

Town of Gorham, NH
Residential Sales April 1, 2021 through March 31, 2022

Account	MBLU	St#	Street Name	LUC	LUC Description	Acres	Style	Style Description	Sty Hgt	AYB	Land Value	YI Value	Bldg Value	Assessed Value	Sale Date	Sale Price	A/S Ratio	ABS
1702	R1-2F	12	MARION'S WAY	1300	RES ACLNDV	3.30		VACANT			77,500	0	0	77,500	4/22/2021	75,000	1.03	0.063
1032	U15-52	6	CASCADE FLATS	1013	RES - WF	0.15	06	CONVENTIONAL	1	1900	25,400	4,200	97,000	126,600	5/4/2021	130,000	0.97	0.004
1291	U19-27B	88	LANCASTER RD	1013	RES - WF	1.25	01	RANCH	1	1986	26,000	1,500	253,700	281,200	5/5/2021	237,000	1.19	0.216
888	U11-6-8	500	MAIN ST	1031	MH PARK	0.00	20	MOBILE HOME	0	1971	0	600	20,900	21,500	5/17/2021	22,500	0.96	0.014
1651	U30-24	15	CLAY BROOK RD	1300	RES ACLNDV	1.70		VACANT			55,800	0	0	55,800	5/25/2021	59,500	0.94	0.032
1006	U15-26	4	RIVER ST	1013	RES - WF	0.06	04	CAPE COD	1	1950	25,200	0	91,600	116,800	5/25/2021	112,000	1.04	0.073
940	U13-26	28	RAY ST	1010	Single Fam	0.38	01	RANCH	1	1973	24,300	1,500	168,300	194,100	5/26/2021	172,900	1.12	0.153
607	U6-40	196	MAIN ST	0130	PRI RES	0.28	75	MIXED RES	3	1910	51,500	500	100,000	152,000	5/28/2021	235,000	0.65	0.323
136	U1-19	36	BANGOR ST	1013	RES - WF	1.05	03	COLONIAL	1	1958	39,000	800	281,600	321,400	6/3/2021	320,000	1.00	0.034
268	U3-37-2	3	SHILOH LN	1031	MH PARK	0.00	20	MOBILE HOME	0	1976	0	1,200	37,900	39,100	6/4/2021	28,500	1.37	0.402
271	U3-37-6	6	PARADISE ST	1031	MH PARK	0.00	20	MOBILE HOME	0	1977	0	1,100	32,900	34,000	6/21/2021	35,000	0.97	0.001
167	U2-20	54	MAIN ST	1010	Single Fam	0.22	03	COLONIAL	1	1905	25,600	8,200	299,400	333,200	7/1/2021	349,900	0.95	0.018
127	U1-9	51	BANGOR ST	1010	Single Fam	0.34	05	BUNGALOW	1	1897	36,300	1,200	112,500	150,000	7/8/2021	155,000	0.97	0.002
1712	U27-32A	3	GORHAM HEIGHTS RD	1300	RES ACLNDV	1.10		VACANT			24,200	0	0	24,200	7/12/2021	25,000	0.97	0.002
826	U8-101	1	FRAZER ST	1010	Single Fam	0.23	01	RANCH	1	1956	23,900	2,500	182,800	209,200	7/13/2021	219,000	0.96	0.015
1009	U15-29	50	CASCADE FLATS	1040	TWO FAMILY	0.19	09	2 UNIT	2	1920	25,500	6,800	94,100	126,400	7/26/2021	145,000	0.87	0.098
756	U8-37	395	MAIN ST	1040	TWO FAMILY	0.32	09	2 UNIT	2	1890	25,900	200	95,000	121,100	7/27/2021	105,000	1.15	0.183
755	U8-36	391	MAIN ST	1050	THREE FAM	0.41	10	3 UNIT	4	1870	26,100	0	123,400	149,500	8/2/2021	145,000	1.03	0.061
1110	U17-62	6	GORDON AVE	1010	Single Fam	0.23	06	CONVENTIONAL	1	1920	22,200	6,100	114,700	143,000	8/3/2021	149,000	0.96	0.010
482	U5-127	17	MCFARLAND ST	1110	APT 4-UNT	0.24	11	4-7 UNIT	4	1967	20,500	20,500	235,500	276,500	8/4/2021	279,000	0.99	0.021
603	U6-36A	234	MAIN ST	1010	Single Fam	0.27	08	RAISED RANCH	1	1980	24,500	800	164,800	190,100	8/16/2021	152,000	1.25	0.281
663	U7-49A	6	HIGHLAND AVE	1010	Single Fam	0.33	05	BUNGALOW	1	1910	24,600	13,200	186,400	224,200	8/17/2021	249,900	0.90	0.073
382	U5-30	5	WILFRED ST	1110	APT 4-UNT	0.25	11	4-7 UNIT	5	1890	25,700	30,000	207,000	262,700	9/10/2021	270,000	0.97	0.003
1626	U29-21	29	MT CARTER DR	1010	Single Fam	1.10	04	CAPE COD	1	2008	65,300	700	259,000	325,000	9/14/2021	335,000	0.97	0.000
251	U3-23	18	MILL ST	1010	Single Fam	0.47	04	CAPE COD	1	1974	36,800	11,500	172,000	220,300	9/15/2021	200,000	1.10	0.132
1044	U17-2	1	SECOND ST	1030	Mobile Hom	0.23	20	MOBILE HOME	1	1969	20,500	4,300	11,600	36,400	9/20/2021	37,000	0.98	0.014
1033	U15-53	4A	CASCADE FLATS	1050	THREE FAM	0.53	10	3 UNIT	3	1960	26,500	2,600	149,000	178,100	9/20/2021	200,000	0.89	0.080
