

Summary by Land Use
PORTSMOUTH, NH

09/06/2018

Land Use Code		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
101	SINGLE FAM MI	153	550,725	513,065	0.94	495,000	476,700	0.94	0.04	5.04%	0.93
104	TWO FAMILY	4	676,625	621,500	0.91	717,000	673,650	0.92	0.05	6.52%	0.92
109	MULTI HSES MI	2	1,465,000	1,413,000	1.00	1,465,000	1,413,000	1.00	0.05	5.00%	0.96
			565,393	527,113	0.94	497,000	480,100	0.94	0.04	5.12%	0.93

**Parcel Detail by Land Use
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34366	101	SINGLE FAM	1 0144/ 0044/ 0000/ /	179 MCDONOUGH ST	105	1010	1,722	137	11 10/30/2017	600,000	430,300	0.72	1.39	0.22
31277	101	SINGLE FAM	1 0260/ 0022/ 0000/ /	19 HALL CT	121	1010	1,253	75	24 2/15/2018	359,900	270,600	0.75	1.33	0.19
33041	101	SINGLE FAM	1 0103/ 0096/ 0000/ /	111 GATES ST	102	1010	2,901	227	11 11/20/2017	1,400,000	1,052,700	0.75	1.33	0.19
32622	101	SINGLE FAM	1 0292/ 0163/ 0000/ /	3334 LAFAYETTE RD	118	1010	1,795	87	29 1/18/2018	399,900	308,300	0.77	1.30	0.17
34562	101	SINGLE FAM	1 0148/ 0027/ 0000/ /	47 ALDRICH RD	104	1010	1,889	112	21 8/25/2017	750,000	590,200	0.79	1.27	0.15
32832	101	SINGLE FAM	1 0101/ 0038/ 0000/ /	63 HUMPHREYS CT	102	1010	2,402	59	10 8/7/2017	900,000	718,100	0.80	1.25	0.14
38872	101	SINGLE FAM	1 0212/ 0023/ 0001/ /	8 RALEIGH WAY	130	1010	1,179	100	11 6/20/2017	320,000	261,400	0.82	1.22	0.12
34184	101	SINGLE FAM	1 0138/ 0027/ 0000/ /	18 MCDONOUGH ST	105	1010	1,866	167	11 6/28/2017	635,000	520,500	0.82	1.22	0.12
29543	101	SINGLE FAM	1 0221/ 0035/ 0000/ /	373 BROAD ST	103B	1010	2,334	103	21 10/11/2017	785,000	652,900	0.83	1.20	0.11
34377	101	SINGLE FAM	1 0145/ 0008/ 0000/ /	843 STATE ST	105	1010	2,273	135	21 1/5/2018	595,000	498,800	0.84	1.19	0.10
28619	101	SINGLE FAM	1 0204/ 0011/ 0000/ /	2 CURRIERS CV	111	1010	3,866	28	10 8/1/2017	1,300,000	1,094,500	0.84	1.19	0.10
34757	101	SINGLE FAM	1 0152/ 0012/ 0000/ /	35 MIDDLE RD	104	1010	2,687	117	21 3/16/2018	750,600	634,800	0.85	1.18	0.09
31391	101	SINGLE FAM	1 0260/ 0136/ 0000/ /	346 COLONIAL DR	121	1010	1,307	77	24 5/30/2017	315,000	270,300	0.86	1.17	0.08
33966	101	SINGLE FAM	1 0134/ 0011/ 0000/ /	433 UNION ST	103B	1010	2,220	137	21 8/2/2017	739,000	638,800	0.86	1.16	0.08
35194	101	SINGLE FAM	1 0167/ 0013/ 0000/ /	198 THAXTER RD	104	1010	2,154	62	10 12/8/2017	660,000	572,800	0.87	1.15	0.07
33797	101	SINGLE FAM	1 0130/ 0047/ 0000/ /	318 RICHARDS AVE	103A	1010	2,067	90	21 7/5/2017	745,000	648,000	0.87	1.15	0.07
32847	101	SFR WATERIN	0101/ 0053/ 0000/ /	111 NEW CASTLE AVE	102	1012	2,875	117	11 10/2/2017	1,310,000	1,141,300	0.87	1.15	0.07
31583	101	SINGLE FAM	1 0268/ 0062/ 0000/ /	33 TAFT RD	114	1010	2,171	62	28 7/5/2017	390,000	340,200	0.87	1.15	0.07
32129	101	SINGLE FAM	1 0282/ 0006/ 0007/ /	96 BUCKMINSTER WAY	117	1010	2,625	22	12 8/17/2017	549,900	480,100	0.87	1.15	0.07
33928	101	SINGLE FAM	1 0133/ 0034/ 0000/ /	269 WIBIRD ST	103B	1010	2,184	137	21 5/17/2017	705,000	616,300	0.87	1.14	0.07
32561	101	SINGLE FAM	1 0292/ 0099/ 0000/ /	1 MARIETTE DR	118	1010	1,307	56	20 4/24/2017	324,000	284,800	0.88	1.14	0.06
29312	101	SINGLE FAM	1 0219/ 0014/ 0000/ /	2 FAIRVIEW DR	129	1010	1,951	77	10 3/26/2018	571,500	502,800	0.88	1.14	0.06
31371	101	SINGLE FAM	1 0260/ 0116/ 0000/ /	90 DECATUR RD	121	1010	864	77	17 12/26/2017	280,000	247,000	0.88	1.13	0.06
34333	101	SINGLE FAM	1 0144/ 0001/ 0000/ /	40 CORNWALL ST	105	1010	1,736	164	21 1/30/2018	639,900	565,600	0.88	1.13	0.06
35066	101	SINGLE FAM	1 0162/ 0038/ 0000/ /	63 CLINTON ST	131	1010	1,968	107	21 3/19/2018	569,000	503,400	0.88	1.13	0.06
51188	101	SINGLE FAM	1 0212/ 0188/ 0000/ /	33 LAUREL COURT	130	1010	1,779	5	5 6/26/2017	544,000	482,900	0.89	1.13	0.05
34188	101	SINGLE FAM	1 0138/ 0031/ 0000/ /	25 LANGDON ST	105	1010	1,235	107	11 10/25/2017	450,000	399,700	0.89	1.13	0.05
29479	101	SINGLE FAM	1 0220/ 0068/ 0000/ /	115 FAIRVIEW AVE	128	1010	1,598	77	10 8/28/2017	472,500	420,800	0.89	1.12	0.05
30862	101	SINGLE FAM	1 0247/ 0047/ 0000/ /	250 ELWYN RD	133	1010	2,071	47	10 10/25/2017	497,000	443,200	0.89	1.12	0.05
32743	101	SINGLE FAM	1 0294/ 0002/ 0000/ /	1055 BANFIELD RD	120	1010	1,306	51	20 10/11/2017	305,000	272,200	0.89	1.12	0.05

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31274	101	SINGLE FAM	1 0260/0019/0000//	22 HALL CT	121	1010	1,385	77	24	8/10/2017	299,900	267,700	0.89	1.12	0.05
30398	101	SINGLE FAM	1 0233/0031/0000//	24 HAMPSHIRE RD	123	1010	1,294	59	22	7/7/2017	319,900	285,600	0.89	1.12	0.05
51644	101	SINGLE FAM	1 0112/0060/0000//	470 RICHARDS AVE	103A	1010	4,029	4	4	11/2/2017	1,349,000	1,204,500	0.89	1.12	0.05
30262	101	SINGLE FAM	1 0232/0122/0000//	639 MIDDLE RD	125	1010	2,754	11	10	3/28/2018	575,000	513,700	0.89	1.12	0.05
28849	101	SINGLE FAM	1 0212/0013/0000//	23 CONCORD WAY	130	1010	786	100	11	12/22/2017	265,000	236,800	0.89	1.12	0.05
31343	101	SINGLE FAM	1 0260/0088/0000//	726 COLONIAL DR	121	1010	1,242	77	24	7/13/2017	291,000	261,500	0.90	1.11	0.04
32669	101	SINGLE FAM	1 0292/0210/0000//	10 PAMELA ST	118	1010	1,563	61	28	6/26/2017	325,000	292,500	0.90	1.11	0.04
29433	101	SINGLE FAM	1 0220/0021/0000//	35 RUBY RD	129	1010	1,509	44	12	10/30/2017	435,000	391,500	0.90	1.11	0.04
35092	101	SINGLE FAM	1 0162/0065/0000//	19 WOODBURY AVE	131	1010	1,186	102	11	5/31/2017	431,800	389,100	0.90	1.11	0.04
31356	101	SINGLE FAM	1 0260/0101/0000//	53 DECATUR RD	121	1010	1,272	77	24	4/4/2017	299,000	269,800	0.90	1.11	0.04
35152	101	SINGLE FAM	1 0166/0018/0000//	97 SUNSET RD	104	1010	2,034	65	22	12/18/2017	579,900	523,300	0.90	1.11	0.04
34380	101	SINGLE FAM	1 0145/0011/0000//	809 STATE ST	105	1010	1,745	135	11	8/14/2017	576,000	520,700	0.90	1.11	0.04
32480	101	SINGLE FAM	1 0292/0011/0000//	68 OCEAN RD	118	1010	1,455	58	22	8/16/2017	294,900	266,700	0.90	1.11	0.04
34831	101	SINGLE FAM	1 0153/0035/0000//	129 ALDRICH RD	104	1010	1,771	97	29	11/6/2017	544,900	492,800	0.90	1.11	0.04
30169	101	SINGLE FAM	1 0232/0018/0000//	568 MIDDLE RD	125	1010	1,316	62	22	10/17/2017	299,500	271,300	0.91	1.10	0.03
34756	101	SINGLE FAM	1 0152/0011/0000//	45 MIDDLE RD	104	1010	2,595	94	11	7/31/2017	750,000	680,500	0.91	1.10	0.03
31531	101	SINGLE FAM	1 0268/0008/0000//	1971 LAFAYETTE RD	120	1010	1,050	69	24	4/24/2017	240,000	218,100	0.91	1.10	0.03
32852	101	SINGLE FAM	1 0101/0058/0000//	490 MARCY ST	101	1010	3,186	166	11	8/28/2017	1,265,000	1,159,700	0.92	1.09	0.02
29316	101	SINGLE FAM	1 0219/0018/0000//	10 FAIRVIEW DR	129	1010	1,652	75	24	12/4/2017	423,000	388,700	0.92	1.09	0.02
33224	101	SINGLE FAM	1 0110/0002/0000//	33 BLOSSOM ST	102	1010	1,669	212	29	9/26/2017	752,500	692,100	0.92	1.09	0.02
32819	101	SFR WATERIN	0101/0023/0000//	180 NEW CASTLE AVE	101	1012	1,856	235	29	8/15/2017	685,000	630,500	0.92	1.09	0.02
31503	101	SINGLE FAM	1 0262/0004/0000//	946 GREENLAND RD	121	1010	2,335	79	30	12/6/2017	365,000	336,300	0.92	1.09	0.02
31021	101	SINGLE FAM	1 0250/0092/0000//	530 FW HARTFORD DR	115	1010	2,645	32	20	11/30/2017	470,000	433,400	0.92	1.08	0.02
31654	101	SINGLE FAM	1 0269/0027/0000//	115 FW HARTFORD DR	115	1010	2,711	34	10	11/30/2017	640,000	590,300	0.92	1.08	0.02
31417	101	SINGLE FAM	1 0260/0164/0000//	10 COLONIAL DR	121	1010	1,062	77	24	10/30/2017	267,300	246,700	0.92	1.08	0.02
33880	101	SINGLE FAM	1 0132/0017/0000//	369 WIBIRD ST	103B	1010	1,587	66	10	3/20/2018	627,300	579,600	0.92	1.08	0.02
30193	101	SINGLE FAM	1 0232/0044/0000//	636 MIDDLE RD	125	1010	1,311	116	29	12/12/2017	273,000	252,400	0.92	1.08	0.02
33753	101	SINGLE FAM	1 0130/0003/0000//	356 RICHARDS AVE	103A	1010	1,790	97	21	3/9/2018	709,900	656,500	0.92	1.08	0.02
30580	101	SINGLE FAM	1 0236/0023/0000//	51 ROCKINGHAM AVE	129	1010	1,933	66	22	8/14/2017	360,000	333,200	0.93	1.08	0.01
31050	101	SINGLE FAM	1 0251/0004/0000//	46 ELWYN RD	133	1010	1,615	63	16	5/30/2017	370,000	342,800	0.93	1.08	0.01
35102	101	SINGLE FAM	1 0163/0009/0000//	12 WOODBURY AVE	131	1010	1,275	106	21	7/6/2017	350,000	324,400	0.93	1.08	0.01

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31137	101	SINGLE FAM 1 0251/0091/0000//	33 WILSON RD	114	1010	2,681	66	10	9/22/2017	545,000	506,800	0.93	1.08	0.01
29441	101	SINGLE FAM 1 0220/0029/0000//	89 DIAMOND DR	129	1010	1,955	39	16	10/17/2017	465,000	432,500	0.93	1.08	0.01
31180	101	SINGLE FAM 1 0255/0003/0001//	575 PEVERLY HILL RD	125	1010	2,626	28	13	8/17/2017	480,000	446,500	0.93	1.08	0.01
29505	101	SINGLE FAM 1 0220/0100/0000//	260 MYRTLE AVE	129	1010	1,947	33	11	8/4/2017	465,000	432,600	0.93	1.07	0.01
29558	101	SINGLE FAM 1 0221/0050/0000//	579 BROAD ST	103B	1010	2,185	89	35	10/31/2017	626,000	583,000	0.93	1.07	0.01
38454	101	SFR WATERIN.0210/0033/0000//	36 BRIGHAM LN	134	1012	4,919	10	10	9/18/2017	999,000	930,400	0.93	1.07	0.01
33752	101	SINGLE FAM 1 0130/0002/0000//	337 RICHARDS AVE	103A	1010	2,538	117	21	8/16/2017	936,000	872,800	0.93	1.07	0.01
28928	101	SINGLE FAM 1 0212/0098/0000//	202 RALEIGH WAY	130	1010	762	100	21	8/14/2017	267,000	249,100	0.93	1.07	0.01
33340	101	SINGLE FAM 1 0113/0004/0000//	134 LINCOLN AVE	103A	1010	2,148	137	21	5/26/2017	750,000	700,100	0.93	1.07	0.01
33978	101	SINGLE FAM 1 0134/0023/0000//	168 HIGHLAND ST	103B	1010	2,861	124	29	7/7/2017	785,000	733,200	0.93	1.07	0.01
38763	101	SINGLE FAM 1 0212/0013/0001//	25 CONCORD WAY	130	1010	786	100	11	11/6/2017	260,000	242,900	0.93	1.07	0.01
29456	101	SINGLE FAM 1 0220/0044/0000//	60 SAPPHIRE ST	129	1010	1,986	113	21	9/26/2017	460,000	430,200	0.94	1.07	0.00
52272	101	SINGLE FAM 1 0169/0008/0000//	287 MIDDLE RD	104	1010	2,653	0	0	10/25/2017	839,900	785,900	0.94	1.07	0.00
52045	101	SINGLE FAM 1 0138/0048/0002//	101 LANGDON ST	105	1010	2,611	0	0	12/15/2017	818,400	766,300	0.94	1.07	0.00
32491	101	SINGLE FAM 1 0292/0027/0000//	56 SUZANNE DR	118	1010	1,304	55	14	7/18/2017	310,000	290,400	0.94	1.07	0.00
34183	101	SINGLE FAM 1 0138/0026/0000//	16 MCDONOUGH ST	105	1010	1,179	167	21	8/22/2017	405,000	379,900	0.94	1.07	0.00
53046	101	SINGLE FAM 1 0217/0004/0001//	63 GRANITE ST	127	1010	2,624	0	0	3/26/2018	634,700	595,500	0.94	1.07	0.00
32865	101	SINGLE FAM 1 0101/0075/0000//	466 MARCY ST	101	1010	1,402	117	21	3/7/2018	524,000	491,900	0.94	1.07	0.00
38163	101	SINGLE FAM 1 0237/0076/0000//	37 WHOLEY WAY	127	1010	4,465	15	13	2/12/2018	1,000,000	940,000	0.94	1.06	0.00
31304	101	SINGLE FAM 1 0260/0049/0000//	355 COLONIAL DR	121	1010	1,951	77	17	7/21/2017	370,000	347,900	0.94	1.06	0.00
52926	101	SINGLE FAM 1 0168/0027/0001//	170 MIDDLE RD	104	1010	2,790	0	0	3/29/2018	779,900	734,400	0.94	1.06	0.00
32753	101	SINGLE FAM 1 0294/0014/0000//	430 OCEAN RD	118	1010	1,579	50	14	6/22/2017	320,000	301,600	0.94	1.06	0.00
28565	101	SFR WATERFR 0201/0005/0000//	6 SAGAMORE GRV	112	1013	3,190	18	10	11/2/2017	1,307,500	1,236,500	0.95	1.06	0.01
32540	101	SINGLE FAM 1 0292/0077/0000//	15 SUZANNE DR	118	1010	1,652	59	22	12/19/2017	316,500	299,500	0.95	1.06	0.01
31198	101	SINGLE FAM 1 0258/0017/0000//	70 OXFORD AVE	121	1010	1,270	57	22	10/4/2017	290,000	274,600	0.95	1.06	0.01
35265	101	SINGLE FAM 1 0174/0001/0000//	110 WOODBURY AVE	131	1010	1,788	117	21	10/26/2017	481,000	456,500	0.95	1.05	0.01
34537	101	SINGLE FAM 1 0148/0001/0000//	194 WIBIRD ST	103B	1010	2,502	119	11	12/21/2017	870,000	826,700	0.95	1.05	0.01
33645	101	SINGLE FAM 1 0126/0027/0000//	30 PARKER ST	105	1010	3,190	147	29	9/29/2017	835,000	793,500	0.95	1.05	0.01
31090	101	SINGLE FAM 1 0251/0044/0000//	187 GRANT AVE	114	1010	2,283	61	28	4/6/2017	377,500	358,900	0.95	1.05	0.01
30918	101	SINGLE FAM 1 0249/0015/0000//	480 FW HARTFORD DR	115	1010	3,279	32	14	6/8/2017	627,000	597,100	0.95	1.05	0.01
35075	101	SINGLE FAM 1 0162/0047/0000//	248 BARTLETT ST	131	1010	1,823	65	16	9/25/2017	489,000	466,000	0.95	1.05	0.01

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28910	101	SINGLE FAM 10212/0079/0000//	186 CONCORD WAY	130	1010	782	100	35	8/11/2017	235,000	224,100	0.95	1.05	0.01
34686	101	SINGLE FAM 10150/0018/0000//	1151 SOUTH ST	103B	1010	2,281	97	11	5/17/2017	745,000	711,700	0.96	1.05	0.02
31655	101	SINGLE FAM 10269/0028/0000//	125 FW HARTFORD DR	115	1010	3,842	36	16	6/6/2017	599,000	572,300	0.96	1.05	0.02
32586	101	SINGLE FAM 10292/0124/0000//	340 OCEAN RD	118	1010	1,510	59	16	5/25/2017	329,000	314,400	0.96	1.05	0.02
34200	101	SINGLE FAM 10138/0048/0000//	81 LANGDON ST	105	1010	2,741	0	0	6/5/2017	814,900	779,800	0.96	1.05	0.02
30837	101	SINGLE FAM 10247/0022/0000//	19 HARDING RD	114	1010	2,040	49	14	7/5/2017	423,000	404,900	0.96	1.04	0.02
30200	101	SINGLE FAM 10232/0052/0000//	790 MIDDLE RD	125	1010	1,666	117	29	6/26/2017	405,000	387,800	0.96	1.04	0.02
35271	101	SINGLE FAM 10174/0008/0000//	123 BOYD RD	129	1010	1,720	117	11	9/11/2017	490,000	470,800	0.96	1.04	0.02
28618	101	SINGLE FAM 10204/0010/0000//	1 CURRIERS CV	111	1010	3,512	33	20	11/2/2017	850,000	819,000	0.96	1.04	0.02
52766	101	SINGLE FAM 10143/0013/0001//	268 DENNETT ST	131	1010	1,567	62	28	8/29/2017	361,000	348,400	0.97	1.04	0.03
29087	101	SINGLE FAM 10217/0004/0000//	1283 WOODBURY AVE	127	1010	1,973	84	17	10/20/2017	435,000	420,500	0.97	1.03	0.03
29323	101	SINGLE FAM 10219/0026/0000//	1 FAIRVIEW DR	129	1010	2,412	0	0	9/26/2017	656,400	634,800	0.97	1.03	0.03
30383	101	SINGLE FAM 10233/0016/0000//	57 RUTLAND ST	123	1010	1,249	60	22	8/15/2017	280,000	270,900	0.97	1.03	0.03
52275	101	SINGLE FAM 10167/0015/0000//	50 SANDERSON DR	104	1010	2,944	1	1	5/15/2017	839,000	812,700	0.97	1.03	0.03
31476	101	SINGLE FAM 10261/0056/0000//	156 HOLLY LN	121	1010	2,325	63	10	7/7/2017	410,000	397,200	0.97	1.03	0.03
34525	101	SINGLE FAM 10147/0023/0000//	254 CASS ST	105	1010	1,772	120	11	6/1/2017	580,000	561,900	0.97	1.03	0.03
32149	101	SINGLE FAM 10282/0006/0027//	71 BUCKMINSTER WAY	117	1010	3,536	23	12	11/30/2017	600,000	581,600	0.97	1.03	0.03
34923	101	SINGLE FAM 10159/0028/0000//	126 BURKITT ST	131	1010	1,440	41	12	9/6/2017	465,000	450,900	0.97	1.03	0.03
30562	101	SINGLE FAM 10236/0004/0000//	620 WOODBURY AVE	127	1010	2,289	60	16	2/26/2018	455,000	441,900	0.97	1.03	0.03
33877	101	SINGLE FAM 10132/0014/0000//	325 WIBIRD ST	103B	1010	1,564	167	21	7/18/2017	615,000	598,400	0.97	1.03	0.03
29413	101	SFR WATERIN.0219/0045/0006//	800 MCGEE DR	129	1012	2,444	30	14	9/21/2017	525,000	511,000	0.97	1.03	0.03
32501	101	SINGLE FAM 10292/0038/0000//	25 SUZANNE DR	118	1010	1,285	57	28	6/12/2017	270,000	262,900	0.97	1.03	0.03
30516	101	SINGLE FAM 10234/0013/0000//	66 COAKLEY RD	129	1010	2,946	61	22	3/30/2018	415,000	404,500	0.97	1.03	0.03
52271	101	SINGLE FAM 10169/0009/0000//	25 SANDERSON DR	104	1010	3,328	1	1	4/6/2017	875,000	853,600	0.98	1.03	0.04
29006	101	SINGLE FAM 10212/0025/0004//	596 KEARSARGE WAY	130	1010	710	100	21	6/22/2017	230,000	224,400	0.98	1.02	0.04
29476	101	SINGLE FAM 10220/0065/0000//	900 MAPLEWOOD AVE	129	1010	1,359	84	17	6/2/2017	385,200	378,700	0.98	1.02	0.04
31395	101	SINGLE FAM 10260/0141/0000//	296 COLONIAL DR	121	1010	2,030	73	10	5/11/2017	352,000	346,200	0.98	1.02	0.04
34232	101	SFR WATERIN.0140/0017/0000//	116 DENNETT ST	131	1012	2,541	172	11	8/8/2017	795,000	783,500	0.99	1.01	0.05
34416	101	SINGLE FAM 10145/0054/0000//	159 MADISON ST	105	1010	1,796	225	29	6/15/2017	510,000	502,800	0.99	1.01	0.05
31275	101	SINGLE FAM 10260/0020/0000//	32 HALL CT	121	1010	1,050	77	30	9/25/2017	278,500	274,600	0.99	1.01	0.05
34646	101	SINGLE FAM 10149/0044/0000//	133 ORCHARD ST	103B	1010	1,783	117	21	10/2/2017	647,900	640,300	0.99	1.01	0.05

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Intrnl ID	Land Use Code	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
32631	101	SINGLE FAM 10292/0172/0000//	25 MARIETTE DR	118	1010	1,287	58	28	5/16/2017	270,000	267,000	0.99	1.01	0.05
30192	101	SINGLE FAM 10232/0043/0000//	1 SYLVESTER ST	125	1010	2,523	86	24	3/28/2018	455,000	450,200	0.99	1.01	0.05
52046	101	SINGLE FAM 10138/0048/0001//	91 LANGDON ST	105	1010	2,826	0	0	7/26/2017	799,900	792,300	0.99	1.01	0.05
31613	101	SINGLE FAM 10268/0092/0000//	18 TAFT RD	114	1010	1,731	38	11	10/30/2017	406,000	402,300	0.99	1.01	0.05
31458	101	SINGLE FAM 10261/0037/0000//	510 SHERBURNE RD	121	1010	1,458	74	10	5/22/2017	375,000	372,100	0.99	1.01	0.05
34492	101	SINGLE FAM 10146/0011/0000//	203 CASS ST	105	1010	1,308	92	11	6/16/2017	480,000	476,700	0.99	1.01	0.05
30161	101	SINGLE FAM 10232/0008/0000//	56 LOIS ST	125	1010	3,325	16	11	6/2/2017	605,000	601,200	0.99	1.01	0.05
33002	101	SINGLE FAM 10103/0053/0000//	226 MARCY ST	101	1010	2,713	167	11	6/21/2017	700,000	696,200	0.99	1.01	0.05
33913	101	SINGLE FAM 10133/0018/0000//	46 WILLOW LN	103B	1010	1,208	92	29	7/28/2017	465,000	463,600	1.00	1.00	0.06
34411	101	SINGLE FAM 10145/0047/0000//	880 STATE ST	105	1010	1,272	117	29	4/17/2017	385,000	384,400	1.00	1.00	0.06
29829	101	SINGLE FAM 10223/0016/0000//	7 SHAW RD	111	1010	3,353	12	11	10/24/2017	790,000	789,200	1.00	1.00	0.06
50574	101	SINGLE FAM 10212/0109/0001//	251 RALEIGH WAY	130	1010	1,833	100	29	3/15/2018	320,000	320,000	1.00	1.00	0.06
33195	101	SFR WATERIN.0109/0002/0000//	43 WHIDDEN ST	102	1012	1,947	257	11	6/12/2017	760,000	763,200	1.00	1.00	0.06
33873	101	SINGLE FAM 10132/0010/0000//	12 WILLARD AVE	103B	1010	1,974	59	28	4/25/2017	495,000	497,400	1.00	1.00	0.06
28694	101	SFR WATERIN.0207/0039/0000//	244 NEW CASTLE AVE	101	1012	1,426	237	29	1/30/2018	630,000	634,200	1.01	0.99	0.07
32816	101	SFR WATERFR 0101/0020/0000//	18 WALDEN ST	101	1013	1,222	237	21	6/6/2017	635,000	641,800	1.01	0.99	0.07
34719	101	SINGLE FAM 10151/0003/0000//	1246 SOUTH ST	103B	1010	2,814	87	29	8/2/2017	617,900	624,900	1.01	0.99	0.07
33276	101	SINGLE FAM 10111/0041/0000//	34 BLOSSOM ST	102	1010	2,041	187	29	1/26/2018	660,000	668,000	1.01	0.99	0.07
52273	101	SINGLE FAM 10169/0007/0000//	20 SANDERSON DR	104	1010	3,253	0	0	9/19/2017	850,000	861,400	1.01	0.99	0.07
32943	101	SINGLE FAM 10102/0070/0000//	425 PLEASANT ST	102	1010	1,773	220	21	5/15/2017	572,000	579,700	1.01	0.99	0.07
30583	101	SINGLE FAM 10236/0026/0000//	347 MEADOW RD	129	1010	2,165	61	22	8/28/2017	407,500	415,000	1.02	0.98	0.08
29483	101	SINGLE FAM 10220/0072/0000//	237 EDMOND AVE	128	1010	2,479	51	20	8/2/2017	370,000	379,200	1.02	0.98	0.08
31677	101	SINGLE FAM 10269/0053/0000//	10 FW HARTFORD DR	115	1010	3,528	37	22	7/10/2017	550,000	564,900	1.03	0.97	0.09
51424	101	SINGLE FAM 10212/0192/0000//	48 RALEIGH WAY	130	1010	762	100	21	6/15/2017	236,000	243,000	1.03	0.97	0.09
31564	101	SINGLE FAM 10268/0043/0000//	420 GRANT AVE	114	1010	1,598	37	22	9/1/2017	343,000	357,100	1.04	0.96	0.10
33967	101	SINGLE FAM 10134/0012/0000//	443 UNION ST	103B	1010	3,304	128	21	6/2/2017	700,000	728,900	1.04	0.96	0.10
30142	101	SINGLE FAM 10231/0056/0000//	392 MIDDLE RD	104	1010	1,924	92	21	4/25/2017	499,900	525,900	1.05	0.95	0.11
34853	101	SINGLE FAM 10156/0009/0000//	39 CASS ST	105	1010	1,323	172	35	2/5/2018	363,500	387,400	1.07	0.94	0.13
32691	101	SINGLE FAM 10293/0007/0000//	411 OCEAN RD	118	1010	4,044	160	29	5/2/2017	450,000	500,400	1.11	0.90	0.17
29489	101	SINGLE FAM 10220/0078/0000//	188 EDMOND AVE	129	1010	1,783	172	35	2/28/2018	270,000	305,700	1.13	0.88	0.19

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28754	104	TWO FAMILY 0209/0031/0000//	1 BEECHWOOD ST	128	1040	2,014	61	22	3/1/2018	487,500	382,600	0.78	1.27	0.14
35122	104	TWO FAMILY 0163/0029/0000//	50 COTTAGE ST	129	1040	3,371	80	17	8/25/2017	785,000	717,300	0.91	1.09	0.01
33996	104	TWO FAMILY 0134/0043/0000//	91 WIBIRD ST	103B	1040	2,838	167	35	1/26/2018	684,000	630,000	0.92	1.09	0.00
34089	104	TWO FAMILY 0136/0006/0000//	314 MIDDLE ST	103B	1040	3,767	207	29	11/3/2017	750,000	756,100	1.01	0.99	0.09
33185	109	MULTI HSES N 0108/0015/0000//	179 PLEASANT ST	108	1090	6,089	233	11	12/28/2017	2,600,000	2,480,100	0.95	1.05	0.05
35397	109	MULTI HSES N 0219/0004/0000//	996 MAPLEWOOD AVE	129	1090	3,056	0	0	7/19/2017	330,000	345,900	1.05	0.95	0.05

Summary by Style
PORTSMOUTH, NH

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Style		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
01	Ranch	29	328,169	303,941	0.92	310,000	274,600	0.92	0.03	4.20%	0.93
02	Split-Level	2	531,500	497,600	0.94	531,500	497,600	0.94	0.02	2.13%	0.94
03	Colonial	17	545,871	532,500	0.98	545,000	511,000	0.97	0.03	3.34%	0.98
04	Cape Cod	21	644,781	587,243	0.92	571,500	523,300	0.92	0.03	4.30%	0.91
05	Bungalow	10	641,410	621,640	0.97	600,650	580,350	0.97	0.04	4.02%	0.97
06	Conventional	42	620,631	567,890	0.92	620,500	572,450	0.93	0.04	5.71%	0.92
07	Modern/Contemp	3	929,667	886,533	0.96	999,000	930,400	0.94	0.01	2.48%	0.95
08	Raised Ranch	4	386,250	374,825	0.97	383,500	374,300	0.98	0.04	4.08%	0.97
09	2 Unit	3	739,667	701,133	0.95	750,000	717,300	0.92	0.01	3.62%	0.95
10	Duplex	1	487,500	382,600	0.78	487,500	382,600	0.78	0.00	0.00%	0.78
105	Townhouse/Row	8	266,625	250,212	0.94	262,500	242,950	0.94	0.04	5.19%	0.94
106	Gambrel	2	425,000	424,000	1.00	425,000	424,000	1.00	0.00	0.00%	1.00
107	Garrison	3	474,800	427,400	0.91	497,000	443,200	0.89	0.02	3.00%	0.90
60	Victorian	1	936,000	872,800	0.93	936,000	872,800	0.93	0.00	0.00%	0.93
63	Antique	13	894,838	838,423	0.96	685,000	668,000	0.99	0.04	5.83%	0.94
			565,393	527,113	0.94	497,000	480,100	0.94	0.03	5.12%	0.93

