



*Patriot Properties*

08/06/2024

2:08:30PM

# Cape Elizabeth

## Quick Sales Report by NBC

**Filter Used:** WHERE [Transfers].SaleDate > '07/01/2023' AND [Properties].InactiveFlag = 0 AND  
[xrSalesValidity].SalesValidity = '1'

Quick Sales Report by NBC 7/7/2023 To 7/31/2024

\* Represent Vacant Land Sale

Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Land Size	Adj Code	SaleDate	SalePrice	Total Value	Ratio
<b>NBC: LND01</b>															
U01033000000	37 COTTAGE FARMS RD	101	101	LND01	P	3,220	2,060	1	04	0.14		03/22/2024	1,350,000	874,600	0.648
U02019000000	17 GLEN AVE	101	101	LND01	P	2,994	1,700	1	06	0.18		05/23/2024	1,317,000	1,369,200	1.040
U02047000000	12 CRAGMOOR	101	101	LND01	P	4,580	2,460	1	07	0.26		07/28/2023	2,453,100	1,967,500	0.802
U03032000000	38 COTTAGE FARMS RD	101	101	LND01	P	2,786	1,764	1	03	0.18		04/30/2024	710,000	716,700	1.009
U03086000000	30 OCEAN VIEW RD	101	101	LND01	P	4,981	2,890	1	04	0.35		05/30/2024	1,000,000	1,007,600	1.008
U03090000000	62 OCEAN VIEW RD	101	101	LND01	P	5,473	2,706	1	03	0.48		11/17/2023	1,505,000	962,800	0.640
U03104000000	79 OCEAN VIEW RD	101	101	LND01	P	3,330	1,647	1	04	0.40		01/26/2024	900,000	856,000	0.951
U06010000000	14 OLDE FORT RD	101	101	LND01	P	2,667	1,763	1	04	0.52		06/25/2024	850,000	789,600	0.929
U06021000000	10 LOCKSLEY RD	101	101	LND01	P	4,110	2,329	1	03	0.35		07/08/2024	1,265,000	937,000	0.741
U06028000000	25 LITTLEJOHN RD	101	101	LND01	P	2,914	2,450	1	08	0.36		07/08/2024	875,000	870,200	0.995
U06033000000	18 LITTLEJOHN RD	101	101	LND01	P	3,488	1,250	1	01	0.43		04/30/2024	785,000	856,100	1.091
U01004000000	560 SHORE RD	332	332	LND01	P	2,018	2,018	1	389	0.43		12/29/2023	400,000	696,100	1.740

<b>NBC:</b>	<b>LND01</b>	<b>Mean:</b>	<b>0.966</b>	<b>Min Ratio:</b>	<b>0.640</b>
<b>Count:</b>	<b>12</b>	<b>Median:</b>	<b>0.973</b>	<b>Max Ratio:</b>	<b>1.740</b>
<b>Standard Deviation:</b>	<b>0.288</b>	<b>Avg. Abs. Dev.</b>	<b>0.181</b>	<b>COD:</b>	<b>18.603</b>

<b>NBC: LND02</b>															
U10011000000	8 BEACH BLUFF TER	101	101	LND02	P	3,192	1,580	1	03	0.41		06/06/2024	755,000	712,400	0.944
U10058000000	1168 SHORE RD	101	101	LND02	P	5,245	2,912	1	04	0.65		08/18/2023	2,825,000	2,675,900	0.947

<b>NBC:</b>	<b>LND02</b>	<b>Mean:</b>	<b>0.945</b>	<b>Min Ratio:</b>	<b>0.944</b>
<b>Count:</b>	<b>2</b>	<b>Median:</b>	<b>0.945</b>	<b>Max Ratio:</b>	<b>0.947</b>
<b>Standard Deviation:</b>	<b>0.003</b>	<b>Avg. Abs. Dev.</b>	<b>0.002</b>	<b>COD:</b>	<b>0.193</b>

