

SALES REPORT January 2015 - March 2017

SEABROOK, NH

Desc	Use Descript	Living					Location	Sale Date	al Assessed		Formula
		Area	AYB	Map	Block	Lot			Price	Parcel Value	
Antique	SINGLE FAMILY	2200	1800	13	28	151 WALTON RD	05/07/15	255,400	266,300	1.04	
										1.04	
Mean Formula: 1.04											
Median Formula: 1.04											
COD Formula: 0.00000											
Record Count: 1											
Bungalow	SINGLE FAMILY	1210	1940	7	15	41 PAGES LN	12/09/16	183,066	184,800	1.01	
Bungalow	SINGLE FAMILY	817	1956	16	55	62 WORTHLEY AVE	07/07/15	182,000	182,400	1.00	
Bungalow	SINGLE FAMILY	792	1940	17	17	293 SOUTH MAIN ST	01/28/16	165,000	163,400	0.99	
Bungalow	SINGLE FAM/w APT	1136	1940	17	30	290 SOUTH MAIN ST	05/11/15	221,000	211,200	0.96	
										3.96	
Mean Formula: 0.99											
Median Formula: 1.00											
COD Formula: 0.01649											
Record Count: 4											
Camp	SINGL FAM OCEAN NL	488	1982	23	8	8A RIVER ST	12/20/16	305,000	281,400	0.92	
										0.92	
Mean Formula: 0.92											
Median Formula: 0.92											
COD Formula: 0.00000											
Record Count: 1											
Cape Cod	CONDEX	1344	1996	2	37	15	25 MAPLE RIDGE RD	05/15/15	236,000	235,800	1.00
Cape Cod	CONDEX	1512	1989	2	37	30	12 MAPLE RIDGE RD	10/28/15	248,000	241,500	0.97
Cape Cod	CONDEX	1512	1988	2	40	2	5 MAPLE RIDGE RD	07/27/15	235,000	238,300	1.01
Cape Cod	SINGLE FAM/w APT	3806	1998	2	53	13	15 DEER CROSSING	02/08/16	445,000	431,300	0.97
Cape Cod	SINGLE FAMILY	4338	1997	2	53	24	10 DANDIVIEW ACRES	10/16/15	418,000	456,200	1.09
Cape Cod	SINGLE FAMILY	2092	1999	2	94	22	24 BORDER WINDS AVE	03/06/15	375,000	343,700	0.92
Cape Cod	SINGLE FAMILY	2033	1999	2	94	26	8 BORDER WINDS AVE	04/30/15	356,000	365,400	1.03
Cape Cod	SINGLE FAMILY	2454	2000	2	94	31	25 BORDER WINDS AVE	01/12/16	379,000	361,800	0.95
Cape Cod	SINGLE FAMILY	1727	1999	9	171	2	10 CHARLES HENRY WAY	12/07/15	279,000	274,200	0.98
Cape Cod	SINGLE FAM/w APT	2596	1999	10	56	13	13 JANVRIN DR	10/02/15	297,000	311,300	1.05
Cape Cod	SINGLE FAMILY	1558	1800	13	38		213 WALTON RD	08/03/15	274,533	249,100	0.91
Cape Cod	SINGLE FAMILY	1634	1970	13	45	2	259 WALTON RD	01/20/16	255,000	243,800	0.96
Cape Cod	SINGLE FAM BEACH	1834	1955	20	116		116 CONCORD ST	03/29/17	552,000	553,700	1.00
Cape Cod	SINGLE FAM BEACH	879	1955	20	153		153 FRANKLIN ST	07/06/15	390,000	398,300	1.02
Cape Cod	SINGLE FAM BEACH	1890	1956	20	350		350 WOODSTOCK ST	09/02/15	450,000	484,400	1.08
Cape Cod	SINGLE FAM BEACH	3238	2013	21	2	1	27 ATLANTIC AVE	07/28/16	1,050,000	954,800	0.91
Cape Cod	SINGLE FAM BEACH	1422	1955	21	6	5	6 ANDOVER ST	04/28/15	518,000	549,700	1.06

SALES REPORT January 2015 - March 2017

SEABROOK, NH

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		Area	AYB	Map	Block	Lot			Price	parcel Value	Formula
Cape Cod	SINGLE FAM BEACH	2092	1955	21	557	557 HUDSON ST	06/01/15	730,000	614,100	0.84	
Cape Cod	SINGLE FAMILY	2496	2014	9	36	14 18 BELGIAN DR	05/23/16	401,600	418,300	1.04	
Cape Cod	SINGLE FAM/w APT	2386	2003	3	2	10 3 AVA MAE LN	11/17/15	348,000	397,900	1.14	
Cape Cod	SINGLE FAMILY	2772	2004	9	36	110 42 BELGIAN DR	11/10/16	419,933	375,400	0.89	
Cape Cod	SINGLE FAMILY	2636	1850	1	18	12 33 WEARE RD	02/01/16	390,000	377,400	0.97	
Cape Cod	SINGLE FAMILY	1764	2010	13	54	3 4 HALLS WAY	09/19/16	395,000	345,600	0.87	
Cape Cod	SINGLE FAMILY	2082	2010	13	54	10 17 HALLS WAY	11/17/16	433,933	390,000	0.90	
Cape Cod	SINGLE FAMILY	2216	2014	7	104	2 3 MARSHALL WAY	06/26/15	409,933	422,900	1.03	
Cape Cod	SINGLE FAMILY	2199	2014	7	104	3 5 MARSHALL WAY	07/15/15	414,800	422,200	1.02	
Cape Cod	SINGLE FAMILY	2268	2015	7	104	4 7 MARSHALL WAY	01/25/16	425,333	424,600	1.00	
Cape Cod	SINGLE FAMILY	2120	2014	7	104	5 9 MARSHALL WAY	05/22/15	389,933	381,500	0.98	
Cape Cod	SINGLE FAMILY	2130	2014	7	104	6 11 MARSHALL WAY	08/21/15	406,400	395,900	0.97	
Cape Cod	SINGLE FAMILY	2165	2014	7	104	7 15 MARSHALL WAY	06/30/15	416,933	445,500	1.07	
Cape Cod	SINGLE FAMILY	2233	2014	7	104	8 17 MARSHALL WAY	05/15/15	415,533	430,900	1.04	
Cape Cod	SINGLE FAMILY	2233	2015	7	104	9 19 MARSHALL WAY	10/05/15	455,533	465,200	1.02	
Cape Cod	SINGLE FAMILY	2216	2015	7	104	10 21 MARSHALL WAY	11/06/15	415,400	414,200	1.00	
Cape Cod	SINGLE FAMILY	2174	2015	7	104	12 14 MARSHALL WAY	08/27/15	418,600	422,100	1.01	
Cape Cod	SINGLE FAMILY	2216	2014	7	104	13 12 MARSHALL WAY	08/03/15	419,733	416,300	0.99	
Cape Cod	CONDEX	1834	2015	13	36	1 199A WALTON RD	11/12/15	269,933	280,200	1.04	
Cape Cod	CONDEX	1852	2016	9	205	300 105 FOLLY MILL RD	09/29/16	344,933	312,900	0.91	