**Parcel Detail by Style
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31277	01	Ranch	0260/0022/0000//	19 HALL CT	121	1010	1,253	75	24	2/15/2018	359,900	270,600	0.75	1.33	0.17
31583	01	Ranch	0268/0062/0000//	33 TAFT RD	114	1010	2,171	62	28	7/5/2017	390,000	340,200	0.87	1.15	0.05
32561	01	Ranch	0292/0099/0000//	1 MARIETTE DR	118	1010	1,307	56	20	4/24/2017	324,000	284,800	0.88	1.14	0.04
31371	01	Ranch	0260/0116/0000//	90 DECATUR RD	121	1010	864	77	17	12/26/2017	280,000	247,000	0.88	1.13	0.04
32743	01	Ranch	0294/0002/0000//	1055 BANFIELD RD	120	1010	1,306	51	20	10/11/2017	305,000	272,200	0.89	1.12	0.03
31274	01	Ranch	0260/0019/0000//	22 HALL CT	121	1010	1,385	77	24	8/10/2017	299,900	267,700	0.89	1.12	0.03
30398	01	Ranch	0233/0031/0000//	24 HAMPSHIRE RD	123	1010	1,294	59	22	7/7/2017	319,900	285,600	0.89	1.12	0.03
31343	01	Ranch	0260/0088/0000//	726 COLONIAL DR	121	1010	1,242	77	24	7/13/2017	291,000	261,500	0.90	1.11	0.02
32669	01	Ranch	0292/0210/0000//	10 PAMELA ST	118	1010	1,563	61	28	6/26/2017	325,000	292,500	0.90	1.11	0.02
31356	01	Ranch	0260/0101/0000//	53 DECATUR RD	121	1010	1,272	77	24	4/4/2017	299,000	269,800	0.90	1.11	0.02
32480	01	Ranch	0292/0011/0000//	68 OCEAN RD	118	1010	1,455	58	22	8/16/2017	294,900	266,700	0.90	1.11	0.02
30169	01	Ranch	0232/0018/0000//	568 MIDDLE RD	125	1010	1,316	62	22	10/17/2017	299,500	271,300	0.91	1.10	0.01
31531	01	Ranch	0268/0008/0000//	1971 LAFAYETTE RD	120	1010	1,050	69	24	4/24/2017	240,000	218,100	0.91	1.10	0.01
31021	01	Ranch	0250/0092/0000//	530 FW HARTFORD DR	115	1010	2,645	32	20	11/30/2017	470,000	433,400	0.92	1.08	0.00
31417	01	Ranch	0260/0164/0000//	10 COLONIAL DR	121	1010	1,062	77	24	10/30/2017	267,300	246,700	0.92	1.08	0.00
30580	01	Ranch	0236/0023/0000//	51 ROCKINGHAM AVE	129	1010	1,933	66	22	8/14/2017	360,000	333,200	0.93	1.08	0.01
31050	01	Ranch	0251/0004/0000//	46 ELWYN RD	133	1010	1,615	63	16	5/30/2017	370,000	342,800	0.93	1.08	0.01
32491	01	Ranch	0292/0027/0000//	56 SUZANNE DR	118	1010	1,304	55	14	7/18/2017	310,000	290,400	0.94	1.07	0.02
32753	01	Ranch	0294/0014/0000//	430 OCEAN RD	118	1010	1,579	50	14	6/22/2017	320,000	301,600	0.94	1.06	0.02
32540	01	Ranch	0292/0077/0000//	15 SUZANNE DR	118	1010	1,652	59	22	12/19/2017	316,500	299,500	0.95	1.06	0.03
31198	01	Ranch	0258/0017/0000//	70 OXFORD AVE	121	1010	1,270	57	22	10/4/2017	290,000	274,600	0.95	1.06	0.03
32586	01	Ranch	0292/0124/0000//	340 OCEAN RD	118	1010	1,510	59	16	5/25/2017	329,000	314,400	0.96	1.05	0.04
30383	01	Ranch	0233/0016/0000//	57 RUTLAND ST	123	1010	1,249	60	22	8/15/2017	280,000	270,900	0.97	1.03	0.05
30562	01	Ranch	0236/0004/0000//	620 WOODBURY AVE	127	1010	2,289	60	16	2/26/2018	455,000	441,900	0.97	1.03	0.05
32501	01	Ranch	0292/0038/0000//	25 SUZANNE DR	118	1010	1,285	57	28	6/12/2017	270,000	262,900	0.97	1.03	0.05
31275	01	Ranch	0260/0020/0000//	32 HALL CT	121	1010	1,050	77	30	9/25/2017	278,500	274,600	0.99	1.01	0.07
32631	01	Ranch	0292/0172/0000//	25 MARIETTE DR	118	1010	1,287	58	28	5/16/2017	270,000	267,000	0.99	1.01	0.07
33873	01	Ranch	0132/0010/0000//	12 WILLARD AVE	103B	1010	1,974	59	28	4/25/2017	495,000	497,400	1.00	1.00	0.08
30583	01	Ranch	0236/0026/0000//	347 MEADOW RD	129	1010	2,165	61	22	8/28/2017	407,500	415,000	1.02	0.98	0.10
31654	02	Split-Level	0269/0027/0000//	115 FW HARTFORD DR	115	1010	2,711	34	10	11/30/2017	640,000	590,300	0.92	1.08	0.02

**Parcel Detail by Style
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Intrnl ID	Style	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp	
30837	02	Split-Level	0247/ 0022/ 0000/ /	19 HARDING RD	114	1010	2,040	49	14	7/5/2017	423,000	404,900	0.96	1.04	0.02
30262	03	Colonial	0232/ 0122/ 0000/ /	639 MIDDLE RD	125	1010	2,754	11	10	3/28/2018	575,000	513,700	0.89	1.12	0.08
31137	03	Colonial	0251/ 0091/ 0000/ /	33 WILSON RD	114	1010	2,681	66	10	9/22/2017	545,000	506,800	0.93	1.08	0.04
31180	03	Colonial	0255/ 0003/ 0001/ /	575 PEVERLY HILL RD	125	1010	2,626	28	13	8/17/2017	480,000	446,500	0.93	1.08	0.04
31304	03	Colonial	0260/ 0049/ 0000/ /	355 COLONIAL DR	121	1010	1,951	77	17	7/21/2017	370,000	347,900	0.94	1.06	0.03
52926	03	Colonial	0168/ 0027/ 0001/ /	170 MIDDLE RD	104	1010	2,790	0	0	3/29/2018	779,900	734,400	0.94	1.06	0.03
28618	03	Colonial	0204/ 0010/ 0000/ /	1 CURRIERS CV	111	1010	3,512	33	20	11/2/2017	850,000	819,000	0.96	1.04	0.01
31476	03	Colonial	0261/ 0056/ 0000/ /	156 HOLLY LN	121	1010	2,325	63	10	7/7/2017	410,000	397,200	0.97	1.03	0.00
32149	03	Colonial	0282/ 0006/ 0027/ /	71 BUCKMINSTER WAY	117	1010	3,536	23	12	11/30/2017	600,000	581,600	0.97	1.03	0.00
29413	03	Colonial	0219/ 0045/ 0006/ /	800 MCGEE DR	129	1012	2,444	30	14	9/21/2017	525,000	511,000	0.97	1.03	0.00
30516	03	Colonial	0234/ 0013/ 0000/ /	66 COAKLEY RD	129	1010	2,946	61	22	3/30/2018	415,000	404,500	0.97	1.03	0.00
31395	03	Colonial	0260/ 0141/ 0000/ /	296 COLONIAL DR	121	1010	2,030	73	10	5/11/2017	352,000	346,200	0.98	1.02	0.01
30161	03	Colonial	0232/ 0008/ 0000/ /	56 LOIS ST	125	1010	3,325	16	11	6/2/2017	605,000	601,200	0.99	1.01	0.02
33002	03	Colonial	0103/ 0053/ 0000/ /	226 MARCY ST	101	1010	2,713	167	11	6/21/2017	700,000	696,200	0.99	1.01	0.02
32816	03	Colonial	0101/ 0020/ 0000/ /	18 WALDEN ST	101	1013	1,222	237	21	6/6/2017	635,000	641,800	1.01	0.99	0.04
34719	03	Colonial	0151/ 0003/ 0000/ /	1246 SOUTH ST	103B	1010	2,814	87	29	8/2/2017	617,900	624,900	1.01	0.99	0.04
29483	03	Colonial	0220/ 0072/ 0000/ /	237 EDMOND AVE	128	1010	2,479	51	20	8/2/2017	370,000	379,200	1.02	0.98	0.05
32691	03	Colonial	0293/ 0007/ 0000/ /	411 OCEAN RD	118	1010	4,044	160	29	5/2/2017	450,000	500,400	1.11	0.90	0.14
32832	04	Cape Cod	0101/ 0038/ 0000/ /	63 HUMPHREYS CT	102	1010	2,402	59	10	8/7/2017	900,000	718,100	0.80	1.25	0.12
28619	04	Cape Cod	0204/ 0011/ 0000/ /	2 CURRIERS CV	111	1010	3,866	28	10	8/1/2017	1,300,000	1,094,500	0.84	1.19	0.08
31391	04	Cape Cod	0260/ 0136/ 0000/ /	346 COLONIAL DR	121	1010	1,307	77	24	5/30/2017	315,000	270,300	0.86	1.17	0.06
35194	04	Cape Cod	0167/ 0013/ 0000/ /	198 THAXTER RD	104	1010	2,154	62	10	12/8/2017	660,000	572,800	0.87	1.15	0.05
29312	04	Cape Cod	0219/ 0014/ 0000/ /	2 FAIRVIEW DR	129	1010	1,951	77	10	3/26/2018	571,500	502,800	0.88	1.14	0.04
29479	04	Cape Cod	0220/ 0068/ 0000/ /	115 FAIRVIEW AVE	128	1010	1,598	77	10	8/28/2017	472,500	420,800	0.89	1.12	0.03
51644	04	Cape Cod	0112/ 0060/ 0000/ /	470 RICHARDS AVE	103A	1010	4,029	4	4	11/2/2017	1,349,000	1,204,500	0.89	1.12	0.03
35152	04	Cape Cod	0166/ 0018/ 0000/ /	97 SUNSET RD	104	1010	2,034	65	22	12/18/2017	579,900	523,300	0.90	1.11	0.02
29316	04	Cape Cod	0219/ 0018/ 0000/ /	10 FAIRVIEW DR	129	1010	1,652	75	24	12/4/2017	423,000	388,700	0.92	1.09	0.00
31503	04	Cape Cod	0262/ 0004/ 0000/ /	946 GREENLAND RD	121	1010	2,335	79	30	12/6/2017	365,000	336,300	0.92	1.09	0.00
33880	04	Cape Cod	0132/ 0017/ 0000/ /	369 WIBIRD ST	103B	1010	1,587	66	10	3/20/2018	627,300	579,600	0.92	1.08	0.00

**Parcel Detail by Style
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29441	04	Cape Cod	0220/0029/0000//	89 DIAMOND DR	129	1010	1,955	39	16	10/17/2017	465,000	432,500	0.93	1.08	0.01
29505	04	Cape Cod	0220/0100/0000//	260 MYRTLE AVE	129	1010	1,947	33	11	8/4/2017	465,000	432,600	0.93	1.07	0.01
53046	04	Cape Cod	0217/0004/0001//	63 GRANITE ST	127	1010	2,624	0	0	3/26/2018	634,700	595,500	0.94	1.07	0.02
28565	04	Cape Cod	0201/0005/0000//	6 SAGAMORE GRV	112	1013	3,190	18	10	11/2/2017	1,307,500	1,236,500	0.95	1.06	0.03
30918	04	Cape Cod	0249/0015/0000//	480 FW HARTFORD DR	115	1010	3,279	32	14	6/8/2017	627,000	597,100	0.95	1.05	0.03
35075	04	Cape Cod	0162/0047/0000//	248 BARTLETT ST	131	1010	1,823	65	16	9/25/2017	489,000	466,000	0.95	1.05	0.03
31655	04	Cape Cod	0269/0028/0000//	125 FW HARTFORD DR	115	1010	3,842	36	16	6/6/2017	599,000	572,300	0.96	1.05	0.04
34923	04	Cape Cod	0159/0028/0000//	126 BURKITT ST	131	1010	1,440	41	12	9/6/2017	465,000	450,900	0.97	1.03	0.05
31458	04	Cape Cod	0261/0037/0000//	510 SHERBURNE RD	121	1010	1,458	74	10	5/22/2017	375,000	372,100	0.99	1.01	0.07
31677	04	Cape Cod	0269/0053/0000//	10 FW HARTFORD DR	115	1010	3,528	37	22	7/10/2017	550,000	564,900	1.03	0.97	0.11
51188	05	Bungalow	0212/0188/0000//	33 LAUREL COURT	130	1010	1,779	5	5	6/26/2017	544,000	482,900	0.89	1.13	0.08
34831	05	Bungalow	0153/0035/0000//	129 ALDRICH RD	104	1010	1,771	97	29	11/6/2017	544,900	492,800	0.90	1.11	0.07
52272	05	Bungalow	0169/0008/0000//	287 MIDDLE RD	104	1010	2,653	0	0	10/25/2017	839,900	785,900	0.94	1.07	0.03
29087	05	Bungalow	0217/0004/0000//	1283 WOODBURY AVE	127	1010	1,973	84	17	10/20/2017	435,000	420,500	0.97	1.03	0.00
29323	05	Bungalow	0219/0026/0000//	1 FAIRVIEW DR	129	1010	2,412	0	0	9/26/2017	656,400	634,800	0.97	1.03	0.00
52275	05	Bungalow	0167/0015/0000//	50 SANDERSON DR	104	1010	2,944	1	1	5/15/2017	839,000	812,700	0.97	1.03	0.00
52271	05	Bungalow	0169/0009/0000//	25 SANDERSON DR	104	1010	3,328	1	1	4/6/2017	875,000	853,600	0.98	1.03	0.01
52273	05	Bungalow	0169/0007/0000//	20 SANDERSON DR	104	1010	3,253	0	0	9/19/2017	850,000	861,400	1.01	0.99	0.04
35397	05	Bungalow	0219/0004/0000//	996 MAPLEWOOD AVE	129	1090	3,056	0	0	7/19/2017	330,000	345,900	1.05	0.95	0.08
30142	05	Bungalow	0231/0056/0000//	392 MIDDLE RD	104	1010	1,924	92	21	4/25/2017	499,900	525,900	1.05	0.95	0.08
34366	06	Conventional	0144/0044/0000//	179 MCDONOUGH ST	105	1010	1,722	137	11	10/30/2017	600,000	430,300	0.72	1.39	0.21
32622	06	Conventional	0292/0163/0000//	3334 LAFAYETTE RD	118	1010	1,795	87	29	1/18/2018	399,900	308,300	0.77	1.30	0.16
34562	06	Conventional	0148/0027/0000//	47 ALDRICH RD	104	1010	1,889	112	21	8/25/2017	750,000	590,200	0.79	1.27	0.14
34184	06	Conventional	0138/0027/0000//	18 MCDONOUGH ST	105	1010	1,866	167	11	6/28/2017	635,000	520,500	0.82	1.22	0.11
29543	06	Conventional	0221/0035/0000//	373 BROAD ST	103B	1010	2,334	103	21	10/11/2017	785,000	652,900	0.83	1.20	0.10
34377	06	Conventional	0145/0008/0000//	843 STATE ST	105	1010	2,273	135	21	1/5/2018	595,000	498,800	0.84	1.19	0.09
34757	06	Conventional	0152/0012/0000//	35 MIDDLE RD	104	1010	2,687	117	21	3/16/2018	750,600	634,800	0.85	1.18	0.08
33966	06	Conventional	0134/0011/0000//	433 UNION ST	103B	1010	2,220	137	21	8/2/2017	739,000	638,800	0.86	1.16	0.07
33797	06	Conventional	0130/0047/0000//	318 RICHARDS AVE	103A	1010	2,067	90	21	7/5/2017	745,000	648,000	0.87	1.15	0.06

**Parcel Detail by Style
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Intrnl ID	Style	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp	
32847	06	Conventional	0101/0053/0000//	111 NEW CASTLE AVE	102	1012	2,875	117	11	10/2/2017	1,310,000	1,141,300	0.87	1.15	0.06
33928	06	Conventional	0133/0034/0000//	269 WIBIRD ST	103B	1010	2,184	137	21	5/17/2017	705,000	616,300	0.87	1.14	0.06
35066	06	Conventional	0162/0038/0000//	63 CLINTON ST	131	1010	1,968	107	21	3/19/2018	569,000	503,400	0.88	1.13	0.05
34188	06	Conventional	0138/0031/0000//	25 LANGDON ST	105	1010	1,235	107	11	10/25/2017	450,000	399,700	0.89	1.13	0.04
35092	06	Conventional	0162/0065/0000//	19 WOODBURY AVE	131	1010	1,186	102	11	5/31/2017	431,800	389,100	0.90	1.11	0.03
34380	06	Conventional	0145/0011/0000//	809 STATE ST	105	1010	1,745	135	11	8/14/2017	576,000	520,700	0.90	1.11	0.03
34756	06	Conventional	0152/0011/0000//	45 MIDDLE RD	104	1010	2,595	94	11	7/31/2017	750,000	680,500	0.91	1.10	0.02
30193	06	Conventional	0232/0044/0000//	636 MIDDLE RD	125	1010	1,311	116	29	12/12/2017	273,000	252,400	0.92	1.08	0.01
33753	06	Conventional	0130/0003/0000//	356 RICHARDS AVE	103A	1010	1,790	97	21	3/9/2018	709,900	656,500	0.92	1.08	0.01
35102	06	Conventional	0163/0009/0000//	12 WOODBURY AVE	131	1010	1,275	106	21	7/6/2017	350,000	324,400	0.93	1.08	0.00
29558	06	Conventional	0221/0050/0000//	579 BROAD ST	103B	1010	2,185	89	35	10/31/2017	626,000	583,000	0.93	1.07	0.00
33340	06	Conventional	0113/0004/0000//	134 LINCOLN AVE	103A	1010	2,148	137	21	5/26/2017	750,000	700,100	0.93	1.07	0.00
33978	06	Conventional	0134/0023/0000//	168 HIGHLAND ST	103B	1010	2,861	124	29	7/7/2017	785,000	733,200	0.93	1.07	0.00
29456	06	Conventional	0220/0044/0000//	60 SAPPHIRE ST	129	1010	1,986	113	21	9/26/2017	460,000	430,200	0.94	1.07	0.01
52045	06	Conventional	0138/0048/0002//	101 LANGDON ST	105	1010	2,611	0	0	12/15/2017	818,400	766,300	0.94	1.07	0.01
34183	06	Conventional	0138/0026/0000//	16 MCDONOUGH ST	105	1010	1,179	167	21	8/22/2017	405,000	379,900	0.94	1.07	0.01
32865	06	Conventional	0101/0075/0000//	466 MARCY ST	101	1010	1,402	117	21	3/7/2018	524,000	491,900	0.94	1.07	0.01
35265	06	Conventional	0174/0001/0000//	110 WOODBURY AVE	131	1010	1,788	117	21	10/26/2017	481,000	456,500	0.95	1.05	0.02
34537	06	Conventional	0148/0001/0000//	194 WIBIRD ST	103B	1010	2,502	119	11	12/21/2017	870,000	826,700	0.95	1.05	0.02
33645	06	Conventional	0126/0027/0000//	30 PARKER ST	105	1010	3,190	147	29	9/29/2017	835,000	793,500	0.95	1.05	0.02
34686	06	Conventional	0150/0018/0000//	1151 SOUTH ST	103B	1010	2,281	97	11	5/17/2017	745,000	711,700	0.96	1.05	0.03
34200	06	Conventional	0138/0048/0000//	81 LANGDON ST	105	1010	2,741	0	0	6/5/2017	814,900	779,800	0.96	1.05	0.03
30200	06	Conventional	0232/0052/0000//	790 MIDDLE RD	125	1010	1,666	117	29	6/26/2017	405,000	387,800	0.96	1.04	0.03
35271	06	Conventional	0174/0008/0000//	123 BOYD RD	129	1010	1,720	117	11	9/11/2017	490,000	470,800	0.96	1.04	0.03
34525	06	Conventional	0147/0023/0000//	254 CASS ST	105	1010	1,772	120	11	6/1/2017	580,000	561,900	0.97	1.03	0.04
33877	06	Conventional	0132/0014/0000//	325 WIBIRD ST	103B	1010	1,564	167	21	7/18/2017	615,000	598,400	0.97	1.03	0.04
29476	06	Conventional	0220/0065/0000//	900 MAPLEWOOD AVE	129	1010	1,359	84	17	6/2/2017	385,200	378,700	0.98	1.02	0.05
34646	06	Conventional	0149/0044/0000//	133 ORCHARD ST	103B	1010	1,783	117	21	10/2/2017	647,900	640,300	0.99	1.01	0.06
30192	06	Conventional	0232/0043/0000//	1 SYLVESTER ST	125	1010	2,523	86	24	3/28/2018	455,000	450,200	0.99	1.01	0.06
52046	06	Conventional	0138/0048/0001//	91 LANGDON ST	105	1010	2,826	0	0	7/26/2017	799,900	792,300	0.99	1.01	0.06
34492	06	Conventional	0146/0011/0000//	203 CASS ST	105	1010	1,308	92	11	6/16/2017	480,000	476,700	0.99	1.01	0.06

**Parcel Detail by Style
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Intrnl ID	Style	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp	
33967	06	Conventional	0134/0012/0000//	443 UNION ST	103B	1010	3,304	128	21	6/2/2017	700,000	728,900	1.04	0.96	0.11
29489	06	Conventional	0220/0078/0000//	188 EDMOND AVE	129	1010	1,783	172	35	2/28/2018	270,000	305,700	1.13	0.88	0.20
38454	07	Modern/Contem	0210/0033/0000//	36 BRIGHAM LN	134	1012	4,919	10	10	9/18/2017	999,000	930,400	0.93	1.07	0.01
38163	07	Modern/Contem	0237/0076/0000//	37 WHOLEY WAY	127	1010	4,465	15	13	2/12/2018	1,000,000	940,000	0.94	1.06	0.00
29829	07	Modern/Contem	0223/0016/0000//	7 SHAW RD	111	1010	3,353	12	11	10/24/2017	790,000	789,200	1.00	1.00	0.06
29433	08	Raised Ranch	0220/0021/0000//	35 RUBY RD	129	1010	1,509	44	12	10/30/2017	435,000	391,500	0.90	1.11	0.08
52766	08	Raised Ranch	0143/0013/0001//	268 DENNETT ST	131	1010	1,567	62	28	8/29/2017	361,000	348,400	0.97	1.04	0.01
31613	08	Raised Ranch	0268/0092/0000//	18 TAFT RD	114	1010	1,731	38	11	10/30/2017	406,000	402,300	0.99	1.01	0.01
31564	08	Raised Ranch	0268/0043/0000//	420 GRANT AVE	114	1010	1,598	37	22	9/1/2017	343,000	357,100	1.04	0.96	0.06
35122	09	2 Unit	0163/0029/0000//	50 COTTAGE ST	129	1040	3,371	80	17	8/25/2017	785,000	717,300	0.91	1.09	0.01
33996	09	2 Unit	0134/0043/0000//	91 WIBIRD ST	103B	1040	2,838	167	35	1/26/2018	684,000	630,000	0.92	1.09	0.00
34089	09	2 Unit	0136/0006/0000//	314 MIDDLE ST	103B	1040	3,767	207	29	11/3/2017	750,000	756,100	1.01	0.99	0.09
28754	10	Duplex	0209/0031/0000//	1 BEECHWOOD ST	128	1040	2,014	61	22	3/1/2018	487,500	382,600	0.78	1.27	0.00
38872	105	Townhouse/Row	0212/0023/0001//	8 RALEIGH WAY	130	1010	1,179	100	11	6/20/2017	320,000	261,400	0.82	1.22	0.12
28849	105	Townhouse/Row	0212/0013/0000//	23 CONCORD WAY	130	1010	786	100	11	12/22/2017	265,000	236,800	0.89	1.12	0.05
28928	105	Townhouse/Row	0212/0098/0000//	202 RALEIGH WAY	130	1010	762	100	21	8/14/2017	267,000	249,100	0.93	1.07	0.01
38763	105	Townhouse/Row	0212/0013/0001//	25 CONCORD WAY	130	1010	786	100	11	11/6/2017	260,000	242,900	0.93	1.07	0.01
28910	105	Townhouse/Row	0212/0079/0000//	186 CONCORD WAY	130	1010	782	100	35	8/11/2017	235,000	224,100	0.95	1.05	0.01
29006	105	Townhouse/Row	0212/0025/0004//	596 KEARSARGE WAY	130	1010	710	100	21	6/22/2017	230,000	224,400	0.98	1.02	0.04
50574	105	Townhouse/Row	0212/0109/0001//	251 RALEIGH WAY	130	1010	1,833	100	29	3/15/2018	320,000	320,000	1.00	1.00	0.06
51424	105	Townhouse/Row	0212/0192/0000//	48 RALEIGH WAY	130	1010	762	100	21	6/15/2017	236,000	243,000	1.03	0.97	0.09
33913	106	Gambrel	0133/0018/0000//	46 WILLOW LN	103B	1010	1,208	92	29	7/28/2017	465,000	463,600	1.00	1.00	0.00
34411	106	Gambrel	0145/0047/0000//	880 STATE ST	105	1010	1,272	117	29	4/17/2017	385,000	384,400	1.00	1.00	0.00
32129	107	Garrison	0282/0006/0007//	96 BUCKMINSTER WAY	117	1010	2,625	22	12	8/17/2017	549,900	480,100	0.87	1.15	0.02
30862	107	Garrison	0247/0047/0000//	250 ELWYN RD	133	1010	2,071	47	10	10/25/2017	497,000	443,200	0.89	1.12	0.00
31090	107	Garrison	0251/0044/0000//	187 GRANT AVE	114	1010	2,283	61	28	4/6/2017	377,500	358,900	0.95	1.05	0.06

**Parcel Detail by Style
PORTSMOUTH, NH**

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Intrnl ID	Style	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp	
33752	60	Victorian	0130/0002/0000//	337 RICHARDS AVE	103A	1010	2,538	117	21	8/16/2017	936,000	872,800	0.93	1.07	0.00
33041	63	Antique	0103/0096/0000//	111 GATES ST	102	1010	2,901	227	11	11/20/2017	1,400,000	1,052,700	0.75	1.33	0.24
34333	63	Antique	0144/0001/0000//	40 CORNWALL ST	105	1010	1,736	164	21	1/30/2018	639,900	565,600	0.88	1.13	0.11
32852	63	Antique	0101/0058/0000//	490 MARCY ST	101	1010	3,186	166	11	8/28/2017	1,265,000	1,159,700	0.92	1.09	0.07
33224	63	Antique	0110/0002/0000//	33 BLOSSOM ST	102	1010	1,669	212	29	9/26/2017	752,500	692,100	0.92	1.09	0.07
32819	63	Antique	0101/0023/0000//	180 NEW CASTLE AVE	101	1012	1,856	235	29	8/15/2017	685,000	630,500	0.92	1.09	0.07
33185	63	Antique	0108/0015/0000//	179 PLEASANT ST	108	1090	6,089	233	11	12/28/2017	2,600,000	2,480,100	0.95	1.05	0.04
34232	63	Antique	0140/0017/0000//	116 DENNETT ST	131	1012	2,541	172	11	8/8/2017	795,000	783,500	0.99	1.01	0.00
34416	63	Antique	0145/0054/0000//	159 MADISON ST	105	1010	1,796	225	29	6/15/2017	510,000	502,800	0.99	1.01	0.00
33195	63	Antique	0109/0002/0000//	43 WHIDDEN ST	102	1012	1,947	257	11	6/12/2017	760,000	763,200	1.00	1.00	0.01
28694	63	Antique	0207/0039/0000//	244 NEW CASTLE AVE	101	1012	1,426	237	29	1/30/2018	630,000	634,200	1.01	0.99	0.02
33276	63	Antique	0111/0041/0000//	34 BLOSSOM ST	102	1010	2,041	187	29	1/26/2018	660,000	668,000	1.01	0.99	0.02
32943	63	Antique	0102/0070/0000//	425 PLEASANT ST	102	1010	1,773	220	21	5/15/2017	572,000	579,700	1.01	0.99	0.02
34853	63	Antique	0156/0009/0000//	39 CASS ST	105	1010	1,323	172	35	2/5/2018	363,500	387,400	1.07	0.94	0.08

**Summary by Actual Year Built
PORTSMOUTH, NH**

09/06/2018

AYBGroup	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
0-1890	30	742,563	695,197	0.95	672,000	632,350	0.95	0.06	7.54%	0.94
1890-1930	37	538,703	496,895	0.93	490,000	476,700	0.93	0.03	4.62%	0.92
1930-1940	7	491,857	462,314	0.94	435,000	420,500	0.97	0.04	5.60%	0.94
1940-1950	15	346,307	313,653	0.91	315,000	270,600	0.90	0.02	4.44%	0.91
1950-1960	25	430,580	395,864	0.93	390,000	358,900	0.93	0.04	4.60%	0.92
1960-1970	8	326,500	308,825	0.94	315,000	287,600	0.94	0.03	3.32%	0.95
1970-1980	5	453,600	424,080	0.94	465,000	432,500	0.93	0.04	3.66%	0.93
1980-1990	11	622,636	583,518	0.95	550,000	564,900	0.95	0.02	4.02%	0.94
1990-2000	3	819,133	766,067	0.93	600,000	581,600	0.95	0.02	3.51%	0.94
2000-2010	5	793,800	754,900	0.95	790,000	789,200	0.94	0.05	3.62%	0.95
2010-2018	13	779,315	742,308	0.96	814,900	779,800	0.96	0.02	3.45%	0.95
		565,393	527,113	0.94	497,000	480,100	0.94	0.03	5.12%	0.93

**Parcel Detail by Actual Year Built
PORTSMOUTH, NH**

09/06/2018

Intrnl ID	AYBGroup	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
34366	0-1890	0144/0044/0000//	179 MCDONOUGH ST	105	1010	1,722	137	11	10/30/2017	600,000	430,300	0.72	1.39	0.23
33041	0-1890	0103/0096/0000//	111 GATES ST	102	1010	2,901	227	11	11/20/2017	1,400,000	1,052,700	0.75	1.33	0.20
34184	0-1890	0138/0027/0000//	18 MCDONOUGH ST	105	1010	1,866	167	11	6/28/2017	635,000	520,500	0.82	1.22	0.13
34377	0-1890	0145/0008/0000//	843 STATE ST	105	1010	2,273	135	21	1/5/2018	595,000	498,800	0.84	1.19	0.11
33966	0-1890	0134/0011/0000//	433 UNION ST	103B	1010	2,220	137	21	8/2/2017	739,000	638,800	0.86	1.16	0.09
33928	0-1890	0133/0034/0000//	269 WIBIRD ST	103B	1010	2,184	137	21	5/17/2017	705,000	616,300	0.87	1.14	0.08
34333	0-1890	0144/0001/0000//	40 CORNWALL ST	105	1010	1,736	164	21	1/30/2018	639,900	565,600	0.88	1.13	0.07
34380	0-1890	0145/0011/0000//	809 STATE ST	105	1010	1,745	135	11	8/14/2017	576,000	520,700	0.90	1.11	0.05
32852	0-1890	0101/0058/0000//	490 MARCY ST	101	1010	3,186	166	11	8/28/2017	1,265,000	1,159,700	0.92	1.09	0.03
33224	0-1890	0110/0002/0000//	33 BLOSSOM ST	102	1010	1,669	212	29	9/26/2017	752,500	692,100	0.92	1.09	0.03
32819	0-1890	0101/0023/0000//	180 NEW CASTLE AVE	101	1012	1,856	235	29	8/15/2017	685,000	630,500	0.92	1.09	0.03
33996	0-1890	0134/0043/0000//	91 WIBIRD ST	103B	1040	2,838	167	35	1/26/2018	684,000	630,000	0.92	1.09	0.03
33340	0-1890	0113/0004/0000//	134 LINCOLN AVE	103A	1010	2,148	137	21	5/26/2017	750,000	700,100	0.93	1.07	0.02
34183	0-1890	0138/0026/0000//	16 MCDONOUGH ST	105	1010	1,179	167	21	8/22/2017	405,000	379,900	0.94	1.07	0.01
33645	0-1890	0126/0027/0000//	30 PARKER ST	105	1010	3,190	147	29	9/29/2017	835,000	793,500	0.95	1.05	0.00
33185	0-1890	0108/0015/0000//	179 PLEASANT ST	108	1090	6,089	233	11	12/28/2017	2,600,000	2,480,100	0.95	1.05	0.00
33877	0-1890	0132/0014/0000//	325 WIBIRD ST	103B	1010	1,564	167	21	7/18/2017	615,000	598,400	0.97	1.03	0.02
34232	0-1890	0140/0017/0000//	116 DENNETT ST	131	1012	2,541	172	11	8/8/2017	795,000	783,500	0.99	1.01	0.04
34416	0-1890	0145/0054/0000//	159 MADISON ST	105	1010	1,796	225	29	6/15/2017	510,000	502,800	0.99	1.01	0.04
33002	0-1890	0103/0053/0000//	226 MARCY ST	101	1010	2,713	167	11	6/21/2017	700,000	696,200	0.99	1.01	0.04
33195	0-1890	0109/0002/0000//	43 WHIDDEN ST	102	1012	1,947	257	11	6/12/2017	760,000	763,200	1.00	1.00	0.05
28694	0-1890	0207/0039/0000//	244 NEW CASTLE AVE	101	1012	1,426	237	29	1/30/2018	630,000	634,200	1.01	0.99	0.06
34089	0-1890	0136/0006/0000//	314 MIDDLE ST	103B	1040	3,767	207	29	11/3/2017	750,000	756,100	1.01	0.99	0.06
32816	0-1890	0101/0020/0000//	18 WALDEN ST	101	1013	1,222	237	21	6/6/2017	635,000	641,800	1.01	0.99	0.06
33276	0-1890	0111/0041/0000//	34 BLOSSOM ST	102	1010	2,041	187	29	1/26/2018	660,000	668,000	1.01	0.99	0.06
32943	0-1890	0102/0070/0000//	425 PLEASANT ST	102	1010	1,773	220	21	5/15/2017	572,000	579,700	1.01	0.99	0.06
33967	0-1890	0134/0012/0000//	443 UNION ST	103B	1010	3,304	128	21	6/2/2017	700,000	728,900	1.04	0.96	0.09
34853	0-1890	0156/0009/0000//	39 CASS ST	105	1010	1,323	172	35	2/5/2018	363,500	387,400	1.07	0.94	0.12
32691	0-1890	0293/0007/0000//	411 OCEAN RD	118	1010	4,044	160	29	5/2/2017	450,000	500,400	1.11	0.90	0.16
29489	0-1890	0220/0078/0000//	188 EDMOND AVE	129	1010	1,783	172	35	2/28/2018	270,000	305,700	1.13	0.88	0.18