<b>NBC: LND03</b>															
U30015000000	423 MITCHELL RD	101	101	LND03	P	938	842	1	01	0.42		07/11/2023	315,000	405,000	1.286
U31002000000	387 MITCHELL RD	101	101	LND03	P	2,909	1,619	1	04	0.23		10/13/2023	710,000	561,500	0.791
U31003004000	6 MEADOWVIEW LN	101	101	LND03	P	6,241	2,988	1	03	1.86		09/01/2023	950,000	787,800	0.829
U32001B 000	345 MITCHELL RD	101	101	LND03	P	5,865	2,578	1	03	0.90		09/27/2023	930,000	806,400	0.867
U32006013000	20 THRASHER RD	101	101	LND03	P	3,896	2,093	1	04	0.35		06/14/2024	750,000	661,100	0.881
U33033013000	6 MANTER ST	101	101	LND03	P	2,898	1,836	1	03	0.47		10/13/2023	650,000	621,200	0.956
U33039000000	8 LYDON LN	101	101	LND03	P	5,005	3,947	1	03	0.70		09/01/2023	1,395,000	1,322,500	0.948
U34002007000	7 OLD FARM LN	101	101	LND03	P	6,918	3,304	1	03	2.21		07/10/2024	1,495,000	929,900	0.622
U34017015000	10 BLUEBERRY RD	101	101	LND03	P	4,149	2,148	1	03	0.19		06/12/2024	935,000	766,000	0.819
U49028000000	5 MCAULEY RD	101	101	LND03	P	2,552	1,080	1	01	0.29		06/28/2024	795,000	547,800	0.689
U51003000000	8 DYER POND RD	101	101	LND03	P	8,827	3,591	1	07	5.18		05/21/2024	2,400,000	1,877,500	0.782

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Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Land Size	Adj Code	SaleDate	SalePrice	Total Value	Ratio
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<b>NBC:</b>	<b>LND03</b>	<b>Mean:</b>	<b>0.861</b>	<b>Min Ratio:</b>	<b>0.622</b>
<b>Count:</b>	<b>11</b>	<b>Median:</b>	<b>0.829</b>	<b>Max Ratio:</b>	<b>1.286</b>
<b>Standard Deviation:</b>	<b>0.173</b>	<b>Avg. Abs. Dev.</b>	<b>0.112</b>	<b>COD:</b>	<b>13.534</b>

<b>NBC:</b>		<b>LND04</b>													
U2401000000	177 OCEAN HOUSE RD	101	101	LND04	P	3,895	1,918	1	04	0.45		07/07/2023	660,000	553,800	0.839
U2501400000	152 OCEAN HOUSE RD	101	101	LND04	P	2,721	1,545	1	04	0.44		07/31/2023	524,300	564,200	1.076
U2801300000	180 SPURWINK AVE	101	101	LND04	P	3,515	1,982	1	06	0.79		09/01/2023	660,000	604,100	0.915
U2900500000	3 BRADFORD RD	101	101	LND04	P	2,668	1,119	1	01	0.44		08/31/2023	510,000	541,400	1.062
U29026A 000	63 SPURWINK AVE	101	101	LND04	P	2,350	1,192	1	01	0.85		08/01/2023	650,000	561,400	0.864
U29064003000	80 SPURWINK AVE	101	101	LND04	P	5,464	2,960	1	04	0.46		12/18/2023	1,400,000	1,327,200	0.948
U42001001000	94 OLD OCEAN HOUSE RD	101	101	LND04	P	3,438	1,870	1	03	0.38		11/13/2023	733,000	668,100	0.911
U49033015000	31 ASTER LN	101	101	LND04	P	4,006	2,265	1	04	0.18		09/27/2023	775,000	790,100	1.019
U49033016000	2 FRANKLIN CIR	101	101	LND04	P	4,422	2,400	1	03	0.18		07/23/2024	900,000	862,200	0.958
U29065000000	126 SPURWINK AVE	351	351	LND04	P	8,971	8,257	1	396	3.27		06/14/2024	685,000	1,349,200	1.970

<b>NBC:</b>	<b>LND04</b>	<b>Mean:</b>	<b>1.056</b>	<b>Min Ratio:</b>	<b>0.839</b>
<b>Count:</b>	<b>10</b>	<b>Median:</b>	<b>0.953</b>	<b>Max Ratio:</b>	<b>1.970</b>
<b>Standard Deviation:</b>	<b>0.330</b>	<b>Avg. Abs. Dev.</b>	<b>0.161</b>	<b>COD:</b>	<b>16.865</b>

<b>NBC:</b>		<b>LND05</b>													
U24008000000	1 PLEASANT VALLEY AVE	101	101	LND05	P	2,427	1,190	1	01	0.33		07/31/2024	601,500	532,600	0.885
U24042000000	1 CLINTON RD	101	101	LND05	P	3,088	1,836	1	03	0.37		04/30/2024	620,000	573,500	0.925
U25019A 000	505 MITCHELL RD	102	102	LND05	P	4,455	2,003	1	01	0.23		07/24/2024	500,000	585,600	1.171