36.64

Mean Formula: 0.99
 Median Formula: 1.00
 COD Formula: 0.05019
 Record Count: 37

Car Wash Drive	CAR WASH	5568	1998	8	24	495 LAFAYETTE RD	01/28/16	1,440,000	1,429,600	0.99
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0.99

Mean Formula: 0.99
 Median Formula: 0.99
 COD Formula: 0.00000
 Record Count: 1

Colonial	SINGLE FAMILY	2400	1985	2	6	10 13 DIXON WAY	09/01/15	295,000	294,100	1.00
Colonial	SINGLE FAMILY	2384	1997	2	53	27 5 DEER CROSSING	02/13/15	339,933	351,600	1.03
Colonial	SINGLE FAMILY	2720	2003	2	77	3 ALISON DR	10/05/15	330,000	354,600	1.07
Colonial	SINGLE FAMILY	2120	2000	2	94	12 64 BORDER WINDS AVE	05/31/16	422,533	368,200	0.87
Colonial	CONDEX	1568	2001	2	94	29 57A LEDGE RD	10/26/15	229,933	230,300	1.00
Colonial	SINGLE FAMILY	2289	2000	2	94	38 67 BORDER WINDS AVE	01/20/17	396,000	355,800	0.90
Colonial	SINGLE FAMILY	2152	2000	2	94	39 71 BORDER WINDS AVE	06/30/16	399,000	350,400	0.88
Colonial	SINGLE FAMILY	1963	2001	8	38	80 8A WHITTIER DR	10/20/15	335,000	297,600	0.89
Colonial	SINGLE FAMILY	2128	2001	8	105	17 RAILROAD AVE	02/27/15	269,933	297,500	1.10
Colonial	SINGLE FAMILY	3550	1987	9	36	2 19 BELGIAN DR	10/11/16	360,800	463,000	1.28

