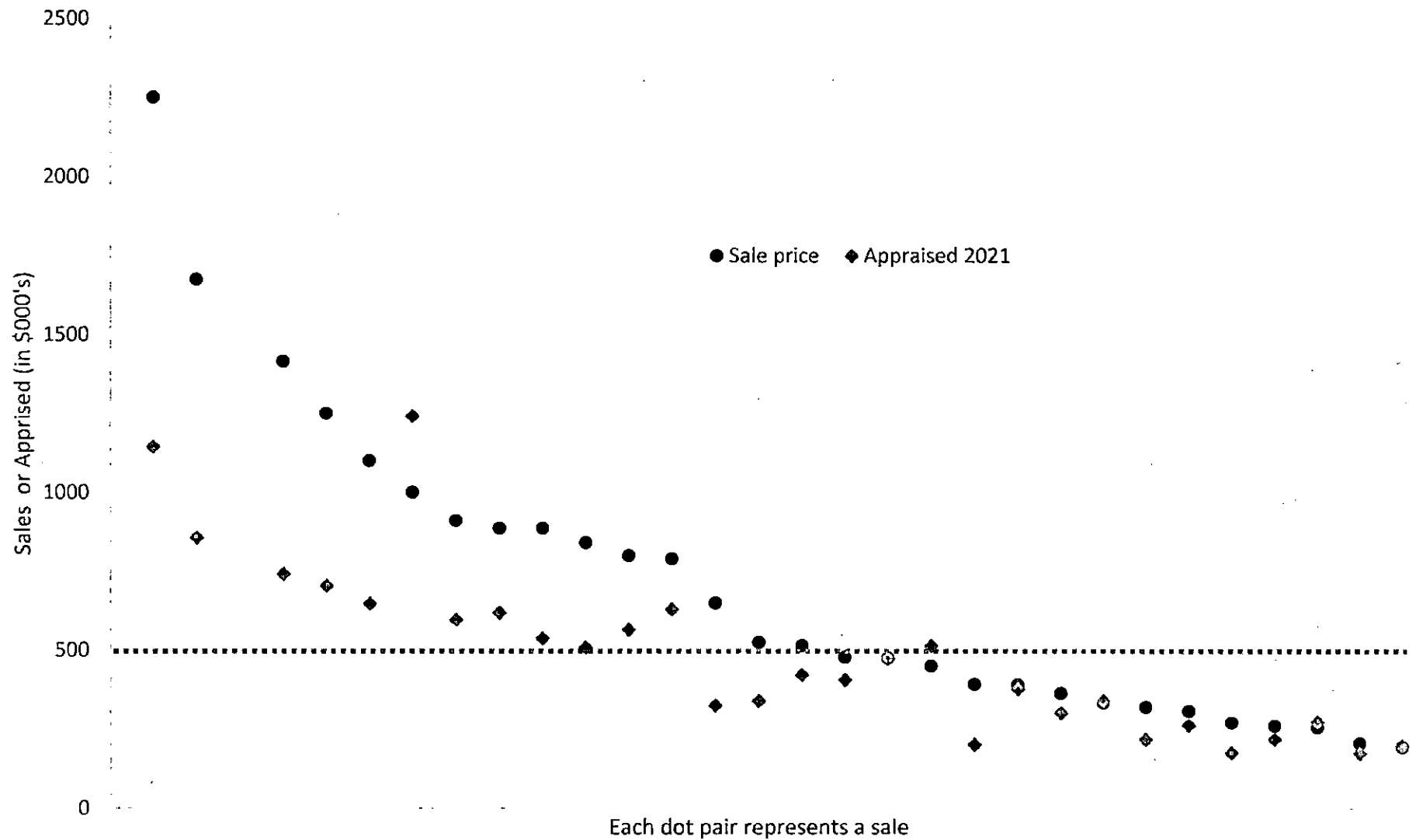


Sales vs Appraised 9/1/21 to Present



For the 15 sales of properties over \$500K, the total sales value is \$15M, appraised value is \$9.9M. At a tax rate of \$24, that represents a tax loss of \$163K.

