



*Patriot Properties*

07/08/2024

9:33:08AM

# Cape Elizabeth

## Quick Sales Report w/ Land Type

**Filter Used:** WHERE [Transfers].SaleDate > '05/30/2023' AND [Properties].InactiveFlag = 0

Quick Sales Report w/ Land Type

5/31/2023

To

6/28/2024

\* 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>Land Type:</b>	<b>C</b>														
R04018026000	8 PHOEBES WAY	110	103	LND20	C	4,416	1,822	1	83	0.00		06/21/2023	830,000	769,900	0.928
R04018039000	25 PHOEBES WAY	110	103	LND20	C	4,184	1,786	1	83	0.00		05/31/2023	812,000	753,800	0.928
U29066021000	21 WESTMINSTER TER	110	103	LND20	C	4,618	2,412	1	83	0.00		06/22/2023	845,000	683,900	0.809
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
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
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
U33052019000	19 CAPE WOODS DR	110	110	LND20	C	3,744	1,504	1	83	0.00		06/13/2023	585,000	594,300	1.016
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

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<b>Land Type:</b>	<b>C</b>	<b>Mean:</b>	<b>0.840</b>	<b>Min Ratio:</b>	<b>0.596</b>
<b>Count:</b>	<b>31</b>	<b>Median:</b>	<b>0.827</b>	<b>Max Ratio:</b>	<b>1.150</b>
<b>Standard Deviation:</b>	<b>0.112</b>	<b>Avg. Abs. Dev.</b>	<b>0.084</b>	<b>COD:</b>	<b>10.134</b>

Land Type:	P														
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
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
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
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
U010333000000	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
U020190000000	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
U020470000000	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
U030320000000	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
U030860000000	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
U030900000000	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
U031040000000	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
U031210000000	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
U031330000000	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
U040070000000	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
U040190000000	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
U041020000000	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
U041050000000	2 WOODCREST RD	101	101	LND1A	P	2,824	1,660	1	03	0.15		07/31/2023	835,000	802,000	0.960
U041500000000	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
U060100000000	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
U060330000000	18 LITTLEJOHN RD	101	101	LND01	P	3,488	1,250	1	01	0.43		04/30/2024	785,000	856,100	1.091
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
U100110000000	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
U100580000000	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
U120790000000	7 WABUN RD	101	101	LND08	P	3,346	1,167	1	01	0.36		11/27/2023	775,000	649,400	0.838
U120820000000	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
U121140000000	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

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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
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
U17003000000	8 OCEAN AVE	101	101	LND13	P	2,774	996	1	01	0.24		11/21/2023	785,000	666,000	0.848
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
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
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	3,558	1,882	1	03	0.28		08/04/2023	800,000	723,400	0.904
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
U24010000000	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
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
U25014000000	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
U28013000000	180 SPURWINK AVE	101	101	LND04	P	3,515	1,982	1	06	0.79		09/01/2023	660,000	604,100	0.915
U29005000000	3 BRADFORD RD	101	101	LND04	P	2,668	1,119	1	01	0.44		08/31/2023	510,000	541,400	1.062
U29006000000	6 WATERHOUSE RD	101	101	LND04	P	3,210	1,293	1	01	0.27		06/30/2023	519,000	543,400	1.047
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
U29051D 000	7 ASTER LN	101	101	LND04	P	6,481	2,440	1	01	0.63		06/01/2023	780,000	778,900	0.999
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
U30012A 000	449 MITCHELL RD	101	101	LND03	P	3,189	1,617	1	04	0.26		06/08/2023	509,000	545,300	1.071
U30015000000	423 MITCHELL RD	101	101	LND03	P	938	842	1	01	0.42		07/11/2023	315,000	405,000	1.286
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
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

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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
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
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
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
U36002000000	18 BROAD COVE RD	101	101	LND11	P	3,504	2,116	1	08	0.43		05/08/2024	827,875	846,700	1.023
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
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
U40006000000	14 HANNAFORD COVE RD	102	101	LND12	P	3,974	2,466	1	01	0.55		06/30/2023	1,100,000	952,200	0.866
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
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
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
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
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
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
U49033015000	31 ASTER LN	101	101	LND04	P	4,006	2,265	1	04	0.18		09/27/2023	775,000	809,200	1.044
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
U52008000000	3 WAINWRIGHT DR	101	101	LND14	P	6,645	3,126	1	03	1.84		12/28/2023	1,150,000	989,700	0.861
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
U58009000000	21 CROSS HILL RD	101	101	LND14	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	LND14	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	LND14	P	3,840	2,064	1	04	0.44		12/22/2023	985,000	887,200	0.901
U58038000000	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
U59022000000	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
U59030000000	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
U60013000000	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
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
U03048000000	2 SUMMIT RD	101	103	LND01	P	5,599	2,733	1	06	0.34		06/14/2023	2,250,000	1,462,800	0.650
U06040000000	15 ROBINHOOD RD	101	103	LND01	P	6,549	2,506	1	01	0.79		05/31/2023	775,000	908,300	1.172
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
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
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

7/8/2024

### Cape Elizabeth

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9:33:09AM

## Quick Sales Report w/ Land Type

5/31/2023

To

6/28/2024

\* 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
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Land Type:	P	Mean:	0.935	Min Ratio:	0.640
Count:	99	Median:	0.923	Max Ratio:	1.970
Standard Deviation:	0.185	Avg. Abs. Dev.	0.121	COD:	13.115

**End of Report**