

Town of Sullivan Maine
Sales Analysis April 1, 2021 through March 31, 2023

Parcel / Account#	Location	LUC	NBC	Lot Size SF	Lot Size Acres	Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Date	TT Sale Price	Assessment	Ratio	ABS
018-026&026A&028A	11 OLDE MINE RD	101W	700	45,302	1.04	Cottage	2,772	690	2004	2	GD	09/23/2021	629,900	525,500	0.83	0.15
004-014	59 TUNK LAKE RD	101	500	130,680	3.00	Old Style	1,819	4,033	1850	4	GD	09/30/2022	310,000	260,200	0.84	0.14
003-001-C	72 BERT GRAY RD	103	500	80,586	1.85	DW Mobile Home	1,512	1,512	2021	6	AV	10/08/2021	301,700	254,300	0.84	0.14
017-006	24 ROBERTSON LN	101	300	76,230	1.75	Old Style	1,235	1,967	1880	3	GD	11/10/2022	245,000	206,800	0.84	0.14
006-002-A	130 BERT GRAY RD	101	500	39,204	0.90	Ranch	1,178	3,006	1980	3	GD	07/09/2021	272,400	230,300	0.85	0.13
003-044	58 THORNE RD	103	500	46,609	1.07	DW Mobile Home	1,512	1,612	2001	3	AV	10/26/2022	125,000	108,600	0.87	0.11
013-047	11 PORCUPINE RD	131	700	74,052	1.70		0					01/14/2022	20,800	18,300	0.88	0.10
003-059-9	77 FARM EDGE RD	130	500	217,800	5.00		0					04/23/2021	57,800	50,900	0.88	0.10
034-018	215 MARTIN RD	101	500	65,340	1.50	Modern/Cont	1,710	4,540	2009	4	GD	03/31/2023	360,000	318,000	0.88	0.10
015-028&029&030	95 HIGG ST	101	500	262,231	6.02	Ranch	894	1,150	1983	3	AV	03/21/2022	203,000	179,500	0.88	0.10
004-017	139 TUNK LAKE RD	103	500	21,780	0.50	SW Mobile Home	960	1,696	1971	3	FR	01/09/2023	79,000	70,000	0.89	0.09
001-008	2 OBER CV	102	500	196,020	4.50	Cape	1,931	3,851	1997	6	VG	08/03/2021	526,400	475,600	0.90	0.08
014-027	18 ROMEO BOULEVA RD	101	500	11,761	0.27	Old Style	1,114	1,714	1900	3	AV	12/07/2021	190,300	172,300	0.91	0.07
027-012	20 TOWN LANDING RD	101	500	102,366	2.35	Cape	2,592	4,872	2007	5	AV	04/29/2021	409,500	371,400	0.91	0.07
001-004	7 OVER TAXED LN	031	600	2,613,600	60.00	Pre Engineered Gara	4,952	4,000	2000	3	AV	12/03/2021	530,000	481,100	0.91	0.07
023-002	2150 US HIGHWAY 1	101	400	786,258	18.05	Old Style	2,464	3,968	1880	4	FR	05/26/2022	290,000	264,300	0.91	0.07
009-007-D	155 PUNKIN LEDGE RD	130	300	4,477,968	102.80		0					09/30/2022	160,000	146,500	0.92	0.06
007-035-9	26 SANDY ACRES DR	101	250	40,075	0.92	Ranch	1,120	2,452	2006	3	GD	03/24/2023	265,000	245,600	0.93	0.05
032-023	200 FLANDERS POND RD	101	700	182,952	4.20	Modern/Cont	1,120	2,568	2001	3	AV	05/25/2021	212,000	197,700	0.93	0.05
022-018	2126 US HIGHWAY 1	101	400	57,935	1.33	Old Style	1,494	2,433	1865	3	VP	06/09/2021	97,500	91,800	0.94	0.04
007-001	NO ROAD FRONTAGE	130	400	3,258,724	74.81		0					07/08/2021	255,400	241,300	0.94	0.04
007-035-35&36	178 SANDY ACRES DR	130	250	80,150	1.84		0					07/09/2021	23,800	22,500	0.95	0.03
007-035-18	130 SANDY ACRES DR	101	250	40,075	0.92	Modern/Cont	1,400	2,625	2007	3	GD	08/04/2022	325,000	307,800	0.95	0.03
002-013A	FALLS PT	130	500	45,302	1.04		0					05/06/2021	142,000	134,700	0.95	0.03
022-013	16 BERT GRAY RD	101	500	13,939	0.32	Old Style	2,889	4,954	1820	6	GD	01/10/2022	418,000	397,800	0.95	0.03
006-001-F	162 BERT GRAY RD	101	500	44,431	1.02	Ranch	1,120	2,554	2005	3	AV	08/02/2021	218,400	208,300	0.95	0.03
