

Sales Analysis Results

Warren -- 08/20/2021

Sales Analysis Statistics

Number of Sales:	24	Mean Sales Ratio:	0.9839
Minimum Sales Ratio:	0.7044	Median Sales Ratio:	0.9890
Maximum Sales Ratio:	1.3400	Standard Deviation:	0.1427
Aggregate Sales Ratio:	0.9939	Coefficient of Dispersion:	10.7327
		Price Related Differential:	0.9899

Sales Analysis Criteria

Sold: 04/01/2019 - 03/31/2021	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 99999999	Bldg Eff. Area: 0 - 99999999
Land Value: 0 - 99999999	Land Use: ALL
Current Use CR: 0 - 99999999	Acres: 0 - 99999999
Year Built: 1600 - 2021	Trend: 0.000% Prior to 08/20/2021
Story Height: ALL	Neighborhood: ALL
Base Rate: ALL	Zone: ALL
Qualified: YES	Unqualified: NO
Improved: YES	Vacant: YES
View: All	Waterfront: All
Include Comm./Ind./Util.: YES	

Warren Sales Analysis Report

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Eff. Area	Sale Price	Assessment Sale Date	I	Q	Unqualified Description	Prior Year Assessment
0.704	000218	082000	000000	99	1.13	R1	E				\$ 45,000	\$ 31,700	V	Q	CARNIVALE, JAMES & KAR	\$ 27,200
0.812	000232	027000	000000	99	5.39	R1	E				\$ 25,500	\$ 20,700	V	Q	MOLA, PAUL & LORINDA	\$ 21,200
0.846	000221	016000	000000	99	3.60	R1	E				\$ 39,000	\$ 33,000	V	Q	ROUNDS, STEPHEN & SAND	\$ 27,100
0.865	000233	006000	000000	99	0.59	R1	C	RSA	C	1,486	\$ 175,000	\$ 151,400	I	Q	BELYEA, PAUL	\$ 110,600
0.868	000218	040000	000000	99	0.53	R1	E	RCP	A	800	\$ 174,900	\$ 151,800	I	Q	BROWN & DELANEY REV TR	\$ 81,000
0.880	000219	034000	000000	99	1.90	R1	E	RSA	A	1,064	\$ 195,000	\$ 171,600	I	Q	CLARK, DANIEL J & ANGE	\$ 72,600
0.884	000218	074000	000000	99	0.53	R1	E	RSA	C	1,334	\$ 203,250	\$ 179,600	I	Q	BALL, MICHAEL L	\$ 111,200
0.891	000219	003000	000001	99	4.27	R1W	E				\$ 46,800	\$ 41,700	V	Q	FELTS, ROBERT & MAUREE	\$ 35,400
0.900	000233	028000	000000	99	0.89	R1	C	RSA	C	1,718	\$ 220,000	\$ 198,100	I	Q	DONNELL, LUCIE	\$ 110,900
0.912	000250	030000	000000	99	1.80	R1	E	RSA	D	1,337	\$ 208,500	\$ 190,100	I	Q	GRANT, GARY W & KAREN	\$ 142,100
0.982	000244	069000	000000	99	2.50	R1	E				\$ 27,500	\$ 27,000	V	Q	BROWN, RONALD & MARGAR	\$ 24,800
0.989	000218	011000	000000	99	1.30	R1	E				\$ 27,000	\$ 26,700	V	Q	NORDEN, RALPH M	\$ 29,400
0.989	000218	053000	000000	99	0.49	R1W	E	RSA	B	944	\$ 114,250	\$ 113,000	I	Q	THISTLE, CHARLES A & K	\$ 85,900
0.992	000232	005000	000000	99	2.68	R1	E				\$ 25,000	\$ 24,800	V	Q	NYBERG, MARC	\$ 22,600
1.000	000245	025000	000000	99	2.24	R1	G				\$ 45,000	\$ 45,000	V	Q	CUSHING, IRVING & AVIS	\$ 237,800
1.000	000250	038000	MH0002	99	0.00	R1	X	MSN	A	920	\$ 30,000	\$ 30,000	I	Q	SVCG LLC	\$ 24,400
1.017	000228	013000	000000	99	3.30	R1	E	RSA	A	1,991	\$ 220,000	\$ 223,800	I	Q	WHITCHER, RONALD & MAR	\$ 162,900
1.050	000240	122000	000000	99	0.34	R1	C	RSA	D	2,623	\$ 280,000	\$ 294,000	I	Q	REBELE, MEGAN	\$ 204,000
1.071	000244	001000	000000	99	0.42	R1	C	RSA	C	2,666	\$ 198,900	\$ 213,000	I	Q	KIDNEY, CHRISTOPHER W	\$ 89,700
1.078	000240	075000	000000	99	0.34	R1	C	RSA	D	2,141	\$ 129,900	\$ 140,000	I	Q	WHITCHER, RONALD M & M	\$ 72,600

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	Prior Year Assessment
	Sale Note								Eff. Area		Sale Date			Grantor	
1.120	000232	016000	000000	99	2.62	R1	E			\$ 20,000	\$ 22,400	V	Q		\$ 23,700
1.191	000206	020000	000000	99	0.83	R1	D	RSA	A	\$ 190,000	\$ 226,300	I	Q	KIMBALL JOHN & CATHERI	\$ 152,000
1.232	000244	007000	000000	99	1.38	R1W	C	RSA	E	\$ 259,000	\$ 319,200	I	Q	WRIGHT, DONNA J, & ERI	\$ 182,100
1.340	000232	013000	000000	99	2.02	R1	E	RSA	A	\$ 20,000	\$ 26,800	V	Q	BOWMAN, ROBERT E & CHR	\$ 23,000
									528		04/09/2020			BRENNAN, MARK & ELLEN	