICHAEL E	WELFORD COREY D	26	WHITE RD	101	805,000	699,000	754,100	0.94	0.0154	0.0318	0.0062	0.01041	0.0062
315	07/16/2018	07_057J	SULLIVAN MICHAEL R	BROWN RAFAEL E	267	CONCORD RD	101	815,000	797,900	874,200	1.07	0.1204	0.1041	0.1041	0.1041	0.1041
315	06/29/2018	38_139	OAKLEY ROBERT V T E	COHEN JARED	12	KELSEY RD	101	819,000	748,200	794,600	0.97	0.0180	0.0016	0.0016	0.0016	0.0016
315	01/17/2018	52_067	ASPEN PROPERTIES INVESTMENTS	KAIPOUR ATA	18	SNAKE BROOK RD	101	823,000	718,100	789,200	0.96	0.0067	0.0096	0.0096	0.0096	0.0096
315	04/10/2018	36C_072A	JOHNSON JAN	MIRONCHIKOVA TAMARA	217	STONEBRIDGE RD	101	825,000	699,200	745,600	0.90	0.0485	0.0648	0.0648	0.0648	0.0648
315	05/04/2018	44_087	MARTINO ERIN S	MCLAUGHLIN RYAN P	46	WOODRIDGE RD	101	825,000	825,000	867,200	1.05	0.0989	0.0826	0.0826	0.0826	0.0826
315	07/20/2018	11_020	HOWARD REALTY TRUST	YU XUDONG	45	RICE SPRING LN	101	830,000	771,300	830,200	1.00	0.0480	0.0317	0.0317	0.0317	0.0317
315	06/01/2018	03_040	LU HUAQING	MCKINNON WILLIAM J JR	23	CAMPBELL RD	101	831,000	704,500	749,900	0.90	0.0498	0.0662	0.0662	0.0662	0.0662
315	05/25/2018	49_055	GOPALRAMAN SUBBIAH	LING NANXI	33	RICE RD	101	835,000	741,400	784,800	0.94	0.0123	0.0287	0.0287	0.0287	0.0287
315	05/11/2018	23_079	WELTI CHARLES R	ROWE ROBERT G	17	BOW RD	101	839,000	622,300	670,400	0.80	0.1532	0.1695	0.1695	0.1695	0.1695
315	03/30/2018	04_069	TALENTINO KENNETH A	BADRIKIAN TALINE	41	CAMPBELL RD	101	840,000	732,300	778,900	0.93	0.0250	0.0413	0.0413	0.0413	0.0413
315	02/20/2018	52_137	SPOONER MARC	SAWANT RISHIKESH	5	TIMBER LN	101	850,000	788,400	856,500	1.01	0.0554	0.0391	0.0391	0.0391	0.0391
315	05/18/2018	50_069	JONES VICTORIA	POTDAR SATYAJEET	21	MORRILL DR	101	850,000	667,400	776,600	0.91	0.0386	0.0549	0.0549	0.0549	0.0549
315	08/15/2018	51C_067	SHEARER SPENCER V	SUTTON ASHLEY E	9	CHARLES ST	101	880,000	826,900	864,400	0.98	0.0301	0.0137	0.0137	0.0137	0.0137
315	06/21/2018	24_145	VOCATURA, THOMAS J.	ALI MATTHEW B	60	PLAIN RD	101	881,000	827,800	889,500	1.01	0.0574	0.0411	0.0411	0.0411	0.0411
315	05/14/2018	38_037	NOWAK ROBERT and KATHLYN	MURAWSKI MICHAEL	45	DAVELIN RD	101	900,000	714,500	776,700	0.86	0.0892	0.1056	0.1056	0.1056	0.1056
315	06/13/2018	44_015	DRETLEIR JOAN S	LUTCH NIA E	11	ALDEN RD	101	900,000	834,700	887,200	0.99	0.0336	0.0172	0.0172	0.0172	0.0172
315	12/13/2018	12_020	DEWITT RICHARD J	GRUBER CRAIG W	108	SEAS RD	101	900,000	892,200	928,500	1.03	0.0794	0.0631	0.0631	0.0631	0.0631
315	12/04/2018	01_045	BROOKS, SAMUEL S	CORNISH SCOTT BENJAMIN	11	HAMPSHIRE RD	101	905,000	837,900	892,000	0.99	0.0334	0.0171	0.0171	0.0171	0.0171
315	07/18/2018	15_033	FROLIN PATRICIA L and DENNIS P	WONG EUGENE J	46	THREE PONDS RD	101	914,000	818,400	873,300	0.96	0.0033	0.0131	0.0131	0.0131	0.0131
315	12/13/2018	45_015	STACK TRUST LLC	RICE SHIRA HAHN	60	RICE RD	101	925,000	691,500	824,700	0.89	0.0606	0.0770	0.0770	0.0770	0.0770