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34562	1890-1930	0148/0027/0000//	47 ALDRICH RD	104	1010	1,889	112	21	8/25/2017	750,000	590,200	0.79	1.27	0.14
38872	1890-1930	0212/0023/0001//	8 RALEIGH WAY	130	1010	1,179	100	11	6/20/2017	320,000	261,400	0.82	1.22	0.11
29543	1890-1930	0221/0035/0000//	373 BROAD ST	103B	1010	2,334	103	21	10/11/2017	785,000	652,900	0.83	1.20	0.10
34757	1890-1930	0152/0012/0000//	35 MIDDLE RD	104	1010	2,687	117	21	3/16/2018	750,600	634,800	0.85	1.18	0.08
33797	1890-1930	0130/0047/0000//	318 RICHARDS AVE	103A	1010	2,067	90	21	7/5/2017	745,000	648,000	0.87	1.15	0.06
32847	1890-1930	0101/0053/0000//	111 NEW CASTLE AVE	102	1012	2,875	117	11	10/2/2017	1,310,000	1,141,300	0.87	1.15	0.06
35066	1890-1930	0162/0038/0000//	63 CLINTON ST	131	1010	1,968	107	21	3/19/2018	569,000	503,400	0.88	1.13	0.05
34188	1890-1930	0138/0031/0000//	25 LANGDON ST	105	1010	1,235	107	11	10/25/2017	450,000	399,700	0.89	1.13	0.04
28849	1890-1930	0212/0013/0000//	23 CONCORD WAY	130	1010	786	100	11	12/22/2017	265,000	236,800	0.89	1.12	0.04
35092	1890-1930	0162/0065/0000//	19 WOODBURY AVE	131	1010	1,186	102	11	5/31/2017	431,800	389,100	0.90	1.11	0.03
34831	1890-1930	0153/0035/0000//	129 ALDRICH RD	104	1010	1,771	97	29	11/6/2017	544,900	492,800	0.90	1.11	0.03
34756	1890-1930	0152/0011/0000//	45 MIDDLE RD	104	1010	2,595	94	11	7/31/2017	750,000	680,500	0.91	1.10	0.02
30193	1890-1930	0232/0044/0000//	636 MIDDLE RD	125	1010	1,311	116	29	12/12/2017	273,000	252,400	0.92	1.08	0.01
33753	1890-1930	0130/0003/0000//	356 RICHARDS AVE	103A	1010	1,790	97	21	3/9/2018	709,900	656,500	0.92	1.08	0.01
35102	1890-1930	0163/0009/0000//	12 WOODBURY AVE	131	1010	1,275	106	21	7/6/2017	350,000	324,400	0.93	1.08	0.00
29558	1890-1930	0221/0050/0000//	579 BROAD ST	103B	1010	2,185	89	35	10/31/2017	626,000	583,000	0.93	1.07	0.00
33752	1890-1930	0130/0002/0000//	337 RICHARDS AVE	103A	1010	2,538	117	21	8/16/2017	936,000	872,800	0.93	1.07	0.00
28928	1890-1930	0212/0098/0000//	202 RALEIGH WAY	130	1010	762	100	21	8/14/2017	267,000	249,100	0.93	1.07	0.00
33978	1890-1930	0134/0023/0000//	168 HIGHLAND ST	103B	1010	2,861	124	29	7/7/2017	785,000	733,200	0.93	1.07	0.00
38763	1890-1930	0212/0013/0001//	25 CONCORD WAY	130	1010	786	100	11	11/6/2017	260,000	242,900	0.93	1.07	0.00
29456	1890-1930	0220/0044/0000//	60 SAPPHIRE ST	129	1010	1,986	113	21	9/26/2017	460,000	430,200	0.94	1.07	0.01
32865	1890-1930	0101/0075/0000//	466 MARCY ST	101	1010	1,402	117	21	3/7/2018	524,000	491,900	0.94	1.07	0.01
35265	1890-1930	0174/0001/0000//	110 WOODBURY AVE	131	1010	1,788	117	21	10/26/2017	481,000	456,500	0.95	1.05	0.02
34537	1890-1930	0148/0001/0000//	194 WIBIRD ST	103B	1010	2,502	119	11	12/21/2017	870,000	826,700	0.95	1.05	0.02
28910	1890-1930	0212/0079/0000//	186 CONCORD WAY	130	1010	782	100	35	8/11/2017	235,000	224,100	0.95	1.05	0.02
34686	1890-1930	0150/0018/0000//	1151 SOUTH ST	103B	1010	2,281	97	11	5/17/2017	745,000	711,700	0.96	1.05	0.03
30200	1890-1930	0232/0052/0000//	790 MIDDLE RD	125	1010	1,666	117	29	6/26/2017	405,000	387,800	0.96	1.04	0.03
35271	1890-1930	0174/0008/0000//	123 BOYD RD	129	1010	1,720	117	11	9/11/2017	490,000	470,800	0.96	1.04	0.03
34525	1890-1930	0147/0023/0000//	254 CASS ST	105	1010	1,772	120	11	6/1/2017	580,000	561,900	0.97	1.03	0.04
29006	1890-1930	0212/0025/0004//	596 KEARSARGE WAY	130	1010	710	100	21	6/22/2017	230,000	224,400	0.98	1.02	0.05
34646	1890-1930	0149/0044/0000//	133 ORCHARD ST	103B	1010	1,783	117	21	10/2/2017	647,900	640,300	0.99	1.01	0.06

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34492	1890-1930	0146/0011/0000//	203 CASS ST	105	1010	1,308	92	11	6/16/2017	480,000	476,700	0.99	1.01	0.06
33913	1890-1930	0133/0018/0000//	46 WILLOW LN	103B	1010	1,208	92	29	7/28/2017	465,000	463,600	1.00	1.00	0.07
34411	1890-1930	0145/0047/0000//	880 STATE ST	105	1010	1,272	117	29	4/17/2017	385,000	384,400	1.00	1.00	0.07
50574	1890-1930	0212/0109/0001//	251 RALEIGH WAY	130	1010	1,833	100	29	3/15/2018	320,000	320,000	1.00	1.00	0.07
51424	1890-1930	0212/0192/0000//	48 RALEIGH WAY	130	1010	762	100	21	6/15/2017	236,000	243,000	1.03	0.97	0.10
30142	1890-1930	0231/0056/0000//	392 MIDDLE RD	104	1010	1,924	92	21	4/25/2017	499,900	525,900	1.05	0.95	0.12
32622	1930-1940	0292/0163/0000//	3334 LAFAYETTE RD	118	1010	1,795	87	29	1/18/2018	399,900	308,300	0.77	1.30	0.20
35122	1930-1940	0163/0029/0000//	50 COTTAGE ST	129	1040	3,371	80	17	8/25/2017	785,000	717,300	0.91	1.09	0.06
31503	1930-1940	0262/0004/0000//	946 GREENLAND RD	121	1010	2,335	79	30	12/6/2017	365,000	336,300	0.92	1.09	0.05
29087	1930-1940	0217/0004/0000//	1283 WOODBURY AVE	127	1010	1,973	84	17	10/20/2017	435,000	420,500	0.97	1.03	0.00
29476	1930-1940	0220/0065/0000//	900 MAPLEWOOD AVE	129	1010	1,359	84	17	6/2/2017	385,200	378,700	0.98	1.02	0.01
30192	1930-1940	0232/0043/0000//	1 SYLVESTER ST	125	1010	2,523	86	24	3/28/2018	455,000	450,200	0.99	1.01	0.02
34719	1930-1940	0151/0003/0000//	1246 SOUTH ST	103B	1010	2,814	87	29	8/2/2017	617,900	624,900	1.01	0.99	0.04
31277	1940-1950	0260/0022/0000//	19 HALL CT	121	1010	1,253	75	24	2/15/2018	359,900	270,600	0.75	1.33	0.15
31391	1940-1950	0260/0136/0000//	346 COLONIAL DR	121	1010	1,307	77	24	5/30/2017	315,000	270,300	0.86	1.17	0.04
29312	1940-1950	0219/0014/0000//	2 FAIRVIEW DR	129	1010	1,951	77	10	3/26/2018	571,500	502,800	0.88	1.14	0.02
31371	1940-1950	0260/0116/0000//	90 DECATUR RD	121	1010	864	77	17	12/26/2017	280,000	247,000	0.88	1.13	0.02
29479	1940-1950	0220/0068/0000//	115 FAIRVIEW AVE	128	1010	1,598	77	10	8/28/2017	472,500	420,800	0.89	1.12	0.01
31274	1940-1950	0260/0019/0000//	22 HALL CT	121	1010	1,385	77	24	8/10/2017	299,900	267,700	0.89	1.12	0.01
31343	1940-1950	0260/0088/0000//	726 COLONIAL DR	121	1010	1,242	77	24	7/13/2017	291,000	261,500	0.90	1.11	0.00
31356	1940-1950	0260/0101/0000//	53 DECATUR RD	121	1010	1,272	77	24	4/4/2017	299,000	269,800	0.90	1.11	0.00
31531	1940-1950	0268/0008/0000//	1971 LAFAYETTE RD	120	1010	1,050	69	24	4/24/2017	240,000	218,100	0.91	1.10	0.01
29316	1940-1950	0219/0018/0000//	10 FAIRVIEW DR	129	1010	1,652	75	24	12/4/2017	423,000	388,700	0.92	1.09	0.02
31417	1940-1950	0260/0164/0000//	10 COLONIAL DR	121	1010	1,062	77	24	10/30/2017	267,300	246,700	0.92	1.08	0.02
31304	1940-1950	0260/0049/0000//	355 COLONIAL DR	121	1010	1,951	77	17	7/21/2017	370,000	347,900	0.94	1.06	0.04
31395	1940-1950	0260/0141/0000//	296 COLONIAL DR	121	1010	2,030	73	10	5/11/2017	352,000	346,200	0.98	1.02	0.08
31275	1940-1950	0260/0020/0000//	32 HALL CT	121	1010	1,050	77	30	9/25/2017	278,500	274,600	0.99	1.01	0.09
31458	1940-1950	0261/0037/0000//	510 SHERBURNE RD	121	1010	1,458	74	10	5/22/2017	375,000	372,100	0.99	1.01	0.09
28754	1950-1960	0209/0031/0000//	1 BEECHWOOD ST	128	1040	2,014	61	22	3/1/2018	487,500	382,600	0.78	1.27	0.15

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32832	1950-1960	0101/0038/0000//	63 HUMPHREYS CT	102	1010	2,402	59	10	8/7/2017	900,000	718,100	0.80	1.25	0.13
35194	1950-1960	0167/0013/0000//	198 THAXTER RD	104	1010	2,154	62	10	12/8/2017	660,000	572,800	0.87	1.15	0.06
31583	1950-1960	0268/0062/0000//	33 TAFT RD	114	1010	2,171	62	28	7/5/2017	390,000	340,200	0.87	1.15	0.06
30398	1950-1960	0233/0031/0000//	24 HAMPSHIRE RD	123	1010	1,294	59	22	7/7/2017	319,900	285,600	0.89	1.12	0.04
32669	1950-1960	0292/0210/0000//	10 PAMELA ST	118	1010	1,563	61	28	6/26/2017	325,000	292,500	0.90	1.11	0.03
35152	1950-1960	0166/0018/0000//	97 SUNSET RD	104	1010	2,034	65	22	12/18/2017	579,900	523,300	0.90	1.11	0.03
32480	1950-1960	0292/0011/0000//	68 OCEAN RD	118	1010	1,455	58	22	8/16/2017	294,900	266,700	0.90	1.11	0.03
30169	1950-1960	0232/0018/0000//	568 MIDDLE RD	125	1010	1,316	62	22	10/17/2017	299,500	271,300	0.91	1.10	0.02
33880	1950-1960	0132/0017/0000//	369 WIBIRD ST	103B	1010	1,587	66	10	3/20/2018	627,300	579,600	0.92	1.08	0.01
30580	1950-1960	0236/0023/0000//	51 ROCKINGHAM AVE	129	1010	1,933	66	22	8/14/2017	360,000	333,200	0.93	1.08	0.00
31050	1950-1960	0251/0004/0000//	46 ELWYN RD	133	1010	1,615	63	16	5/30/2017	370,000	342,800	0.93	1.08	0.00
31137	1950-1960	0251/0091/0000//	33 WILSON RD	114	1010	2,681	66	10	9/22/2017	545,000	506,800	0.93	1.08	0.00
32540	1950-1960	0292/0077/0000//	15 SUZANNE DR	118	1010	1,652	59	22	12/19/2017	316,500	299,500	0.95	1.06	0.02
31090	1950-1960	0251/0044/0000//	187 GRANT AVE	114	1010	2,283	61	28	4/6/2017	377,500	358,900	0.95	1.05	0.02
35075	1950-1960	0162/0047/0000//	248 BARTLETT ST	131	1010	1,823	65	16	9/25/2017	489,000	466,000	0.95	1.05	0.02
32586	1950-1960	0292/0124/0000//	340 OCEAN RD	118	1010	1,510	59	16	5/25/2017	329,000	314,400	0.96	1.05	0.03
52766	1950-1960	0143/0013/0001//	268 DENNETT ST	131	1010	1,567	62	28	8/29/2017	361,000	348,400	0.97	1.04	0.04
30383	1950-1960	0233/0016/0000//	57 RUTLAND ST	123	1010	1,249	60	22	8/15/2017	280,000	270,900	0.97	1.03	0.04
31476	1950-1960	0261/0056/0000//	156 HOLLY LN	121	1010	2,325	63	10	7/7/2017	410,000	397,200	0.97	1.03	0.04
30562	1950-1960	0236/0004/0000//	620 WOODBURY AVE	127	1010	2,289	60	16	2/26/2018	455,000	441,900	0.97	1.03	0.04
30516	1950-1960	0234/0013/0000//	66 COAKLEY RD	129	1010	2,946	61	22	3/30/2018	415,000	404,500	0.97	1.03	0.04
32631	1950-1960	0292/0172/0000//	25 MARIETTE DR	118	1010	1,287	58	28	5/16/2017	270,000	267,000	0.99	1.01	0.06
33873	1950-1960	0132/0010/0000//	12 WILLARD AVE	103B	1010	1,974	59	28	4/25/2017	495,000	497,400	1.00	1.00	0.07
30583	1950-1960	0236/0026/0000//	347 MEADOW RD	129	1010	2,165	61	22	8/28/2017	407,500	415,000	1.02	0.98	0.09
32561	1960-1970	0292/0099/0000//	1 MARIETTE DR	118	1010	1,307	56	20	4/24/2017	324,000	284,800	0.88	1.14	0.06
32743	1960-1970	0294/0002/0000//	1055 BANFIELD RD	120	1010	1,306	51	20	10/11/2017	305,000	272,200	0.89	1.12	0.05
32491	1960-1970	0292/0027/0000//	56 SUZANNE DR	118	1010	1,304	55	14	7/18/2017	310,000	290,400	0.94	1.07	0.00
32753	1960-1970	0294/0014/0000//	430 OCEAN RD	118	1010	1,579	50	14	6/22/2017	320,000	301,600	0.94	1.06	0.00
31198	1960-1970	0258/0017/0000//	70 OXFORD AVE	121	1010	1,270	57	22	10/4/2017	290,000	274,600	0.95	1.06	0.01
30837	1960-1970	0247/0022/0000//	19 HARDING RD	114	1010	2,040	49	14	7/5/2017	423,000	404,900	0.96	1.04	0.02

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32501	1960-1970	0292/0038/0000//	25 SUZANNE DR	118	1010	1,285	57	28	6/12/2017	270,000	262,900	0.97	1.03	0.03
29483	1960-1970	0220/0072/0000//	237 EDMOND AVE	128	1010	2,479	51	20	8/2/2017	370,000	379,200	1.02	0.98	0.08
30862	1970-1980	0247/0047/0000//	250 ELWYN RD	133	1010	2,071	47	10	10/25/2017	497,000	443,200	0.89	1.12	0.04
29433	1970-1980	0220/0021/0000//	35 RUBY RD	129	1010	1,509	44	12	10/30/2017	435,000	391,500	0.90	1.11	0.03
29441	1970-1980	0220/0029/0000//	89 DIAMOND DR	129	1010	1,955	39	16	10/17/2017	465,000	432,500	0.93	1.08	0.00
34923	1970-1980	0159/0028/0000//	126 BURKITT ST	131	1010	1,440	41	12	9/6/2017	465,000	450,900	0.97	1.03	0.04
31613	1970-1980	0268/0092/0000//	18 TAFT RD	114	1010	1,731	38	11	10/30/2017	406,000	402,300	0.99	1.01	0.06
28619	1980-1990	0204/0011/0000//	2 CURRIERS CV	111	1010	3,866	28	10	8/1/2017	1,300,000	1,094,500	0.84	1.19	0.11
31021	1980-1990	0250/0092/0000//	530 FW HARTFORD DR	115	1010	2,645	32	20	11/30/2017	470,000	433,400	0.92	1.08	0.03
31654	1980-1990	0269/0027/0000//	115 FW HARTFORD DR	115	1010	2,711	34	10	11/30/2017	640,000	590,300	0.92	1.08	0.03
31180	1980-1990	0255/0003/0001//	575 PEVERLY HILL RD	125	1010	2,626	28	13	8/17/2017	480,000	446,500	0.93	1.08	0.02
29505	1980-1990	0220/0100/0000//	260 MYRTLE AVE	129	1010	1,947	33	11	8/4/2017	465,000	432,600	0.93	1.07	0.02
30918	1980-1990	0249/0015/0000//	480 FW HARTFORD DR	115	1010	3,279	32	14	6/8/2017	627,000	597,100	0.95	1.05	0.00
31655	1980-1990	0269/0028/0000//	125 FW HARTFORD DR	115	1010	3,842	36	16	6/6/2017	599,000	572,300	0.96	1.05	0.01
28618	1980-1990	0204/0010/0000//	1 CURRIERS CV	111	1010	3,512	33	20	11/2/2017	850,000	819,000	0.96	1.04	0.01
29413	1980-1990	0219/0045/0006//	800 MCGEE DR	129	1012	2,444	30	14	9/21/2017	525,000	511,000	0.97	1.03	0.02
31677	1980-1990	0269/0053/0000//	10 FW HARTFORD DR	115	1010	3,528	37	22	7/10/2017	550,000	564,900	1.03	0.97	0.08
31564	1980-1990	0268/0043/0000//	420 GRANT AVE	114	1010	1,598	37	22	9/1/2017	343,000	357,100	1.04	0.96	0.09
32129	1990-2000	0282/0006/0007//	96 BUCKMINSTER WAY	117	1010	2,625	22	12	8/17/2017	549,900	480,100	0.87	1.15	0.08
28565	1990-2000	0201/0005/0000//	6 SAGAMORE GRV	112	1013	3,190	18	10	11/2/2017	1,307,500	1,236,500	0.95	1.06	0.00
32149	1990-2000	0282/0006/0027//	71 BUCKMINSTER WAY	117	1010	3,536	23	12	11/30/2017	600,000	581,600	0.97	1.03	0.02
30262	2000-2010	0232/0122/0000//	639 MIDDLE RD	125	1010	2,754	11	10	3/28/2018	575,000	513,700	0.89	1.12	0.05
38454	2000-2010	0210/0033/0000//	36 BRIGHAM LN	134	1012	4,919	10	10	9/18/2017	999,000	930,400	0.93	1.07	0.01
38163	2000-2010	0237/0076/0000//	37 WHOLEY WAY	127	1010	4,465	15	13	2/12/2018	1,000,000	940,000	0.94	1.06	0.00
30161	2000-2010	0232/0008/0000//	56 LOIS ST	125	1010	3,325	16	11	6/2/2017	605,000	601,200	0.99	1.01	0.05
29829	2000-2010	0223/0016/0000//	7 SHAW RD	111	1010	3,353	12	11	10/24/2017	790,000	789,200	1.00	1.00	0.06
51188	2010-2018	0212/0188/0000//	33 LAUREL COURT	130	1010	1,779	5	5	6/26/2017	544,000	482,900	0.89	1.13	0.07

**Parcel Detail by Actual Year Built
PORTSMOUTH, NH**

09/06/2018

Intrnl ID	AYBGroup	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
51644	2010-2018	0112/0060/0000//	470 RICHARDS AVE	103A	1010	4,029	4	4	11/2/2017	1,349,000	1,204,500	0.89	1.12	0.07
52272	2010-2018	0169/0008/0000//	287 MIDDLE RD	104	1010	2,653	0	0	10/25/2017	839,900	785,900	0.94	1.07	0.02
52045	2010-2018	0138/0048/0002//	101 LANGDON ST	105	1010	2,611	0	0	12/15/2017	818,400	766,300	0.94	1.07	0.02
53046	2010-2018	0217/0004/0001//	63 GRANITE ST	127	1010	2,624	0	0	3/26/2018	634,700	595,500	0.94	1.07	0.02
52926	2010-2018	0168/0027/0001//	170 MIDDLE RD	104	1010	2,790	0	0	3/29/2018	779,900	734,400	0.94	1.06	0.02
34200	2010-2018	0138/0048/0000//	81 LANGDON ST	105	1010	2,741	0	0	6/5/2017	814,900	779,800	0.96	1.05	0.00
29323	2010-2018	0219/0026/0000//	1 FAIRVIEW DR	129	1010	2,412	0	0	9/26/2017	656,400	634,800	0.97	1.03	0.01
52275	2010-2018	0167/0015/0000//	50 SANDERSON DR	104	1010	2,944	1	1	5/15/2017	839,000	812,700	0.97	1.03	0.01
52271	2010-2018	0169/0009/0000//	25 SANDERSON DR	104	1010	3,328	1	1	4/6/2017	875,000	853,600	0.98	1.03	0.02
52046	2010-2018	0138/0048/0001//	91 LANGDON ST	105	1010	2,826	0	0	7/26/2017	799,900	792,300	0.99	1.01	0.03
52273	2010-2018	0169/0007/0000//	20 SANDERSON DR	104	1010	3,253	0	0	9/19/2017	850,000	861,400	1.01	0.99	0.05
35397	2010-2018	0219/0004/0000//	996 MAPLEWOOD AVE	129	1090	3,056	0	0	7/19/2017	330,000	345,900	1.05	0.95	0.09

**Summary by Site Index
PORTSMOUTH, NH**

09/06/2018

Site Index	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
I	149	549,805	511,360	0.93	487,500	463,600	0.94	0.04	5.10%	0.93
B	1	635,000	641,800	1.01	635,000	641,800	1.01	0.00	0.00%	1.01
J	1	1,307,500	1,236,500	0.95	1,307,500	1,236,500	0.95	0.00	0.00%	0.95
V	1	795,000	783,500	0.99	795,000	783,500	0.99	0.00	0.00%	0.99
W	3	538,333	540,033	1.01	525,000	511,000	1.00	0.03	2.67%	1.00
Y	4	906,000	834,100	0.93	842,000	782,300	0.93	0.03	4.03%	0.92
		565,393	527,113	0.94	497,000	480,100	0.94	0.04	5.12%	0.93

**Parcel Detail by Site Index
PORTSMOUTH, NH**

09/06/2018

Intrnl ID	Site Index	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
34366	1	0144/0044/0000//	179 MCDONOUGH ST	105	1010	1,722	137	11	10/30/2017	600,000	430,300	0.72	1.39	0.22
31277	1	0260/0022/0000//	19 HALL CT	121	1010	1,253	75	24	2/15/2018	359,900	270,600	0.75	1.33	0.19
33041	1	0103/0096/0000//	111 GATES ST	102	1010	2,901	227	11	11/20/2017	1,400,000	1,052,700	0.75	1.33	0.19
32622	1	0292/0163/0000//	3334 LAFAYETTE RD	118	1010	1,795	87	29	1/18/2018	399,900	308,300	0.77	1.30	0.17
28754	1	0209/0031/0000//	1 BEECHWOOD ST	128	1040	2,014	61	22	3/1/2018	487,500	382,600	0.78	1.27	0.16
34562	1	0148/0027/0000//	47 ALDRICH RD	104	1010	1,889	112	21	8/25/2017	750,000	590,200	0.79	1.27	0.15
32832	1	0101/0038/0000//	63 HUMPHREYS CT	102	1010	2,402	59	10	8/7/2017	900,000	718,100	0.80	1.25	0.14
38872	1	0212/0023/0001//	8 RALEIGH WAY	130	1010	1,179	100	11	6/20/2017	320,000	261,400	0.82	1.22	0.12
34184	1	0138/0027/0000//	18 MCDONOUGH ST	105	1010	1,866	167	11	6/28/2017	635,000	520,500	0.82	1.22	0.12
29543	1	0221/0035/0000//	373 BROAD ST	103B	1010	2,334	103	21	10/11/2017	785,000	652,900	0.83	1.20	0.11
34377	1	0145/0008/0000//	843 STATE ST	105	1010	2,273	135	21	1/5/2018	595,000	498,800	0.84	1.19	0.10
28619	1	0204/0011/0000//	2 CURRIERS CV	111	1010	3,866	28	10	8/1/2017	1,300,000	1,094,500	0.84	1.19	0.10
34757	1	0152/0012/0000//	35 MIDDLE RD	104	1010	2,687	117	21	3/16/2018	750,600	634,800	0.85	1.18	0.09
31391	1	0260/0136/0000//	346 COLONIAL DR	121	1010	1,307	77	24	5/30/2017	315,000	270,300	0.86	1.17	0.08
33966	1	0134/0011/0000//	433 UNION ST	103B	1010	2,220	137	21	8/2/2017	739,000	638,800	0.86	1.16	0.08
35194	1	0167/0013/0000//	198 THAXTER RD	104	1010	2,154	62	10	12/8/2017	660,000	572,800	0.87	1.15	0.07
33797	1	0130/0047/0000//	318 RICHARDS AVE	103A	1010	2,067	90	21	7/5/2017	745,000	648,000	0.87	1.15	0.07
31583	1	0268/0062/0000//	33 TAFT RD	114	1010	2,171	62	28	7/5/2017	390,000	340,200	0.87	1.15	0.07
32129	1	0282/0006/0007//	96 BUCKMINSTER WAY	117	1010	2,625	22	12	8/17/2017	549,900	480,100	0.87	1.15	0.07
33928	1	0133/0034/0000//	269 WIBIRD ST	103B	1010	2,184	137	21	5/17/2017	705,000	616,300	0.87	1.14	0.07
32561	1	0292/0099/0000//	1 MARIETTE DR	118	1010	1,307	56	20	4/24/2017	324,000	284,800	0.88	1.14	0.06
29312	1	0219/0014/0000//	2 FAIRVIEW DR	129	1010	1,951	77	10	3/26/2018	571,500	502,800	0.88	1.14	0.06
31371	1	0260/0116/0000//	90 DECATUR RD	121	1010	864	77	17	12/26/2017	280,000	247,000	0.88	1.13	0.06
34333	1	0144/0001/0000//	40 CORNWALL ST	105	1010	1,736	164	21	1/30/2018	639,900	565,600	0.88	1.13	0.06
35066	1	0162/0038/0000//	63 CLINTON ST	131	1010	1,968	107	21	3/19/2018	569,000	503,400	0.88	1.13	0.06
51188	1	0212/0188/0000//	33 LAUREL COURT	130	1010	1,779	5	5	6/26/2017	544,000	482,900	0.89	1.13	0.05
34188	1	0138/0031/0000//	25 LANGDON ST	105	1010	1,235	107	11	10/25/2017	450,000	399,700	0.89	1.13	0.05
29479	1	0220/0068/0000//	115 FAIRVIEW AVE	128	1010	1,598	77	10	8/28/2017	472,500	420,800	0.89	1.12	0.05
30862	1	0247/0047/0000//	250 ELWYN RD	133	1010	2,071	47	10	10/25/2017	497,000	443,200	0.89	1.12	0.05
32743	1	0294/0002/0000//	1055 BANFIELD RD	120	1010	1,306	51	20	10/11/2017	305,000	272,200	0.89	1.12	0.05