<b>NBC:</b>	<b>LND05</b>	<b>Mean:</b>	<b>0.994</b>	<b>Min Ratio:</b>	<b>0.885</b>
<b>Count:</b>	<b>3</b>	<b>Median:</b>	<b>0.925</b>	<b>Max Ratio:</b>	<b>1.171</b>
<b>Standard Deviation:</b>	<b>0.155</b>	<b>Avg. Abs. Dev.</b>	<b>0.095</b>	<b>COD:</b>	<b>10.297</b>

<b>NBC:</b>		<b>LND06</b>													
U22001000000	2 DEARBORN DR	101	101	LND06	P	3,734	2,090	1	03	0.25		11/20/2023	670,000	579,500	0.865
U22029000000	20 MURRAY DR	101	101	LND06	P	3,440	1,272	1	08	0.23		10/13/2023	730,000	584,600	0.801
U22032000000	7 DEARBORN DR	101	101	LND06	P	2,046	960	1	08	0.28		08/03/2023	550,000	576,400	1.048
U23002005000	20 RAMBLE RD	101	101	LND06	P	3,404	1,882	1	03	0.28		08/04/2023	800,000	718,700	0.898
U23002009000	5 RAMBLE RD	101	101	LND06	P	3,600	1,638	1	03	0.28		07/14/2023	725,000	651,600	0.899
U23002054000	7 MAPLE LN	101	101	LND06	P	3,436	1,568	1	01	0.38		03/25/2024	725,000	635,600	0.877
U35005005000	13 BRENTWOOD RD	101	101	LND06	P	3,742	2,510	1	03	0.30		07/11/2023	765,000	651,700	0.852

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U35005009000	23 BRENTWOOD RD	101	101	LND06	P	3,386	1,974	1	03	0.24		08/17/2023	785,000	621,500	0.792
U35005014000	28 BRENTWOOD RD	101	101	LND06	P	2,946	1,470	1	03	0.30		07/01/2024	680,000	573,400	0.843
U35032000000	111 SCOTT DYER RD	140	140	LND06	P	3,141	1,566	1	398	0.61		05/23/2024	625,000	609,400	0.975

<b>NBC:</b>	<b>LND06</b>	<b>Mean:</b>	<b>0.885</b>	<b>Min Ratio:</b>	<b>0.792</b>
<b>Count:</b>	<b>10</b>	<b>Median:</b>	<b>0.871</b>	<b>Max Ratio:</b>	<b>1.048</b>
<b>Standard Deviation:</b>	<b>0.078</b>	<b>Avg. Abs. Dev.</b>	<b>0.054</b>	<b>COD:</b>	<b>6.250</b>

**NBC: LND07**

U19007004000	4 JEWETT RD	101	101	LND07	P	3,371	1,292	1	04	0.21		10/25/2023	540,000	497,700	0.922
U19022000000	10 HAMPTON RD	101	101	LND07	P	3,708	1,976	1	03	0.36		12/07/2023	825,000	594,000	0.720
U19076000000	110 FOWLER RD	101	101	LND07	P	2,000	960	1	01	0.23		11/30/2023	382,500	428,100	1.119
U20007D 000	79 FOWLER RD	101	101	LND07	P	2,646	1,155	1	01	0.23		02/16/2024	565,000	521,400	0.923
U20012000000	15 FOWLER RD	101	101	LND07	P	4,190	1,920	1	04	0.94		12/28/2023	800,000	571,300	0.714
U43040000000	256 FOWLER RD	101	101	LND07	P	2,600	1,825	1	08	0.34		04/25/2024	655,000	584,400	0.892

<b>NBC:</b>	<b>LND07</b>	<b>Mean:</b>	<b>0.882</b>	<b>Min Ratio:</b>	<b>0.714</b>
<b>Count:</b>	<b>6</b>	<b>Median:</b>	<b>0.907</b>	<b>Max Ratio:</b>	<b>1.119</b>
<b>Standard Deviation:</b>	<b>0.151</b>	<b>Avg. Abs. Dev.</b>	<b>0.106</b>	<b>COD:</b>	<b>11.713</b>

**NBC: LND08**

U12079000000	7 WABUN RD	101	101	LND08	P	3,346	1,167	1	01	0.36		11/27/2023	775,000	649,400	0.838
U12082000000	1 WABUN RD	101	101	LND08	P	4,824	2,906	1	03	0.52		09/19/2023	1,500,000	1,165,800	0.777
U12114000000	3 PILOT POINT RD	101	101	LND08	P	2,743	2,122	1	08	0.41		06/20/2024	800,000	721,900	0.902
U13013D 000	33 REEF RD	101	101	LND08	P	4,636	2,044	1	01	0.56		02/16/2024	1,250,000	845,700	0.677