315	10/15/2018	25_030	PECK RICHARD A	STEVENS LORING L	17	RICH VALLEY RD	101	945,000	788,900	868,900	0.92	0.0327	0.0491	0.0491	0.0491	0.0491

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315	04/11/2018	25_057	BAILEY COLIN	SHAH ANAND	19		WHITE RD	101		949,500	790,900	846,900	0.89	0.0603	0.95
315	05/31/2018	44_024	PRAAT ROBERT L	ROSEN LAWRENCE S	9		BROOK TRAIL RD	101		955,000	872,200	918,300	0.96	0.0094	0.0070
315	10/31/2018	16_039	STAUFFER MAURICE H	PACCIONE ROBERT M	78		HIGHLAND CIR	101		961,000	900,200	958,600	1.00	0.0453	0.0289
315	03/15/2018	46D_121	SAVILONIS JOHN and GIORGIO	HESTERBERG ALEXANDER GEORGE III	48		EDGEWOOD RD	101		973,000	820,400	942,100			
315	06/25/2018	24_019A	KIM DAVID I	LU ZHOUJIE	201		BOSTON POST RD	101		974,900	905,600	962,400	0.99	0.0350	0.0003
315	08/15/2018	15_046	CRAWFORD JOHN D and JENNIFER D	HANEY RYAN J	25		THREE PONDS RD	101		979,000	971,300	1,047,900	1.07	0.1182	0.0186
315	04/12/2018	18_013	WILNER RICHARD T	KAO LARKIN ELDERON	6		GLEZEN LN	101		985,000	840,600	902,200	0.92	0.0363	0.0526
315	06/09/2018	48_100A	LAU DAVID	PRATEEK UTKARSH	25		LOKER ST	101		990,000	955,700	1,030,700	1.04	0.0889	0.0726
315	05/07/2018	47B_068A	STEWART JAMES P and LINDA A	ALAPPATT SIBY P	7		WAYBRIDGE LN	101		1,005,000	974,500	1,045,800	1.04	0.0884	0.0720
315	10/16/2018	11_069	SHEN HUANNIN	ZHANG YINONG	7		FOLSOMS POND RD	101		1,010,000	1,084,700	1,147,600	1.14	0.1840	0.1677
315	02/08/2018	48_034	KASDORF MARK C	LI GREGORY MICHAEL	54		COUNTRY CORNERS	101		1,015,000	951,500	1,013,200	1.00	0.0460	0.0297
315	06/05/2018	47C_013	LAVENSON PETER C	GALLOWAY SCOTT B	40		MITCHELL ST	101		1,016,000	909,700	953,700	0.94	0.0135	0.0299
315	11/30/2018	16_041	ALEXANDER MICHAEL	CEBULLA DAVID	88		HIGHLAND CIR	101		1,030,000	972,700	1,055,700	1.02	0.0727	0.0739
315	11/07/2018	43B_033	GARAVAGLIA KATHERINE	EISENDRATH NOAH R	12		RICE SPRING LN	101		1,032,000	958,500	992,800	0.96	0.0098	0.0109
315	12/17/2018	23_103A	DAYE MAUREEN	BURT JEFFREY L	10		BRACKETT RD	101		1,062,000	947,300	1,005,500	0.95	0.0054	0.0043
315	08/24/2018	30_045	CLIFF DAVID GORDON and ELIZABETH	HEROLD GORDON	2		HIGHFIELDS RD	101		1,077,000	1,094,600	1,153,200	1.07	0.1185	0.1197
315	04/26/2018	47C_044D	LEWIS MARYANNE TRUSTEE	WHEELER MATTHEW LEIGH	7		GENNARO CIR	101		1,100,000	914,400	987,000	0.90	0.0549	0.0538
315	11/29/2018	44_116	GIULIA SHEFFTEL	ZIDE ROBB ZAKARY	12		RESERVOIR RD	101		1,100,000	1,055,200	1,132,300	1.03	0.0771	0.0783
315	12/10/2018	25_106	CHEN BYRON	MCGEOUGH JOHN P JR and DENISE D	156		PLAIN RD	101		1,112,300	1,064,000	1,088,800	0.98	0.0267	0.0278
315	07/26/2018	14_022	LEHMANN JOHN W TRUSTEE	SIGNOROVITCH JAMES E	15		TRAINING FIELD RD	101		1,115,000	985,100	1,064,300	0.95	0.0023	0.0035
315	01/08/2018	35_020	HSU TAU H T E	LANGER CAROLYN S TRUSTEE	157		BUCKSKIN DR	101		1,123,000	960,400	1,040,200	0.93	0.0259	0.0248