1257	U19-22-9	141	LANCASTER RD	1031	MH PARK	0.00	20	MOBILE HOME	0	1985	0	0	40,300	40,300	10/4/2021	39,500	1.02	0.050
1639	U30-9	5	EVERGREEN DR	1300	RES ACLNDV	3.20		VACANT			57,400	0	0	57,400	10/7/2021	70,000	0.82	0.150
615	U7-4	14	DUBLIN ST	1040	TWO FAMILY	0.18	09	2 UNIT	3	1975	25,500	1,500	129,900	156,900	10/19/2021	140,000	1.12	0.151
579	U6-33-1	1	DUBLIN ST	1031	MH PARK	0.00	20	MOBILE HOME	0	1971	0	300	19,900	20,200	10/20/2021	26,000	0.78	0.193
715	U7-97	240	MAIN ST	1110	APT 4-UNT	2.40	11	4-7 UNIT	0	1910	44,600	87,500	147,500	279,600	10/22/2021	300,000	0.93	0.038
85	R6-22H	13	CANDY LANE	1040	TWO FAMILY	2.06	09	2 UNIT	4	1984	37,300	2,500	320,800	360,600	10/29/2021	360,000	1.00	0.032
822	U8-97	11	ELM ST	1010	Single Fam	0.11	05	BUNGALOW	1	1953	23,600	1,200	112,200	137,000	5/7/2021	133,400	1.03	0.057
1640	U30-10	7	EVERGREEN DR	1300	RES ACLNDV	1.69		VACANT			55,700	0	0	55,700	11/9/2021	47,500	1.17	0.203
1548	U27-10	16	FIELDSTONE RD	1010	Single Fam	1.10	01	RANCH	1	2008	24,200	0	264,400	288,600	11/9/2021	294,700	0.98	0.009
1225	U18-33	76	LANCASTER RD	1013	RES - WF	0.32	04	CAPE COD	1	1978	24,200	300	253,400	277,900	11/29/2021	289,900	0.96	0.011
1608	U29-1	3	MT CARTER DR	1300	RES ACLNDV	5.52		VACANT			65,000	0	0	65,000	12/2/2021	56,100	1.16	0.189
1220	U18-29	77	LANCASTER RD	1010	Single Fam	0.46	04	CAPE COD	1	1952	24,500	23,900	117,900	166,300	12/2/2021	180,000	0.92	0.046
751	U8-31	20	LANCASTER RD	1010	Single Fam	0.23	04	CAPE COD	1	1945	23,900	400	137,900	162,200	12/3/2021	170,000	0.95	0.016
1606	U28-31	1	MT CARTER DR	1300	RES ACLNDV	2.98		VACANT			61,700	0	0	61,700	12/8/2021	62,000	1.00	0.025
1553	U27-17	30	GORHAM HEIGHTS RD	1010	Single Fam	1.32	08	RAISED RANCH	1	1988	24,300	200	239,200	263,700	12/13/2021	265,000	1.00	0.025
195	U2-46	39	MAIN ST	1010	Single Fam	0.35	06	CONVENTIONAL	1	1840	26,000	8,600	179,800	214,400	12/15/2021	233,600	0.92	0.052
1531	U26-12	0	WHITE BIRCH ACRES	1300	RES ACLNDV	1.40		VACANT			11,300	0	0	11,300	12/16/2021	12,000	0.94	0.028
1542	U27-2	3	FIELDSTONE RD	1300	RES ACLNDV	1.10		VACANT			24,200	0	0	24,200	12/28/2021	25,000	0.97	0.002
1713	R1-2X	5	IMP TRAIL	1300	RES ACLNDV	2.66		VACANT			82,100	0	0	82,100	1/11/2022	89,900	0.91	0.057
900	U11-6-19	500	MAIN ST	1031	MH PARK	0.00	20	MOBILE HOME	0	1993	0	900	42,700	43,600	1/12/2022	42,500	1.03	0.056
528	U5-172	9	COTTAGE ST	1010	Single Fam	0.11	06	CONVENTIONAL	1	1858	20,200	6,800	120,600	147,600	1/14/2022	143,000	1.03	0.062
526	U5-170	5	COTTAGE ST	1010	Single Fam	0.11	06	CONVENTIONAL	1	1858	20,200	1,200	128,400	149,800	2/7/2022	135,000	1.11	0.140
542	U5-188	17	JEWELL ST	1010	Single Fam	0.21	06	CONVENTIONAL	1	1888	20,500	3,400	191,800	215,700	2/10/2022	270,000	0.80	0.171
1340	U22-10A	254	GORHAM HILL RD	1010	Single Fam	1.57	07	MODERN	1	1989	44,900	1,700	252,200	298,800	2/22/2022	300,900	0.99	0.023
245	U3-13	17	MILL ST	1010	Single Fam	0.07	06	CONVENTIONAL	1	1910	35,300	1,300	78,400	115,000	2/24/2022	140,000	0.82	0.149
1093	U17-47	1	FIRST ST	1010	Single Fam	0.29	06	CONVENTIONAL	1	1890	22,400	600	167,100	190,100	3/14/2022	199,900	0.95	0.019
1580	U28-4	15	STONY BROOK RD	1010	Single Fam	1.52	02	SPLIT-LEVEL	1	1986	59,900	16,000	265,400	341,300	3/21/2022	353,000	0.97	0.003
1274	U19-22-30	141	LANCASTER RD	1031	MH PARK	0.00	21	MOBIE HME DW	0	1988	0	0	78,400	78,400	3/22/2022	88,500	0.89	0.084

Mean 0.99
Median 0.97
COD 8.15