**Parcel Detail by Site Index
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Intrnl ID	Site Index	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
31274	1	0260/0019/0000//	22 HALL CT	121	1010	1,385	77	24	8/10/2017	299,900	267,700	0.89	1.12	0.05
30398	1	0233/0031/0000//	24 HAMPSHIRE RD	123	1010	1,294	59	22	7/7/2017	319,900	285,600	0.89	1.12	0.05
51644	1	0112/0060/0000//	470 RICHARDS AVE	103A	1010	4,029	4	4	11/2/2017	1,349,000	1,204,500	0.89	1.12	0.05
30262	1	0232/0122/0000//	639 MIDDLE RD	125	1010	2,754	11	10	3/28/2018	575,000	513,700	0.89	1.12	0.05
28849	1	0212/0013/0000//	23 CONCORD WAY	130	1010	786	100	11	12/22/2017	265,000	236,800	0.89	1.12	0.05
31343	1	0260/0088/0000//	726 COLONIAL DR	121	1010	1,242	77	24	7/13/2017	291,000	261,500	0.90	1.11	0.04
32669	1	0292/0210/0000//	10 PAMELA ST	118	1010	1,563	61	28	6/26/2017	325,000	292,500	0.90	1.11	0.04
29433	1	0220/0021/0000//	35 RUBY RD	129	1010	1,509	44	12	10/30/2017	435,000	391,500	0.90	1.11	0.04
35092	1	0162/0065/0000//	19 WOODBURY AVE	131	1010	1,186	102	11	5/31/2017	431,800	389,100	0.90	1.11	0.04
31356	1	0260/0101/0000//	53 DECATUR RD	121	1010	1,272	77	24	4/4/2017	299,000	269,800	0.90	1.11	0.04
35152	1	0166/0018/0000//	97 SUNSET RD	104	1010	2,034	65	22	12/18/2017	579,900	523,300	0.90	1.11	0.04
34380	1	0145/0011/0000//	809 STATE ST	105	1010	1,745	135	11	8/14/2017	576,000	520,700	0.90	1.11	0.04
32480	1	0292/0011/0000//	68 OCEAN RD	118	1010	1,455	58	22	8/16/2017	294,900	266,700	0.90	1.11	0.04
34831	1	0153/0035/0000//	129 ALDRICH RD	104	1010	1,771	97	29	11/6/2017	544,900	492,800	0.90	1.11	0.04
30169	1	0232/0018/0000//	568 MIDDLE RD	125	1010	1,316	62	22	10/17/2017	299,500	271,300	0.91	1.10	0.03
34756	1	0152/0011/0000//	45 MIDDLE RD	104	1010	2,595	94	11	7/31/2017	750,000	680,500	0.91	1.10	0.03
31531	1	0268/0008/0000//	1971 LAFAYETTE RD	120	1010	1,050	69	24	4/24/2017	240,000	218,100	0.91	1.10	0.03
35122	1	0163/0029/0000//	50 COTTAGE ST	129	1040	3,371	80	17	8/25/2017	785,000	717,300	0.91	1.09	0.03
32852	1	0101/0058/0000//	490 MARCY ST	101	1010	3,186	166	11	8/28/2017	1,265,000	1,159,700	0.92	1.09	0.02
29316	1	0219/0018/0000//	10 FAIRVIEW DR	129	1010	1,652	75	24	12/4/2017	423,000	388,700	0.92	1.09	0.02
33224	1	0110/0002/0000//	33 BLOSSOM ST	102	1010	1,669	212	29	9/26/2017	752,500	692,100	0.92	1.09	0.02
33996	1	0134/0043/0000//	91 WIBIRD ST	103B	1040	2,838	167	35	1/26/2018	684,000	630,000	0.92	1.09	0.02
31503	1	0262/0004/0000//	946 GREENLAND RD	121	1010	2,335	79	30	12/6/2017	365,000	336,300	0.92	1.09	0.02
31021	1	0250/0092/0000//	530 FW HARTFORD DR	115	1010	2,645	32	20	11/30/2017	470,000	433,400	0.92	1.08	0.02
31654	1	0269/0027/0000//	115 FW HARTFORD DR	115	1010	2,711	34	10	11/30/2017	640,000	590,300	0.92	1.08	0.02
31417	1	0260/0164/0000//	10 COLONIAL DR	121	1010	1,062	77	24	10/30/2017	267,300	246,700	0.92	1.08	0.02
33880	1	0132/0017/0000//	369 WIBIRD ST	103B	1010	1,587	66	10	3/20/2018	627,300	579,600	0.92	1.08	0.02
30193	1	0232/0044/0000//	636 MIDDLE RD	125	1010	1,311	116	29	12/12/2017	273,000	252,400	0.92	1.08	0.02
33753	1	0130/0003/0000//	356 RICHARDS AVE	103A	1010	1,790	97	21	3/9/2018	709,900	656,500	0.92	1.08	0.02
30580	1	0236/0023/0000//	51 ROCKINGHAM AVE	129	1010	1,933	66	22	8/14/2017	360,000	333,200	0.93	1.08	0.01
31050	1	0251/0004/0000//	46 ELWYN RD	133	1010	1,615	63	16	5/30/2017	370,000	342,800	0.93	1.08	0.01

**Parcel Detail by Site Index
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Intrnl ID	Site Index	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
35102	1	0163/0009/0000//	12 WOODBURY AVE	131	1010	1,275	106	21	7/6/2017	350,000	324,400	0.93	1.08	0.01
31137	1	0251/0091/0000//	33 WILSON RD	114	1010	2,681	66	10	9/22/2017	545,000	506,800	0.93	1.08	0.01
29441	1	0220/0029/0000//	89 DIAMOND DR	129	1010	1,955	39	16	10/17/2017	465,000	432,500	0.93	1.08	0.01
31180	1	0255/0003/0001//	575 PEVERLY HILL RD	125	1010	2,626	28	13	8/17/2017	480,000	446,500	0.93	1.08	0.01
29505	1	0220/0100/0000//	260 MYRTLE AVE	129	1010	1,947	33	11	8/4/2017	465,000	432,600	0.93	1.07	0.01
29558	1	0221/0050/0000//	579 BROAD ST	103B	1010	2,185	89	35	10/31/2017	626,000	583,000	0.93	1.07	0.01
33752	1	0130/0002/0000//	337 RICHARDS AVE	103A	1010	2,538	117	21	8/16/2017	936,000	872,800	0.93	1.07	0.01
28928	1	0212/0098/0000//	202 RALEIGH WAY	130	1010	762	100	21	8/14/2017	267,000	249,100	0.93	1.07	0.01
33340	1	0113/0004/0000//	134 LINCOLN AVE	103A	1010	2,148	137	21	5/26/2017	750,000	700,100	0.93	1.07	0.01
33978	1	0134/0023/0000//	168 HIGHLAND ST	103B	1010	2,861	124	29	7/7/2017	785,000	733,200	0.93	1.07	0.01
38763	1	0212/0013/0001//	25 CONCORD WAY	130	1010	786	100	11	11/6/2017	260,000	242,900	0.93	1.07	0.01
29456	1	0220/0044/0000//	60 SAPPHIRE ST	129	1010	1,986	113	21	9/26/2017	460,000	430,200	0.94	1.07	0.00
52272	1	0169/0008/0000//	287 MIDDLE RD	104	1010	2,653	0	0	10/25/2017	839,900	785,900	0.94	1.07	0.00
52045	1	0138/0048/0002//	101 LANGDON ST	105	1010	2,611	0	0	12/15/2017	818,400	766,300	0.94	1.07	0.00
32491	1	0292/0027/0000//	56 SUZANNE DR	118	1010	1,304	55	14	7/18/2017	310,000	290,400	0.94	1.07	0.00
34183	1	0138/0026/0000//	16 MCDONOUGH ST	105	1010	1,179	167	21	8/22/2017	405,000	379,900	0.94	1.07	0.00
53046	1	0217/0004/0001//	63 GRANITE ST	127	1010	2,624	0	0	3/26/2018	634,700	595,500	0.94	1.07	0.00
32865	1	0101/0075/0000//	466 MARCY ST	101	1010	1,402	117	21	3/7/2018	524,000	491,900	0.94	1.07	0.00
38163	1	0237/0076/0000//	37 WHOLEY WAY	127	1010	4,465	15	13	2/12/2018	1,000,000	940,000	0.94	1.06	0.00
31304	1	0260/0049/0000//	355 COLONIAL DR	121	1010	1,951	77	17	7/21/2017	370,000	347,900	0.94	1.06	0.00
52926	1	0168/0027/0001//	170 MIDDLE RD	104	1010	2,790	0	0	3/29/2018	779,900	734,400	0.94	1.06	0.00
32753	1	0294/0014/0000//	430 OCEAN RD	118	1010	1,579	50	14	6/22/2017	320,000	301,600	0.94	1.06	0.00
32540	1	0292/0077/0000//	15 SUZANNE DR	118	1010	1,652	59	22	12/19/2017	316,500	299,500	0.95	1.06	0.01
31198	1	0258/0017/0000//	70 OXFORD AVE	121	1010	1,270	57	22	10/4/2017	290,000	274,600	0.95	1.06	0.01
35265	1	0174/0001/0000//	110 WOODBURY AVE	131	1010	1,788	117	21	10/26/2017	481,000	456,500	0.95	1.05	0.01
34537	1	0148/0001/0000//	194 WIBIRD ST	103B	1010	2,502	119	11	12/21/2017	870,000	826,700	0.95	1.05	0.01
33645	1	0126/0027/0000//	30 PARKER ST	105	1010	3,190	147	29	9/29/2017	835,000	793,500	0.95	1.05	0.01
31090	1	0251/0044/0000//	187 GRANT AVE	114	1010	2,283	61	28	4/6/2017	377,500	358,900	0.95	1.05	0.01
30918	1	0249/0015/0000//	480 FW HARTFORD DR	115	1010	3,279	32	14	6/8/2017	627,000	597,100	0.95	1.05	0.01
35075	1	0162/0047/0000//	248 BARTLETT ST	131	1010	1,823	65	16	9/25/2017	489,000	466,000	0.95	1.05	0.01
28910	1	0212/0079/0000//	186 CONCORD WAY	130	1010	782	100	35	8/11/2017	235,000	224,100	0.95	1.05	0.01

**Parcel Detail by Site Index
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Intrnl ID	Site Index	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
33185	1	0108/0015/0000//	179 PLEASANT ST	108	1090	6,089	233	11	12/28/2017	2,600,000	2,480,100	0.95	1.05	0.01
34686	1	0150/0018/0000//	1151 SOUTH ST	103B	1010	2,281	97	11	5/17/2017	745,000	711,700	0.96	1.05	0.02
31655	1	0269/0028/0000//	125 FW HARTFORD DR	115	1010	3,842	36	16	6/6/2017	599,000	572,300	0.96	1.05	0.02
32586	1	0292/0124/0000//	340 OCEAN RD	118	1010	1,510	59	16	5/25/2017	329,000	314,400	0.96	1.05	0.02
34200	1	0138/0048/0000//	81 LANGDON ST	105	1010	2,741	0	0	6/5/2017	814,900	779,800	0.96	1.05	0.02
30837	1	0247/0022/0000//	19 HARDING RD	114	1010	2,040	49	14	7/5/2017	423,000	404,900	0.96	1.04	0.02
30200	1	0232/0052/0000//	790 MIDDLE RD	125	1010	1,666	117	29	6/26/2017	405,000	387,800	0.96	1.04	0.02
35271	1	0174/0008/0000//	123 BOYD RD	129	1010	1,720	117	11	9/11/2017	490,000	470,800	0.96	1.04	0.02
28618	1	0204/0010/0000//	1 CURRIERS CV	111	1010	3,512	33	20	11/2/2017	850,000	819,000	0.96	1.04	0.02
52766	1	0143/0013/0001//	268 DENNETT ST	131	1010	1,567	62	28	8/29/2017	361,000	348,400	0.97	1.04	0.03
29087	1	0217/0004/0000//	1283 WOODBURY AVE	127	1010	1,973	84	17	10/20/2017	435,000	420,500	0.97	1.03	0.03
29323	1	0219/0026/0000//	1 FAIRVIEW DR	129	1010	2,412	0	0	9/26/2017	656,400	634,800	0.97	1.03	0.03
30383	1	0233/0016/0000//	57 RUTLAND ST	123	1010	1,249	60	22	8/15/2017	280,000	270,900	0.97	1.03	0.03
52275	1	0167/0015/0000//	50 SANDERSON DR	104	1010	2,944	1	1	5/15/2017	839,000	812,700	0.97	1.03	0.03
31476	1	0261/0056/0000//	156 HOLLY LN	121	1010	2,325	63	10	7/7/2017	410,000	397,200	0.97	1.03	0.03
34525	1	0147/0023/0000//	254 CASS ST	105	1010	1,772	120	11	6/1/2017	580,000	561,900	0.97	1.03	0.03
32149	1	0282/0006/0027//	71 BUCKMINSTER WAY	117	1010	3,536	23	12	11/30/2017	600,000	581,600	0.97	1.03	0.03
34923	1	0159/0028/0000//	126 BURKITT ST	131	1010	1,440	41	12	9/6/2017	465,000	450,900	0.97	1.03	0.03
30562	1	0236/0004/0000//	620 WOODBURY AVE	127	1010	2,289	60	16	2/26/2018	455,000	441,900	0.97	1.03	0.03
33877	1	0132/0014/0000//	325 WIBIRD ST	103B	1010	1,564	167	21	7/18/2017	615,000	598,400	0.97	1.03	0.03
32501	1	0292/0038/0000//	25 SUZANNE DR	118	1010	1,285	57	28	6/12/2017	270,000	262,900	0.97	1.03	0.03
30516	1	0234/0013/0000//	66 COAKLEY RD	129	1010	2,946	61	22	3/30/2018	415,000	404,500	0.97	1.03	0.03
52271	1	0169/0009/0000//	25 SANDERSON DR	104	1010	3,328	1	1	4/6/2017	875,000	853,600	0.98	1.03	0.04
29006	1	0212/0025/0004//	596 KEARSARGE WAY	130	1010	710	100	21	6/22/2017	230,000	224,400	0.98	1.02	0.04
29476	1	0220/0065/0000//	900 MAPLEWOOD AVE	129	1010	1,359	84	17	6/2/2017	385,200	378,700	0.98	1.02	0.04
31395	1	0260/0141/0000//	296 COLONIAL DR	121	1010	2,030	73	10	5/11/2017	352,000	346,200	0.98	1.02	0.04
34416	1	0145/0054/0000//	159 MADISON ST	105	1010	1,796	225	29	6/15/2017	510,000	502,800	0.99	1.01	0.05
31275	1	0260/0020/0000//	32 HALL CT	121	1010	1,050	77	30	9/25/2017	278,500	274,600	0.99	1.01	0.05
34646	1	0149/0044/0000//	133 ORCHARD ST	103B	1010	1,783	117	21	10/2/2017	647,900	640,300	0.99	1.01	0.05
32631	1	0292/0172/0000//	25 MARIETTE DR	118	1010	1,287	58	28	5/16/2017	270,000	267,000	0.99	1.01	0.05
30192	1	0232/0043/0000//	1 SYLVESTER ST	125	1010	2,523	86	24	3/28/2018	455,000	450,200	0.99	1.01	0.05

**Parcel Detail by Site Index
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Intrnl ID	Site Index	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
52046	1	0138/0048/0001//	91 LANGDON ST	105	1010	2,826	0	0	7/26/2017	799,900	792,300	0.99	1.01	0.05
31613	1	0268/0092/0000//	18 TAFT RD	114	1010	1,731	38	11	10/30/2017	406,000	402,300	0.99	1.01	0.05
31458	1	0261/0037/0000//	510 SHERBURNE RD	121	1010	1,458	74	10	5/22/2017	375,000	372,100	0.99	1.01	0.05
34492	1	0146/0011/0000//	203 CASS ST	105	1010	1,308	92	11	6/16/2017	480,000	476,700	0.99	1.01	0.05
30161	1	0232/0008/0000//	56 LOIS ST	125	1010	3,325	16	11	6/2/2017	605,000	601,200	0.99	1.01	0.05
33002	1	0103/0053/0000//	226 MARCY ST	101	1010	2,713	167	11	6/21/2017	700,000	696,200	0.99	1.01	0.05
33913	1	0133/0018/0000//	46 WILLOW LN	103B	1010	1,208	92	29	7/28/2017	465,000	463,600	1.00	1.00	0.06
34411	1	0145/0047/0000//	880 STATE ST	105	1010	1,272	117	29	4/17/2017	385,000	384,400	1.00	1.00	0.06
29829	1	0223/0016/0000//	7 SHAW RD	111	1010	3,353	12	11	10/24/2017	790,000	789,200	1.00	1.00	0.06
50574	1	0212/0109/0001//	251 RALEIGH WAY	130	1010	1,833	100	29	3/15/2018	320,000	320,000	1.00	1.00	0.06
33873	1	0132/0010/0000//	12 WILLARD AVE	103B	1010	1,974	59	28	4/25/2017	495,000	497,400	1.00	1.00	0.06
34089	1	0136/0006/0000//	314 MIDDLE ST	103B	1040	3,767	207	29	11/3/2017	750,000	756,100	1.01	0.99	0.07
34719	1	0151/0003/0000//	1246 SOUTH ST	103B	1010	2,814	87	29	8/2/2017	617,900	624,900	1.01	0.99	0.07
33276	1	0111/0041/0000//	34 BLOSSOM ST	102	1010	2,041	187	29	1/26/2018	660,000	668,000	1.01	0.99	0.07
52273	1	0169/0007/0000//	20 SANDERSON DR	104	1010	3,253	0	0	9/19/2017	850,000	861,400	1.01	0.99	0.07
32943	1	0102/0070/0000//	425 PLEASANT ST	102	1010	1,773	220	21	5/15/2017	572,000	579,700	1.01	0.99	0.07
30583	1	0236/0026/0000//	347 MEADOW RD	129	1010	2,165	61	22	8/28/2017	407,500	415,000	1.02	0.98	0.08
29483	1	0220/0072/0000//	237 EDMOND AVE	128	1010	2,479	51	20	8/2/2017	370,000	379,200	1.02	0.98	0.08
31677	1	0269/0053/0000//	10 FW HARTFORD DR	115	1010	3,528	37	22	7/10/2017	550,000	564,900	1.03	0.97	0.09
51424	1	0212/0192/0000//	48 RALEIGH WAY	130	1010	762	100	21	6/15/2017	236,000	243,000	1.03	0.97	0.09
31564	1	0268/0043/0000//	420 GRANT AVE	114	1010	1,598	37	22	9/1/2017	343,000	357,100	1.04	0.96	0.10
33967	1	0134/0012/0000//	443 UNION ST	103B	1010	3,304	128	21	6/2/2017	700,000	728,900	1.04	0.96	0.10
30142	1	0231/0056/0000//	392 MIDDLE RD	104	1010	1,924	92	21	4/25/2017	499,900	525,900	1.05	0.95	0.11
34853	1	0156/0009/0000//	39 CASS ST	105	1010	1,323	172	35	2/5/2018	363,500	387,400	1.07	0.94	0.13
32691	1	0293/0007/0000//	411 OCEAN RD	118	1010	4,044	160	29	5/2/2017	450,000	500,400	1.11	0.90	0.17
29489	1	0220/0078/0000//	188 EDMOND AVE	129	1010	1,783	172	35	2/28/2018	270,000	305,700	1.13	0.88	0.19
32816	B	0101/0020/0000//	18 WALDEN ST	101	1013	1,222	237	21	6/6/2017	635,000	641,800	1.01	0.99	0.00
28565	J	0201/0005/0000//	6 SAGAMORE GRV	112	1013	3,190	18	10	11/2/2017	1,307,500	1,236,500	0.95	1.06	0.00
34232	V	0140/0017/0000//	116 DENNETT ST	131	1012	2,541	172	11	8/8/2017	795,000	783,500	0.99	1.01	0.00

**Parcel Detail by Site Index
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Intrnl ID	Site Index	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
29413	W	0219/0045/0006//	800 MCGEE DR	129	1012	2,444	30	14	9/21/2017	525,000	511,000	0.97	1.03	0.03
33195	W	0109/0002/0000//	43 WHIDDEN ST	102	1012	1,947	257	11	6/12/2017	760,000	763,200	1.00	1.00	0.00
35397	W	0219/0004/0000//	996 MAPLEWOOD AVE	129	1090	3,056	0	0	7/19/2017	330,000	345,900	1.05	0.95	0.05
32847	Y	0101/0053/0000//	111 NEW CASTLE AVE	102	1012	2,875	117	11	10/2/2017	1,310,000	1,141,300	0.87	1.15	0.06
32819	Y	0101/0023/0000//	180 NEW CASTLE AVE	101	1012	1,856	235	29	8/15/2017	685,000	630,500	0.92	1.09	0.01
38454	Y	0210/0033/0000//	36 BRIGHAM LN	134	1012	4,919	10	10	9/18/2017	999,000	930,400	0.93	1.07	0.00
28694	Y	0207/0039/0000//	244 NEW CASTLE AVE	101	1012	1,426	237	29	1/30/2018	630,000	634,200	1.01	0.99	0.08

**Summary by Sale Price Quartile
PORTSMOUTH, NH**

09/06/2018

Sale Price Quartile	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
1	40	300,498	282,078	0.94	299,700	271,100	0.93	0.04	5.35%	0.94
2	40	433,898	410,652	0.95	435,000	404,700	0.95	0.03	4.42%	0.95
3	40	603,405	567,030	0.94	602,500	572,550	0.94	0.05	5.61%	0.94
4	39	932,962	856,938	0.92	814,900	783,500	0.93	0.03	4.96%	0.92
		565,393	527,113	0.94	497,000	480,100	0.94	0.04	5.12%	0.93

**Parcel Detail by Sale Price Quartile
PORTSMOUTH, NH**

09/06/2018

Intrnl ID	Sale Price Quartile	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
31277	1	0260/0022/0000//	19 HALL CT	121	1010	1,253	75	24	2/15/2018	359,900	270,600	0.75	1.33	0.18
38872	1	0212/0023/0001//	8 RALEIGH WAY	130	1010	1,179	100	11	6/20/2017	320,000	261,400	0.82	1.22	0.11
31391	1	0260/0136/0000//	346 COLONIAL DR	121	1010	1,307	77	24	5/30/2017	315,000	270,300	0.86	1.17	0.07
32561	1	0292/0099/0000//	1 MARIETTE DR	118	1010	1,307	56	20	4/24/2017	324,000	284,800	0.88	1.14	0.05
31371	1	0260/0116/0000//	90 DECATUR RD	121	1010	864	77	17	12/26/2017	280,000	247,000	0.88	1.13	0.05
32743	1	0294/0002/0000//	1055 BANFIELD RD	120	1010	1,306	51	20	10/11/2017	305,000	272,200	0.89	1.12	0.04
31274	1	0260/0019/0000//	22 HALL CT	121	1010	1,385	77	24	8/10/2017	299,900	267,700	0.89	1.12	0.04
30398	1	0233/0031/0000//	24 HAMPSHIRE RD	123	1010	1,294	59	22	7/7/2017	319,900	285,600	0.89	1.12	0.04
28849	1	0212/0013/0000//	23 CONCORD WAY	130	1010	786	100	11	12/22/2017	265,000	236,800	0.89	1.12	0.04
31343	1	0260/0088/0000//	726 COLONIAL DR	121	1010	1,242	77	24	7/13/2017	291,000	261,500	0.90	1.11	0.03
32669	1	0292/0210/0000//	10 PAMELA ST	118	1010	1,563	61	28	6/26/2017	325,000	292,500	0.90	1.11	0.03
31356	1	0260/0101/0000//	53 DECATUR RD	121	1010	1,272	77	24	4/4/2017	299,000	269,800	0.90	1.11	0.03
32480	1	0292/0011/0000//	68 OCEAN RD	118	1010	1,455	58	22	8/16/2017	294,900	266,700	0.90	1.11	0.03
30169	1	0232/0018/0000//	568 MIDDLE RD	125	1010	1,316	62	22	10/17/2017	299,500	271,300	0.91	1.10	0.02
31531	1	0268/0008/0000//	1971 LAFAYETTE RD	120	1010	1,050	69	24	4/24/2017	240,000	218,100	0.91	1.10	0.02
31417	1	0260/0164/0000//	10 COLONIAL DR	121	1010	1,062	77	24	10/30/2017	267,300	246,700	0.92	1.08	0.01
30193	1	0232/0044/0000//	636 MIDDLE RD	125	1010	1,311	116	29	12/12/2017	273,000	252,400	0.92	1.08	0.01
30580	1	0236/0023/0000//	51 ROCKINGHAM AVE	129	1010	1,933	66	22	8/14/2017	360,000	333,200	0.93	1.08	0.00
35102	1	0163/0009/0000//	12 WOODBURY AVE	131	1010	1,275	106	21	7/6/2017	350,000	324,400	0.93	1.08	0.00
28928	1	0212/0098/0000//	202 RALEIGH WAY	130	1010	762	100	21	8/14/2017	267,000	249,100	0.93	1.07	0.00
38763	1	0212/0013/0001//	25 CONCORD WAY	130	1010	786	100	11	11/6/2017	260,000	242,900	0.93	1.07	0.00
32491	1	0292/0027/0000//	56 SUZANNE DR	118	1010	1,304	55	14	7/18/2017	310,000	290,400	0.94	1.07	0.01
32753	1	0294/0014/0000//	430 OCEAN RD	118	1010	1,579	50	14	6/22/2017	320,000	301,600	0.94	1.06	0.01
32540	1	0292/0077/0000//	15 SUZANNE DR	118	1010	1,652	59	22	12/19/2017	316,500	299,500	0.95	1.06	0.02
31198	1	0258/0017/0000//	70 OXFORD AVE	121	1010	1,270	57	22	10/4/2017	290,000	274,600	0.95	1.06	0.02
28910	1	0212/0079/0000//	186 CONCORD WAY	130	1010	782	100	35	8/11/2017	235,000	224,100	0.95	1.05	0.02
32586	1	0292/0124/0000//	340 OCEAN RD	118	1010	1,510	59	16	5/25/2017	329,000	314,400	0.96	1.05	0.03
52766	1	0143/0013/0001//	268 DENNETT ST	131	1010	1,567	62	28	8/29/2017	361,000	348,400	0.97	1.04	0.04
30383	1	0233/0016/0000//	57 RUTLAND ST	123	1010	1,249	60	22	8/15/2017	280,000	270,900	0.97	1.03	0.04
32501	1	0292/0038/0000//	25 SUZANNE DR	118	1010	1,285	57	28	6/12/2017	270,000	262,900	0.97	1.03	0.04

**Parcel Detail by Sale Price Quartile
PORTSMOUTH, NH**

09/06/2018

Intrnl ID	Sale Price Quartile	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
29006	1	0212/0025/0004//	596 KEARSARGE WAY	130	1010	710	100	21	6/22/2017	230,000	224,400	0.98	1.02	0.05
31395	1	0260/0141/0000//	296 COLONIAL DR	121	1010	2,030	73	10	5/11/2017	352,000	346,200	0.98	1.02	0.05
31275	1	0260/0020/0000//	32 HALL CT	121	1010	1,050	77	30	9/25/2017	278,500	274,600	0.99	1.01	0.06
32631	1	0292/0172/0000//	25 MARIETTE DR	118	1010	1,287	58	28	5/16/2017	270,000	267,000	0.99	1.01	0.06
50574	1	0212/0109/0001//	251 RALEIGH WAY	130	1010	1,833	100	29	3/15/2018	320,000	320,000	1.00	1.00	0.07
51424	1	0212/0192/0000//	48 RALEIGH WAY	130	1010	762	100	21	6/15/2017	236,000	243,000	1.03	0.97	0.10
31564	1	0268/0043/0000//	420 GRANT AVE	114	1010	1,598	37	22	9/1/2017	343,000	357,100	1.04	0.96	0.11
35397	1	0219/0004/0000//	996 MAPLEWOOD AVE	129	1090	3,056	0	0	7/19/2017	330,000	345,900	1.05	0.95	0.12
34853	1	0156/0009/0000//	39 CASS ST	105	1010	1,323	172	35	2/5/2018	363,500	387,400	1.07	0.94	0.14
29489	1	0220/0078/0000//	188 EDMOND AVE	129	1010	1,783	172	35	2/28/2018	270,000	305,700	1.13	0.88	0.20
32622	2	0292/0163/0000//	3334 LAFAYETTE RD	118	1010	1,795	87	29	1/18/2018	399,900	308,300	0.77	1.30	0.18
28754	2	0209/0031/0000//	1 BEECHWOOD ST	128	1040	2,014	61	22	3/1/2018	487,500	382,600	0.78	1.27	0.17
31583	2	0268/0062/0000//	33 TAFT RD	114	1010	2,171	62	28	7/5/2017	390,000	340,200	0.87	1.15	0.08
34188	2	0138/0031/0000//	25 LANGDON ST	105	1010	1,235	107	11	10/25/2017	450,000	399,700	0.89	1.13	0.06
29479	2	0220/0068/0000//	115 FAIRVIEW AVE	128	1010	1,598	77	10	8/28/2017	472,500	420,800	0.89	1.12	0.06
30862	2	0247/0047/0000//	250 ELWYN RD	133	1010	2,071	47	10	10/25/2017	497,000	443,200	0.89	1.12	0.06
29433	2	0220/0021/0000//	35 RUBY RD	129	1010	1,509	44	12	10/30/2017	435,000	391,500	0.90	1.11	0.05
35092	2	0162/0065/0000//	19 WOODBURY AVE	131	1010	1,186	102	11	5/31/2017	431,800	389,100	0.90	1.11	0.05
29316	2	0219/0018/0000//	10 FAIRVIEW DR	129	1010	1,652	75	24	12/4/2017	423,000	388,700	0.92	1.09	0.03
31503	2	0262/0004/0000//	946 GREENLAND RD	121	1010	2,335	79	30	12/6/2017	365,000	336,300	0.92	1.09	0.03
31021	2	0250/0092/0000//	530 FW HARTFORD DR	115	1010	2,645	32	20	11/30/2017	470,000	433,400	0.92	1.08	0.03
31050	2	0251/0004/0000//	46 ELWYN RD	133	1010	1,615	63	16	5/30/2017	370,000	342,800	0.93	1.08	0.02
29441	2	0220/0029/0000//	89 DIAMOND DR	129	1010	1,955	39	16	10/17/2017	465,000	432,500	0.93	1.08	0.02
31180	2	0255/0003/0001//	575 PEVERLY HILL RD	125	1010	2,626	28	13	8/17/2017	480,000	446,500	0.93	1.08	0.02
29505	2	0220/0100/0000//	260 MYRTLE AVE	129	1010	1,947	33	11	8/4/2017	465,000	432,600	0.93	1.07	0.02
29456	2	0220/0044/0000//	60 SAPPHIRE ST	129	1010	1,986	113	21	9/26/2017	460,000	430,200	0.94	1.07	0.01
34183	2	0138/0026/0000//	16 MCDONOUGH ST	105	1010	1,179	167	21	8/22/2017	405,000	379,900	0.94	1.07	0.01
31304	2	0260/0049/0000//	355 COLONIAL DR	121	1010	1,951	77	17	7/21/2017	370,000	347,900	0.94	1.06	0.01
35265	2	0174/0001/0000//	110 WOODBURY AVE	131	1010	1,788	117	21	10/26/2017	481,000	456,500	0.95	1.05	0.00
31090	2	0251/0044/0000//	187 GRANT AVE	114	1010	2,283	61	28	4/6/2017	377,500	358,900	0.95	1.05	0.00

**Parcel Detail by Sale Price Quartile
PORTSMOUTH, NH**

09/06/2018

Intrnl ID	Sale Price Quartile	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
35075	2	0162/0047/0000//	248 BARTLETT ST	131	1010	1,823	65	16	9/25/2017	489,000	466,000	0.95	1.05	0.00
30837	2	0247/0022/0000//	19 HARDING RD	114	1010	2,040	49	14	7/5/2017	423,000	404,900	0.96	1.04	0.01
30200	2	0232/0052/0000//	790 MIDDLE RD	125	1010	1,666	117	29	6/26/2017	405,000	387,800	0.96	1.04	0.01
35271	2	0174/0008/0000//	123 BOYD RD	129	1010	1,720	117	11	9/11/2017	490,000	470,800	0.96	1.04	0.01
29087	2	0217/0004/0000//	1283 WOODBURY AVE	127	1010	1,973	84	17	10/20/2017	435,000	420,500	0.97	1.03	0.02
31476	2	0261/0056/0000//	156 HOLLY LN	121	1010	2,325	63	10	7/7/2017	410,000	397,200	0.97	1.03	0.02
34923	2	0159/0028/0000//	126 BURKITT ST	131	1010	1,440	41	12	9/6/2017	465,000	450,900	0.97	1.03	0.02
30562	2	0236/0004/0000//	620 WOODBURY AVE	127	1010	2,289	60	16	2/26/2018	455,000	441,900	0.97	1.03	0.02
30516	2	0234/0013/0000//	66 COAKLEY RD	129	1010	2,946	61	22	3/30/2018	415,000	404,500	0.97	1.03	0.02
29476	2	0220/0065/0000//	900 MAPLEWOOD AVE	129	1010	1,359	84	17	6/2/2017	385,200	378,700	0.98	1.02	0.03
30192	2	0232/0043/0000//	1 SYLVESTER ST	125	1010	2,523	86	24	3/28/2018	455,000	450,200	0.99	1.01	0.04
31613	2	0268/0092/0000//	18 TAFT RD	114	1010	1,731	38	11	10/30/2017	406,000	402,300	0.99	1.01	0.04
31458	2	0261/0037/0000//	510 SHERBURNE RD	121	1010	1,458	74	10	5/22/2017	375,000	372,100	0.99	1.01	0.04
34492	2	0146/0011/0000//	203 CASS ST	105	1010	1,308	92	11	6/16/2017	480,000	476,700	0.99	1.01	0.04
33913	2	0133/0018/0000//	46 WILLOW LN	103B	1010	1,208	92	29	7/28/2017	465,000	463,600	1.00	1.00	0.05
34411	2	0145/0047/0000//	880 STATE ST	105	1010	1,272	117	29	4/17/2017	385,000	384,400	1.00	1.00	0.05
33873	2	0132/0010/0000//	12 WILLARD AVE	103B	1010	1,974	59	28	4/25/2017	495,000	497,400	1.00	1.00	0.05
30583	2	0236/0026/0000//	347 MEADOW RD	129	1010	2,165	61	22	8/28/2017	407,500	415,000	1.02	0.98	0.07
29483	2	0220/0072/0000//	237 EDMOND AVE	128	1010	2,479	51	20	8/2/2017	370,000	379,200	1.02	0.98	0.07
32691	2	0293/0007/0000//	411 OCEAN RD	118	1010	4,044	160	29	5/2/2017	450,000	500,400	1.11	0.90	0.16
34366	3	0144/0044/0000//	179 MCDONOUGH ST	105	1010	1,722	137	11	10/30/2017	600,000	430,300	0.72	1.39	0.22
34184	3	0138/0027/0000//	18 MCDONOUGH ST	105	1010	1,866	167	11	6/28/2017	635,000	520,500	0.82	1.22	0.12
34377	3	0145/0008/0000//	843 STATE ST	105	1010	2,273	135	21	1/5/2018	595,000	498,800	0.84	1.19	0.10
35194	3	0167/0013/0000//	198 THAXTER RD	104	1010	2,154	62	10	12/8/2017	660,000	572,800	0.87	1.15	0.07
32129	3	0282/0006/0007//	96 BUCKMINSTER WAY	117	1010	2,625	22	12	8/17/2017	549,900	480,100	0.87	1.15	0.07
29312	3	0219/0014/0000//	2 FAIRVIEW DR	129	1010	1,951	77	10	3/26/2018	571,500	502,800	0.88	1.14	0.06
34333	3	0144/0001/0000//	40 CORNWALL ST	105	1010	1,736	164	21	1/30/2018	639,900	565,600	0.88	1.13	0.06
35066	3	0162/0038/0000//	63 CLINTON ST	131	1010	1,968	107	21	3/19/2018	569,000	503,400	0.88	1.13	0.06
51188	3	0212/0188/0000//	33 LAUREL COURT	130	1010	1,779	5	5	6/26/2017	544,000	482,900	0.89	1.13	0.05
30262	3	0232/0122/0000//	639 MIDDLE RD	125	1010	2,754	11	10	3/28/2018	575,000	513,700	0.89	1.12	0.05