<b>NBC:</b>	<b>LND08</b>	<b>Mean:</b>	<b>0.799</b>	<b>Min Ratio:</b>	<b>0.677</b>
<b>Count:</b>	<b>4</b>	<b>Median:</b>	<b>0.808</b>	<b>Max Ratio:</b>	<b>0.902</b>
<b>Standard Deviation:</b>	<b>0.096</b>	<b>Avg. Abs. Dev.</b>	<b>0.072</b>	<b>COD:</b>	<b>8.871</b>

**NBC: LND09**

R03009A 000	68 LONG POINT LA	101	101	LND09	P	2,601	1,497	1	07	0.19		10/20/2023	1,055,556	924,500	0.876
U42001044000	9 HIGH VIEW RD	101	101	LND09	P	3,210	1,869	1	03	0.46		05/07/2024	901,000	713,200	0.792

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<b>NBC:</b>	<b>LND09</b>					<b>Mean:</b>	<b>0.834</b>			<b>Min Ratio:</b>	<b>0.792</b>				
<b>Count:</b>	<b>2</b>					<b>Median:</b>	<b>0.834</b>			<b>Max Ratio:</b>	<b>0.876</b>				
<b>Standard Deviation:</b>	<b>0.060</b>					<b>Avg. Abs. Dev.</b>	<b>0.042</b>			<b>COD:</b>	<b>5.054</b>				

<b>NBC:</b>	<b>LND10</b>														
R02011001000	4 WOODS KNOLL DR	101	101	LND10	P	6,123	3,452	1	07	2.46		09/29/2023	1,415,000	1,582,700	1.119

<b>NBC:</b>	<b>LND10</b>					<b>Mean:</b>	<b>1.119</b>			<b>Min Ratio:</b>	<b>1.119</b>				
<b>Count:</b>	<b>1</b>					<b>Median:</b>	<b>1.119</b>			<b>Max Ratio:</b>	<b>1.119</b>				
<b>Standard Deviation:</b>	<b>0.000</b>					<b>Avg. Abs. Dev.</b>	<b>0.000</b>			<b>COD:</b>	<b>0.000</b>				

<b>NBC:</b>	<b>LND11</b>														
U36066000000	41 BROAD COVE RD	101	101	LND11	P	5,897	2,083	1	04	0.50		09/18/2023	1,100,000	1,024,700	0.932
U38056000000	5 MASEFIELD TER	101	101	LND11	P	4,712	2,472	1	03	0.94		07/02/2024	1,460,000	1,200,500	0.822

<b>NBC:</b>	<b>LND11</b>					<b>Mean:</b>	<b>0.877</b>			<b>Min Ratio:</b>	<b>0.822</b>				
<b>Count:</b>	<b>2</b>					<b>Median:</b>	<b>0.877</b>			<b>Max Ratio:</b>	<b>0.932</b>				
<b>Standard Deviation:</b>	<b>0.077</b>					<b>Avg. Abs. Dev.</b>	<b>0.055</b>			<b>COD:</b>	<b>6.231</b>				

<b>NBC:</b>	<b>LND11A</b>														
U36002000000	18 BROAD COVE RD	101	101	LND11A	P	3,504	2,116	1	08	0.43		05/08/2024	827,875	846,700	1.023

<b>NBC:</b>	<b>LND11A</b>					<b>Mean:</b>	<b>1.023</b>			<b>Min Ratio:</b>	<b>1.023</b>				
<b>Count:</b>	<b>1</b>					<b>Median:</b>	<b>1.023</b>			<b>Max Ratio:</b>	<b>1.023</b>				
<b>Standard Deviation:</b>	<b>0.000</b>					<b>Avg. Abs. Dev.</b>	<b>0.000</b>			<b>COD:</b>	<b>0.000</b>				

<b>NBC:</b>	<b>LND12</b>														
U15011000000	4 TWO LIGHTS TER	101	101	LND12	P	8,521	4,649	1	03	0.90		02/29/2024	4,000,000	3,398,600	0.850
U15015000000	202 TWO LIGHTS RD	101	101	LND12	P	3,507	1,723	1	06	0.46		07/31/2023	1,320,000	1,112,100	0.843
U15017000000	206 TWO LIGHTS RD	101	101	LND12	P	1,776	1,355	1	04	0.26		07/24/2024	750,000	656,200	0.875
U15047000000	8 LIGHTHOUSE POINT RD	101	101	LND12	P	4,474	2,016	1	03	0.47		09/27/2023	1,350,000	1,387,600	1.028
U15048000000	10 LIGHTHOUSE POINT RD	101	101	LND12	P	4,225	2,390	1	08	0.40		10/27/2023	1,775,000	1,249,200	0.704