SALES REPORT January 2015 - March 2017

SEABROOK, NH

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		Area	AYB	Map	Block	Lot		Date	Price	parcel Value	
Colonial	CONDEX	1696	2014	10	55	1	25 BROOKS RD EXTENSION #A	06/02/16	259,933	261,400	1.01
Colonial	SINGLE FAMILY	2352	1999	10	100	7	22 QUAKER LN	12/30/15	406,000	390,400	0.96
Colonial	SINGLE FAMILY	2112	1999	10	100	12	15 QUAKER LN	04/01/16	405,000	374,200	0.92
Colonial	SINGLE FAMILY	2544	1999	13	82	7	25 BECKMAN LANDING	04/09/15	405,000	412,600	1.02
Colonial	SINGLE FAMILY	1747	1999	15	103	55	134 MARSHVIEW CIR	03/31/16	405,000	396,300	0.98
Colonial	SINGLE FAM BEACH	1984	1950	20	321		321 ASHLAND ST	11/22/16	595,000	476,100	0.80
Colonial	SINGLE FAM BEACH	3311	1970	21	9	10	144 ATLANTIC AVE	06/03/16	875,000	939,200	1.07
Colonial	SINGL FAM OCEAN	1716	1940	21	14		155 ATLANTIC AVE	09/25/15	1,225,000	1,230,100	1.00
Colonial	SINGLE FAM BEACH	2878	1987	21	518		518 HOOKSETT ST	05/06/16	530,000	548,500	1.03
Colonial	SINGL FAM OCEAN	5127	2003	22	25		11 HAVERHILL ST	05/22/15	2,650,000	2,592,400	0.98
Colonial	SINGLE FAMILY	2080	2003	14	29	20	19 VIOLA CIRCLE	09/25/15	385,000	355,100	0.92
Colonial	SINGLE FAMILY	2288	2002	14	29	34	85 VIOLA CIRCLE	07/21/15	358,000	368,000	1.03
Colonial	SINGLE FAMILY	2505	2001	14	29	39	11 VIOLA CIRCLE	07/21/16	453,533	412,800	0.91
Colonial	SINGLE FAMILY	1884	2001	9	7	9	10 AUSTINS WAY	02/16/16	335,000	328,600	0.98
Colonial	SINGLE FAMILY	2151	2001	15	8	1	9 MEREDITH DRIVE	03/04/16	355,000	334,400	0.94
Colonial	CONDEX	2604	2006	16	11	7	2 ELEPHANT ROCK RD	06/19/15	318,000	375,100	1.18
Colonial	CONDEX	2442	2003	17	9	30	323 RTE 286	02/22/17	445,000	342,500	0.77
Colonial	CONDEX	2424	2003	13	34	10	189 WALTON RD	02/23/17	302,000	309,000	1.02
Colonial	SINGLE FAMILY	2400	2006	7	50	60	23 JEAN DR	11/23/16	429,000	368,800	0.86
Colonial	SINGLE FAMILY	2539	2014	13	28	1	7 TURTLE CREEK TERR	07/07/15	405,000	408,600	1.01
Colonial	SINGLE FAMILY	2231	2012	4	14	118	67 STARD RD	03/02/15	345,000	305,600	0.89
Colonial	CONDEX	2560	2006	16	11	50	12 ELEPHANT ROCK RD	02/15/17	399,933	383,700	0.96
Colonial	CONDEX	1488	2005	7	51	300	67 FOGGS LN	07/22/16	268,000	265,200	0.99
Colonial	CONDEX	2128	2005	9	36	101	48 BELGIAN DR	08/31/16	302,000	327,600	1.08
Colonial	CONDEX	2352	2005	4	14	212	21 PINEO FARMS RD	09/28/15	310,000	310,100	1.00
Colonial	CONDEX	2352	2005	4	14	213	17 PINEO FARMS RD	06/03/16	319,933	311,100	0.97
Colonial	CONDEX	2352	2005	4	14	215	3 PINEO FARMS RD	02/27/15	319,000	308,400	0.97
Colonial	CONDEX	2352	2005	4	14	204	14 PINEO FARMS RD	08/29/16	332,533	311,300	0.94
Colonial	CONDEX	2313	2006	4	14	322	36 CARROLL LN	01/22/16	310,000	315,800	1.02
Colonial	CONDEX	2313	2006	4	14	323	33 CARROLL LN	10/19/15	312,000	319,100	1.02
Colonial	CONDEX	2059	2006	12	14	20	21 DOWS LN	07/17/15	304,000	286,200	0.94
Colonial	CONDEX	2059	2007	12	14	200	23 DOWS LN	08/06/15	320,000	298,000	0.93
Colonial	CONDEX	2313	2006	4	14	319	8 CARROLL LN	03/31/17	321,533	313,600	0.98
Colonial	SINGLE FAMILY	2432	2014	9	41	7	13 MOORES LN	02/19/16	399,866	381,300	0.95
Colonial	CONDEX	2361	2012	5	8	52	69 LEDGE RD	05/20/16	310,000	272,000	0.88
Colonial	MULTI HOUSES	1780	2017	9	205	10	97-99 FOLLY MILL RD	10/13/16	125,000	438,000	3.50
Colonial	SINGLE FAM BEACH	3030	1975	22	1	5	3 GROVELAND ST	07/25/16	860,000	745,800	0.87
Colonial	CONDEX	2096	2015	13	36	10	199B WALTON RD	11/24/15	289,933	314,300	1.08
Colonial	CONDEX	2520	1951	21	555	1	555 HUDSON ST UNIT A	01/15/16	450,000	470,700	1.05
Colonial	CONDEX	1650	2015	9	205	400	111 FOLLY MILL RD	01/14/16	325,000	314,100	0.97
Colonial	CONDEX	1696	2014	10	55	11	25 BROOKS RD EXTENSION #B	06/16/16	269,933	260,600	0.97

52.38

Mean Formula: 1.03

Median Formula: 0.98

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SALES REPORT January 2015 - March 2017

SEABROOK, NH

Desc	Use Descript	Living					Location	Sale Date	al Assessed		Formula
		Area	AYB	Map	Block	Lot			Price	Parcel Value	
COD Formula: 0.11533											
Record Count: 51											
Commercial	STORE/SHOP	3254	1997	9	61	332 LAFAYETTE RD	06/16/15	1,610,000	1,504,300	0.93	
										0.93	
Mean Formula: 0.93											
Median Formula: 0.93											
COD Formula: 0.00000											
Record Count: 1											
Condo Retail	RETAIL CONDO	1200	1988	9	67	1 255 LAFAYETTE RD	04/13/16	140,000	141,700	1.01	
										1.01	
Mean Formula: 1.01											
Median Formula: 1.01											
COD Formula: 0.00000											
Record Count: 1											
Conventional	SINGLE FAMILY	2148	1915	7	108	65 ROCKS RD	12/07/16	243,333	226,300	0.93	
Conventional	SINGLE FAMILY	2743	1880	13	36	201 WALTON RD	03/23/15	300,000	269,100	0.90	
Conventional	SINGLE FAMILY	1476	2006	15	26	108 SOUTH MAIN ST	07/15/16	285,000	247,700	0.87	
Conventional	SINGLE FAMILY	1652	1980	15	68	1 19 FOWLERS CT	03/02/17	210,000	188,800	0.90	
Conventional	SINGLE FAMILY	2189	1890	15	97	30 WASHINGTON ST	02/17/16	280,000	292,700	1.05	
Conventional	SINGLE FAMILY	1191	1930	16	30	153 SOUTH MAIN ST	05/05/16	200,000	192,600	0.96	
Conventional	SINGLE FAM/w APT	942	1940	16	80	200 SOUTH MAIN ST	03/20/17	290,000	228,100	0.79	
Conventional	SINGLE FAM BEACH	2067	2016	20	101	101 CONCORD ST	03/10/17	758,000	726,700	0.96	
Conventional	SINGLE FAM BEACH	3169	2005	20	224	224 BRISTOL ST	05/19/15	890,000	790,800	0.89	
Conventional	SINGL FAM OCEAN	2455	1928	21	9	163 ATLANTIC AVE	09/15/16	1,318,000	1,313,600	1.00	
Conventional	SINGL FAM OCEAN	2950	1955	22	34	251 ATLANTIC AVE	04/16/15	1,400,000	1,359,900	0.97	
Conventional	SINGLE FAM BEACH	1560	1960	26	102	1 141 OCEAN BLVD W/S	03/22/16	370,000	408,700	1.10	
Conventional	CONDEX	1664	1880	12	14	10 107 RAILROAD AVE	09/30/16	270,000	247,000	0.91	
Conventional	CONDEX	1736	2015	9	205	40 109 FOLLY MILL RD	05/26/16	335,000	319,300	0.95	
										13.18	
Mean Formula: 0.94											
Median Formula: 0.94											
COD Formula: 0.06128											
Record Count: 14											
Family Conver.	TWO FAM BEACH	1910	1950	20	93	93 CONCORD ST	03/22/17	477,533	465,800	0.98	
Family Conver.	TWO FAM BEACH	2412	1955	20	95	95 CONCORD ST	01/19/16	590,000	507,100	0.86	
Family Conver.	TWO FAM BEACH	1747	1969	20	287	287 PORTSMOUTH AVE	02/21/17	497,533	469,200	0.94	
Family Conver.	TWO FAM BEACH	1988	1946	20	308	308 PORTSMOUTH AVE	10/28/15	475,000	469,100	0.99	
Family Conver.	TWO FAM BEACH	2160	1948	20	331	331 ASHLAND ST	12/13/16	777,000	653,200	0.84	