017-017	183 TAUNTON DR	101	500	21,344	0.49	Old Style	1,393	2,738	1880	3	GD	02/01/2022	247,200	240,900	0.97	0.01
019-005-1	12 SEASIDE DR	101W	700	37,026	0.85	Ranch	1,052	1,436	1914	3	GD	03/01/2022	339,000	330,600	0.98	0.00
027-003	2718 US HIGHWAY 1	101	400	213,444	4.90	Ranch	1,200	2,100	1950	3	AV	08/26/2021	194,900	191,500	0.98	0.00
016-027	198 TAUNTON DR	101	500	76,230	1.75	Old Style	2,104	2,654	1900	4	GD	10/31/2022	274,900	270,500	0.98	0.00
002-013	19 FALLS PT	101W	500	387,684	8.90	Bungalow	1,868	4,799	1988	7	VG	04/09/2021	1,268,500	1,256,400	0.99	0.01
003-059-1	22 FARM EDGE RD	130	500	147,233	3.38		0					05/17/2021	48,900	48,500	0.99	0.01
003-059-2	58 FARM EDGE RD	101	500	363,290	8.34	Cape	2,340	5,592	2006	5	AV	05/05/2021	495,100	492,200	0.99	0.01
007-011-B	280 THORNE RD	130	500	740,520	17.00		0					10/21/2022	52,000	51,700	0.99	0.01
018-006	11 TAUNTON DR	101	500	76,230	1.75	Colonial	2,850	5,508	1938	5	AV	10/12/2022	340,000	338,300	1.00	0.02
014-032	16 EVERGREEN PT	130	700	87,120	2.00		0					06/23/2022	37,000	37,100	1.00	0.02
024-013-&14	2303 US HIGHWAY 1	013	600	45,302	1.04	Office-Apt	1,920	3,897	2001	4	GD	10/04/2022	360,000	362,700	1.01	0.03
021-041	6 MIRAMAR CIR	101W	500	56,628	1.30	Ranch	1,296	2,938	1972	3	GD	11/19/2021	703,100	713,100	1.01	0.03
023-006C	2191 US HIGHWAY 1	133	400	91,476	2.10		0					01/25/2023	70,000	71,900	1.03	0.05
007-042-A	20 BEAVERS RD	130	700	43,560	1.00		0					07/07/2021	191,800	197,400	1.03	0.05
014-029	10 WHALES BACK RD	130	500	888,188	20.39		0					07/26/2022	64,500	66,700	1.03	0.05
032-033	284 FLANDERS POND RD	101	700	14,810	0.34	Colonial	1,948	2,962	1969	3	VP	07/21/2021	107,800	113,400	1.05	0.07
007-023-A	19 ASPEN LN	101	300	1,960,200	45.00	Camp	180	180	1980	1	AV	10/06/2022	90,000	94,900	1.05	0.07
004-008-B	177 MORANCY RD	101	500	435,600	10.00	Ranch	960	1,470	2017	3	AV	12/05/2022	202,000	213,000	1.05	0.07
003-037B	255 PUNKINVILLE RD	103	500	84,506	1.94	SW Mobile Home	858	858	2022	3	AV	08/11/2022	125,000	132,000	1.06	0.08
022-007	76 HARBOR VIEW DR	101	500	47,916	1.10	Old Style	2,488	5,264	1900	5	AV	10/13/2022	350,000	371,900	1.06	0.08
004-010	2702 US HIGHWAY 1	109	400	79,279	1.82	Old Style	2,801	2,944	1850	3	GD	10/19/2022	380,000	414,400	1.09	0.11
003-042-A	0 OFF THORNE RD	131	500	522,720	12.00		0					04/29/2022	28,000	30,700	1.10	0.12
022-012-A	10 BERT GRAY RD	101	500	9,583	0.22	Ranch	544	580	1900	3	FR	11/24/2021	77,900	85,600	1.10	0.12
003-059-5	102 FARM EDGE RD	130	500	705,236	16.19		0					03/15/2022	60,900	67,700	1.11	0.13
024-007	11 LUPIN LN	101	400	41,382	0.95	Cape	1,285	3,330	1948	3	GD	01/06/2023	165,000	187,700	1.14	0.16
003-060-2	87 OCEAN HOUSE RD	130	500	95,832	2.20		0					10/07/2021	196,200	226,100	1.15	0.17
023-006-B	2175 US HIGHWAY 1	130	400	182,952	4.20		0					10/04/2021	38,200	44,700	1.17	0.19
034-008	238 MARTIN RD	101W	500	74,052	1.70	Ranch	990	2,190	1962	3	AV	12/30/2021	328,600	385,600	1.17	0.19
006-022-C	274 PUNKINVILLE RD	130	500	324,522	7.45		0					07/16/2021	45,400	54,600	1.20	0.22

Median	0.98
COD	7.72
Count	55