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<b>NBC:</b>	<b>LND12</b>					<b>Mean:</b>	<b>0.860</b>					<b>Min Ratio:</b>	<b>0.704</b>		
<b>Count:</b>	<b>5</b>					<b>Median:</b>	<b>0.850</b>					<b>Max Ratio:</b>	<b>1.028</b>		
<b>Standard Deviation:</b>	<b>0.115</b>					<b>Avg. Abs. Dev.</b>	<b>0.071</b>					<b>COD:</b>	<b>8.392</b>		

<b>NBC:</b>	<b>LND13</b>														
U17003000000	8 OCEAN AVE	101	101	LND13	P	2,774	996	1	01	0.24		11/21/2023	785,000	666,000	0.848

<b>NBC:</b>	<b>LND13</b>					<b>Mean:</b>	<b>0.848</b>					<b>Min Ratio:</b>	<b>0.848</b>		
<b>Count:</b>	<b>1</b>					<b>Median:</b>	<b>0.848</b>					<b>Max Ratio:</b>	<b>0.848</b>		
<b>Standard Deviation:</b>	<b>0.000</b>					<b>Avg. Abs. Dev.</b>	<b>0.000</b>					<b>COD:</b>	<b>0.000</b>		

<b>NBC:</b>	<b>LND13A</b>														
U18024000000	6 DEAN WAY	101	101	LND13A	P	4,277	2,504	1	03	0.37		07/15/2024	760,000	751,000	0.988

<b>NBC:</b>	<b>LND13A</b>					<b>Mean:</b>	<b>0.988</b>					<b>Min Ratio:</b>	<b>0.988</b>		
<b>Count:</b>	<b>1</b>					<b>Median:</b>	<b>0.988</b>					<b>Max Ratio:</b>	<b>0.988</b>		
<b>Standard Deviation:</b>	<b>0.000</b>					<b>Avg. Abs. Dev.</b>	<b>0.000</b>					<b>COD:</b>	<b>0.000</b>		

<b>NBC:</b>	<b>LND14</b>														
R04014A 000	42 EASTMAN RD	101	101	LND14	P	5,512	2,194	1	01	1.30		06/07/2024	785,000	765,900	0.976
R04055C 000	1155 SAWYER RD	101	101	LND14	P	4,846	2,740	1	03	0.45		11/03/2023	765,000	792,000	1.035
R05032004000	6 LEIGHTON FARM RD	101	101	LND14	P	4,704	2,880	1	03	0.23		04/23/2024	1,150,000	852,000	0.741
U47023000000	1000 SAWYER RD	101	101	LND14	P	3,926	2,064	1	06	0.83		02/22/2024	815,000	662,000	0.812
R04018000000	68 EASTMAN RD	102	102	LND14	P	4,973	2,110	1	06	0.34		10/12/2023	963,000	918,800	0.954
R05040003000	2 CARDINAL LN	101	103	LND14	P	7,871	4,224	1	03	1.84		07/31/2023	2,100,000	1,709,700	0.814

<b>NBC:</b>	<b>LND14</b>					<b>Mean:</b>	<b>0.889</b>					<b>Min Ratio:</b>	<b>0.741</b>		
<b>Count:</b>	<b>6</b>					<b>Median:</b>	<b>0.884</b>					<b>Max Ratio:</b>	<b>1.035</b>		
<b>Standard Deviation:</b>	<b>0.115</b>					<b>Avg. Abs. Dev.</b>	<b>0.100</b>					<b>COD:</b>	<b>11.269</b>		

<b>NBC:</b>	<b>LND14A</b>														
U53010C 000	20 COLE FLD	101	101	LND14A	P	7,079	3,237	1	07	1.85		07/15/2024	1,500,000	1,234,400	0.823
U58009000000	21 CROSS HILL RD	101	101	LND14A	P	5,160	2,806	1	03	0.39		04/30/2024	1,050,000	1,221,500	1.163
U58011000000	25 CROSS HILL RD	101	101	LND14A	P	6,681	3,809	1	03	0.35		04/05/2024	1,510,000	1,347,700	0.893
U58025000000	9 APPLE TREE LN	101	101	LND14A	P	3,840	2,064	1	04	0.44		12/22/2023	985,000	887,200	0.901