SALES REPORT January 2015 - March 2017

SEABROOK, NH

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		Area	AYB	Map					Price	arcel Value	Formula
Family Conver.	TWO FAM BEACH	1666	1955	21	13	2	192 ATLANTIC AVE	07/27/15	725,000	687,200	0.95
Family Conver.	TWO FAM BEACH	1680	1954	21	57		57 PEMBROKE ST	04/16/15	485,000	476,900	0.98
											6.54
Mean Formula: 0.93											
Median Formula: 0.95											
COD Formula: 0.04568											
Record Count: 7											
Family Duplex	TWO FAM OCEAN	2400	1967	22	17	18	343 ATLANTIC AVE	09/30/15	1,300,000	1,463,600	1.13
											1.13
Mean Formula: 1.13											
Median Formula: 1.13											
COD Formula: 0.00000											
Record Count: 1											
Gard Condo	CONDO	746	1986	9	211	8	21-2B FOLLY MILL TERR	06/29/15	82,533	81,500	0.99
Gard Condo	CONDO	746	1986	9	211	8	21-2B FOLLY MILL TERR	11/08/16	75,000	81,500	1.09
Gard Condo	CONDO	1062	1974	22	40	1	37 OCEAN BLVD #4	11/30/16	230,000	201,800	0.88
Gard Condo	CONDO	1062	1974	22	40	3	37 OCEAN BLVD #3	03/23/15	220,000	224,400	1.02
Gard Condo	CONDO	372	2006	17	47	309	419 RTE 286 UNIT# 309	10/02/15	100,000	96,100	0.96
Gard Condo	CONDO	372	2006	17	47	303	419 RTE 286 UNIT #303	07/29/15	91,000	96,100	1.06
Gard Condo	CONDO	372	2006	17	47	302	419 RTE 286 UNIT# 302	08/22/16	99,000	96,100	0.97
Gard Condo	CONDO	372	2006	17	47	108	419 RTE 286 UNIT# 108	09/27/16	104,933	85,400	0.81
Gard Condo	CONDO	372	2006	17	47	101	419 RTE 286 UNIT# 101	09/30/16	104,933	85,400	0.81
											8.59
Mean Formula: 0.95											
Median Formula: 0.97											
COD Formula: 0.07830											
Record Count: 9											
Indust Condo	IND CONDO MDL-06	1500	2004	5	8	101	95A LEDGE RD	02/02/16	150,000	128,000	0.85
Indust Condo	IND CONDO MDL-06	2000	2006	5	80	7	103 LEDGE RD #7	05/20/16	215,000	192,500	0.90
Indust Condo	IND CONDO MDL-06	2000	2006	5	80	11	103 LEDGE RD #11	04/11/16	196,000	189,900	0.97
											2.72
Mean Formula: 0.91											
Median Formula: 0.90											
COD Formula: 0.04302											
Record Count: 3											
Manufact Hm DW	MANUFACT HM	1618	1996	2	79		85 ALISON DR	09/11/15	238,000	206,300	0.87
Manufact Hm DW	MANUFCT HM/PARK	1408	2016	3	4	147	47 BOA LN	06/21/16	170,000	159,200	0.94