**Parcel Detail by Sale Price Quartile
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Intrnl ID	Sale Price Quartile	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
35152	3	0166/0018/0000//	97 SUNSET RD	104	1010	2,034	65	22	12/18/2017	579,900	523,300	0.90	1.11	0.04
34380	3	0145/0011/0000//	809 STATE ST	105	1010	1,745	135	11	8/14/2017	576,000	520,700	0.90	1.11	0.04
34831	3	0153/0035/0000//	129 ALDRICH RD	104	1010	1,771	97	29	11/6/2017	544,900	492,800	0.90	1.11	0.04
32819	3	0101/0023/0000//	180 NEW CASTLE AVE	101	1012	1,856	235	29	8/15/2017	685,000	630,500	0.92	1.09	0.02
33996	3	0134/0043/0000//	91 WIBIRD ST	103B	1040	2,838	167	35	1/26/2018	684,000	630,000	0.92	1.09	0.02
31654	3	0269/0027/0000//	115 FW HARTFORD DR	115	1010	2,711	34	10	11/30/2017	640,000	590,300	0.92	1.08	0.02
33880	3	0132/0017/0000//	369 WIBIRD ST	103B	1010	1,587	66	10	3/20/2018	627,300	579,600	0.92	1.08	0.02
31137	3	0251/0091/0000//	33 WILSON RD	114	1010	2,681	66	10	9/22/2017	545,000	506,800	0.93	1.08	0.01
29558	3	0221/0050/0000//	579 BROAD ST	103B	1010	2,185	89	35	10/31/2017	626,000	583,000	0.93	1.07	0.01
53046	3	0217/0004/0001//	63 GRANITE ST	127	1010	2,624	0	0	3/26/2018	634,700	595,500	0.94	1.07	0.00
32865	3	0101/0075/0000//	466 MARCY ST	101	1010	1,402	117	21	3/7/2018	524,000	491,900	0.94	1.07	0.00
30918	3	0249/0015/0000//	480 FW HARTFORD DR	115	1010	3,279	32	14	6/8/2017	627,000	597,100	0.95	1.05	0.01
31655	3	0269/0028/0000//	125 FW HARTFORD DR	115	1010	3,842	36	16	6/6/2017	599,000	572,300	0.96	1.05	0.02
29323	3	0219/0026/0000//	1 FAIRVIEW DR	129	1010	2,412	0	0	9/26/2017	656,400	634,800	0.97	1.03	0.03
34525	3	0147/0023/0000//	254 CASS ST	105	1010	1,772	120	11	6/1/2017	580,000	561,900	0.97	1.03	0.03
32149	3	0282/0006/0027//	71 BUCKMINSTER WAY	117	1010	3,536	23	12	11/30/2017	600,000	581,600	0.97	1.03	0.03
33877	3	0132/0014/0000//	325 WIBIRD ST	103B	1010	1,564	167	21	7/18/2017	615,000	598,400	0.97	1.03	0.03
29413	3	0219/0045/0006//	800 MCGEE DR	129	1012	2,444	30	14	9/21/2017	525,000	511,000	0.97	1.03	0.03
34416	3	0145/0054/0000//	159 MADISON ST	105	1010	1,796	225	29	6/15/2017	510,000	502,800	0.99	1.01	0.05
34646	3	0149/0044/0000//	133 ORCHARD ST	103B	1010	1,783	117	21	10/2/2017	647,900	640,300	0.99	1.01	0.05
30161	3	0232/0008/0000//	56 LOIS ST	125	1010	3,325	16	11	6/2/2017	605,000	601,200	0.99	1.01	0.05
33002	3	0103/0053/0000//	226 MARCY ST	101	1010	2,713	167	11	6/21/2017	700,000	696,200	0.99	1.01	0.05
28694	3	0207/0039/0000//	244 NEW CASTLE AVE	101	1012	1,426	237	29	1/30/2018	630,000	634,200	1.01	0.99	0.07
32816	3	0101/0020/0000//	18 WALDEN ST	101	1013	1,222	237	21	6/6/2017	635,000	641,800	1.01	0.99	0.07
34719	3	0151/0003/0000//	1246 SOUTH ST	103B	1010	2,814	87	29	8/2/2017	617,900	624,900	1.01	0.99	0.07
33276	3	0111/0041/0000//	34 BLOSSOM ST	102	1010	2,041	187	29	1/26/2018	660,000	668,000	1.01	0.99	0.07
32943	3	0102/0070/0000//	425 PLEASANT ST	102	1010	1,773	220	21	5/15/2017	572,000	579,700	1.01	0.99	0.07
31677	3	0269/0053/0000//	10 FW HARTFORD DR	115	1010	3,528	37	22	7/10/2017	550,000	564,900	1.03	0.97	0.09
33967	3	0134/0012/0000//	443 UNION ST	103B	1010	3,304	128	21	6/2/2017	700,000	728,900	1.04	0.96	0.10
30142	3	0231/0056/0000//	392 MIDDLE RD	104	1010	1,924	92	21	4/25/2017	499,900	525,900	1.05	0.95	0.11

**Parcel Detail by Sale Price Quartile
PORTSMOUTH, NH**

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Intrnl ID	Sale Price Quartile	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
33041	4	0103/0096/0000//	111 GATES ST	102	1010	2,901	227	11	11/20/2017	1,400,000	1,052,700	0.75	1.33	0.18
34562	4	0148/0027/0000//	47 ALDRICH RD	104	1010	1,889	112	21	8/25/2017	750,000	590,200	0.79	1.27	0.14
32832	4	0101/0038/0000//	63 HUMPHREYS CT	102	1010	2,402	59	10	8/7/2017	900,000	718,100	0.80	1.25	0.13
29543	4	0221/0035/0000//	373 BROAD ST	103B	1010	2,334	103	21	10/11/2017	785,000	652,900	0.83	1.20	0.10
28619	4	0204/0011/0000//	2 CURRIERS CV	111	1010	3,866	28	10	8/1/2017	1,300,000	1,094,500	0.84	1.19	0.09
34757	4	0152/0012/0000//	35 MIDDLE RD	104	1010	2,687	117	21	3/16/2018	750,600	634,800	0.85	1.18	0.08
33966	4	0134/0011/0000//	433 UNION ST	103B	1010	2,220	137	21	8/2/2017	739,000	638,800	0.86	1.16	0.07
33797	4	0130/0047/0000//	318 RICHARDS AVE	103A	1010	2,067	90	21	7/5/2017	745,000	648,000	0.87	1.15	0.06
32847	4	0101/0053/0000//	111 NEW CASTLE AVE	102	1012	2,875	117	11	10/2/2017	1,310,000	1,141,300	0.87	1.15	0.06
33928	4	0133/0034/0000//	269 WIBIRD ST	103B	1010	2,184	137	21	5/17/2017	705,000	616,300	0.87	1.14	0.06
51644	4	0112/0060/0000//	470 RICHARDS AVE	103A	1010	4,029	4	4	11/2/2017	1,349,000	1,204,500	0.89	1.12	0.04
34756	4	0152/0011/0000//	45 MIDDLE RD	104	1010	2,595	94	11	7/31/2017	750,000	680,500	0.91	1.10	0.02
35122	4	0163/0029/0000//	50 COTTAGE ST	129	1040	3,371	80	17	8/25/2017	785,000	717,300	0.91	1.09	0.02
32852	4	0101/0058/0000//	490 MARCY ST	101	1010	3,186	166	11	8/28/2017	1,265,000	1,159,700	0.92	1.09	0.01
33224	4	0110/0002/0000//	33 BLOSSOM ST	102	1010	1,669	212	29	9/26/2017	752,500	692,100	0.92	1.09	0.01
33753	4	0130/0003/0000//	356 RICHARDS AVE	103A	1010	1,790	97	21	3/9/2018	709,900	656,500	0.92	1.08	0.01
38454	4	0210/0033/0000//	36 BRIGHAM LN	134	1012	4,919	10	10	9/18/2017	999,000	930,400	0.93	1.07	0.00
33752	4	0130/0002/0000//	337 RICHARDS AVE	103A	1010	2,538	117	21	8/16/2017	936,000	872,800	0.93	1.07	0.00
33340	4	0113/0004/0000//	134 LINCOLN AVE	103A	1010	2,148	137	21	5/26/2017	750,000	700,100	0.93	1.07	0.00
33978	4	0134/0023/0000//	168 HIGHLAND ST	103B	1010	2,861	124	29	7/7/2017	785,000	733,200	0.93	1.07	0.00
52272	4	0169/0008/0000//	287 MIDDLE RD	104	1010	2,653	0	0	10/25/2017	839,900	785,900	0.94	1.07	0.01
52045	4	0138/0048/0002//	101 LANGDON ST	105	1010	2,611	0	0	12/15/2017	818,400	766,300	0.94	1.07	0.01
38163	4	0237/0076/0000//	37 WHOLEY WAY	127	1010	4,465	15	13	2/12/2018	1,000,000	940,000	0.94	1.06	0.01
52926	4	0168/0027/0001//	170 MIDDLE RD	104	1010	2,790	0	0	3/29/2018	779,900	734,400	0.94	1.06	0.01
28565	4	0201/0005/0000//	6 SAGAMORE GRV	112	1013	3,190	18	10	11/2/2017	1,307,500	1,236,500	0.95	1.06	0.02
34537	4	0148/0001/0000//	194 WIBIRD ST	103B	1010	2,502	119	11	12/21/2017	870,000	826,700	0.95	1.05	0.02
33645	4	0126/0027/0000//	30 PARKER ST	105	1010	3,190	147	29	9/29/2017	835,000	793,500	0.95	1.05	0.02
33185	4	0108/0015/0000//	179 PLEASANT ST	108	1090	6,089	233	11	12/28/2017	2,600,000	2,480,100	0.95	1.05	0.02
34686	4	0150/0018/0000//	1151 SOUTH ST	103B	1010	2,281	97	11	5/17/2017	745,000	711,700	0.96	1.05	0.03
34200	4	0138/0048/0000//	81 LANGDON ST	105	1010	2,741	0	0	6/5/2017	814,900	779,800	0.96	1.05	0.03
28618	4	0204/0010/0000//	1 CURRIERS CV	111	1010	3,512	33	20	11/2/2017	850,000	819,000	0.96	1.04	0.03

*Parcel Detail by Sale Price Quartile
PORTSMOUTH, NH*

09/06/2018

Intrnl ID	Sale Price Quartile	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
52275	4	0167/0015/0000//	50 SANDERSON DR	104	1010	2,944	1	1	5/15/2017	839,000	812,700	0.97	1.03	0.04
52271	4	0169/0009/0000//	25 SANDERSON DR	104	1010	3,328	1	1	4/6/2017	875,000	853,600	0.98	1.03	0.05
34232	4	0140/0017/0000//	116 DENNETT ST	131	1012	2,541	172	11	8/8/2017	795,000	783,500	0.99	1.01	0.06
52046	4	0138/0048/0001//	91 LANGDON ST	105	1010	2,826	0	0	7/26/2017	799,900	792,300	0.99	1.01	0.06
29829	4	0223/0016/0000//	7 SHAW RD	111	1010	3,353	12	11	10/24/2017	790,000	789,200	1.00	1.00	0.07
33195	4	0109/0002/0000//	43 WHIDDEN ST	102	1012	1,947	257	11	6/12/2017	760,000	763,200	1.00	1.00	0.07
34089	4	0136/0006/0000//	314 MIDDLE ST	103B	1040	3,767	207	29	11/3/2017	750,000	756,100	1.01	0.99	0.08
52273	4	0169/0007/0000//	20 SANDERSON DR	104	1010	3,253	0	0	9/19/2017	850,000	861,400	1.01	0.99	0.08

**Summary by Lot Size
PORTSMOUTH, NH**

09/06/2018

Land Area	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
00.00-0.11 AC	38	504,974	469,929	0.94	495,500	466,600	0.94	0.05	5.91%	0.93
00.11-0.17 AC	29	600,707	555,172	0.93	660,000	630,000	0.93	0.03	4.67%	0.92
00.17-0.23 AC	25	498,288	449,732	0.91	423,000	382,600	0.90	0.03	5.02%	0.90
00.23-0.46 AC	39	569,054	536,041	0.95	465,000	443,200	0.95	0.04	4.08%	0.94
00.46-0.69 AC	12	499,408	482,233	0.97	497,500	470,100	0.96	0.02	3.39%	0.97
00.69-1 AC	6	896,250	860,867	0.97	590,000	577,600	0.97	0.05	4.81%	0.96
01.00-9999 AC	10	726,730	675,280	0.94	574,950	541,000	0.94	0.05	7.34%	0.93
		565,393	527,113	0.94	497,000	480,100	0.94	0.04	5.12%	0.93

**Parcel Detail by Lot Size
PORTSMOUTH, NH**

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Intrnl ID	Land Area	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
34366	00.00-0.11 AC	0144/0044/0000//	179 MCDONOUGH ST	105	1010	1,722	137	11	10/30/2017	600,000	430,300	0.72	1.39	0.22
32832	00.00-0.11 AC	0101/0038/0000//	63 HUMPHREYS CT	102	1010	2,402	59	10	8/7/2017	900,000	718,100	0.80	1.25	0.14
38872	00.00-0.11 AC	0212/0023/0001//	8 RALEIGH WAY	130	1010	1,179	100	11	6/20/2017	320,000	261,400	0.82	1.22	0.12
34184	00.00-0.11 AC	0138/0027/0000//	18 MCDONOUGH ST	105	1010	1,866	167	11	6/28/2017	635,000	520,500	0.82	1.22	0.12
34377	00.00-0.11 AC	0145/0008/0000//	843 STATE ST	105	1010	2,273	135	21	1/5/2018	595,000	498,800	0.84	1.19	0.10
33797	00.00-0.11 AC	0130/0047/0000//	318 RICHARDS AVE	103A	1010	2,067	90	21	7/5/2017	745,000	648,000	0.87	1.15	0.07
34333	00.00-0.11 AC	0144/0001/0000//	40 CORNWALL ST	105	1010	1,736	164	21	1/30/2018	639,900	565,600	0.88	1.13	0.06
34188	00.00-0.11 AC	0138/0031/0000//	25 LANGDON ST	105	1010	1,235	107	11	10/25/2017	450,000	399,700	0.89	1.13	0.05
29479	00.00-0.11 AC	0220/0068/0000//	115 FAIRVIEW AVE	128	1010	1,598	77	10	8/28/2017	472,500	420,800	0.89	1.12	0.05
28849	00.00-0.11 AC	0212/0013/0000//	23 CONCORD WAY	130	1010	786	100	11	12/22/2017	265,000	236,800	0.89	1.12	0.05
35092	00.00-0.11 AC	0162/0065/0000//	19 WOODBURY AVE	131	1010	1,186	102	11	5/31/2017	431,800	389,100	0.90	1.11	0.04
34380	00.00-0.11 AC	0145/0011/0000//	809 STATE ST	105	1010	1,745	135	11	8/14/2017	576,000	520,700	0.90	1.11	0.04
32819	00.00-0.11 AC	0101/0023/0000//	180 NEW CASTLE AVE	101	1012	1,856	235	29	8/15/2017	685,000	630,500	0.92	1.09	0.02
33880	00.00-0.11 AC	0132/0017/0000//	369 WIBIRD ST	103B	1010	1,587	66	10	3/20/2018	627,300	579,600	0.92	1.08	0.02
30193	00.00-0.11 AC	0232/0044/0000//	636 MIDDLE RD	125	1010	1,311	116	29	12/12/2017	273,000	252,400	0.92	1.08	0.02
35102	00.00-0.11 AC	0163/0009/0000//	12 WOODBURY AVE	131	1010	1,275	106	21	7/6/2017	350,000	324,400	0.93	1.08	0.01
28928	00.00-0.11 AC	0212/0098/0000//	202 RALEIGH WAY	130	1010	762	100	21	8/14/2017	267,000	249,100	0.93	1.07	0.01
38763	00.00-0.11 AC	0212/0013/0001//	25 CONCORD WAY	130	1010	786	100	11	11/6/2017	260,000	242,900	0.93	1.07	0.01
34183	00.00-0.11 AC	0138/0026/0000//	16 MCDONOUGH ST	105	1010	1,179	167	21	8/22/2017	405,000	379,900	0.94	1.07	0.00
32865	00.00-0.11 AC	0101/0075/0000//	466 MARCY ST	101	1010	1,402	117	21	3/7/2018	524,000	491,900	0.94	1.07	0.00
35265	00.00-0.11 AC	0174/0001/0000//	110 WOODBURY AVE	131	1010	1,788	117	21	10/26/2017	481,000	456,500	0.95	1.05	0.01
33645	00.00-0.11 AC	0126/0027/0000//	30 PARKER ST	105	1010	3,190	147	29	9/29/2017	835,000	793,500	0.95	1.05	0.01
28910	00.00-0.11 AC	0212/0079/0000//	186 CONCORD WAY	130	1010	782	100	35	8/11/2017	235,000	224,100	0.95	1.05	0.01
34525	00.00-0.11 AC	0147/0023/0000//	254 CASS ST	105	1010	1,772	120	11	6/1/2017	580,000	561,900	0.97	1.03	0.03
34923	00.00-0.11 AC	0159/0028/0000//	126 BURKITT ST	131	1010	1,440	41	12	9/6/2017	465,000	450,900	0.97	1.03	0.03
29006	00.00-0.11 AC	0212/0025/0004//	596 KEARSARGE WAY	130	1010	710	100	21	6/22/2017	230,000	224,400	0.98	1.02	0.04
34416	00.00-0.11 AC	0145/0054/0000//	159 MADISON ST	105	1010	1,796	225	29	6/15/2017	510,000	502,800	0.99	1.01	0.05
34492	00.00-0.11 AC	0146/0011/0000//	203 CASS ST	105	1010	1,308	92	11	6/16/2017	480,000	476,700	0.99	1.01	0.05
33002	00.00-0.11 AC	0103/0053/0000//	226 MARCY ST	101	1010	2,713	167	11	6/21/2017	700,000	696,200	0.99	1.01	0.05
34411	00.00-0.11 AC	0145/0047/0000//	880 STATE ST	105	1010	1,272	117	29	4/17/2017	385,000	384,400	1.00	1.00	0.06

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50574	00.00-0.11 AC	0212/0109/0001//	251 RALEIGH WAY	130	1010	1,833	100	29	3/15/2018	320,000	320,000	1.00	1.00	0.06
33195	00.00-0.11 AC	0109/0002/0000//	43 WHIDDEN ST	102	1012	1,947	257	11	6/12/2017	760,000	763,200	1.00	1.00	0.06
28694	00.00-0.11 AC	0207/0039/0000//	244 NEW CASTLE AVE	101	1012	1,426	237	29	1/30/2018	630,000	634,200	1.01	0.99	0.07
34089	00.00-0.11 AC	0136/0006/0000//	314 MIDDLE ST	103B	1040	3,767	207	29	11/3/2017	750,000	756,100	1.01	0.99	0.07
32816	00.00-0.11 AC	0101/0020/0000//	18 WALDEN ST	101	1013	1,222	237	21	6/6/2017	635,000	641,800	1.01	0.99	0.07
32943	00.00-0.11 AC	0102/0070/0000//	425 PLEASANT ST	102	1010	1,773	220	21	5/15/2017	572,000	579,700	1.01	0.99	0.07
51424	00.00-0.11 AC	0212/0192/0000//	48 RALEIGH WAY	130	1010	762	100	21	6/15/2017	236,000	243,000	1.03	0.97	0.09
34853	00.00-0.11 AC	0156/0009/0000//	39 CASS ST	105	1010	1,323	172	35	2/5/2018	363,500	387,400	1.07	0.94	0.13
33041	00.11-0.17 AC	0103/0096/0000//	111 GATES ST	102	1010	2,901	227	11	11/20/2017	1,400,000	1,052,700	0.75	1.33	0.18
29543	00.11-0.17 AC	0221/0035/0000//	373 BROAD ST	103B	1010	2,334	103	21	10/11/2017	785,000	652,900	0.83	1.20	0.10
31391	00.11-0.17 AC	0260/0136/0000//	346 COLONIAL DR	121	1010	1,307	77	24	5/30/2017	315,000	270,300	0.86	1.17	0.07
33966	00.11-0.17 AC	0134/0011/0000//	433 UNION ST	103B	1010	2,220	137	21	8/2/2017	739,000	638,800	0.86	1.16	0.07
51188	00.11-0.17 AC	0212/0188/0000//	33 LAUREL COURT	130	1010	1,779	5	5	6/26/2017	544,000	482,900	0.89	1.13	0.04
31343	00.11-0.17 AC	0260/0088/0000//	726 COLONIAL DR	121	1010	1,242	77	24	7/13/2017	291,000	261,500	0.90	1.11	0.03
31356	00.11-0.17 AC	0260/0101/0000//	53 DECATUR RD	121	1010	1,272	77	24	4/4/2017	299,000	269,800	0.90	1.11	0.03
30169	00.11-0.17 AC	0232/0018/0000//	568 MIDDLE RD	125	1010	1,316	62	22	10/17/2017	299,500	271,300	0.91	1.10	0.02
34756	00.11-0.17 AC	0152/0011/0000//	45 MIDDLE RD	104	1010	2,595	94	11	7/31/2017	750,000	680,500	0.91	1.10	0.02
33224	00.11-0.17 AC	0110/0002/0000//	33 BLOSSOM ST	102	1010	1,669	212	29	9/26/2017	752,500	692,100	0.92	1.09	0.01
33996	00.11-0.17 AC	0134/0043/0000//	91 WIBIRD ST	103B	1040	2,838	167	35	1/26/2018	684,000	630,000	0.92	1.09	0.01
31417	00.11-0.17 AC	0260/0164/0000//	10 COLONIAL DR	121	1010	1,062	77	24	10/30/2017	267,300	246,700	0.92	1.08	0.01
33753	00.11-0.17 AC	0130/0003/0000//	356 RICHARDS AVE	103A	1010	1,790	97	21	3/9/2018	709,900	656,500	0.92	1.08	0.01
29558	00.11-0.17 AC	0221/0050/0000//	579 BROAD ST	103B	1010	2,185	89	35	10/31/2017	626,000	583,000	0.93	1.07	0.00
33340	00.11-0.17 AC	0113/0004/0000//	134 LINCOLN AVE	103A	1010	2,148	137	21	5/26/2017	750,000	700,100	0.93	1.07	0.00
52045	00.11-0.17 AC	0138/0048/0002//	101 LANGDON ST	105	1010	2,611	0	0	12/15/2017	818,400	766,300	0.94	1.07	0.01
52926	00.11-0.17 AC	0168/0027/0001//	170 MIDDLE RD	104	1010	2,790	0	0	3/29/2018	779,900	734,400	0.94	1.06	0.01
35075	00.11-0.17 AC	0162/0047/0000//	248 BARTLETT ST	131	1010	1,823	65	16	9/25/2017	489,000	466,000	0.95	1.05	0.02
34686	00.11-0.17 AC	0150/0018/0000//	1151 SOUTH ST	103B	1010	2,281	97	11	5/17/2017	745,000	711,700	0.96	1.05	0.03
34200	00.11-0.17 AC	0138/0048/0000//	81 LANGDON ST	105	1010	2,741	0	0	6/5/2017	814,900	779,800	0.96	1.05	0.03
52766	00.11-0.17 AC	0143/0013/0001//	268 DENNETT ST	131	1010	1,567	62	28	8/29/2017	361,000	348,400	0.97	1.04	0.04
30383	00.11-0.17 AC	0233/0016/0000//	57 RUTLAND ST	123	1010	1,249	60	22	8/15/2017	280,000	270,900	0.97	1.03	0.04

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30516	00.11-0.17 AC	0234/0013/0000//	66 COAKLEY RD	129	1010	2,946	61	22	3/30/2018	415,000	404,500	0.97	1.03	0.04
29476	00.11-0.17 AC	0220/0065/0000//	900 MAPLEWOOD AVE	129	1010	1,359	84	17	6/2/2017	385,200	378,700	0.98	1.02	0.05
52046	00.11-0.17 AC	0138/0048/0001//	91 LANGDON ST	105	1010	2,826	0	0	7/26/2017	799,900	792,300	0.99	1.01	0.06
33913	00.11-0.17 AC	0133/0018/0000//	46 WILLOW LN	103B	1010	1,208	92	29	7/28/2017	465,000	463,600	1.00	1.00	0.07
33873	00.11-0.17 AC	0132/0010/0000//	12 WILLARD AVE	103B	1010	1,974	59	28	4/25/2017	495,000	497,400	1.00	1.00	0.07
33276	00.11-0.17 AC	0111/0041/0000//	34 BLOSSOM ST	102	1010	2,041	187	29	1/26/2018	660,000	668,000	1.01	0.99	0.08
33967	00.11-0.17 AC	0134/0012/0000//	443 UNION ST	103B	1010	3,304	128	21	6/2/2017	700,000	728,900	1.04	0.96	0.11
31277	00.17-0.23 AC	0260/0022/0000//	19 HALL CT	121	1010	1,253	75	24	2/15/2018	359,900	270,600	0.75	1.33	0.15
28754	00.17-0.23 AC	0209/0031/0000//	1 BEECHWOOD ST	128	1040	2,014	61	22	3/1/2018	487,500	382,600	0.78	1.27	0.12
34757	00.17-0.23 AC	0152/0012/0000//	35 MIDDLE RD	104	1010	2,687	117	21	3/16/2018	750,600	634,800	0.85	1.18	0.05
35194	00.17-0.23 AC	0167/0013/0000//	198 THAXTER RD	104	1010	2,154	62	10	12/8/2017	660,000	572,800	0.87	1.15	0.03
32847	00.17-0.23 AC	0101/0053/0000//	111 NEW CASTLE AVE	102	1012	2,875	117	11	10/2/2017	1,310,000	1,141,300	0.87	1.15	0.03
33928	00.17-0.23 AC	0133/0034/0000//	269 WIBIRD ST	103B	1010	2,184	137	21	5/17/2017	705,000	616,300	0.87	1.14	0.03
32561	00.17-0.23 AC	0292/0099/0000//	1 MARIETTE DR	118	1010	1,307	56	20	4/24/2017	324,000	284,800	0.88	1.14	0.02
29312	00.17-0.23 AC	0219/0014/0000//	2 FAIRVIEW DR	129	1010	1,951	77	10	3/26/2018	571,500	502,800	0.88	1.14	0.02
31371	00.17-0.23 AC	0260/0116/0000//	90 DECATUR RD	121	1010	864	77	17	12/26/2017	280,000	247,000	0.88	1.13	0.02
35066	00.17-0.23 AC	0162/0038/0000//	63 CLINTON ST	131	1010	1,968	107	21	3/19/2018	569,000	503,400	0.88	1.13	0.02
31274	00.17-0.23 AC	0260/0019/0000//	22 HALL CT	121	1010	1,385	77	24	8/10/2017	299,900	267,700	0.89	1.12	0.01
30398	00.17-0.23 AC	0233/0031/0000//	24 HAMPSHIRE RD	123	1010	1,294	59	22	7/7/2017	319,900	285,600	0.89	1.12	0.01
32669	00.17-0.23 AC	0292/0210/0000//	10 PAMELA ST	118	1010	1,563	61	28	6/26/2017	325,000	292,500	0.90	1.11	0.00
32480	00.17-0.23 AC	0292/0011/0000//	68 OCEAN RD	118	1010	1,455	58	22	8/16/2017	294,900	266,700	0.90	1.11	0.00
29316	00.17-0.23 AC	0219/0018/0000//	10 FAIRVIEW DR	129	1010	1,652	75	24	12/4/2017	423,000	388,700	0.92	1.09	0.02
29441	00.17-0.23 AC	0220/0029/0000//	89 DIAMOND DR	129	1010	1,955	39	16	10/17/2017	465,000	432,500	0.93	1.08	0.03
29456	00.17-0.23 AC	0220/0044/0000//	60 SAPPHIRE ST	129	1010	1,986	113	21	9/26/2017	460,000	430,200	0.94	1.07	0.04
32491	00.17-0.23 AC	0292/0027/0000//	56 SUZANNE DR	118	1010	1,304	55	14	7/18/2017	310,000	290,400	0.94	1.07	0.04
31304	00.17-0.23 AC	0260/0049/0000//	355 COLONIAL DR	121	1010	1,951	77	17	7/21/2017	370,000	347,900	0.94	1.06	0.04
34537	00.17-0.23 AC	0148/0001/0000//	194 WIBIRD ST	103B	1010	2,502	119	11	12/21/2017	870,000	826,700	0.95	1.05	0.05
33877	00.17-0.23 AC	0132/0014/0000//	325 WIBIRD ST	103B	1010	1,564	167	21	7/18/2017	615,000	598,400	0.97	1.03	0.07
32501	00.17-0.23 AC	0292/0038/0000//	25 SUZANNE DR	118	1010	1,285	57	28	6/12/2017	270,000	262,900	0.97	1.03	0.07
31395	00.17-0.23 AC	0260/0141/0000//	296 COLONIAL DR	121	1010	2,030	73	10	5/11/2017	352,000	346,200	0.98	1.02	0.08