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Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Land Size	Adj Code	SaleDate	SalePrice	Total Value	Ratio
U5803800000	5 STEEPLEBUSH RD	101	101	LND14	P	7,914	3,889	1	04	1.20		04/29/2024	1,485,000	1,379,500	0.929
U5804400000	14 STEEPLEBUSH RD	101	101	LND14	P	6,066	3,244	1	03	0.64		07/02/2024	1,530,000	1,329,800	0.869
U5902200000	1 CHESTERWOOD RD	101	101	LND14	P	5,534	2,848	1	03	0.43		11/20/2023	1,100,000	1,144,400	1.040
U5903000000	62 CROSS HILL RD	101	101	LND14	P	5,814	2,998	1	03	1.03		07/12/2023	1,250,000	1,256,500	1.005
U6001300000	13 PEPPERGRASS RD	101	101	LND14	P	13,396	6,481	1	03	3.51		05/08/2024	2,200,000	2,292,300	1.042

<b>NBC:</b>	<b>LND14A</b>	<b>Mean:</b>	<b>0.963</b>	<b>Min Ratio:</b>	<b>0.823</b>
<b>Count:</b>	<b>9</b>	<b>Median:</b>	<b>0.929</b>	<b>Max Ratio:</b>	<b>1.163</b>
<b>Standard Deviation:</b>	<b>0.108</b>	<b>Avg. Abs. Dev.</b>	<b>0.085</b>	<b>COD:</b>	<b>9.157</b>

<b>NBC: LND15</b>		LUC	LUC	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Land Size	Adj Code	SaleDate	SalePrice	Total Value	Ratio
U5200800000	3 WAINWRIGHT DR	101	101	LND15	P	6,645	3,126	1	03	1.84		12/28/2023	1,150,000	1,154,100	1.004

<b>NBC:</b>	<b>LND15</b>	<b>Mean:</b>	<b>1.004</b>	<b>Min Ratio:</b>	<b>1.004</b>
<b>Count:</b>	<b>1</b>	<b>Median:</b>	<b>1.004</b>	<b>Max Ratio:</b>	<b>1.004</b>
<b>Standard Deviation:</b>	<b>0.000</b>	<b>Avg. Abs. Dev.</b>	<b>0.000</b>	<b>COD:</b>	<b>0.000</b>

<b>NBC: LND1A</b>		LUC	LUC	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Land Size	Adj Code	SaleDate	SalePrice	Total Value	Ratio
U03121000000	12 STONYBROOK RD	101	101	LND1A	P	3,675	2,253	1	03	0.23		05/30/2024	1,200,000	922,200	0.769
U03133000000	53 STONYBROOK RD	101	101	LND1A	P	8,068	4,477	1	06	0.59		02/15/2024	1,861,333	1,426,900	0.767
U04007000000	22 WOOD RD	101	101	LND1A	P	4,578	2,895	1	03	0.25		08/18/2023	1,100,000	1,082,900	0.984
U04019000000	32 ROCKY HILL RD	101	101	LND1A	P	2,436	1,546	1	03	0.21		08/18/2023	832,000	786,100	0.945
U04102000000	87 OAKHURST RD	101	101	LND1A	P	2,818	1,598	1	07	0.28		02/09/2024	1,200,000	921,200	0.768
U04105000000	2 WOODCREST RD	101	101	LND1A	P	2,824	1,660	1	03	0.15		07/31/2023	835,000	802,000	0.960
U04145000000	4 HERMIT THRUSH RD	101	101	LND1A	P	1,983	912	1	01	0.19		07/31/2024	695,000	691,300	0.995
U04150000000	6 ROCKY KNOLL RD	101	101	LND1A	P	2,888	1,641	1	03	0.17		06/14/2024	715,000	812,600	1.137
U04167000000	45 OAKHURST RD	101	101	LND1A	P	3,654	2,323	1	01	0.32		07/09/2024	910,000	858,300	0.943
U33055C 000	144 OAKHURST RD	101	101	LND1A	P	3,844	2,226	1	04	0.34		06/21/2024	1,210,000	884,200	0.731
U33072000000	116 OAKHURST RD	101	101	LND1A	P	3,874	1,998	1	03	0.54		08/15/2023	890,000	982,000	1.103

<b>NBC:</b>	<b>LND1A</b>	<b>Mean:</b>	<b>0.918</b>	<b>Min Ratio:</b>	<b>0.731</b>
<b>Count:</b>	<b>11</b>	<b>Median:</b>	<b>0.945</b>	<b>Max Ratio:</b>	<b>1.137</b>
<b>Standard Deviation:</b>	<b>0.141</b>	<b>Avg. Abs. Dev.</b>	<b>0.109</b>	<b>COD:</b>	<b>11.573</b>