SALES REPORT January 2015 - March 2017

SEABROOK, NH

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			Area	AYB	Map	Block	Lot	Location	Date	Price	Parcel	Assessed Value	Formula	
Manufact	Hm	DW	MANUFCT	HM/PARK	1620	2000	3	4	172	72 CORAL LN	01/14/16	126,000	127,700	1.01
Manufact	Hm	DW	MANUFCT	HM/PARK	1188	2013	7	90	8	8 A ST	06/24/16	129,933	121,800	0.94
Manufact	Hm	DW	MANUFCT	HM/PARK	1336	1989	7	90	11	11 A ST	03/20/17	129,000	102,400	0.79
Manufact	Hm	DW	MANUFCT	HM/PARK	1161	2015	7	90	15	15 A ST	03/01/16	124,900	136,800	1.10
Manufact	Hm	DW	MANUFCT	HM/PARK	1188	2016	7	90	21	21 A ST	06/17/16	128,000	125,800	0.98
Manufact	Hm	DW	MANUFCT	HM/PARK	1008	1989	7	90	26	26 A ST	05/15/15	89,933	79,300	0.88
Manufact	Hm	DW	MANUFCT	HM/PARK	1008	1989	7	90	27	27 A ST	03/14/16	89,933	80,500	0.90
Manufact	Hm	DW	MANUFCT	HM/PARK	1008	1989	7	90	28	28 A ST	09/15/15	89,933	79,000	0.88
Manufact	Hm	DW	MANUFCT	HM/PARK	1008	1989	7	90	29	29 A ST	03/27/17	114,933	78,600	0.68
Manufact	Hm	DW	MANUFCT	HM/PARK	1080	2013	7	90	32	32 B ST	07/05/16	119,933	116,000	0.97
Manufact	Hm	DW	MANUFCT	HM/PARK	948	2012	7	90	34	34 B ST	06/29/16	115,000	119,900	1.04
Manufact	Hm	DW	MANUFCT	HM/PARK	1008	1989	7	90	43	43 B ST	11/04/16	99,933	77,800	0.78
Manufact	Hm	DW	MANUFCT	HM/PARK	1008	1990	7	90	44	44 B ST	05/20/16	89,933	77,200	0.86
Manufact	Hm	DW	MANUFCT	HM/PARK	1120	1989	7	90	55	55 B ST	09/30/16	120,000	93,300	0.78
Manufact	Hm	DW	MANUFCT	HM/PARK	1128	1981	8	13	32	32 SCOTT AVE	07/21/16	119,933	82,800	0.69
Manufact	Hm	DW	MANUFCT	HM/PARK	1076	1983	8	13	86	86 JAY CT	05/29/15	109,933	90,000	0.82
Manufact	Hm	DW	MANUFACT	HM	1944	2004	9	183		28 VIRGINIA LN	05/05/16	230,000	225,100	0.98
Manufact	Hm	DW	MANUFACT	HM	1944	2004	9	183		28 VIRGINIA LN	10/28/16	235,000	225,100	0.96
Manufact	Hm	DW	MANUFACT	HM	1104	1971	9	195		13 RAYMOND DR	07/17/15	130,000	137,100	1.05
Manufact	Hm	DW	MANUFACT	HM	1080	1998	13	35		197 WALTON RD	12/30/15	187,000	197,600	1.06
Manufact	Hm	DW	MANUFCT	HM/PARK	1120	2003	14	6	31	162 STAPLES ST	05/09/16	119,933	95,900	0.80
Manufact	Hm	DW	MANUFCT	HM/PARK	1120	2000	14	6	186	111 WHIP-POOR-WILL ST	05/08/15	91,000	91,600	1.01
Manufact	Hm	DW	MANUFACT	HM	1566	2009	15	147	1	149 SOUTH MAIN ST	10/14/16	224,933	234,100	1.04
Manufact	Hm	DW	MANUFCT	HM/PARK	1512	2001	3	4	167	67 CORAL LN	06/04/15	126,000	123,400	0.98
Manufact	Hm	DW	MANUFACT	HM	1008	2012	2	7	1	48 TRUE RD	11/06/15	206,000	194,100	0.94
Manufact	Hm	DW	MANUFCT	HM/PARK	1512	2014	15	101	11	136 LOWER COLLINS ST	09/16/16	224,933	159,200	0.71
Manufact	Hm	DW	MANUFACT	HM	1500	2012	7	50	14	33 GOVE RD	02/20/15	192,000	209,000	1.09

26.51

Mean Formula: 0.91

Median Formula: 0.94

COD Formula: 0.10446

Record Count: 29

Manufact	Hm	SW	MANUFCT	HM/PARK	672	1969	5	5	13	13 ZEALAND PK	07/29/16	35,000	24,100	0.69
Manufact	Hm	SW	MANUFCT	HM/PARK	924	2001	5	5	114	25 ZEALAND PK	06/19/15	79,933	79,900	1.00
Manufact	Hm	SW	MANUFCT	HM/PARK	728	1990	7	102	3	35 ROCKS RD #3	02/17/17	75,000	66,500	0.89
Manufact	Hm	SW	MANUFCT	HM/PARK	924	1988	7	103	4	35 ROCKS RD #4	07/27/15	57,333	61,000	1.06
Manufact	Hm	SW	MANUFCT	HM/PARK	1032	1971	8	9	210	10 CAROL-LYNN PK	09/28/15	62,533	49,600	0.79
Manufact	Hm	SW	MANUFCT	HM/PARK	924	1986	8	13	1	1 OAK CT	01/03/17	117,933	74,400	0.63
Manufact	Hm	SW	MANUFCT	HM/PARK	1458	2004	8	13	27	27 STACEY AVE	10/30/15	120,000	133,700	1.11
Manufact	Hm	SW	MANUFCT	HM/PARK	1116	1975	8	13	37	37 STACEY AVE	10/11/16	48,000	51,000	1.06
Manufact	Hm	SW	MANUFCT	HM/PARK	1236	1979	8	13	45	45 SCOTT AVE	09/21/16	87,000	69,800	0.80
Manufact	Hm	SW	MANUFCT	HM/PARK	1082	1980	8	13	79	79 CAROLYN AVE	06/28/16	74,000	67,300	0.91
Manufact	Hm	SW	MANUFACT	HM	1080	1972	9	187		4 VIRGINIA LN	02/17/15	110,000	135,800	1.23