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34232	00.17-0.23 AC	0140/0017/0000//	116 DENNETT ST	131	1012	2,541	172	11	8/8/2017	795,000	783,500	0.99	1.01	0.09
32631	00.17-0.23 AC	0292/0172/0000//	25 MARIETTE DR	118	1010	1,287	58	28	5/16/2017	270,000	267,000	0.99	1.01	0.09
34562	00.23-0.46 AC	0148/0027/0000//	47 ALDRICH RD	104	1010	1,889	112	21	8/25/2017	750,000	590,200	0.79	1.27	0.16
31583	00.23-0.46 AC	0268/0062/0000//	33 TAFT RD	114	1010	2,171	62	28	7/5/2017	390,000	340,200	0.87	1.15	0.08
30862	00.23-0.46 AC	0247/0047/0000//	250 ELWYN RD	133	1010	2,071	47	10	10/25/2017	497,000	443,200	0.89	1.12	0.06
32743	00.23-0.46 AC	0294/0002/0000//	1055 BANFIELD RD	120	1010	1,306	51	20	10/11/2017	305,000	272,200	0.89	1.12	0.06
51644	00.23-0.46 AC	0112/0060/0000//	470 RICHARDS AVE	103A	1010	4,029	4	4	11/2/2017	1,349,000	1,204,500	0.89	1.12	0.06
29433	00.23-0.46 AC	0220/0021/0000//	35 RUBY RD	129	1010	1,509	44	12	10/30/2017	435,000	391,500	0.90	1.11	0.05
35152	00.23-0.46 AC	0166/0018/0000//	97 SUNSET RD	104	1010	2,034	65	22	12/18/2017	579,900	523,300	0.90	1.11	0.05
34831	00.23-0.46 AC	0153/0035/0000//	129 ALDRICH RD	104	1010	1,771	97	29	11/6/2017	544,900	492,800	0.90	1.11	0.05
31531	00.23-0.46 AC	0268/0008/0000//	1971 LAFAYETTE RD	120	1010	1,050	69	24	4/24/2017	240,000	218,100	0.91	1.10	0.04
35122	00.23-0.46 AC	0163/0029/0000//	50 COTTAGE ST	129	1040	3,371	80	17	8/25/2017	785,000	717,300	0.91	1.09	0.04
32852	00.23-0.46 AC	0101/0058/0000//	490 MARCY ST	101	1010	3,186	166	11	8/28/2017	1,265,000	1,159,700	0.92	1.09	0.03
30580	00.23-0.46 AC	0236/0023/0000//	51 ROCKINGHAM AVE	129	1010	1,933	66	22	8/14/2017	360,000	333,200	0.93	1.08	0.02
31050	00.23-0.46 AC	0251/0004/0000//	46 ELWYN RD	133	1010	1,615	63	16	5/30/2017	370,000	342,800	0.93	1.08	0.02
29505	00.23-0.46 AC	0220/0100/0000//	260 MYRTLE AVE	129	1010	1,947	33	11	8/4/2017	465,000	432,600	0.93	1.07	0.02
38454	00.23-0.46 AC	0210/0033/0000//	36 BRIGHAM LN	134	1012	4,919	10	10	9/18/2017	999,000	930,400	0.93	1.07	0.02
33752	00.23-0.46 AC	0130/0002/0000//	337 RICHARDS AVE	103A	1010	2,538	117	21	8/16/2017	936,000	872,800	0.93	1.07	0.02
33978	00.23-0.46 AC	0134/0023/0000//	168 HIGHLAND ST	103B	1010	2,861	124	29	7/7/2017	785,000	733,200	0.93	1.07	0.02
52272	00.23-0.46 AC	0169/0008/0000//	287 MIDDLE RD	104	1010	2,653	0	0	10/25/2017	839,900	785,900	0.94	1.07	0.01
53046	00.23-0.46 AC	0217/0004/0001//	63 GRANITE ST	127	1010	2,624	0	0	3/26/2018	634,700	595,500	0.94	1.07	0.01
32540	00.23-0.46 AC	0292/0077/0000//	15 SUZANNE DR	118	1010	1,652	59	22	12/19/2017	316,500	299,500	0.95	1.06	0.00
31198	00.23-0.46 AC	0258/0017/0000//	70 OXFORD AVE	121	1010	1,270	57	22	10/4/2017	290,000	274,600	0.95	1.06	0.00
31090	00.23-0.46 AC	0251/0044/0000//	187 GRANT AVE	114	1010	2,283	61	28	4/6/2017	377,500	358,900	0.95	1.05	0.00
32586	00.23-0.46 AC	0292/0124/0000//	340 OCEAN RD	118	1010	1,510	59	16	5/25/2017	329,000	314,400	0.96	1.05	0.01
30837	00.23-0.46 AC	0247/0022/0000//	19 HARDING RD	114	1010	2,040	49	14	7/5/2017	423,000	404,900	0.96	1.04	0.01
35271	00.23-0.46 AC	0174/0008/0000//	123 BOYD RD	129	1010	1,720	117	11	9/11/2017	490,000	470,800	0.96	1.04	0.01
29087	00.23-0.46 AC	0217/0004/0000//	1283 WOODBURY AVE	127	1010	1,973	84	17	10/20/2017	435,000	420,500	0.97	1.03	0.02
29323	00.23-0.46 AC	0219/0026/0000//	1 FAIRVIEW DR	129	1010	2,412	0	0	9/26/2017	656,400	634,800	0.97	1.03	0.02
30562	00.23-0.46 AC	0236/0004/0000//	620 WOODBURY AVE	127	1010	2,289	60	16	2/26/2018	455,000	441,900	0.97	1.03	0.02

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52271	00.23-0.46 AC	0169/0009/0000//	25 SANDERSON DR	104	1010	3,328	1	1	4/6/2017	875,000	853,600	0.98	1.03	0.03
31275	00.23-0.46 AC	0260/0020/0000//	32 HALL CT	121	1010	1,050	77	30	9/25/2017	278,500	274,600	0.99	1.01	0.04
34646	00.23-0.46 AC	0149/0044/0000//	133 ORCHARD ST	103B	1010	1,783	117	21	10/2/2017	647,900	640,300	0.99	1.01	0.04
30192	00.23-0.46 AC	0232/0043/0000//	1 SYLVESTER ST	125	1010	2,523	86	24	3/28/2018	455,000	450,200	0.99	1.01	0.04
31613	00.23-0.46 AC	0268/0092/0000//	18 TAFT RD	114	1010	1,731	38	11	10/30/2017	406,000	402,300	0.99	1.01	0.04
31458	00.23-0.46 AC	0261/0037/0000//	510 SHERBURNE RD	121	1010	1,458	74	10	5/22/2017	375,000	372,100	0.99	1.01	0.04
29829	00.23-0.46 AC	0223/0016/0000//	7 SHAW RD	111	1010	3,353	12	11	10/24/2017	790,000	789,200	1.00	1.00	0.05
52273	00.23-0.46 AC	0169/0007/0000//	20 SANDERSON DR	104	1010	3,253	0	0	9/19/2017	850,000	861,400	1.01	0.99	0.06
29483	00.23-0.46 AC	0220/0072/0000//	237 EDMOND AVE	128	1010	2,479	51	20	8/2/2017	370,000	379,200	1.02	0.98	0.07
31564	00.23-0.46 AC	0268/0043/0000//	420 GRANT AVE	114	1010	1,598	37	22	9/1/2017	343,000	357,100	1.04	0.96	0.09
30142	00.23-0.46 AC	0231/0056/0000//	392 MIDDLE RD	104	1010	1,924	92	21	4/25/2017	499,900	525,900	1.05	0.95	0.10
31503	00.46-0.69 AC	0262/0004/0000//	946 GREENLAND RD	121	1010	2,335	79	30	12/6/2017	365,000	336,300	0.92	1.09	0.04
31021	00.46-0.69 AC	0250/0092/0000//	530 FW HARTFORD DR	115	1010	2,645	32	20	11/30/2017	470,000	433,400	0.92	1.08	0.04
31137	00.46-0.69 AC	0251/0091/0000//	33 WILSON RD	114	1010	2,681	66	10	9/22/2017	545,000	506,800	0.93	1.08	0.03
32753	00.46-0.69 AC	0294/0014/0000//	430 OCEAN RD	118	1010	1,579	50	14	6/22/2017	320,000	301,600	0.94	1.06	0.02
30918	00.46-0.69 AC	0249/0015/0000//	480 FW HARTFORD DR	115	1010	3,279	32	14	6/8/2017	627,000	597,100	0.95	1.05	0.01
31655	00.46-0.69 AC	0269/0028/0000//	125 FW HARTFORD DR	115	1010	3,842	36	16	6/6/2017	599,000	572,300	0.96	1.05	0.00
30200	00.46-0.69 AC	0232/0052/0000//	790 MIDDLE RD	125	1010	1,666	117	29	6/26/2017	405,000	387,800	0.96	1.04	0.00
52275	00.46-0.69 AC	0167/0015/0000//	50 SANDERSON DR	104	1010	2,944	1	1	5/15/2017	839,000	812,700	0.97	1.03	0.01
31476	00.46-0.69 AC	0261/0056/0000//	156 HOLLY LN	121	1010	2,325	63	10	7/7/2017	410,000	397,200	0.97	1.03	0.01
29413	00.46-0.69 AC	0219/0045/0006//	800 MCGEE DR	129	1012	2,444	30	14	9/21/2017	525,000	511,000	0.97	1.03	0.01
34719	00.46-0.69 AC	0151/0003/0000//	1246 SOUTH ST	103B	1010	2,814	87	29	8/2/2017	617,900	624,900	1.01	0.99	0.05
29489	00.46-0.69 AC	0220/0078/0000//	188 EDMOND AVE	129	1010	1,783	172	35	2/28/2018	270,000	305,700	1.13	0.88	0.17
30262	00.69-1 AC	0232/0122/0000//	639 MIDDLE RD	125	1010	2,754	11	10	3/28/2018	575,000	513,700	0.89	1.12	0.08
31654	00.69-1 AC	0269/0027/0000//	115 FW HARTFORD DR	115	1010	2,711	34	10	11/30/2017	640,000	590,300	0.92	1.08	0.05
33185	00.69-1 AC	0108/0015/0000//	179 PLEASANT ST	108	1090	6,089	233	11	12/28/2017	2,600,000	2,480,100	0.95	1.05	0.02
30161	00.69-1 AC	0232/0008/0000//	56 LOIS ST	125	1010	3,325	16	11	6/2/2017	605,000	601,200	0.99	1.01	0.02
30583	00.69-1 AC	0236/0026/0000//	347 MEADOW RD	129	1010	2,165	61	22	8/28/2017	407,500	415,000	1.02	0.98	0.05
31677	00.69-1 AC	0269/0053/0000//	10 FW HARTFORD DR	115	1010	3,528	37	22	7/10/2017	550,000	564,900	1.03	0.97	0.06

**Parcel Detail by Lot Size
PORTSMOUTH, NH**

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Intrnl ID	Land Area	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
32622	01.00-9999 AC	0292/0163/0000//	3334 LAFAYETTE RD	118	1010	1,795	87	29	1/18/2018	399,900	308,300	0.77	1.30	0.17
28619	01.00-9999 AC	0204/0011/0000//	2 CURRIERS CV	111	1010	3,866	28	10	8/1/2017	1,300,000	1,094,500	0.84	1.19	0.10
32129	01.00-9999 AC	0282/0006/0007//	96 BUCKMINSTER WAY	117	1010	2,625	22	12	8/17/2017	549,900	480,100	0.87	1.15	0.07
31180	01.00-9999 AC	0255/0003/0001//	575 PEVERLY HILL RD	125	1010	2,626	28	13	8/17/2017	480,000	446,500	0.93	1.08	0.01
38163	01.00-9999 AC	0237/0076/0000//	37 WHOLEY WAY	127	1010	4,465	15	13	2/12/2018	1,000,000	940,000	0.94	1.06	0.00
28565	01.00-9999 AC	0201/0005/0000//	6 SAGAMORE GRV	112	1013	3,190	18	10	11/2/2017	1,307,500	1,236,500	0.95	1.06	0.01
28618	01.00-9999 AC	0204/0010/0000//	1 CURRIERS CV	111	1010	3,512	33	20	11/2/2017	850,000	819,000	0.96	1.04	0.02
32149	01.00-9999 AC	0282/0006/0027//	71 BUCKMINSTER WAY	117	1010	3,536	23	12	11/30/2017	600,000	581,600	0.97	1.03	0.03
35397	01.00-9999 AC	0219/0004/0000//	996 MAPLEWOOD AVE	129	1090	3,056	0	0	7/19/2017	330,000	345,900	1.05	0.95	0.11
32691	01.00-9999 AC	0293/0007/0000//	411 OCEAN RD	118	1010	4,044	160	29	5/2/2017	450,000	500,400	1.11	0.90	0.17

**Summary by Building Size
PORTSMOUTH, NH**

09/06/2018

Building Size	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
500 - 1000	7	253,286	238,186	0.94	260,000	242,900	0.93	0.04	3.99%	0.94
1000 - 1500	34	360,335	338,656	0.93	319,950	279,700	0.93	0.04	5.22%	0.94
1500 - 2000	45	497,682	462,424	0.94	489,000	456,500	0.94	0.04	5.32%	0.93
2000 - 2500	25	568,232	516,928	0.92	579,900	511,000	0.93	0.05	6.06%	0.91
2500 - 3000	26	740,581	683,423	0.93	750,300	688,350	0.93	0.02	3.97%	0.92
3000 - 4000	17	801,088	768,982	0.97	785,000	756,100	0.97	0.03	4.06%	0.96
4000 - 5000	4	949,500	893,825	0.97	999,500	935,200	0.94	0.03	6.12%	0.94
5000 - 10000	1	2,600,000	2,480,100	0.95	2,600,000	2,480,100	0.95	0.00	0.00%	0.95
		565,393	527,113	0.94	497,000	480,100	0.94	0.04	5.12%	0.93

Parcel Detail by Building Size
PORTSMOUTH, NH

09/06/2018

Intrnl ID	Building Size	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
31371	500 - 1000	0260/0116/0000//	90 DECATUR RD	121	1010	864	77	17	12/26/2017	280,000	247,000	0.88	1.13	0.05
28849	500 - 1000	0212/0013/0000//	23 CONCORD WAY	130	1010	786	100	11	12/22/2017	265,000	236,800	0.89	1.12	0.04
28928	500 - 1000	0212/0098/0000//	202 RALEIGH WAY	130	1010	762	100	21	8/14/2017	267,000	249,100	0.93	1.07	0.00
38763	500 - 1000	0212/0013/0001//	25 CONCORD WAY	130	1010	786	100	11	11/6/2017	260,000	242,900	0.93	1.07	0.00
28910	500 - 1000	0212/0079/0000//	186 CONCORD WAY	130	1010	782	100	35	8/11/2017	235,000	224,100	0.95	1.05	0.02
29006	500 - 1000	0212/0025/0004//	596 KEARSARGE WAY	130	1010	710	100	21	6/22/2017	230,000	224,400	0.98	1.02	0.05
51424	500 - 1000	0212/0192/0000//	48 RALEIGH WAY	130	1010	762	100	21	6/15/2017	236,000	243,000	1.03	0.97	0.10
31277	1000 - 1500	0260/0022/0000//	19 HALL CT	121	1010	1,253	75	24	2/15/2018	359,900	270,600	0.75	1.33	0.18
38872	1000 - 1500	0212/0023/0001//	8 RALEIGH WAY	130	1010	1,179	100	11	6/20/2017	320,000	261,400	0.82	1.22	0.11
31391	1000 - 1500	0260/0136/0000//	346 COLONIAL DR	121	1010	1,307	77	24	5/30/2017	315,000	270,300	0.86	1.17	0.07
32561	1000 - 1500	0292/0099/0000//	1 MARIETTE DR	118	1010	1,307	56	20	4/24/2017	324,000	284,800	0.88	1.14	0.05
34188	1000 - 1500	0138/0031/0000//	25 LANGDON ST	105	1010	1,235	107	11	10/25/2017	450,000	399,700	0.89	1.13	0.04
32743	1000 - 1500	0294/0002/0000//	1055 BANFIELD RD	120	1010	1,306	51	20	10/11/2017	305,000	272,200	0.89	1.12	0.04
31274	1000 - 1500	0260/0019/0000//	22 HALL CT	121	1010	1,385	77	24	8/10/2017	299,900	267,700	0.89	1.12	0.04
30398	1000 - 1500	0233/0031/0000//	24 HAMPSHIRE RD	123	1010	1,294	59	22	7/7/2017	319,900	285,600	0.89	1.12	0.04
31343	1000 - 1500	0260/0088/0000//	726 COLONIAL DR	121	1010	1,242	77	24	7/13/2017	291,000	261,500	0.90	1.11	0.03
35092	1000 - 1500	0162/0065/0000//	19 WOODBURY AVE	131	1010	1,186	102	11	5/31/2017	431,800	389,100	0.90	1.11	0.03
31356	1000 - 1500	0260/0101/0000//	53 DECATUR RD	121	1010	1,272	77	24	4/4/2017	299,000	269,800	0.90	1.11	0.03
32480	1000 - 1500	0292/0011/0000//	68 OCEAN RD	118	1010	1,455	58	22	8/16/2017	294,900	266,700	0.90	1.11	0.03
30169	1000 - 1500	0232/0018/0000//	568 MIDDLE RD	125	1010	1,316	62	22	10/17/2017	299,500	271,300	0.91	1.10	0.02
31531	1000 - 1500	0268/0008/0000//	1971 LAFAYETTE RD	120	1010	1,050	69	24	4/24/2017	240,000	218,100	0.91	1.10	0.02
31417	1000 - 1500	0260/0164/0000//	10 COLONIAL DR	121	1010	1,062	77	24	10/30/2017	267,300	246,700	0.92	1.08	0.01
30193	1000 - 1500	0232/0044/0000//	636 MIDDLE RD	125	1010	1,311	116	29	12/12/2017	273,000	252,400	0.92	1.08	0.01
35102	1000 - 1500	0163/0009/0000//	12 WOODBURY AVE	131	1010	1,275	106	21	7/6/2017	350,000	324,400	0.93	1.08	0.00
32491	1000 - 1500	0292/0027/0000//	56 SUZANNE DR	118	1010	1,304	55	14	7/18/2017	310,000	290,400	0.94	1.07	0.01
34183	1000 - 1500	0138/0026/0000//	16 MCDONOUGH ST	105	1010	1,179	167	21	8/22/2017	405,000	379,900	0.94	1.07	0.01
32865	1000 - 1500	0101/0075/0000//	466 MARCY ST	101	1010	1,402	117	21	3/7/2018	524,000	491,900	0.94	1.07	0.01
31198	1000 - 1500	0258/0017/0000//	70 OXFORD AVE	121	1010	1,270	57	22	10/4/2017	290,000	274,600	0.95	1.06	0.02
30383	1000 - 1500	0233/0016/0000//	57 RUFLAND ST	123	1010	1,249	60	22	8/15/2017	280,000	270,900	0.97	1.03	0.04
34923	1000 - 1500	0159/0028/0000//	126 BURKITT ST	131	1010	1,440	41	12	9/6/2017	465,000	450,900	0.97	1.03	0.04

**Parcel Detail by Building Size
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Intrnl ID	Building Size	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
32501	1000 - 1500	0292/0038/0000//	25 SUZANNE DR	118	1010	1,285	57	28	6/12/2017	270,000	262,900	0.97	1.03	0.04
29476	1000 - 1500	0220/0065/0000//	900 MAPLEWOOD AVE	129	1010	1,359	84	17	6/2/2017	385,200	378,700	0.98	1.02	0.05
31275	1000 - 1500	0260/0020/0000//	32 HALL CT	121	1010	1,050	77	30	9/25/2017	278,500	274,600	0.99	1.01	0.06
32631	1000 - 1500	0292/0172/0000//	25 MARIETTE DR	118	1010	1,287	58	28	5/16/2017	270,000	267,000	0.99	1.01	0.06
31458	1000 - 1500	0261/0037/0000//	510 SHERBURNE RD	121	1010	1,458	74	10	5/22/2017	375,000	372,100	0.99	1.01	0.06
34492	1000 - 1500	0146/0011/0000//	203 CASS ST	105	1010	1,308	92	11	6/16/2017	480,000	476,700	0.99	1.01	0.06
33913	1000 - 1500	0133/0018/0000//	46 WILLOW LN	103B	1010	1,208	92	29	7/28/2017	465,000	463,600	1.00	1.00	0.07
34411	1000 - 1500	0145/0047/0000//	880 STATE ST	105	1010	1,272	117	29	4/17/2017	385,000	384,400	1.00	1.00	0.07
28694	1000 - 1500	0207/0039/0000//	244 NEW CASTLE AVE	101	1012	1,426	237	29	1/30/2018	630,000	634,200	1.01	0.99	0.08
32816	1000 - 1500	0101/0020/0000//	18 WALDEN ST	101	1013	1,222	237	21	6/6/2017	635,000	641,800	1.01	0.99	0.08
34853	1000 - 1500	0156/0009/0000//	39 CASS ST	105	1010	1,323	172	35	2/5/2018	363,500	387,400	1.07	0.94	0.14
34366	1500 - 2000	0144/0044/0000//	179 MCDONOUGH ST	105	1010	1,722	137	11	10/30/2017	600,000	430,300	0.72	1.39	0.22
32622	1500 - 2000	0292/0163/0000//	3334 LAFAYETTE RD	118	1010	1,795	87	29	1/18/2018	399,900	308,300	0.77	1.30	0.17
34562	1500 - 2000	0148/0027/0000//	47 ALDRICH RD	104	1010	1,889	112	21	8/25/2017	750,000	590,200	0.79	1.27	0.15
34184	1500 - 2000	0138/0027/0000//	18 MCDONOUGH ST	105	1010	1,866	167	11	6/28/2017	635,000	520,500	0.82	1.22	0.12
29312	1500 - 2000	0219/0014/0000//	2 FAIRVIEW DR	129	1010	1,951	77	10	3/26/2018	571,500	502,800	0.88	1.14	0.06
34333	1500 - 2000	0144/0001/0000//	40 CORNWALL ST	105	1010	1,736	164	21	1/30/2018	639,900	565,600	0.88	1.13	0.06
35066	1500 - 2000	0162/0038/0000//	63 CLINTON ST	131	1010	1,968	107	21	3/19/2018	569,000	503,400	0.88	1.13	0.06
51188	1500 - 2000	0212/0188/0000//	33 LAUREL COURT	130	1010	1,779	5	5	6/26/2017	544,000	482,900	0.89	1.13	0.05
29479	1500 - 2000	0220/0068/0000//	115 FAIRVIEW AVE	128	1010	1,598	77	10	8/28/2017	472,500	420,800	0.89	1.12	0.05
32669	1500 - 2000	0292/0210/0000//	10 PAMELA ST	118	1010	1,563	61	28	6/26/2017	325,000	292,500	0.90	1.11	0.04
29433	1500 - 2000	0220/0021/0000//	35 RUBY RD	129	1010	1,509	44	12	10/30/2017	435,000	391,500	0.90	1.11	0.04
34380	1500 - 2000	0145/0011/0000//	809 STATE ST	105	1010	1,745	135	11	8/14/2017	576,000	520,700	0.90	1.11	0.04
34831	1500 - 2000	0153/0035/0000//	129 ALDRICH RD	104	1010	1,771	97	29	11/6/2017	544,900	492,800	0.90	1.11	0.04
29316	1500 - 2000	0219/0018/0000//	10 FAIRVIEW DR	129	1010	1,652	75	24	12/4/2017	423,000	388,700	0.92	1.09	0.02
33224	1500 - 2000	0110/0002/0000//	33 BLOSSOM ST	102	1010	1,669	212	29	9/26/2017	752,500	692,100	0.92	1.09	0.02
32819	1500 - 2000	0101/0023/0000//	180 NEW CASTLE AVE	101	1012	1,856	235	29	8/15/2017	685,000	630,500	0.92	1.09	0.02
33880	1500 - 2000	0132/0017/0000//	369 WIBIRD ST	103B	1010	1,587	66	10	3/20/2018	627,300	579,600	0.92	1.08	0.02
33753	1500 - 2000	0130/0003/0000//	356 RICHARDS AVE	103A	1010	1,790	97	21	3/9/2018	709,900	656,500	0.92	1.08	0.02
30580	1500 - 2000	0236/0023/0000//	51 ROCKINGHAM AVE	129	1010	1,933	66	22	8/14/2017	360,000	333,200	0.93	1.08	0.01

**Parcel Detail by Building Size
PORTSMOUTH, NH**

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Intrnl ID	Building Size	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
31050	1500 - 2000	0251/0004/0000//	46 ELWYN RD	133	1010	1,615	63	16	5/30/2017	370,000	342,800	0.93	1.08	0.01
29441	1500 - 2000	0220/0029/0000//	89 DIAMOND DR	129	1010	1,955	39	16	10/17/2017	465,000	432,500	0.93	1.08	0.01
29505	1500 - 2000	0220/0100/0000//	260 MYRTLE AVE	129	1010	1,947	33	11	8/4/2017	465,000	432,600	0.93	1.07	0.01
29456	1500 - 2000	0220/0044/0000//	60 SAPPHIRE ST	129	1010	1,986	113	21	9/26/2017	460,000	430,200	0.94	1.07	0.00
31304	1500 - 2000	0260/0049/0000//	355 COLONIAL DR	121	1010	1,951	77	17	7/21/2017	370,000	347,900	0.94	1.06	0.00
32753	1500 - 2000	0294/0014/0000//	430 OCEAN RD	118	1010	1,579	50	14	6/22/2017	320,000	301,600	0.94	1.06	0.00
32540	1500 - 2000	0292/0077/0000//	15 SUZANNE DR	118	1010	1,652	59	22	12/19/2017	316,500	299,500	0.95	1.06	0.01
35265	1500 - 2000	0174/0001/0000//	110 WOODBURY AVE	131	1010	1,788	117	21	10/26/2017	481,000	456,500	0.95	1.05	0.01
35075	1500 - 2000	0162/0047/0000//	248 BARTLETT ST	131	1010	1,823	65	16	9/25/2017	489,000	466,000	0.95	1.05	0.01
32586	1500 - 2000	0292/0124/0000//	340 OCEAN RD	118	1010	1,510	59	16	5/25/2017	329,000	314,400	0.96	1.05	0.02
30200	1500 - 2000	0232/0052/0000//	790 MIDDLE RD	125	1010	1,666	117	29	6/26/2017	405,000	387,800	0.96	1.04	0.02
35271	1500 - 2000	0174/0008/0000//	123 BOYD RD	129	1010	1,720	117	11	9/11/2017	490,000	470,800	0.96	1.04	0.02
52766	1500 - 2000	0143/0013/0001//	268 DENNETT ST	131	1010	1,567	62	28	8/29/2017	361,000	348,400	0.97	1.04	0.03
29087	1500 - 2000	0217/0004/0000//	1283 WOODBURY AVE	127	1010	1,973	84	17	10/20/2017	435,000	420,500	0.97	1.03	0.03
34525	1500 - 2000	0147/0023/0000//	254 CASS ST	105	1010	1,772	120	11	6/1/2017	580,000	561,900	0.97	1.03	0.03
33877	1500 - 2000	0132/0014/0000//	325 WIBIRD ST	103B	1010	1,564	167	21	7/18/2017	615,000	598,400	0.97	1.03	0.03
34416	1500 - 2000	0145/0054/0000//	159 MADISON ST	105	1010	1,796	225	29	6/15/2017	510,000	502,800	0.99	1.01	0.05
34646	1500 - 2000	0149/0044/0000//	133 ORCHARD ST	103B	1010	1,783	117	21	10/2/2017	647,900	640,300	0.99	1.01	0.05
31613	1500 - 2000	0268/0092/0000//	18 TAFT RD	114	1010	1,731	38	11	10/30/2017	406,000	402,300	0.99	1.01	0.05
50574	1500 - 2000	0212/0109/0001//	251 RALEIGH WAY	130	1010	1,833	100	29	3/15/2018	320,000	320,000	1.00	1.00	0.06
33195	1500 - 2000	0109/0002/0000//	43 WHIDDEN ST	102	1012	1,947	257	11	6/12/2017	760,000	763,200	1.00	1.00	0.06
33873	1500 - 2000	0132/0010/0000//	12 WILLARD AVE	103B	1010	1,974	59	28	4/25/2017	495,000	497,400	1.00	1.00	0.06
32943	1500 - 2000	0102/0070/0000//	425 PLEASANT ST	102	1010	1,773	220	21	5/15/2017	572,000	579,700	1.01	0.99	0.07
31564	1500 - 2000	0268/0043/0000//	420 GRANT AVE	114	1010	1,598	37	22	9/1/2017	343,000	357,100	1.04	0.96	0.10
30142	1500 - 2000	0231/0056/0000//	392 MIDDLE RD	104	1010	1,924	92	21	4/25/2017	499,900	525,900	1.05	0.95	0.11
29489	1500 - 2000	0220/0078/0000//	188 EDMOND AVE	129	1010	1,783	172	35	2/28/2018	270,000	305,700	1.13	0.88	0.19
28754	2000 - 2500	0209/0031/0000//	1 BEECHWOOD ST	128	1040	2,014	61	22	3/1/2018	487,500	382,600	0.78	1.27	0.15
32832	2000 - 2500	0101/0038/0000//	63 HUMPHREYS CT	102	1010	2,402	59	10	8/7/2017	900,000	718,100	0.80	1.25	0.13
29543	2000 - 2500	0221/0035/0000//	373 BROAD ST	103B	1010	2,334	103	21	10/11/2017	785,000	652,900	0.83	1.20	0.10
34377	2000 - 2500	0145/0008/0000//	843 STATE ST	105	1010	2,273	135	21	1/5/2018	595,000	498,800	0.84	1.19	0.09

**Parcel Detail by Building Size
PORTSMOUTH, NH**

09/06/2018

Intrnl ID	Building Size	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
33966	2000 - 2500	0134/0011/0000//	433 UNION ST	103B	1010	2,220	137	21	8/2/2017	739,000	638,800	0.86	1.16	0.07
35194	2000 - 2500	0167/0013/0000//	198 THAXTER RD	104	1010	2,154	62	10	12/8/2017	660,000	572,800	0.87	1.15	0.06
33797	2000 - 2500	0130/0047/0000//	318 RICHARDS AVE	103A	1010	2,067	90	21	7/5/2017	745,000	648,000	0.87	1.15	0.06
31583	2000 - 2500	0268/0062/0000//	33 TAFT RD	114	1010	2,171	62	28	7/5/2017	390,000	340,200	0.87	1.15	0.06
33928	2000 - 2500	0133/0034/0000//	269 WIBIRD ST	103B	1010	2,184	137	21	5/17/2017	705,000	616,300	0.87	1.14	0.06
30862	2000 - 2500	0247/0047/0000//	250 ELWYN RD	133	1010	2,071	47	10	10/25/2017	497,000	443,200	0.89	1.12	0.04
35152	2000 - 2500	0166/0018/0000//	97 SUNSET RD	104	1010	2,034	65	22	12/18/2017	579,900	523,300	0.90	1.11	0.03
31503	2000 - 2500	0262/0004/0000//	946 GREENLAND RD	121	1010	2,335	79	30	12/6/2017	365,000	336,300	0.92	1.09	0.01
29558	2000 - 2500	0221/0050/0000//	579 BROAD ST	103B	1010	2,185	89	35	10/31/2017	626,000	583,000	0.93	1.07	0.00
33340	2000 - 2500	0113/0004/0000//	134 LINCOLN AVE	103A	1010	2,148	137	21	5/26/2017	750,000	700,100	0.93	1.07	0.00
31090	2000 - 2500	0251/0044/0000//	187 GRANT AVE	114	1010	2,283	61	28	4/6/2017	377,500	358,900	0.95	1.05	0.02
34686	2000 - 2500	0150/0018/0000//	1151 SOUTH ST	103B	1010	2,281	97	11	5/17/2017	745,000	711,700	0.96	1.05	0.03
30837	2000 - 2500	0247/0022/0000//	19 HARDING RD	114	1010	2,040	49	14	7/5/2017	423,000	404,900	0.96	1.04	0.03
29323	2000 - 2500	0219/0026/0000//	1 FAIRVIEW DR	129	1010	2,412	0	0	9/26/2017	656,400	634,800	0.97	1.03	0.04
31476	2000 - 2500	0261/0056/0000//	156 HOLLY LN	121	1010	2,325	63	10	7/7/2017	410,000	397,200	0.97	1.03	0.04
30562	2000 - 2500	0236/0004/0000//	620 WOODBURY AVE	127	1010	2,289	60	16	2/26/2018	455,000	441,900	0.97	1.03	0.04
29413	2000 - 2500	0219/0045/0006//	800 MCGEE DR	129	1012	2,444	30	14	9/21/2017	525,000	511,000	0.97	1.03	0.04
31395	2000 - 2500	0260/0141/0000//	296 COLONIAL DR	121	1010	2,030	73	10	5/11/2017	352,000	346,200	0.98	1.02	0.05
33276	2000 - 2500	0111/0041/0000//	34 BLOSSOM ST	102	1010	2,041	187	29	1/26/2018	660,000	668,000	1.01	0.99	0.08
30583	2000 - 2500	0236/0026/0000//	347 MEADOW RD	129	1010	2,165	61	22	8/28/2017	407,500	415,000	1.02	0.98	0.09
29483	2000 - 2500	0220/0072/0000//	237 EDMOND AVE	128	1010	2,479	51	20	8/2/2017	370,000	379,200	1.02	0.98	0.09
33041	2500 - 3000	0103/0096/0000//	111 GATES ST	102	1010	2,901	227	11	11/20/2017	1,400,000	1,052,700	0.75	1.33	0.18
34757	2500 - 3000	0152/0012/0000//	35 MIDDLE RD	104	1010	2,687	117	21	3/16/2018	750,600	634,800	0.85	1.18	0.08
32847	2500 - 3000	0101/0053/0000//	111 NEW CASTLE AVE	102	1012	2,875	117	11	10/2/2017	1,310,000	1,141,300	0.87	1.15	0.06
32129	2500 - 3000	0282/0006/0007//	96 BUCKMINSTER WAY	117	1010	2,625	22	12	8/17/2017	549,900	480,100	0.87	1.15	0.06
30262	2500 - 3000	0232/0122/0000//	639 MIDDLE RD	125	1010	2,754	11	10	3/28/2018	575,000	513,700	0.89	1.12	0.04
34756	2500 - 3000	0152/0011/0000//	45 MIDDLE RD	104	1010	2,595	94	11	7/31/2017	750,000	680,500	0.91	1.10	0.02
33996	2500 - 3000	0134/0043/0000//	91 WIBIRD ST	103B	1040	2,838	167	35	1/26/2018	684,000	630,000	0.92	1.09	0.01
31021	2500 - 3000	0250/0092/0000//	530 FW HARTFORD DR	115	1010	2,645	32	20	11/30/2017	470,000	433,400	0.92	1.08	0.01
31654	2500 - 3000	0269/0027/0000//	115 FW HARTFORD DR	115	1010	2,711	34	10	11/30/2017	640,000	590,300	0.92	1.08	0.01