315	08/03/2018	10_009	WASHINGTON REALTY INC	BROWN NATHAN	45		MOORE RD	101		1,158,750	936,500	993,800	0.86	0.0946	0.0934
315	11/15/2018	19_069	ORLOV GEORGE M	LIU FRANK DAVID	74		CLAYPIT HILL RD	101		1,175,000	1,001,000	1,047,700	0.89	0.0606	0.0594
315	02/09/2018	24_151B	KM DOVER LLC	RICHTER DAVID	34		MICHAEL RD	101		1,182,555	1,045,900	1,112,900	0.94	0.0111	0.0100
315	08/23/2018	49_012	FRANGIONI JOHN V and JOHNSON	GARRITY BRIAN J	34		WAYLAND HILLS RD	101		1,216,000	916,900	1,156,500	0.95	0.0011	0.0000
315	05/19/2018	44_040	ROBINSON MARK A	PENA EDWARD	33		BARNEY HILL RD	101		1,260,000	1,243,100	1,297,900	1.03	0.0779	0.0790
315	05/04/2018	16_077	GREEN CHRISTOPHER G and JESSICA W	VISCONTI MICHAEL P III	7		RIPLEY LN	101		1,325,000	1,171,700	1,265,300	0.95	0.0027	0.0039
315	11/09/2018	24_158C	KATES BRADLEY L	KAPLAN ADAM	10		LINGLEY LN	101		1,339,000	1,430,500	1,307,200	0.98	0.0240	0.0252
315	08/15/2018	16_028	PHILIP EDWARD M	BROWN JUSTIN M	115		DRAPER RD	101		1,350,000	1,241,000	1,345,300	1.00	0.0443	0.0454
315	10/16/2018	45_015A	KANE BUILT INC	BISWAS ANJUM	54		RICE RD	101		1,350,000	1,215,700	1,299,800	0.96	0.0106	0.0117
315	10/19/2018	02_002	VITIELLO VINCENT A	ROJAS ERIC A	6		CATHERINE S FARM	101		1,350,000	1,156,200	1,239,000	0.92	0.0344	0.0333

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COUNT 39

Map	Lot	LUC	#	Street	SI	Style	Style Name	Grade	AYB	EYB	Cond	Depr%	RCNLD	Total Bldg	GLA	EO	FO	SC	SC%	Acres	Land Value	Total Value	Date	Price	ASR	Adj. Price	Adj. ASR	FY2020 Prop.	Prop.
46A	003	1013	230	WEST PLAIN ST	L	04	Cape Cod	3	1917	1958	F	60	23,600	24,000	1,340			AP	30	0.37	441,800	466,800	3/7/2017	485,000	0.96	509,250	0.92	491,400	0.96
50	083	1010	63	EDGEWOOD RD	L	03	Colonial	7	2015	2016	A	2	83,600	376,700	2,146	0.39					1,398,100	1,390,000	6/23/2016	1,529,000	1.01	1,529,000	0.91	1,483,300	0.97
50	003	1013	11	GAGE RD	L	02	Split-Level	3	1955	2008	VG	10	372,800	376,700	2,146	0.29					842,500	925,000	6/15/2016	1,017,500	0.83	897,800	0.88	897,800	0.88
46D	134	1013	13	EDGEWOOD RD	L	07	Contemporary	6	1993	2011	VG	7	504,500	507,600	2,277	0.34					1,043,200	1,100,000	5/16/2016	1,210,000	0.86	1,132,000	0.94	1,132,000	0.94
46D	130	1013	27	EDGEWOOD RD	L	06	Conventional	3	1890	1988	G	30	259,000	261,100	2,204	0.25					770,100	772,000	6/15/2015	772,000	1.00	849,200	0.91	791,100	0.93
43C	070	1013	58	LAKE SHORE DR	P	04	Cape Cod	3	1997	2006	G	12	228,500	231,600	1,488	0.10					566,200	700,000	7/17/2018	700,000	0.81	700,000	0.81	630,000	0.90
47A	053	1013	18	CREST RD	P	06	Conventional	1	1940	1983	A	35	64,600	64,600	732	0.06					317,400	330,000	8/14/2017	346,500	0.92	346,500	0.92	340,200	0.98
42D	056	1013	68	LAKE SHORE DR	P	06	Conventional	3	1920	1978	A	40	200,000	200,500	1,858	0.26					620,700	650,000	6/3/2016	715,000	0.87	666,100	0.93	666,100	0.93
47A	071	1013	125	DUDLEY RD	P	06	Conventional	4	1920	2003	VG	15	385,300	387,200	2,140	0.65					931,600	845,888	2/9/2016	930,477	1.00	992,700	1.07	992,700	1.07