SALES REPORT January 2015 - March 2017

SEABROOK, NH

Desc	Use	Descript	Living					Location	Sale Date	al Assessed			
			Area	AYB	Map	Block	Lot			Price	parcel	Value	Formula
Manufact	Hm	SW	MANUFACT	HM	1010	1970	9	189	6 VIRGINIA LN	05/13/16	120,000	124,100	1.03
Manufact	Hm	SW	MANUFCT	HM/PARK	924	1977	14	6	8 134 GARDEN ST	01/27/16	46,533	40,900	0.88
Manufact	Hm	SW	MANUFCT	HM/PARK	976	1976	14	6	49 176 STAPLES ST	12/19/16	54,000	42,800	0.79
Manufact	Hm	SW	MANUFCT	HM/PARK	924	1978	14	6	58 181 ORCHARD ST	04/12/16	35,000	41,300	1.18
Manufact	Hm	SW	MANUFCT	HM/PARK	924	1979	14	6	60 179 ORCHARD ST	10/14/15	37,000	39,600	1.07
Manufact	Hm	SW	MANUFCT	HM/PARK	915	1985	14	6	74 125 WHIP-POOR-WILL ST	03/27/15	53,000	55,100	1.04
Manufact	Hm	SW	MANUFCT	HM/PARK	1356	1985	14	6	78 102 WHIP-POOR-WILL ST	10/27/15	68,000	71,000	1.04
Manufact	Hm	SW	MANUFCT	HM/PARK	1152	1985	14	6	85 95 WHIP-POOR-WILL ST	08/12/16	63,000	62,600	0.99
Manufact	Hm	SW	MANUFCT	HM/PARK	1092	1984	14	6	89 91 WHIP-POOR-WILL ST	03/23/16	65,000	62,800	0.97
Manufact	Hm	SW	MANUFCT	HM/PARK	1164	1985	14	6	106 88 SILVER ST	12/18/15	75,000	68,200	0.91
Manufact	Hm	SW	MANUFCT	HM/PARK	924	1986	14	6	108 67 SILVER ST	10/17/16	61,400	58,800	0.96
Manufact	Hm	SW	MANUFCT	HM/PARK	924	1986	14	6	108 67 SILVER ST	07/29/16	30,000	58,800	1.96
Manufact	Hm	SW	MANUFCT	HM/PARK	924	1986	14	6	129 48 TRICIA ST	11/18/16	65,000	59,100	0.91
Manufact	Hm	SW	MANUFCT	HM/PARK	924	1986	14	6	141 29 TRICIA ST	05/26/15	62,000	64,600	1.04
Manufact	Hm	SW	MANUFCT	HM/PARK	924	1988	14	6	149 17 BLUEBERRY LN	09/23/16	64,000	61,800	0.97
Manufact	Hm	SW	MANUFCT	HM/PARK	924	1995	14	6	162 7 BLUEBERRY LN	01/05/17	70,000	73,800	1.05
Manufact	Hm	SW	MANUFCT	HM/PARK	924	1998	14	6	170 37 TRICIA ST	04/28/15	76,533	78,800	1.03
Manufact	Hm	SW	MANUFCT	HM/PARK	924	1999	14	6	174 69 NASHVILLE ST	08/30/16	79,533	80,900	1.02
Manufact	Hm	SW	MANUFCT	HM/PARK	987	1980	15	102	12 12 HEATHER LN	09/16/16	70,000	58,100	0.83
Manufact	Hm	SW	MANUFCT	HM/PARK	924	1983	15	102	16 16 LOWER COLLINS ST	05/15/15	66,000	59,000	0.89
Manufact	Hm	SW	MANUFCT	HM/PARK	1434	1978	15	102	27 27 ROBERT RD	04/24/15	110,000	73,000	0.66
Manufact	Hm	SW	MANUFCT	HM/PARK	1204	1976	15	102	44 44 BRUCE RD	11/16/15	63,933	74,500	1.17
Manufact	Hm	SW	MANUFCT	HM/PARK	924	1976	15	102	45 45 BRUCE RD	07/08/16	71,000	58,200	0.82
Manufact	Hm	SW	MANUFCT	HM/PARK	868	1976	15	102	51 51 BRUCE RD	04/01/15	32,533	28,200	0.87
Manufact	Hm	SW	MANUFCT	HM/PARK	1083	1986	15	102	54 54 BROWN AVE	08/28/15	67,000	71,900	1.07
Manufact	Hm	SW	MANUFCT	HM/PARK	1019	1981	15	102	63 63 CYNTHIA CIR	10/01/15	85,000	56,100	0.66
Manufact	Hm	SW	MANUFACT	HM	1224	1969	25	1	2A CROSS BEACH RD	08/25/15	70,000	69,800	1.00

37.00

Mean Formula: 0.97

Median Formula: 0.98

COD Formula: 0.14369

Record Count: 38

Modern/Contemp	SINGLE	FAMILY	1960	1995	10	92	1	101 WASHINGTON ST	10/14/16	316,533	266,300	0.84
Modern/Contemp	SINGLE	FAM BEACH	3780	1999	20	259		259 ASHLAND ST	05/20/16	875,000	843,800	0.96
Modern/Contemp	SINGLE	FAM BEACH	3322	2007	20	260		260 ASHLAND ST	05/05/16	1,025,000	1,023,300	1.00
Modern/Contemp	SINGLE	FAM BEACH	2596	2007	21	8	9	9 LOWELL ST	11/23/15	919,000	819,300	0.89
Modern/Contemp	SINGL	FAM OCEAN	4441	2016	21	16	2	65 ATLANTIC AVE	12/11/15	1,062,533	1,686,200	1.59
Modern/Contemp	SINGL	FAM OCEAN	8133	2004	21	500	7	7 MANCHESTER ST	05/20/15	3,200,000	3,388,000	1.06
Modern/Contemp	SINGLE	FAM BEACH	3570	2005	21	525		525 MANCHESTER ST	10/18/16	800,000	801,100	1.00
Modern/Contemp	SINGLE	FAM BEACH	2917	2013	22	15	1	220 ATLANTIC AVE	08/12/16	1,025,000	1,049,900	1.02
Modern/Contemp	SINGL	FAM OCEAN	4224	2014	22	33		126 OCEAN BLVD	11/06/15	2,115,000	2,124,000	1.00
Modern/Contemp	SINGLE	FAM BEACH	2747	2017	23	13		13 RIVER ST	12/19/16	295,000	465,100	1.58
Modern/Contemp	SINGLE	FAM/w APT	3562	1988	23	16		16 RIVER ST	06/13/16	730,000	570,300	0.78