<u>Date of Sale</u>	<u>LOCATION</u>	<u>2021</u>						
		<u>Recent Sale</u> <u>Price</u>	<u>Appraised</u> <u>Value</u>	<u>MKT</u> <u>difference</u>	<u>% from</u> <u>MKT</u>	<u>2021 Assessed</u> <u>New Value</u>	<u>MKT</u> <u>difference</u>	<u>% from</u> <u>MKT</u>
3/21/2022	625 River Rd	\$ 2,250,000	\$ 1,155,300	\$ (1,094,700)	-49%	\$ 859,800	\$ (1,390,200)	-62%
8/22/2022	125 Breck Hill Rd	\$ 1,675,000	\$ 856,200	\$ (818,800)	-49%	\$ 856,200	\$ (818,800)	-49%
4/5/2022	12 Rocky Hill	\$ 1,415,000	\$ 741,100	\$ (673,900)	-48%	\$ 686,100	\$ (728,900)	-52%
2/18/2022	41 Lamphire Hill	\$ 1,250,000	\$ 704,400	\$ (545,600)	-44%	\$ 652,300	\$ (597,700)	-48%
8/5/2022	Dorchester Road	\$ 1,100,000	\$ 647,600	\$ (452,400)	-41%	\$ 538,300	\$ (561,700)	-51%
10/14/2021	651 River Rd	\$ 1,000,000	\$ 1,241,100	\$ 241,100	24%	\$ 1,128,800	\$ 128,800	13%
4/19/2022	129 Franklin Hill	\$ 910,000	\$ 596,500	\$ (313,500)	-34%	\$ 516,800	\$ (393,200)	-43%
6/6/2022	6 Spring Hill Lane	\$ 885,000	\$ 619,200	\$ (265,800)	-30%	\$ 619,200	\$ (265,800)	-30%
9/1/2022	20 Market Street	\$ 885,000	\$ 536,900	\$ (348,100)	-39%	\$ 536,900	\$ (348,100)	-39%
11/29/2021	3 Preston Rd	\$ 840,000	\$ 508,900	\$ (331,100)	-39%	\$ 448,700	\$ (391,300)	-47%
1/24/2022	4 East Thetford Rd	\$ 799,000	\$ 564,700	\$ (234,300)	-29%	\$ 564,700	\$ (234,300)	-29%
9/2/2021	70 Franklin Hill	\$ 789,000	\$ 630,000	\$ (159,000)	-20%	\$ 630,000	\$ (159,000)	-20%
5/19/2022	River Road	\$ 650,000	\$ 325,300	\$ (324,700)	-50%	\$ 325,300	\$ (324,700)	-50%
8/31/2022	174 Dartmouth College hwy	\$ 525,000	\$ 339,800	\$ (185,200)	-35%	\$ 339,800	\$ (185,200)	-35%
8/22/2022	42 Orford Road	\$ 514,800	\$ 422,400	\$ (92,400)	-18%	\$ 7,000	-507800	-99%
1/28/2022	32 Pleasant Street	\$ 477,500	\$ 406,300	\$ (71,200)	-15%	\$ 406,300	-71200	-15%
3/28/2022	85 Dartmouth College hwy	\$ 475,000	\$ 473,800	\$ (1,200)	0%	\$ 473,800	\$ (1,200)	0%
9/30/2021	4 Creamry Ln	\$ 450,000	\$ 513,300	\$ 63,300	14%	\$ 513,300	\$ 63,300	14%
5/17/2022	14 Baker Hill	\$ 392,000	\$ 200,600	\$ (191,400)	-49%	\$ 200,600	\$ (191,400)	-49%
9/13/2021	85 Dartmouth College hwy	\$ 390,000	\$ 377,100	\$ (12,900)	-3%	\$ 377,100	\$ (12,900)	-3%
8/22/2022	27 Orford Rd	\$ 364,000	\$ 301,800	\$ (62,200)	-17%	\$ 93,200	\$ (270,800)	-74%
3/25/2022	149 Goose Pond Rd	\$ 333,550	\$ 340,600	\$ 7,050	2%	\$ 340,600	\$ 7,050	2%
6/6/2022	101 85 Dartmouth College Hwy	\$ 320,000	\$ 217,500	\$ (102,500)	-32%	\$ 217,500	\$ (102,500)	-32%
9/2/2021	301 Orford Rd	\$ 307,000	\$ 261,800	\$ (45,200)	-15%	\$ 261,800	\$ (45,200)	-15%
4/29/2022	62 Acorn Hill	\$ 270,000	\$ 175,000	\$ (95,000)	-35%	\$ 175,000	\$ (95,000)	-35%

2/24/2022 399 Orford Rd	\$ 260,000	\$ 218,000	\$ (42,000)	-16%	\$ 4,500	\$ (255,500)	-98%
6/30/2022 20 WASHBURN HILL RD	\$ 255,000	\$ 273,200	\$ 18,200	7%	\$ 151,200	\$ (103,800)	-41%
6/29/2022 621 Goose Pond Rd	\$ 205,000	\$ 174,100	\$ (30,900)	-15%	\$ 174,100	\$ (30,900)	-15%
12/3/2021 6 On The Common Unit 6	\$ 193,000	\$ 195,600	\$ 2,600	1%	\$ 195,600	\$ 2,600	1%

Totals	\$ 20,179,850	\$ 14,018,100			\$ 12,294,500	\$ (7,885,350)	
		-31%				-39%	

	<u>Sales</u>	<u>Appraised</u>	<u>diff from</u> <u>MKT</u>	<u>% fr</u> <u>MKT</u>	<u>Assessed</u>	<u>diff fr MKT</u>	<u>% fr MKT</u>
Total >\$500,000	\$ 15,487,800	\$ 9,889,400	\$ (5,598,400)		\$ 8,709,900	\$ (6,777,900)	
absolute values			\$ 6,080,600	39.3%		\$ 7,035,500	45.4%
Taxes @24.07/1000						\$ (163,144)	
Total <\$500,000	\$ 4,692,050	\$ 4,128,700	\$ (563,350)		\$ 3,584,600	\$ (1,107,450)	
absolute values			\$ 745,650	15.89%		\$ 1,253,350	26.7%
Taxes @24.07/1000						\$ (26,656)	

excluded sales

3/21/2022 54 Goose Pond (partial)	\$ 1,600,000	\$ 9,700	\$ (1,590,300)	-99%	\$ 900	\$ (1,599,100)	-100%
9/17/2021 47 Goose Pond Rd	\$ 168,615	\$ 323,000	\$ 154,385	92%	\$ 323,000	\$ 154,385	92%
9/2/2022 107 Bear Hill Ln	\$ 150,000	\$ 129,600	\$ (20,400)	-14%	\$ 129,600	\$ (20,400)	-14%
4/15/2022 Clafin Lane	\$ 53,000	\$ 139,200	\$ 86,200	163%	\$ 139,200	\$ 86,200	163%
5/12/2022 474 River Road	\$ 225,000						