43C	035	1013	4	LAKE SHORE DR	P	07	Contemporary	6	1981	2003	G	15	396,800	401,100	2,164	0.28					829,000	830,000	4/24/2015	913,000	0.91	895,300	0.98	895,300	0.98
46D	027	1013	235	LAKE SHORE DR	Q	04	Cape Cod	3	1918	2013	E	5	244,600	244,600	1,560	0.36					499,900	595,000	3/16/2018	595,000	0.84	543,000	0.91	543,000	0.91
47A	058	1013	76	DUDLEY RD	Q	05	Bungalow	3	1910	2003	VG	15	144,700	147,000	793	0.16					413,500	465,000	3/2/2018	465,000	0.89	445,400	0.96	445,400	0.96
46D	034	1013	215	LAKE SHORE DR	Q	03	Colonial	3	2007	2008	A	10	272,800	272,800	2,232	0.21					526,700	550,000	10/23/2017	577,500	0.91	558,000	0.97	558,000	0.97
46D	033	1013	219	LAKE SHORE DR	Q	03	Colonial	7	2012	2013	A	5	620,200	623,500	2,787	0.54					958,200	995,000	6/26/2017	1,044,750	0.92	1,001,800	0.96	1,001,800	0.96
47A	060	1013	84	DUDLEY RD	Q	06	Conventional	2	1915	1978	A	40	160,300	161,700	1,720	0.25					474,700	293,600	11/24/2014	266,000	1.21	266,000	1.21	266,000	1.21
46D	017	1013	211	LAKE SHORE DR	Q	05	Bungalow	1	1930	1988	G	30	57,400	59,300	544	0.15					321,200	260,600	11/17/2014	266,000	1.21	266,000	1.21	266,000	1.21
46D	017A	1320	211	LAKE SHORE DR	Q	04	Cape Cod	2	1930	1988	G	30	146,200	148,700	1,304	0.24					412,300	263,600	8/4/2014	29,100	0.23	29,100	0.23	29,100	0.23
47A	062	1013	90	DUDLEY RD	Q	05	Bungalow	2	1914	1978	A	40	70,800	71,900	704	0.19					346,600	274,700	1/10/2014	290,000	1.20	290,000	1.20	290,000	1.20
47C	028	1013	45	KNOLLWOOD LN	Q	08	Raised Ranch	3	1964	2010	VG	8	260,500	263,600	1,616	0.46					621,300	356,400	12/23/2013	0	0	0	0	0	0
47A	092	1013	33	BAYFIELD RD	P	04	Cape Cod	5	1957	2008	VG	10	516,900	521,300	3,345	1.03					1,121,900	599,600	12/18/2013	0	0	0	0	0	0
46D	124	1013	57	EDGEWOOD RD	L	05	Bungalow	3	1916	1988	G	30	131,600	131,600	1,260	0.23					625,400	493,800	8/29/2013	0	0	0	0	0	0
50	084	1013	61	EDGEWOOD RD	L	06	Conventional	5	1916	2013	E	5	625,800	631,000	3,025	0.29					1,152,300	517,400	8/29/2013	0	0	0	0	0	0
50	042	1013	5	LAKE RD TER	L	03	Colonial	3	1936	1988	G	30	211,700	214,900	1,575	0.48					798,700	582,600	8/9/2013	695,000	1.15	695,000	1.15	695,000	1.15
46D	047	1013	251	LAKE SHORE DR	Q	05	Bungalow	1	1930	1948	P	70	25,400	25,400	990	0.25					290,900	265,200	5/31/2013	185,000	1.57	185,000	1.57	185,000	1.57
46D	125	1013	51	EDGEWOOD RD	L	01	Ranch	4	1940	1993	G	25	246,000	251,400	2,034	0.31					777,200	524,400	2/13/2013	0	0	0	0	0	0
46D	025	1013	245	LAKE SHORE DR	Q	06	Conventional	3	1920	1978	A	40	167,200	169,300	1,625	0.34					462,900	281,900	1/15/2013	0	0	0	0	0	0
46B	036	1013	102	LAKE SHORE DR	P	02	Split-Level	5	2014	2015	A	3	377,100	381,000	1,776	0.13					747,900	359,800	11/30/2012	400,000	1.87	400,000	1.87	400,000	1.87
50	040	1013	11	LAKE RD TER	L	04	Cape Cod	4	1988	2000	A	18	375,300	378,300	2,643	0.81					1,070,000	691,100	10/1/2012	1,022,000	1.05	1,022,000	1.05	1,022,000	1.05