SALES REPORT January 2015 - March 2017

SEABROOK, NH

Desc	Use Descript	Living						Location	Sale Date	al Assessed		
		Area	AYB	Map	Block	Lot	Price			Parcel Value	Formula	
Modern/Contemp	SINGLE FAM BEACH	3634	2006	22	23	100	130 OCEAN BLVD	08/24/16	925,000	812,000	0.88	
Modern/Contemp	CONDEX	1800	2006	23	46	100	46A RIVER ST	12/15/15	355,533	357,100	1.00	
Modern/Contemp	SINGLE FAM BEACH	3084	2011	26	90	3	197 OCEAN BLVD W/S	02/16/17	685,000	692,400	1.01	
Modern/Contemp	SINGLE FAM BEACH	3084	2011	26	90	4	199 OCEAN BLVD W/S	02/24/17	650,000	685,500	1.05	
Modern/Contemp	SINGLE FAMILY	2192	2016	9	41	8	11 MOORES LN	11/17/16	409,933	375,000	0.91	
Modern/Contemp	CONDEX	1780	2016	9	205	20	101 FOLLY MILL RD	12/16/16	340,000	318,700	0.94	
Modern/Contemp	CONDEX	1706	2016	9	205	30	107 FOLLY MILL RD	07/28/16	349,800	333,400	0.95	
Modern/Contemp	CONDEX	1682	2016	9	205	200	103 FOLLY MILL RD	01/30/17	351,000	326,400	0.93	

19.41

Mean Formula: 1.02

Median Formula: 1.00

COD Formula: 0.11760

Record Count: 19

Park Model	MANUFCT HM/PARK	403	1991	17	38	1	308 RTE 286 UNIT #1	01/20/17	41,000	39,300	0.96
Park Model	MANUFCT HM/PARK	404	1989	17	38	5	308 RTE 286 UNIT #5	05/22/15	30,400	36,400	1.20
Park Model	MANUFCT HM/PARK	404	1989	17	38	5	308 RTE 286 UNIT #5	03/21/17	35,000	36,400	1.04
Park Model	MANUFCT HM/PARK	415	1986	17	38	6	308 RTE 286 UNIT #6	01/22/15	39,000	39,000	1.00
Park Model	MANUFCT HM/PARK	403	1985	17	38	15	308 RTE 286 UNIT #15	10/02/15	33,000	34,900	1.06
Park Model	MANUFCT HM/PARK	403	1986	17	38	16	308 RTE 286 UNIT #16	08/30/16	57,000	36,700	0.64
Park Model	MANUFCT HM/PARK	403	1986	17	38	16	308 RTE 286 UNIT #16	07/29/16	48,000	36,700	0.76
Park Model	MANUFCT HM/PARK	415	1985	17	38	21	308 RTE 286 UNIT #21	08/01/16	35,600	34,500	0.97
Park Model	MANUFCT HM/PARK	415	1986	17	38	24	308 RTE 286 UNIT #24	11/12/15	28,000	34,900	1.25
Park Model	MANUFCT HM/PARK	415	1986	17	38	30	308 RTE 286 UNIT #30	03/21/17	55,000	45,500	0.83
Park Model	MANUFCT HM/PARK	415	1985	17	38	33	308 RTE 286 UNIT #33	07/18/16	57,533	49,800	0.87
Park Model	MANUFCT HM/PARK	415	1985	17	38	34	308 RTE 286 UNIT #34	02/29/16	57,400	52,100	0.91
Park Model	MANUFCT HM/PARK	405	1993	17	38	49	308 RTE 286 UNIT #49	04/29/16	62,533	62,800	1.00
Park Model	MANUFCT HM/PARK	403	1985	17	38	91	308 RTE 286 UNIT #91	10/02/15	40,933	34,100	0.83
Park Model	MANUFCT HM/PARK	412	1991	17	38	93	308 RTE 286 UNIT #93	12/01/15	45,000	44,200	0.98
Park Model	MANUFCT HM/PARK	403	1986	17	38	97	308 RTE 286 UNIT #97	08/03/15	43,000	36,800	0.86
Park Model	MANUFCT HM/PARK	404	1989	17	38	98	308 RTE 286 UNIT #98	10/02/15	41,533	37,100	0.89
Park Model	MANUFCT HM/PARK	405	1998	17	38	100	308 RTE 286 UNIT #100	07/13/15	46,500	47,000	1.01
Park Model	MANUFCT HM/PARK	415	1985	17	38	102	308 RTE 286 UNIT #102	08/18/15	36,000	34,400	0.96
Park Model	MANUFCT HM/PARK	415	1985	17	38	104	308 RTE 286 UNIT #104	09/08/16	41,266	34,800	0.84
Park Model	MANUFCT HM/PARK	415	1985	17	38	105	308 RTE 286 UNIT #105	11/23/16	54,000	34,600	0.64
Park Model	MANUFCT HM/PARK	405	2001	17	38	65	308 RTE 286 UNIT #65	08/30/16	57,000	52,300	0.92
Park Model	MANUFCT HM/PARK	405	2001	17	38	66	308 RTE 286 UNIT #66	07/18/16	63,266	51,000	0.81