**Parcel Detail by Building Size
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Intrnl ID	Building Size	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
31137	2500 - 3000	0251/0091/0000//	33 WILSON RD	114	1010	2,681	66	10	9/22/2017	545,000	506,800	0.93	1.08	0.00
31180	2500 - 3000	0255/0003/0001//	575 PEVERLY HILL RD	125	1010	2,626	28	13	8/17/2017	480,000	446,500	0.93	1.08	0.00
33752	2500 - 3000	0130/0002/0000//	337 RICHARDS AVE	103A	1010	2,538	117	21	8/16/2017	936,000	872,800	0.93	1.07	0.00
33978	2500 - 3000	0134/0023/0000//	168 HIGHLAND ST	103B	1010	2,861	124	29	7/7/2017	785,000	733,200	0.93	1.07	0.00
52272	2500 - 3000	0169/0008/0000//	287 MIDDLE RD	104	1010	2,653	0	0	10/25/2017	839,900	785,900	0.94	1.07	0.01
52045	2500 - 3000	0138/0048/0002//	101 LANGDON ST	105	1010	2,611	0	0	12/15/2017	818,400	766,300	0.94	1.07	0.01
53046	2500 - 3000	0217/0004/0001//	63 GRANITE ST	127	1010	2,624	0	0	3/26/2018	634,700	595,500	0.94	1.07	0.01
52926	2500 - 3000	0168/0027/0001//	170 MIDDLE RD	104	1010	2,790	0	0	3/29/2018	779,900	734,400	0.94	1.06	0.01
34537	2500 - 3000	0148/0001/0000//	194 WIBIRD ST	103B	1010	2,502	119	11	12/21/2017	870,000	826,700	0.95	1.05	0.02
34200	2500 - 3000	0138/0048/0000//	81 LANGDON ST	105	1010	2,741	0	0	6/5/2017	814,900	779,800	0.96	1.05	0.03
52275	2500 - 3000	0167/0015/0000//	50 SANDERSON DR	104	1010	2,944	1	1	5/15/2017	839,000	812,700	0.97	1.03	0.04
30516	2500 - 3000	0234/0013/0000//	66 COAKLEY RD	129	1010	2,946	61	22	3/30/2018	415,000	404,500	0.97	1.03	0.04
34232	2500 - 3000	0140/0017/0000//	116 DENNETT ST	131	1012	2,541	172	11	8/8/2017	795,000	783,500	0.99	1.01	0.06
30192	2500 - 3000	0232/0043/0000//	1 SYLVESTER ST	125	1010	2,523	86	24	3/28/2018	455,000	450,200	0.99	1.01	0.06
52046	2500 - 3000	0138/0048/0001//	91 LANGDON ST	105	1010	2,826	0	0	7/26/2017	799,900	792,300	0.99	1.01	0.06
33002	2500 - 3000	0103/0053/0000//	226 MARCY ST	101	1010	2,713	167	11	6/21/2017	700,000	696,200	0.99	1.01	0.06
34719	2500 - 3000	0151/0003/0000//	1246 SOUTH ST	103B	1010	2,814	87	29	8/2/2017	617,900	624,900	1.01	0.99	0.08
28619	3000 - 4000	0204/0011/0000//	2 CURRIERS CV	111	1010	3,866	28	10	8/1/2017	1,300,000	1,094,500	0.84	1.19	0.13
35122	3000 - 4000	0163/0029/0000//	50 COTTAGE ST	129	1040	3,371	80	17	8/25/2017	785,000	717,300	0.91	1.09	0.06
32852	3000 - 4000	0101/0058/0000//	490 MARCY ST	101	1010	3,186	166	11	8/28/2017	1,265,000	1,159,700	0.92	1.09	0.05
28565	3000 - 4000	0201/0005/0000//	6 SAGAMORE GRV	112	1013	3,190	18	10	11/2/2017	1,307,500	1,236,500	0.95	1.06	0.02
33645	3000 - 4000	0126/0027/0000//	30 PARKER ST	105	1010	3,190	147	29	9/29/2017	835,000	793,500	0.95	1.05	0.02
30918	3000 - 4000	0249/0015/0000//	480 FW HARTFORD DR	115	1010	3,279	32	14	6/8/2017	627,000	597,100	0.95	1.05	0.02
31655	3000 - 4000	0269/0028/0000//	125 FW HARTFORD DR	115	1010	3,842	36	16	6/6/2017	599,000	572,300	0.96	1.05	0.01
28618	3000 - 4000	0204/0010/0000//	1 CURRIERS CV	111	1010	3,512	33	20	11/2/2017	850,000	819,000	0.96	1.04	0.01
32149	3000 - 4000	0282/0006/0027//	71 BUCKMINSTER WAY	117	1010	3,536	23	12	11/30/2017	600,000	581,600	0.97	1.03	0.00
52271	3000 - 4000	0169/0009/0000//	25 SANDERSON DR	104	1010	3,328	1	1	4/6/2017	875,000	853,600	0.98	1.03	0.01
30161	3000 - 4000	0232/0008/0000//	56 LOIS ST	125	1010	3,325	16	11	6/2/2017	605,000	601,200	0.99	1.01	0.02
29829	3000 - 4000	0223/0016/0000//	7 SHAW RD	111	1010	3,353	12	11	10/24/2017	790,000	789,200	1.00	1.00	0.03
34089	3000 - 4000	0136/0006/0000//	314 MIDDLE ST	103B	1040	3,767	207	29	11/3/2017	750,000	756,100	1.01	0.99	0.04

**Parcel Detail by Building Size
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Intrnl ID	Building Size	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
52273	3000 - 4000	0169/0007/0000//	20 SANDERSON DR	104	1010	3,253	0	0	9/19/2017	850,000	861,400	1.01	0.99	0.04
31677	3000 - 4000	0269/0053/0000//	10 FW HARTFORD DR	115	1010	3,528	37	22	7/10/2017	550,000	564,900	1.03	0.97	0.06
33967	3000 - 4000	0134/0012/0000//	443 UNION ST	103B	1010	3,304	128	21	6/2/2017	700,000	728,900	1.04	0.96	0.07
35397	3000 - 4000	0219/0004/0000//	996 MAPLEWOOD AVE	129	1090	3,056	0	0	7/19/2017	330,000	345,900	1.05	0.95	0.08
51644	4000 - 5000	0112/0060/0000//	470 RICHARDS AVE	103A	1010	4,029	4	4	11/2/2017	1,349,000	1,204,500	0.89	1.12	0.05
38454	4000 - 5000	0210/0033/0000//	36 BRIGHAM LN	134	1012	4,919	10	10	9/18/2017	999,000	930,400	0.93	1.07	0.01
38163	4000 - 5000	0237/0076/0000//	37 WHOLEY WAY	127	1010	4,465	15	13	2/12/2018	1,000,000	940,000	0.94	1.06	0.00
32691	4000 - 5000	0293/0007/0000//	411 OCEAN RD	118	1010	4,044	160	29	5/2/2017	450,000	500,400	1.11	0.90	0.17
33185	5000 - 10000	0108/0015/0000//	179 PLEASANT ST	108	1090	6,089	233	11	12/28/2017	2,600,000	2,480,100	0.95	1.05	0.00

Summary by Sale Date
PORTSMOUTH, NH

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Sale Date Quarter	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
2017, Q 2	42	492,388	473,650	0.96	465,000	479,800	0.97	0.03	4.49%	0.96
2017, Q 3	54	559,052	520,809	0.94	484,500	464,800	0.93	0.04	4.48%	0.93
2017, Q 4	39	655,174	599,323	0.92	544,900	456,500	0.92	0.03	4.24%	0.91
2018, Q 1	24	561,525	517,517	0.93	573,250	503,100	0.93	0.05	7.30%	0.92
		565,393	527,113	0.94	497,000	480,100	0.94	0.03	5.12%	0.93

**Parcel Detail by Sale Date
PORTSMOUTH, NH**

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Intrnl ID	Sale Date Quarter	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
38872	2017, Q 2	0212/0023/0001//	8 RALEIGH WAY	130	1010	1,179	100	11	6/20/2017	320,000	261,400	0.82	1.22	0.15
34184	2017, Q 2	0138/0027/0000//	18 MCDONOUGH ST	105	1010	1,866	167	11	6/28/2017	635,000	520,500	0.82	1.22	0.15
31391	2017, Q 2	0260/0136/0000//	346 COLONIAL DR	121	1010	1,307	77	24	5/30/2017	315,000	270,300	0.86	1.17	0.11
33928	2017, Q 2	0133/0034/0000//	269 WIBIRD ST	103B	1010	2,184	137	21	5/17/2017	705,000	616,300	0.87	1.14	0.10
32561	2017, Q 2	0292/0099/0000//	1 MARIETTE DR	118	1010	1,307	56	20	4/24/2017	324,000	284,800	0.88	1.14	0.09
51188	2017, Q 2	0212/0188/0000//	33 LAUREL COURT	130	1010	1,779	5	5	6/26/2017	544,000	482,900	0.89	1.13	0.08
32669	2017, Q 2	0292/0210/0000//	10 PAMELA ST	118	1010	1,563	61	28	6/26/2017	325,000	292,500	0.90	1.11	0.07
35092	2017, Q 2	0162/0065/0000//	19 WOODBURY AVE	131	1010	1,186	102	11	5/31/2017	431,800	389,100	0.90	1.11	0.07
31356	2017, Q 2	0260/0101/0000//	53 DECATUR RD	121	1010	1,272	77	24	4/4/2017	299,000	269,800	0.90	1.11	0.07
31531	2017, Q 2	0268/0008/0000//	1971 LAFAYETTE RD	120	1010	1,050	69	24	4/24/2017	240,000	218,100	0.91	1.10	0.06
31050	2017, Q 2	0251/0004/0000//	46 ELWYN RD	133	1010	1,615	63	16	5/30/2017	370,000	342,800	0.93	1.08	0.04
33340	2017, Q 2	0113/0004/0000//	134 LINCOLN AVE	103A	1010	2,148	137	21	5/26/2017	750,000	700,100	0.93	1.07	0.04
32753	2017, Q 2	0294/0014/0000//	430 OCEAN RD	118	1010	1,579	50	14	6/22/2017	320,000	301,600	0.94	1.06	0.03
31090	2017, Q 2	0251/0044/0000//	187 GRANT AVE	114	1010	2,283	61	28	4/6/2017	377,500	358,900	0.95	1.05	0.02
30918	2017, Q 2	0249/0015/0000//	480 FW HARTFORD DR	115	1010	3,279	32	14	6/8/2017	627,000	597,100	0.95	1.05	0.02
34686	2017, Q 2	0150/0018/0000//	1151 SOUTH ST	103B	1010	2,281	97	11	5/17/2017	745,000	711,700	0.96	1.05	0.01
31655	2017, Q 2	0269/0028/0000//	125 FW HARTFORD DR	115	1010	3,842	36	16	6/6/2017	599,000	572,300	0.96	1.05	0.01
32586	2017, Q 2	0292/0124/0000//	340 OCEAN RD	118	1010	1,510	59	16	5/25/2017	329,000	314,400	0.96	1.05	0.01
34200	2017, Q 2	0138/0048/0000//	81 LANGDON ST	105	1010	2,741	0	0	6/5/2017	814,900	779,800	0.96	1.05	0.01
30200	2017, Q 2	0232/0052/0000//	790 MIDDLE RD	125	1010	1,666	117	29	6/26/2017	405,000	387,800	0.96	1.04	0.01
52275	2017, Q 2	0167/0015/0000//	50 SANDERSON DR	104	1010	2,944	1	1	5/15/2017	839,000	812,700	0.97	1.03	0.00
34525	2017, Q 2	0147/0023/0000//	254 CASS ST	105	1010	1,772	120	11	6/1/2017	580,000	561,900	0.97	1.03	0.00
32501	2017, Q 2	0292/0038/0000//	25 SUZANNE DR	118	1010	1,285	57	28	6/12/2017	270,000	262,900	0.97	1.03	0.00
52271	2017, Q 2	0169/0009/0000//	25 SANDERSON DR	104	1010	3,328	1	1	4/6/2017	875,000	853,600	0.98	1.03	0.01
29006	2017, Q 2	0212/0025/0004//	596 KEARSARGE WAY	130	1010	710	100	21	6/22/2017	230,000	224,400	0.98	1.02	0.01
29476	2017, Q 2	0220/0065/0000//	900 MAPLEWOOD AVE	129	1010	1,359	84	17	6/2/2017	385,200	378,700	0.98	1.02	0.01
31395	2017, Q 2	0260/0141/0000//	296 COLONIAL DR	121	1010	2,030	73	10	5/11/2017	352,000	346,200	0.98	1.02	0.01
34416	2017, Q 2	0145/0054/0000//	159 MADISON ST	105	1010	1,796	225	29	6/15/2017	510,000	502,800	0.99	1.01	0.02
32631	2017, Q 2	0292/0172/0000//	25 MARIETTE DR	118	1010	1,287	58	28	5/16/2017	270,000	267,000	0.99	1.01	0.02
31458	2017, Q 2	0261/0037/0000//	510 SHERBURNE RD	121	1010	1,458	74	10	5/22/2017	375,000	372,100	0.99	1.01	0.02

**Parcel Detail by Sale Date
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Intrnl ID	Sale Date Quarter	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
34492	2017, Q 2	0146/0011/0000//	203 CASS ST	105	1010	1,308	92	11	6/16/2017	480,000	476,700	0.99	1.01	0.02
30161	2017, Q 2	0232/0008/0000//	56 LOIS ST	125	1010	3,325	16	11	6/2/2017	605,000	601,200	0.99	1.01	0.02
33002	2017, Q 2	0103/0053/0000//	226 MARCY ST	101	1010	2,713	167	11	6/21/2017	700,000	696,200	0.99	1.01	0.02
34411	2017, Q 2	0145/0047/0000//	880 STATE ST	105	1010	1,272	117	29	4/17/2017	385,000	384,400	1.00	1.00	0.03
33195	2017, Q 2	0109/0002/0000//	43 WHIDDEN ST	102	1012	1,947	257	11	6/12/2017	760,000	763,200	1.00	1.00	0.03
33873	2017, Q 2	0132/0010/0000//	12 WILLARD AVE	103B	1010	1,974	59	28	4/25/2017	495,000	497,400	1.00	1.00	0.03
32816	2017, Q 2	0101/0020/0000//	18 WALDEN ST	101	1013	1,222	237	21	6/6/2017	635,000	641,800	1.01	0.99	0.04
32943	2017, Q 2	0102/0070/0000//	425 PLEASANT ST	102	1010	1,773	220	21	5/15/2017	572,000	579,700	1.01	0.99	0.04
51424	2017, Q 2	0212/0192/0000//	48 RALEIGH WAY	130	1010	762	100	21	6/15/2017	236,000	243,000	1.03	0.97	0.06
33967	2017, Q 2	0134/0012/0000//	443 UNION ST	103B	1010	3,304	128	21	6/2/2017	700,000	728,900	1.04	0.96	0.07
30142	2017, Q 2	0231/0056/0000//	392 MIDDLE RD	104	1010	1,924	92	21	4/25/2017	499,900	525,900	1.05	0.95	0.08
32691	2017, Q 2	0293/0007/0000//	411 OCEAN RD	118	1010	4,044	160	29	5/2/2017	450,000	500,400	1.11	0.90	0.14
34562	2017, Q 3	0148/0027/0000//	47 ALDRICH RD	104	1010	1,889	112	21	8/25/2017	750,000	590,200	0.79	1.27	0.14
32832	2017, Q 3	0101/0038/0000//	63 HUMPHREYS CT	102	1010	2,402	59	10	8/7/2017	900,000	718,100	0.80	1.25	0.13
28619	2017, Q 3	0204/0011/0000//	2 CURRIERS CV	111	1010	3,866	28	10	8/1/2017	1,300,000	1,094,500	0.84	1.19	0.09
33966	2017, Q 3	0134/0011/0000//	433 UNION ST	103B	1010	2,220	137	21	8/2/2017	739,000	638,800	0.86	1.16	0.07
33797	2017, Q 3	0130/0047/0000//	318 RICHARDS AVE	103A	1010	2,067	90	21	7/5/2017	745,000	648,000	0.87	1.15	0.06
31583	2017, Q 3	0268/0062/0000//	33 TAFT RD	114	1010	2,171	62	28	7/5/2017	390,000	340,200	0.87	1.15	0.06
32129	2017, Q 3	0282/0006/0007//	96 BUCKMINSTER WAY	117	1010	2,625	22	12	8/17/2017	549,900	480,100	0.87	1.15	0.06
29479	2017, Q 3	0220/0068/0000//	115 FAIRVIEW AVE	128	1010	1,598	77	10	8/28/2017	472,500	420,800	0.89	1.12	0.04
31274	2017, Q 3	0260/0019/0000//	22 HALL CT	121	1010	1,385	77	24	8/10/2017	299,900	267,700	0.89	1.12	0.04
30398	2017, Q 3	0233/0031/0000//	24 HAMPSHIRE RD	123	1010	1,294	59	22	7/7/2017	319,900	285,600	0.89	1.12	0.04
31343	2017, Q 3	0260/0088/0000//	726 COLONIAL DR	121	1010	1,242	77	24	7/13/2017	291,000	261,500	0.90	1.11	0.03
34380	2017, Q 3	0145/0011/0000//	809 STATE ST	105	1010	1,745	135	11	8/14/2017	576,000	520,700	0.90	1.11	0.03
32480	2017, Q 3	0292/0011/0000//	68 OCEAN RD	118	1010	1,455	58	22	8/16/2017	294,900	266,700	0.90	1.11	0.03
34756	2017, Q 3	0152/0011/0000//	45 MIDDLE RD	104	1010	2,595	94	11	7/31/2017	750,000	680,500	0.91	1.10	0.02
35122	2017, Q 3	0163/0029/0000//	50 COTTAGE ST	129	1040	3,371	80	17	8/25/2017	785,000	717,300	0.91	1.09	0.02
32852	2017, Q 3	0101/0058/0000//	490 MARCY ST	101	1010	3,186	166	11	8/28/2017	1,265,000	1,159,700	0.92	1.09	0.01
33224	2017, Q 3	0110/0002/0000//	33 BLOSSOM ST	102	1010	1,669	212	29	9/26/2017	752,500	692,100	0.92	1.09	0.01
32819	2017, Q 3	0101/0023/0000//	180 NEW CASTLE AVE	101	1012	1,856	235	29	8/15/2017	685,000	630,500	0.92	1.09	0.01

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30580	2017, Q 3	0236/0023/0000//	51 ROCKINGHAM AVE	129	1010	1,933	66	22	8/14/2017	360,000	333,200	0.93	1.08	0.00
35102	2017, Q 3	0163/0009/0000//	12 WOODBURY AVE	131	1010	1,275	106	21	7/6/2017	350,000	324,400	0.93	1.08	0.00
31137	2017, Q 3	0251/0091/0000//	33 WILSON RD	114	1010	2,681	66	10	9/22/2017	545,000	506,800	0.93	1.08	0.00
31180	2017, Q 3	0255/0003/0001//	575 PEVERLY HILL RD	125	1010	2,626	28	13	8/17/2017	480,000	446,500	0.93	1.08	0.00
29505	2017, Q 3	0220/0100/0000//	260 MYRTLE AVE	129	1010	1,947	33	11	8/4/2017	465,000	432,600	0.93	1.07	0.00
38454	2017, Q 3	0210/0033/0000//	36 BRIGHAM LN	134	1012	4,919	10	10	9/18/2017	999,000	930,400	0.93	1.07	0.00
33752	2017, Q 3	0130/0002/0000//	337 RICHARDS AVE	103A	1010	2,538	117	21	8/16/2017	936,000	872,800	0.93	1.07	0.00
28928	2017, Q 3	0212/0098/0000//	202 RALEIGH WAY	130	1010	762	100	21	8/14/2017	267,000	249,100	0.93	1.07	0.00
33978	2017, Q 3	0134/0023/0000//	168 HIGHLAND ST	103B	1010	2,861	124	29	7/7/2017	785,000	733,200	0.93	1.07	0.00
29456	2017, Q 3	0220/0044/0000//	60 SAPPHIRE ST	129	1010	1,986	113	21	9/26/2017	460,000	430,200	0.94	1.07	0.01
32491	2017, Q 3	0292/0027/0000//	56 SUZANNE DR	118	1010	1,304	55	14	7/18/2017	310,000	290,400	0.94	1.07	0.01
34183	2017, Q 3	0138/0026/0000//	16 MCDONOUGH ST	105	1010	1,179	167	21	8/22/2017	405,000	379,900	0.94	1.07	0.01
31304	2017, Q 3	0260/0049/0000//	355 COLONIAL DR	121	1010	1,951	77	17	7/21/2017	370,000	347,900	0.94	1.06	0.01
33645	2017, Q 3	0126/0027/0000//	30 PARKER ST	105	1010	3,190	147	29	9/29/2017	835,000	793,500	0.95	1.05	0.02
35075	2017, Q 3	0162/0047/0000//	248 BARTLETT ST	131	1010	1,823	65	16	9/25/2017	489,000	466,000	0.95	1.05	0.02
28910	2017, Q 3	0212/0079/0000//	186 CONCORD WAY	130	1010	782	100	35	8/11/2017	235,000	224,100	0.95	1.05	0.02
30837	2017, Q 3	0247/0022/0000//	19 HARDING RD	114	1010	2,040	49	14	7/5/2017	423,000	404,900	0.96	1.04	0.03
35271	2017, Q 3	0174/0008/0000//	123 BOYD RD	129	1010	1,720	117	11	9/11/2017	490,000	470,800	0.96	1.04	0.03
52766	2017, Q 3	0143/0013/0001//	268 DENNETT ST	131	1010	1,567	62	28	8/29/2017	361,000	348,400	0.97	1.04	0.04
29323	2017, Q 3	0219/0026/0000//	1 FAIRVIEW DR	129	1010	2,412	0	0	9/26/2017	656,400	634,800	0.97	1.03	0.04
30383	2017, Q 3	0233/0016/0000//	57 RUTLAND ST	123	1010	1,249	60	22	8/15/2017	280,000	270,900	0.97	1.03	0.04
31476	2017, Q 3	0261/0056/0000//	156 HOLLY LN	121	1010	2,325	63	10	7/7/2017	410,000	397,200	0.97	1.03	0.04
34923	2017, Q 3	0159/0028/0000//	126 BURKITT ST	131	1010	1,440	41	12	9/6/2017	465,000	450,900	0.97	1.03	0.04
33877	2017, Q 3	0132/0014/0000//	325 WIBIRD ST	103B	1010	1,564	167	21	7/18/2017	615,000	598,400	0.97	1.03	0.04
29413	2017, Q 3	0219/0045/0006//	800 MCGEE DR	129	1012	2,444	30	14	9/21/2017	525,000	511,000	0.97	1.03	0.04
34232	2017, Q 3	0140/0017/0000//	116 DENNETT ST	131	1012	2,541	172	11	8/8/2017	795,000	783,500	0.99	1.01	0.06
31275	2017, Q 3	0260/0020/0000//	32 HALL CT	121	1010	1,050	77	30	9/25/2017	278,500	274,600	0.99	1.01	0.06
52046	2017, Q 3	0138/0048/0001//	91 LANGDON ST	105	1010	2,826	0	0	7/26/2017	799,900	792,300	0.99	1.01	0.06
33913	2017, Q 3	0133/0018/0000//	46 WILLOW LN	103B	1010	1,208	92	29	7/28/2017	465,000	463,600	1.00	1.00	0.07
34719	2017, Q 3	0151/0003/0000//	1246 SOUTH ST	103B	1010	2,814	87	29	8/2/2017	617,900	624,900	1.01	0.99	0.08
52273	2017, Q 3	0169/0007/0000//	20 SANDERSON DR	104	1010	3,253	0	0	9/19/2017	850,000	861,400	1.01	0.99	0.08

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30583	2017, Q 3	0236/0026/0000//	347 MEADOW RD	129	1010	2,165	61	22	8/28/2017	407,500	415,000	1.02	0.98	0.09
29483	2017, Q 3	0220/0072/0000//	237 EDMOND AVE	128	1010	2,479	51	20	8/2/2017	370,000	379,200	1.02	0.98	0.09
31677	2017, Q 3	0269/0053/0000//	10 FW HARTFORD DR	115	1010	3,528	37	22	7/10/2017	550,000	564,900	1.03	0.97	0.10
31564	2017, Q 3	0268/0043/0000//	420 GRANT AVE	114	1010	1,598	37	22	9/1/2017	343,000	357,100	1.04	0.96	0.11
35397	2017, Q 3	0219/0004/0000//	996 MAPLEWOOD AVE	129	1090	3,056	0	0	7/19/2017	330,000	345,900	1.05	0.95	0.12
34366	2017, Q 4	0144/0044/0000//	179 MCDONOUGH ST	105	1010	1,722	137	11	10/30/2017	600,000	430,300	0.72	1.39	0.20
33041	2017, Q 4	0103/0096/0000//	111 GATES ST	102	1010	2,901	227	11	11/20/2017	1,400,000	1,052,700	0.75	1.33	0.17
29543	2017, Q 4	0221/0035/0000//	373 BROAD ST	103B	1010	2,334	103	21	10/11/2017	785,000	652,900	0.83	1.20	0.09
35194	2017, Q 4	0167/0013/0000//	198 THAXTER RD	104	1010	2,154	62	10	12/8/2017	660,000	572,800	0.87	1.15	0.05
32847	2017, Q 4	0101/0053/0000//	111 NEW CASTLE AVE	102	1012	2,875	117	11	10/2/2017	1,310,000	1,141,300	0.87	1.15	0.05
31371	2017, Q 4	0260/0116/0000//	90 DECATUR RD	121	1010	864	77	17	12/26/2017	280,000	247,000	0.88	1.13	0.04
34188	2017, Q 4	0138/0031/0000//	25 LANGDON ST	105	1010	1,235	107	11	10/25/2017	450,000	399,700	0.89	1.13	0.03
30862	2017, Q 4	0247/0047/0000//	250 ELWYN RD	133	1010	2,071	47	10	10/25/2017	497,000	443,200	0.89	1.12	0.03
32743	2017, Q 4	0294/0002/0000//	1055 BANFIELD RD	120	1010	1,306	51	20	10/11/2017	305,000	272,200	0.89	1.12	0.03
51644	2017, Q 4	0112/0060/0000//	470 RICHARDS AVE	103A	1010	4,029	4	4	11/2/2017	1,349,000	1,204,500	0.89	1.12	0.03
28849	2017, Q 4	0212/0013/0000//	23 CONCORD WAY	130	1010	786	100	11	12/22/2017	265,000	236,800	0.89	1.12	0.03
29433	2017, Q 4	0220/0021/0000//	35 RUBY RD	129	1010	1,509	44	12	10/30/2017	435,000	391,500	0.90	1.11	0.02
35152	2017, Q 4	0166/0018/0000//	97 SUNSET RD	104	1010	2,034	65	22	12/18/2017	579,900	523,300	0.90	1.11	0.02
34831	2017, Q 4	0153/0035/0000//	129 ALDRICH RD	104	1010	1,771	97	29	11/6/2017	544,900	492,800	0.90	1.11	0.02
30169	2017, Q 4	0232/0018/0000//	568 MIDDLE RD	125	1010	1,316	62	22	10/17/2017	299,500	271,300	0.91	1.10	0.01
29316	2017, Q 4	0219/0018/0000//	10 FAIRVIEW DR	129	1010	1,652	75	24	12/4/2017	423,000	388,700	0.92	1.09	0.00
31503	2017, Q 4	0262/0004/0000//	946 GREENLAND RD	121	1010	2,335	79	30	12/6/2017	365,000	336,300	0.92	1.09	0.00
31021	2017, Q 4	0250/0092/0000//	530 FW HARTFORD DR	115	1010	2,645	32	20	11/30/2017	470,000	433,400	0.92	1.08	0.00
31654	2017, Q 4	0269/0027/0000//	115 FW HARTFORD DR	115	1010	2,711	34	10	11/30/2017	640,000	590,300	0.92	1.08	0.00
31417	2017, Q 4	0260/0164/0000//	10 COLONIAL DR	121	1010	1,062	77	24	10/30/2017	267,300	246,700	0.92	1.08	0.00
30193	2017, Q 4	0232/0044/0000//	636 MIDDLE RD	125	1010	1,311	116	29	12/12/2017	273,000	252,400	0.92	1.08	0.00
29441	2017, Q 4	0220/0029/0000//	89 DIAMOND DR	129	1010	1,955	39	16	10/17/2017	465,000	432,500	0.93	1.08	0.01
29558	2017, Q 4	0221/0050/0000//	579 BROAD ST	103B	1010	2,185	89	35	10/31/2017	626,000	583,000	0.93	1.07	0.01
38763	2017, Q 4	0212/0013/0001//	25 CONCORD WAY	130	1010	786	100	11	11/6/2017	260,000	242,900	0.93	1.07	0.01
52272	2017, Q 4	0169/0008/0000//	287 MIDDLE RD	104	1010	2,653	0	0	10/25/2017	839,900	785,900	0.94	1.07	0.02