<b>NBC: LND20</b>		LUC	LUC	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Land Size	Adj Code	SaleDate	SalePrice	Total Value	Ratio
R04018006000	7 TANAGER LN	110	110	LND20	C	4,208	1,798	1	83	0.00		12/15/2023	779,000	746,200	0.958
R04018028000	4 DIPPER RD	110	110	LND20	C	4,328	1,798	1	83	0.00		01/08/2024	1,000,000	777,700	0.778
R04018034000	16 PHOEBES WAY	110	110	LND20	C	4,256	1,822	1	83	0.00		07/02/2024	975,000	786,100	0.806

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Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Land Size	Adj Code	SaleDate	SalePrice	Total Value	Ratio
R06028005000	5 GREAT POND DR	110	110	LND20	C	1,140	980	1	83	0.00		10/13/2023	410,000	347,400	0.847
U01060004000	51 WOODLAND RD, Unit 4	110	110	LND20	C	1,675	1,675	1	83	0.00		08/25/2023	475,000	392,900	0.827
U24009028000	28 WILDWOOD DR	110	110	LND20	C	4,233	2,322	1	83	0.00		10/30/2023	599,000	688,900	1.150
U24009032000	32 WILDWOOD DR	110	110	LND20	C	3,364	1,740	1	83	0.00		01/31/2024	747,500	638,100	0.854
U24009047000	47 WILDWOOD DR	110	110	LND20	C	4,026	2,118	1	83	0.00		09/25/2023	750,000	654,800	0.873
U25019006000	6 OAKVIEW DR	110	110	LND20	C	1,073	1,073	1	83	0.00		07/28/2023	415,000	338,200	0.815
U29064101000	52 MAXWELL WOODS DR	110	110	LND20	C	4,344	1,814	1	83	0.00		02/02/2024	860,000	822,800	0.957
U29064137000	41 MAXWELL WOODS DR	110	110	LND20	C	4,712	3,996	1	83	0.00		10/06/2023	1,100,000	954,100	0.867
U29064137000	41 MAXWELL WOODS DR	110	110	LND20	C	4,712	3,996	1	83	0.00		05/13/2024	1,300,000	954,100	0.734
U29066016000	16 CANTERBURY WAY	110	110	LND20	C	2,634	2,160	1	83	0.00		07/25/2024	913,500	635,300	0.695
U30102000000	2 WINSLOW PL	110	110	LND20	C	1,876	1,405	1	83	0.00		03/18/2024	535,000	357,600	0.668
U30106000000	6 WINSLOW PL	110	110	LND20	C	1,850	1,626	1	83	0.00		10/10/2023	428,000	383,200	0.895
U30331000000	31 CONCORD PL	110	110	LND20	C	1,818	1,270	1	83	0.00		10/04/2023	437,500	352,500	0.806
U30336000000	36 CONCORD PL	110	110	LND20	C	2,324	1,719	1	83	0.00		05/03/2024	490,000	401,200	0.819
U30447000000	47 RESOLUTION PL	110	110	LND20	C	2,362	1,808	1	83	0.00		06/19/2024	560,000	410,900	0.734
U30448000000	48 RESOLUTION PL	110	110	LND20	C	1,836	1,386	1	83	0.00		09/27/2023	550,000	381,300	0.693
U30456000000	56 RESOLUTION PL	110	110	LND20	C	1,818	1,270	1	83	0.00		11/06/2023	435,000	354,000	0.814
U30457000000	57 RESOLUTION PL	110	110	LND20	C	1,930	1,578	1	83	0.00		09/22/2023	645,000	384,600	0.596
U33052005000	5 CAPE WOODS DR	110	110	LND20	C	3,493	1,666	1	83	0.00		09/13/2023	615,000	558,000	0.907
U33052016000	16 CAPE WOODS DR	110	110	LND20	C	3,252	1,666	1	83	0.00		04/22/2024	675,000	550,800	0.816
U45001091000	91 STARBOARD DR	110	110	LND20	C	1,040	1,040	1	83	0.00		08/11/2023	325,000	305,400	0.940
U45001091000	91 STARBOARD DR	110	110	LND20	C	1,040	1,040	1	83	0.00		10/13/2023	325,000	305,400	0.940
U45002033000	33 STARBOARD DR	110	110	LND20	C	2,128	1,064	1	83	0.00		08/01/2023	399,000	310,700	0.779
U45002037000	37 STARBOARD DR	110	110	LND20	C	2,080	1,040	1	83	0.00		07/31/2023	360,000	303,300	0.843
U45003021000	11 STARBOARD DR	110	110	LND20	C	2,170	1,085	1	83	0.00		01/26/2024	450,000	306,900	0.682
U49033208000	9 HEADLAND LN	110	110	LND20	C	4,344	1,814	1	83	0.00		08/23/2023	933,000	710,400	0.761