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52045	2017, Q 4	0138/0048/0002//	101 LANGDON ST	105	1010	2,611	0	0	12/15/2017	818,400	766,300	0.94	1.07	0.02
28565	2017, Q 4	0201/0005/0000//	6 SAGAMORE GRV	112	1013	3,190	18	10	11/2/2017	1,307,500	1,236,500	0.95	1.06	0.03
32540	2017, Q 4	0292/0077/0000//	15 SUZANNE DR	118	1010	1,652	59	22	12/19/2017	316,500	299,500	0.95	1.06	0.03
31198	2017, Q 4	0258/0017/0000//	70 OXFORD AVE	121	1010	1,270	57	22	10/4/2017	290,000	274,600	0.95	1.06	0.03
35265	2017, Q 4	0174/0001/0000//	110 WOODBURY AVE	131	1010	1,788	117	21	10/26/2017	481,000	456,500	0.95	1.05	0.03
34537	2017, Q 4	0148/0001/0000//	194 WIBIRD ST	103B	1010	2,502	119	11	12/21/2017	870,000	826,700	0.95	1.05	0.03
33185	2017, Q 4	0108/0015/0000//	179 PLEASANT ST	108	1090	6,089	233	11	12/28/2017	2,600,000	2,480,100	0.95	1.05	0.03
28618	2017, Q 4	0204/0010/0000//	1 CURRIERS CV	111	1010	3,512	33	20	11/2/2017	850,000	819,000	0.96	1.04	0.04
29087	2017, Q 4	0217/0004/0000//	1283 WOODBURY AVE	127	1010	1,973	84	17	10/20/2017	435,000	420,500	0.97	1.03	0.05
32149	2017, Q 4	0282/0006/0027//	71 BUCKMINSTER WAY	117	1010	3,536	23	12	11/30/2017	600,000	581,600	0.97	1.03	0.05
34646	2017, Q 4	0149/0044/0000//	133 ORCHARD ST	103B	1010	1,783	117	21	10/2/2017	647,900	640,300	0.99	1.01	0.07
31613	2017, Q 4	0268/0092/0000//	18 TAFT RD	114	1010	1,731	38	11	10/30/2017	406,000	402,300	0.99	1.01	0.07
29829	2017, Q 4	0223/0016/0000//	7 SHAW RD	111	1010	3,353	12	11	10/24/2017	790,000	789,200	1.00	1.00	0.08
34089	2017, Q 4	0136/0006/0000//	314 MIDDLE ST	103B	1040	3,767	207	29	11/3/2017	750,000	756,100	1.01	0.99	0.09
31277	2018, Q 1	0260/0022/0000//	19 HALL CT	121	1010	1,253	75	24	2/15/2018	359,900	270,600	0.75	1.33	0.18
32622	2018, Q 1	0292/0163/0000//	3334 LAFAYETTE RD	118	1010	1,795	87	29	1/18/2018	399,900	308,300	0.77	1.30	0.16
28754	2018, Q 1	0209/0031/0000//	1 BEECHWOOD ST	128	1040	2,014	61	22	3/1/2018	487,500	382,600	0.78	1.27	0.15
34377	2018, Q 1	0145/0008/0000//	843 STATE ST	105	1010	2,273	135	21	1/5/2018	595,000	498,800	0.84	1.19	0.09
34757	2018, Q 1	0152/0012/0000//	35 MIDDLE RD	104	1010	2,687	117	21	3/16/2018	750,600	634,800	0.85	1.18	0.08
29312	2018, Q 1	0219/0014/0000//	2 FAIRVIEW DR	129	1010	1,951	77	10	3/26/2018	571,500	502,800	0.88	1.14	0.05
34333	2018, Q 1	0144/0001/0000//	40 CORNWALL ST	105	1010	1,736	164	21	1/30/2018	639,900	565,600	0.88	1.13	0.05
35066	2018, Q 1	0162/0038/0000//	63 CLINTON ST	131	1010	1,968	107	21	3/19/2018	569,000	503,400	0.88	1.13	0.05
30262	2018, Q 1	0232/0122/0000//	639 MIDDLE RD	125	1010	2,754	11	10	3/28/2018	575,000	513,700	0.89	1.12	0.04
33996	2018, Q 1	0134/0043/0000//	91 WIBIRD ST	103B	1040	2,838	167	35	1/26/2018	684,000	630,000	0.92	1.09	0.01
33880	2018, Q 1	0132/0017/0000//	369 WIBIRD ST	103B	1010	1,587	66	10	3/20/2018	627,300	579,600	0.92	1.08	0.01
33753	2018, Q 1	0130/0003/0000//	356 RICHARDS AVE	103A	1010	1,790	97	21	3/9/2018	709,900	656,500	0.92	1.08	0.01
53046	2018, Q 1	0217/0004/0001//	63 GRANITE ST	127	1010	2,624	0	0	3/26/2018	634,700	595,500	0.94	1.07	0.01
32865	2018, Q 1	0101/0075/0000//	466 MARCY ST	101	1010	1,402	117	21	3/7/2018	524,000	491,900	0.94	1.07	0.01
38163	2018, Q 1	0237/0076/0000//	37 WHOLEY WAY	127	1010	4,465	15	13	2/12/2018	1,000,000	940,000	0.94	1.06	0.01
52926	2018, Q 1	0168/0027/0001//	170 MIDDLE RD	104	1010	2,790	0	0	3/29/2018	779,900	734,400	0.94	1.06	0.01

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30562	2018, Q 1	0236/0004/0000//	620 WOODBURY AVE	127	1010	2,289	60	16	2/26/2018	455,000	441,900	0.97	1.03	0.04
30516	2018, Q 1	0234/0013/0000//	66 COAKLEY RD	129	1010	2,946	61	22	3/30/2018	415,000	404,500	0.97	1.03	0.04
30192	2018, Q 1	0232/0043/0000//	1 SYLVESTER ST	125	1010	2,523	86	24	3/28/2018	455,000	450,200	0.99	1.01	0.06
50574	2018, Q 1	0212/0109/0001//	251 RALEIGH WAY	130	1010	1,833	100	29	3/15/2018	320,000	320,000	1.00	1.00	0.07
28694	2018, Q 1	0207/0039/0000//	244 NEW CASTLE AVE	101	1012	1,426	237	29	1/30/2018	630,000	634,200	1.01	0.99	0.08
33276	2018, Q 1	0111/0041/0000//	34 BLOSSOM ST	102	1010	2,041	187	29	1/26/2018	660,000	668,000	1.01	0.99	0.08
34853	2018, Q 1	0156/0009/0000//	39 CASS ST	105	1010	1,323	172	35	2/5/2018	363,500	387,400	1.07	0.94	0.14
29489	2018, Q 1	0220/0078/0000//	188 EDMOND AVE	129	1010	1,783	172	35	2/28/2018	270,000	305,700	1.13	0.88	0.20

**Summary by Land Neighborhood
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Land NBHD	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
101	6	739,833	709,050	0.96	660,000	638,000	0.97	0.04	3.95%	0.96
102	7	907,786	802,157	0.91	760,000	718,100	0.92	0.09	9.32%	0.88
103A	5	897,980	816,380	0.91	750,000	700,100	0.92	0.01	2.17%	0.91
103B	16	678,569	642,612	0.95	692,000	634,400	0.95	0.04	5.07%	0.95
104	12	726,592	672,358	0.93	750,300	657,650	0.92	0.05	6.07%	0.93
105	16	592,975	547,538	0.93	587,500	511,650	0.94	0.05	6.58%	0.92
108	1	2,600,000	2,480,100	0.95	2,600,000	2,480,100	0.95	0.00	0.00%	0.95
111	3	980,000	900,900	0.93	850,000	819,000	0.96	0.04	5.56%	0.92
112	1	1,307,500	1,236,500	0.95	1,307,500	1,236,500	0.95	0.00	0.00%	0.95
114	6	414,083	395,033	0.96	398,000	380,600	0.95	0.03	4.21%	0.95
115	5	577,200	551,600	0.96	599,000	572,300	0.95	0.03	3.16%	0.96
117	2	574,950	530,850	0.92	574,950	530,850	0.92	0.05	5.43%	0.92
118	11	328,118	308,045	0.94	320,000	292,500	0.94	0.04	5.71%	0.94
120	2	272,500	245,150	0.90	272,500	245,150	0.90	0.01	1.11%	0.90
121	14	325,186	298,750	0.92	307,450	272,600	0.92	0.03	4.97%	0.92
123	2	299,950	278,250	0.93	299,950	278,250	0.93	0.04	4.30%	0.93
125	7	441,786	417,586	0.94	455,000	446,500	0.93	0.03	3.38%	0.95
127	4	631,175	599,475	0.95	544,850	518,700	0.95	0.01	1.58%	0.95
128	3	443,333	394,200	0.90	472,500	382,600	0.89	0.11	8.99%	0.89
129	16	465,225	443,450	0.96	447,500	422,600	0.95	0.03	4.67%	0.95
130	9	297,444	276,067	0.94	265,000	243,000	0.93	0.04	5.14%	0.93
131	8	492,725	465,275	0.94	473,000	453,700	0.95	0.02	2.89%	0.94
133	2	433,500	393,000	0.91	433,500	393,000	0.91	0.02	2.20%	0.91
134	1	999,000	930,400	0.93	999,000	930,400	0.93	0.00	0.00%	0.93
		565,393	527,113	0.94	497,000	480,100	0.94	0.04	5.12%	0.93

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32852	101	0101/0058/0000//	490 MARCY ST	101	1010	3,186	166	11	8/28/2017	1,265,000	1,159,700	0.92	1.09	0.05
32819	101	0101/0023/0000//	180 NEW CASTLE AVE	101	1012	1,856	235	29	8/15/2017	685,000	630,500	0.92	1.09	0.05
32865	101	0101/0075/0000//	466 MARCY ST	101	1010	1,402	117	21	3/7/2018	524,000	491,900	0.94	1.07	0.03
33002	101	0103/0053/0000//	226 MARCY ST	101	1010	2,713	167	11	6/21/2017	700,000	696,200	0.99	1.01	0.02
28694	101	0207/0039/0000//	244 NEW CASTLE AVE	101	1012	1,426	237	29	1/30/2018	630,000	634,200	1.01	0.99	0.04
32816	101	0101/0020/0000//	18 WALDEN ST	101	1013	1,222	237	21	6/6/2017	635,000	641,800	1.01	0.99	0.04
33041	102	0103/0096/0000//	111 GATES ST	102	1010	2,901	227	11	11/20/2017	1,400,000	1,052,700	0.75	1.33	0.17
32832	102	0101/0038/0000//	63 HUMPHREYS CT	102	1010	2,402	59	10	8/7/2017	900,000	718,100	0.80	1.25	0.12
32847	102	0101/0053/0000//	111 NEW CASTLE AVE	102	1012	2,875	117	11	10/2/2017	1,310,000	1,141,300	0.87	1.15	0.05
33224	102	0110/0002/0000//	33 BLOSSOM ST	102	1010	1,669	212	29	9/26/2017	752,500	692,100	0.92	1.09	0.00
33195	102	0109/0002/0000//	43 WHIDDEN ST	102	1012	1,947	257	11	6/12/2017	760,000	763,200	1.00	1.00	0.08
33276	102	0111/0041/0000//	34 BLOSSOM ST	102	1010	2,041	187	29	1/26/2018	660,000	668,000	1.01	0.99	0.09
32943	102	0102/0070/0000//	425 PLEASANT ST	102	1010	1,773	220	21	5/15/2017	572,000	579,700	1.01	0.99	0.09
33797	103A	0130/0047/0000//	318 RICHARDS AVE	103A	1010	2,067	90	21	7/5/2017	745,000	648,000	0.87	1.15	0.05
51644	103A	0112/0060/0000//	470 RICHARDS AVE	103A	1010	4,029	4	4	11/2/2017	1,349,000	1,204,500	0.89	1.12	0.03
33753	103A	0130/0003/0000//	356 RICHARDS AVE	103A	1010	1,790	97	21	3/9/2018	709,900	656,500	0.92	1.08	0.00
33752	103A	0130/0002/0000//	337 RICHARDS AVE	103A	1010	2,538	117	21	8/16/2017	936,000	872,800	0.93	1.07	0.01
33340	103A	0113/0004/0000//	134 LINCOLN AVE	103A	1010	2,148	137	21	5/26/2017	750,000	700,100	0.93	1.07	0.01
29543	103B	0221/0035/0000//	373 BROAD ST	103B	1010	2,334	103	21	10/11/2017	785,000	652,900	0.83	1.20	0.12
33966	103B	0134/0011/0000//	433 UNION ST	103B	1010	2,220	137	21	8/2/2017	739,000	638,800	0.86	1.16	0.09
33928	103B	0133/0034/0000//	269 WIBIRD ST	103B	1010	2,184	137	21	5/17/2017	705,000	616,300	0.87	1.14	0.08
33996	103B	0134/0043/0000//	91 WIBIRD ST	103B	1040	2,838	167	35	1/26/2018	684,000	630,000	0.92	1.09	0.03
33880	103B	0132/0017/0000//	369 WIBIRD ST	103B	1010	1,587	66	10	3/20/2018	627,300	579,600	0.92	1.08	0.03
29558	103B	0221/0050/0000//	579 BROAD ST	103B	1010	2,185	89	35	10/31/2017	626,000	583,000	0.93	1.07	0.02
33978	103B	0134/0023/0000//	168 HIGHLAND ST	103B	1010	2,861	124	29	7/7/2017	785,000	733,200	0.93	1.07	0.02
34537	103B	0148/0001/0000//	194 WIBIRD ST	103B	1010	2,502	119	11	12/21/2017	870,000	826,700	0.95	1.05	0.00
34686	103B	0150/0018/0000//	1151 SOUTH ST	103B	1010	2,281	97	11	5/17/2017	745,000	711,700	0.96	1.05	0.01
33877	103B	0132/0014/0000//	325 WIBIRD ST	103B	1010	1,564	167	21	7/18/2017	615,000	598,400	0.97	1.03	0.02

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34646	103B	0149/0044/0000//	133 ORCHARD ST	103B	1010	1,783	117	21	10/2/2017	647,900	640,300	0.99	1.01	0.04
33913	103B	0133/0018/0000//	46 WILLOW LN	103B	1010	1,208	92	29	7/28/2017	465,000	463,600	1.00	1.00	0.05
33873	103B	0132/0010/0000//	12 WILLARD AVE	103B	1010	1,974	59	28	4/25/2017	495,000	497,400	1.00	1.00	0.05
34089	103B	0136/0006/0000//	314 MIDDLE ST	103B	1040	3,767	207	29	11/3/2017	750,000	756,100	1.01	0.99	0.06
34719	103B	0151/0003/0000//	1246 SOUTH ST	103B	1010	2,814	87	29	8/2/2017	617,900	624,900	1.01	0.99	0.06
33967	103B	0134/0012/0000//	443 UNION ST	103B	1010	3,304	128	21	6/2/2017	700,000	728,900	1.04	0.96	0.09
34562	104	0148/0027/0000//	47 ALDRICH RD	104	1010	1,889	112	21	8/25/2017	750,000	590,200	0.79	1.27	0.13
34757	104	0152/0012/0000//	35 MIDDLE RD	104	1010	2,687	117	21	3/16/2018	750,600	634,800	0.85	1.18	0.07
35194	104	0167/0013/0000//	198 THAXTER RD	104	1010	2,154	62	10	12/8/2017	660,000	572,800	0.87	1.15	0.05
35152	104	0166/0018/0000//	97 SUNSET RD	104	1010	2,034	65	22	12/18/2017	579,900	523,300	0.90	1.11	0.02
34831	104	0153/0035/0000//	129 ALDRICH RD	104	1010	1,771	97	29	11/6/2017	544,900	492,800	0.90	1.11	0.02
34756	104	0152/0011/0000//	45 MIDDLE RD	104	1010	2,595	94	11	7/31/2017	750,000	680,500	0.91	1.10	0.01
52272	104	0169/0008/0000//	287 MIDDLE RD	104	1010	2,653	0	0	10/25/2017	839,900	785,900	0.94	1.07	0.02
52926	104	0168/0027/0001//	170 MIDDLE RD	104	1010	2,790	0	0	3/29/2018	779,900	734,400	0.94	1.06	0.02
52275	104	0167/0015/0000//	50 SANDERSON DR	104	1010	2,944	1	1	5/15/2017	839,000	812,700	0.97	1.03	0.05
52271	104	0169/0009/0000//	25 SANDERSON DR	104	1010	3,328	1	1	4/6/2017	875,000	853,600	0.98	1.03	0.06
52273	104	0169/0007/0000//	20 SANDERSON DR	104	1010	3,253	0	0	9/19/2017	850,000	861,400	1.01	0.99	0.09
30142	104	0231/0056/0000//	392 MIDDLE RD	104	1010	1,924	92	21	4/25/2017	499,900	525,900	1.05	0.95	0.13
34366	105	0144/0044/0000//	179 MCDONOUGH ST	105	1010	1,722	137	11	10/30/2017	600,000	430,300	0.72	1.39	0.22
34184	105	0138/0027/0000//	18 MCDONOUGH ST	105	1010	1,866	167	11	6/28/2017	635,000	520,500	0.82	1.22	0.12
34377	105	0145/0008/0000//	843 STATE ST	105	1010	2,273	135	21	1/5/2018	595,000	498,800	0.84	1.19	0.10
34333	105	0144/0001/0000//	40 CORNWALL ST	105	1010	1,736	164	21	1/30/2018	639,900	565,600	0.88	1.13	0.06
34188	105	0138/0031/0000//	25 LANGDON ST	105	1010	1,235	107	11	10/25/2017	450,000	399,700	0.89	1.13	0.05
34380	105	0145/0011/0000//	809 STATE ST	105	1010	1,745	135	11	8/14/2017	576,000	520,700	0.90	1.11	0.04
52045	105	0138/0048/0002//	101 LANGDON ST	105	1010	2,611	0	0	12/15/2017	818,400	766,300	0.94	1.07	0.00
34183	105	0138/0026/0000//	16 MCDONOUGH ST	105	1010	1,179	167	21	8/22/2017	405,000	379,900	0.94	1.07	0.00
33645	105	0126/0027/0000//	30 PARKER ST	105	1010	3,190	147	29	9/29/2017	835,000	793,500	0.95	1.05	0.01
34200	105	0138/0048/0000//	81 LANGDON ST	105	1010	2,741	0	0	6/5/2017	814,900	779,800	0.96	1.05	0.02
34525	105	0147/0023/0000//	254 CASS ST	105	1010	1,772	120	11	6/1/2017	580,000	561,900	0.97	1.03	0.03

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34416	105	0145/0054/0000//	159 MADISON ST	105	1010	1,796	225	29	6/15/2017	510,000	502,800	0.99	1.01	0.05
52046	105	0138/0048/0001//	91 LANGDON ST	105	1010	2,826	0	0	7/26/2017	799,900	792,300	0.99	1.01	0.05
34492	105	0146/0011/0000//	203 CASS ST	105	1010	1,308	92	11	6/16/2017	480,000	476,700	0.99	1.01	0.05
34411	105	0145/0047/0000//	880 STATE ST	105	1010	1,272	117	29	4/17/2017	385,000	384,400	1.00	1.00	0.06
34853	105	0156/0009/0000//	39 CASS ST	105	1010	1,323	172	35	2/5/2018	363,500	387,400	1.07	0.94	0.13
33185	108	0108/0015/0000//	179 PLEASANT ST	108	1090	6,089	233	11	12/28/2017	2,600,000	2,480,100	0.95	1.05	0.00
28619	111	0204/0011/0000//	2 CURRIERS CV	111	1010	3,866	28	10	8/1/2017	1,300,000	1,094,500	0.84	1.19	0.12
28618	111	0204/0010/0000//	1 CURRIERS CV	111	1010	3,512	33	20	11/2/2017	850,000	819,000	0.96	1.04	0.00
29829	111	0223/0016/0000//	7 SHAW RD	111	1010	3,353	12	11	10/24/2017	790,000	789,200	1.00	1.00	0.04
28565	112	0201/0005/0000//	6 SAGAMORE GRV	112	1013	3,190	18	10	11/2/2017	1,307,500	1,236,500	0.95	1.06	0.00
31583	114	0268/0062/0000//	33 TAFT RD	114	1010	2,171	62	28	7/5/2017	390,000	340,200	0.87	1.15	0.08
31137	114	0251/0091/0000//	33 WILSON RD	114	1010	2,681	66	10	9/22/2017	545,000	506,800	0.93	1.08	0.02
31090	114	0251/0044/0000//	187 GRANT AVE	114	1010	2,283	61	28	4/6/2017	377,500	358,900	0.95	1.05	0.00
30837	114	0247/0022/0000//	19 HARDING RD	114	1010	2,040	49	14	7/5/2017	423,000	404,900	0.96	1.04	0.01
31613	114	0268/0092/0000//	18 TAFT RD	114	1010	1,731	38	11	10/30/2017	406,000	402,300	0.99	1.01	0.04
31564	114	0268/0043/0000//	420 GRANT AVE	114	1010	1,598	37	22	9/1/2017	343,000	357,100	1.04	0.96	0.09
31021	115	0250/0092/0000//	530 FW HARTFORD DR	115	1010	2,645	32	20	11/30/2017	470,000	433,400	0.92	1.08	0.03
31654	115	0269/0027/0000//	115 FW HARTFORD DR	115	1010	2,711	34	10	11/30/2017	640,000	590,300	0.92	1.08	0.03
30918	115	0249/0015/0000//	480 FW HARTFORD DR	115	1010	3,279	32	14	6/8/2017	627,000	597,100	0.95	1.05	0.00
31655	115	0269/0028/0000//	125 FW HARTFORD DR	115	1010	3,842	36	16	6/6/2017	599,000	572,300	0.96	1.05	0.01
31677	115	0269/0053/0000//	10 FW HARTFORD DR	115	1010	3,528	37	22	7/10/2017	550,000	564,900	1.03	0.97	0.08
32129	117	0282/0006/0007//	96 BUCKMINSTER WAY	117	1010	2,625	22	12	8/17/2017	549,900	480,100	0.87	1.15	0.05
32149	117	0282/0006/0027//	71 BUCKMINSTER WAY	117	1010	3,536	23	12	11/30/2017	600,000	581,600	0.97	1.03	0.05
32622	118	0292/0163/0000//	3334 LAFAYETTE RD	118	1010	1,795	87	29	1/18/2018	399,900	308,300	0.77	1.30	0.17
32561	118	0292/0099/0000//	1 MARIETTE DR	118	1010	1,307	56	20	4/24/2017	324,000	284,800	0.88	1.14	0.06
32669	118	0292/0210/0000//	10 PAMELA ST	118	1010	1,563	61	28	6/26/2017	325,000	292,500	0.90	1.11	0.04

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32480	118	0292/0011/0000//	68 OCEAN RD	118	1010	1,455	58	22	8/16/2017	294,900	266,700	0.90	1.11	0.04
32491	118	0292/0027/0000//	56 SUZANNE DR	118	1010	1,304	55	14	7/18/2017	310,000	290,400	0.94	1.07	0.00
32753	118	0294/0014/0000//	430 OCEAN RD	118	1010	1,579	50	14	6/22/2017	320,000	301,600	0.94	1.06	0.00
32540	118	0292/0077/0000//	15 SUZANNE DR	118	1010	1,652	59	22	12/19/2017	316,500	299,500	0.95	1.06	0.01
32586	118	0292/0124/0000//	340 OCEAN RD	118	1010	1,510	59	16	5/25/2017	329,000	314,400	0.96	1.05	0.02
32501	118	0292/0038/0000//	25 SUZANNE DR	118	1010	1,285	57	28	6/12/2017	270,000	262,900	0.97	1.03	0.03
32631	118	0292/0172/0000//	25 MARIETTE DR	118	1010	1,287	58	28	5/16/2017	270,000	267,000	0.99	1.01	0.05
32691	118	0293/0007/0000//	411 OCEAN RD	118	1010	4,044	160	29	5/2/2017	450,000	500,400	1.11	0.90	0.17
32743	120	0294/0002/0000//	1055 BANFIELD RD	120	1010	1,306	51	20	10/11/2017	305,000	272,200	0.89	1.12	0.01
31531	120	0268/0008/0000//	1971 LAFAYETTE RD	120	1010	1,050	69	24	4/24/2017	240,000	218,100	0.91	1.10	0.01
31277	121	0260/0022/0000//	19 HALL CT	121	1010	1,253	75	24	2/15/2018	359,900	270,600	0.75	1.33	0.17
31391	121	0260/0136/0000//	346 COLONIAL DR	121	1010	1,307	77	24	5/30/2017	315,000	270,300	0.86	1.17	0.06
31371	121	0260/0116/0000//	90 DECATUR RD	121	1010	864	77	17	12/26/2017	280,000	247,000	0.88	1.13	0.04
31274	121	0260/0019/0000//	22 HALL CT	121	1010	1,385	77	24	8/10/2017	299,900	267,700	0.89	1.12	0.03
31343	121	0260/0088/0000//	726 COLONIAL DR	121	1010	1,242	77	24	7/13/2017	291,000	261,500	0.90	1.11	0.02
31356	121	0260/0101/0000//	53 DECATUR RD	121	1010	1,272	77	24	4/4/2017	299,000	269,800	0.90	1.11	0.02
31503	121	0262/0004/0000//	946 GREENLAND RD	121	1010	2,335	79	30	12/6/2017	365,000	336,300	0.92	1.09	0.00
31417	121	0260/0164/0000//	10 COLONIAL DR	121	1010	1,062	77	24	10/30/2017	267,300	246,700	0.92	1.08	0.00
31304	121	0260/0049/0000//	355 COLONIAL DR	121	1010	1,951	77	17	7/21/2017	370,000	347,900	0.94	1.06	0.02
31198	121	0258/0017/0000//	70 OXFORD AVE	121	1010	1,270	57	22	10/4/2017	290,000	274,600	0.95	1.06	0.03
31476	121	0261/0056/0000//	156 HOLLY LN	121	1010	2,325	63	10	7/7/2017	410,000	397,200	0.97	1.03	0.05
31395	121	0260/0141/0000//	296 COLONIAL DR	121	1010	2,030	73	10	5/11/2017	352,000	346,200	0.98	1.02	0.06
31275	121	0260/0020/0000//	32 HALL CT	121	1010	1,050	77	30	9/25/2017	278,500	274,600	0.99	1.01	0.07
31458	121	0261/0037/0000//	510 SHERBURNE RD	121	1010	1,458	74	10	5/22/2017	375,000	372,100	0.99	1.01	0.07
30398	123	0233/0031/0000//	24 HAMPSHIRE RD	123	1010	1,294	59	22	7/7/2017	319,900	285,600	0.89	1.12	0.04
30383	123	0233/0016/0000//	57 RUTLAND ST	123	1010	1,249	60	22	8/15/2017	280,000	270,900	0.97	1.03	0.04
30262	125	0232/0122/0000//	639 MIDDLE RD	125	1010	2,754	11	10	3/28/2018	575,000	513,700	0.89	1.12	0.04
30169	125	0232/0018/0000//	568 MIDDLE RD	125	1010	1,316	62	22	10/17/2017	299,500	271,300	0.91	1.10	0.02

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30193	125	0232/0044/0000//	636 MIDDLE RD	125	1010	1,311	116	29	12/12/2017	273,000	252,400	0.92	1.08	0.01
31180	125	0255/0003/0001//	575 PEVERLY HILL RD	125	1010	2,626	28	13	8/17/2017	480,000	446,500	0.93	1.08	0.00
30200	125	0232/0052/0000//	790 MIDDLE RD	125	1010	1,666	117	29	6/26/2017	405,000	387,800	0.96	1.04	0.03
30192	125	0232/0043/0000//	1 SYLVESTER ST	125	1010	2,523	86	24	3/28/2018	455,000	450,200	0.99	1.01	0.06
30161	125	0232/0008/0000//	56 LOIS ST	125	1010	3,325	16	11	6/2/2017	605,000	601,200	0.99	1.01	0.06
53046	127	0217/0004/0001//	63 GRANITE ST	127	1010	2,624	0	0	3/26/2018	634,700	595,500	0.94	1.07	0.01
38163	127	0237/0076/0000//	37 WHOLEY WAY	127	1010	4,465	15	13	2/12/2018	1,000,000	940,000	0.94	1.06	0.01
29087	127	0217/0004/0000//	1283 WOODBURY AVE	127	1010	1,973	84	17	10/20/2017	435,000	420,500	0.97	1.03	0.02
30562	127	0236/0004/0000//	620 WOODBURY AVE	127	1010	2,289	60	16	2/26/2018	455,000	441,900	0.97	1.03	0.02
28754	128	0209/0031/0000//	1 BEECHWOOD ST	128	1040	2,014	61	22	3/1/2018	487,500	382,600	0.78	1.27	0.11
29479	128	0220/0068/0000//	115 FAIRVIEW AVE	128	1010	1,598	77	10	8/28/2017	472,500	420,800	0.89	1.12	0.00
29483	128	0220/0072/0000//	237 EDMOND AVE	128	1010	2,479	51	20	8/2/2017	370,000	379,200	1.02	0.98	0.13
29312	129	0219/0014/0000//	2 FAIRVIEW DR	129	1010	1,951	77	10	3/26/2018	571,500	502,800	0.88	1.14	0.07
29433	129	0220/0021/0000//	35 RUBY RD	129	1010	1,509	44	12	10/30/2017	435,000	391,500	0.90	1.11	0.05
35122	129	0163/0029/0000//	50 COTTAGE ST	129	1040	3,371	80	17	8/25/2017	785,000	717,300	0.91	1.09	0.04
29316	129	0219/0018/0000//	10 FAIRVIEW DR	129	1010	1,652	75	24	12/4/2017	423,000	388,700	0.92	1.09	0.03
30580	129	0236/0023/0000//	51 ROCKINGHAM AVE	129	1010	1,933	66	22	8/14/2017	360,000	333,200	0.93	1.08	0.02
29441	129	0220/0029/0000//	89 DIAMOND DR	129	1010	1,955	39	16	10/17/2017	465,000	432,500	0.93	1.08	0.02
29505	129	0220/0100/0000//	260 MYRTLE AVE	129	1010	1,947	33	11	8/4/2017	465,000	432,600	0.93	1.07	0.02
29456	129	0220/0044/0000//	60 SAPPHIRE ST	129	1010	1,986	113	21	9/26/2017	460,000	430,200	0.94	1.07	0.01
35271	129	0174/0008/0000//	123 BOYD RD	129	1010	1,720	117	11	9/11/2017	490,000	470,800	0.96	1.04	0.01
29323	129	0219/0026/0000//	1 FAIRVIEW DR	129	1010	2,412	0	0	9/26/2017	656,400	634,800	0.97	1.03	0.02
29413	129	0219/0045/0006//	800 MCGEE DR	129	1012	2,444	30	14	9/21/2017	525,000	511,000	0.97	1.03	0.02
30516	129	0234/0013/0000//	66 COAKLEY RD	129	1010	2,946	61	22	3/30/2018	415,000	404,500	0.97	1.03	0.02
29476	129	0220/0065/0000//	900 MAPLEWOOD AVE	129	1010	1,359	84	17	6/2/2017	385,200	378,700	0.98	1.02	0.03
30583	129	0236/0026/0000//	347 MEADOW RD	129	1010	2,165	61	22	8/28/2017	407,500	415,000	1.02	0.98	0.07
35397	129	0219/0004/0000//	996 MAPLEWOOD AVE	129	1090	3,056	0	0	7/19/2017	330,000	345,900	1.05	0.95	0.10
29489	129	0220/0078/0000//	188 EDMOND AVE	129	1010	1,783	172	35	2/28/2018	270,000	305,700	1.13	0.88	0.18

**Parcel Detail by Land Neighborhood
PORTSMOUTH, NH**

09/06/2018

Intrnl ID	Land NBHD	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
38872	130	0212/0023/0001//	8 RALEIGH WAY	130	1010	1,179	100	11	6/20/2017	320,000	261,400	0.82	1.22	0.11
51188	130	0212/0188/0000//	33 LAUREL COURT	130	1010	1,779	5	5	6/26/2017	544,000	482,900	0.89	1.13	0.04
28849	130	0212/0013/0000//	23 CONCORD WAY	130	1010	786	100	11	12/22/2017	265,000	236,800	0.89	1.12	0.04
28928	130	0212/0098/0000//	202 RALEIGH WAY	130	1010	762	100	21	8/14/2017	267,000	249,100	0.93	1.07	0.00
38763	130	0212/0013/0001//	25 CONCORD WAY	130	1010	786	100	11	11/6/2017	260,000	242,900	0.93	1.07	0.00
28910	130	0212/0079/0000//	186 CONCORD WAY	130	1010	782	100	35	8/11/2017	235,000	224,100	0.95	1.05	0.02
29006	130	0212/0025/0004//	596 KEARSARGE WAY	130	1010	710	100	21	6/22/2017	230,000	224,400	0.98	1.02	0.05
50574	130	0212/0109/0001//	251 RALEIGH WAY	130	1010	1,833	100	29	3/15/2018	320,000	320,000	1.00	1.00	0.07
51424	130	0212/0192/0000//	48 RALEIGH WAY	130	1010	762	100	21	6/15/2017	236,000	243,000	1.03	0.97	0.10
35066	131	0162/0038/0000//	63 CLINTON ST	131	1010	1,968	107	21	3/19/2018	569,000	503,400	0.88	1.13	0.07
35092	131	0162/0065/0000//	19 WOODBURY AVE	131	1010	1,186	102	11	5/31/2017	431,800	389,100	0.90	1.11	0.05
35102	131	0163/0009/0000//	12 WOODBURY AVE	131	1010	1,275	106	21	7/6/2017	350,000	324,400	0.93	1.08	0.02
35265	131	0174/0001/0000//	110 WOODBURY AVE	131	1010	1,788	117	21	10/26/2017	481,000	456,500	0.95	1.05	0.00
35075	131	0162/0047/0000//	248 BARTLETT ST	131	1010	1,823	65	16	9/25/2017	489,000	466,000	0.95	1.05	0.00
52766	131	0143/0013/0001//	268 DENNETT ST	131	1010	1,567	62	28	8/29/2017	361,000	348,400	0.97	1.04	0.02
34923	131	0159/0028/0000//	126 BURKITT ST	131	1010	1,440	41	12	9/6/2017	465,000	450,900	0.97	1.03	0.02
34232	131	0140/0017/0000//	116 DENNETT ST	131	1012	2,541	172	11	8/8/2017	795,000	783,500	0.99	1.01	0.04
30862	133	0247/0047/0000//	250 ELWYN RD	133	1010	2,071	47	10	10/25/2017	497,000	443,200	0.89	1.12	0.02
31050	133	0251/0004/0000//	46 ELWYN RD	133	1010	1,615	63	16	5/30/2017	370,000	342,800	0.93	1.08	0.02
38454	134	0210/0033/0000//	36 BRIGHAM LN	134	1012	4,919	10	10	9/18/2017	999,000	930,400	0.93	1.07	0.00