<b>NBC:</b>	<b>LND20</b>	<b>Mean:</b>	<b>0.823</b>	<b>Min Ratio:</b>	<b>0.596</b>
<b>Count:</b>	<b>29</b>	<b>Median:</b>	<b>0.816</b>	<b>Max Ratio:</b>	<b>1.150</b>
<b>Standard Deviation:</b>	<b>0.110</b>	<b>Avg. Abs. Dev.</b>	<b>0.080</b>	<b>COD:</b>	<b>9.783</b>

NBC:		LND33													
R03009U 000	6 BOATHOUSE LN	101	101	LND33	P	2,551	1,220	1	01	0.14		02/09/2024	1,550,000	1,560,600	1.007
U09004A 000	1120 SHORE RD	101	101	LND33	P	1,404	872	1	09	0.21		08/15/2023	999,000	998,000	0.999
U15026000000	213 TWO LIGHTS RD	101	101	LND33	P	6,002	3,710	1	07	0.35		07/29/2024	4,500,000	3,070,500	0.682
U38021000000	28 SALT SPRAY LN	101	101	LND33	P	4,722	2,563	1	01	0.65		03/26/2024	2,460,000	2,543,400	1.034
U38044000000	16 RUNNING TIDE RD	101	101	LND33	P	7,878	4,461	1	03	0.77		03/06/2024	6,250,000	4,932,600	0.789



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Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Land Size	Adj Code	SaleDate	SalePrice	Total Value	Ratio
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<b>NBC:</b>	<b>LND33</b>	<b>Mean:</b>	<b>0.902</b>	<b>Min Ratio:</b>	<b>0.682</b>
<b>Count:</b>	<b>5</b>	<b>Median:</b>	<b>0.999</b>	<b>Max Ratio:</b>	<b>1.034</b>
<b>Standard Deviation:</b>	<b>0.157</b>	<b>Avg. Abs. Dev.</b>	<b>0.114</b>	<b>COD:</b>	<b>11.395</b>

<b>NBC:</b>	<b>LND3A</b>														
U30043000000	38 CRANBROOK DR	101	101	LND3A	P	6,840	2,933	1	03	1.70		07/25/2023	1,295,000	1,301,300	1.005
U57001000000	5 ROCK CREST DR	101	101	LND3A	P	8,272	4,465	1	03	2.07		08/18/2023	1,510,000	1,568,100	1.038
U57014000000	5 QUARTZ KNOB RD	101	101	LND3A	P	7,541	3,221	1	03	1.63		03/04/2024	1,530,000	1,299,000	0.849

<b>NBC:</b>	<b>LND3A</b>	<b>Mean:</b>	<b>0.964</b>	<b>Min Ratio:</b>	<b>0.849</b>
<b>Count:</b>	<b>3</b>	<b>Median:</b>	<b>1.005</b>	<b>Max Ratio:</b>	<b>1.038</b>
<b>Standard Deviation:</b>	<b>0.101</b>	<b>Avg. Abs. Dev.</b>	<b>0.063</b>	<b>COD:</b>	<b>6.285</b>

<b>NBC:</b>	<b>LND6A</b>														
U21114000000	22 MEADOW WAY	101	101	LND6A	P	3,139	1,494	1	03	0.16		01/31/2024	525,000	529,300	1.008

<b>NBC:</b>	<b>LND6A</b>	<b>Mean:</b>	<b>1.008</b>	<b>Min Ratio:</b>	<b>1.008</b>
<b>Count:</b>	<b>1</b>	<b>Median:</b>	<b>1.008</b>	<b>Max Ratio:</b>	<b>1.008</b>
<b>Standard Deviation:</b>	<b>0.000</b>	<b>Avg. Abs. Dev.</b>	<b>0.000</b>	<b>COD:</b>	<b>0.000</b>

<b>NBC:</b>	<b>LND8A</b>														
U42002002000	3 WESTFIELD RD	101	101	LND8A	P	2,778	1,125	1	01	0.23		09/25/2023	485,000	505,300	1.042

<b>NBC:</b>	<b>LND8A</b>	<b>Mean:</b>	<b>1.042</b>	<b>Min Ratio:</b>	<b>1.042</b>
<b>Count:</b>	<b>1</b>	<b>Median:</b>	<b>1.042</b>	<b>Max Ratio:</b>	<b>1.042</b>
<b>Standard Deviation:</b>	<b>0.000</b>	<b>Avg. Abs. Dev.</b>	<b>0.000</b>	<b>COD:</b>	<b>0.000</b>

End of Report