21.22

Mean Formula: 0.92

Median Formula: 0.92

COD Formula: 0.12038

Record Count: 23

SALES REPORT January 2015 - March 2017

SEABROOK, NH

Desc	Use Descript	Living			Block	Lot	Location	Sale Date	al Assessed		
		Area	AYB	Map					Price	Parcel Value	Formula
Raised Ranch	SINGLE FAM/w APT	2440	1983	2	6	16	4-6 TRUE RD	06/15/16	377,000	326,300	0.87
Raised Ranch	SINGLE FAMILY	2088	1978	9	36	12	28 BELGIAN DR	09/27/16	339,933	318,000	0.94
Raised Ranch	SINGLE FAMILY	1688	1975	9	93		22 EVERGREEN DR	06/17/16	302,533	282,100	0.93
Raised Ranch	SINGLE FAMILY	2149	1972	9	110		10 TIMBER CT	02/25/15	309,933	312,100	1.01
Raised Ranch	SINGLE FAMILY	2181	2009	9	188		5 VIRGINIA LN	08/22/16	299,933	281,400	0.94
Raised Ranch	SINGLE FAMILY	2404	1980	9	216		40 FOLLY MILL TERR	10/24/16	285,000	252,400	0.89
Raised Ranch	CONDEX	1887	1989	12	29	30	6 KIMBERLY DR	06/01/16	285,000	235,200	0.83
Raised Ranch	SINGLE FAMILY	2061	1993	15	2	1	16A COLLINS ST	05/04/15	213,000	207,900	0.98
Raised Ranch	SINGLE FAM BEACH	1568	1988	22	3	6	138 OCEAN BLVD	04/21/16	455,000	427,300	0.94
Raised Ranch	CONDEX	1396	2014	8	37	30	19 WHITTIER DR	11/25/15	279,933	270,000	0.96
Raised Ranch	CONDEX	1396	2014	8	37	300	20 WHITTIER DR	11/05/15	268,000	272,100	1.02

10.28

Mean Formula: 0.93

Median Formula: 0.94

COD Formula: 0.04434

Record Count: 11

Ranch	SINGLE FAMILY	1092	1987	2	6	19	16 TRUE RD	09/18/15	210,000	221,600	1.06
Ranch	SINGLE FAMILY	1092	1987	2	6	19	16 TRUE RD	10/27/15	249,000	221,600	0.89
Ranch	SINGLE FAMILY	1687	2000	2	94	40	75 BORDER WINDS AVE	10/23/15	350,000	310,400	0.89
Ranch	SINGLE FAMILY	1440	1965	7	5		104 FOGGS LN	08/20/15	250,000	259,800	1.04
Ranch	SINGLE FAMILY	1898	2015	7	104	1	1 MARSHALL WAY	10/30/15	451,933	425,800	0.94
Ranch	SINGLE FAMILY	1144	2007	8	19		34 PINE ST	01/11/16	248,933	224,400	0.90
Ranch	SINGLE FAMILY	1279	1964	8	33		57 PINE ST	10/05/16	315,000	245,600	0.78
Ranch	SINGLE FAMILY	960	2008	9	194		11 RAYMOND DR	01/30/15	250,000	208,800	0.84
Ranch	SINGLE FAMILY	1152	1980	13	43		245 WALTON RD	12/22/15	220,000	212,000	0.96
Ranch	SINGLE FAMILY	768	1969	14	35		230 WALTON RD	09/13/16	185,000	188,300	1.02
Ranch	MULTI HOUSES	2144	1965	15	33		11 SOUTH MAIN ST	02/01/16	270,000	286,600	1.06
Ranch	SINGLE FAMILY	1264	2017	15	56		48 COLLINS ST	09/20/16	99,000	277,300	2.80
Ranch	SINGLE FAMILY	1646	1998	15	103	4	13 MARSHVIEW CIR	06/23/15	383,333	386,500	1.01
Ranch	SINGLE FAMILY	1794	1988	15	103	9	22 OLD SALT DR	11/15/16	397,000	398,100	1.00
Ranch	SINGLE FAMILY	1593	1998	15	103	17	9 OLD SALT DR	12/01/15	390,000	388,300	1.00
Ranch	SINGLE FAMILY	1364	1997	15	103	22	6 SALTMARSH AVE	10/27/15	360,000	382,600	1.06
Ranch	SINGLE FAMILY	1752	1998	15	103	45	34 MARSHVIEW CIR	10/12/16	365,000	401,400	1.10
Ranch	SINGLE FAMILY	1673	1998	15	103	49	18 MARSHVIEW CIR	10/30/15	380,000	392,100	1.03
Ranch	SINGLE FAMILY	1617	1999	15	103	53	2 MARSHVIEW CIR	05/13/16	385,000	373,600	0.97
Ranch	SINGLE FAMILY	1716	1995	15	103	66	90 MARSHVIEW CIR	09/30/16	415,533	410,200	0.99
Ranch	SINGLE FAM BEACH	1273	1946	20	111		111 CONCORD ST	02/10/16	525,000	581,200	1.11
Ranch	SINGLE FAM BEACH	1080	1955	20	121		121 CONCORD ST	09/16/15	383,000	418,800	1.09
Ranch	SINGLE FAM BEACH	1330	1950	20	203		203 BRISTOL ST	02/17/17	512,000	444,800	0.87
Ranch	TWO FAM BEACH	968	1955	20	222		222 ASHLAND ST	05/09/16	787,533	655,800	0.83
Ranch	SINGLE FAM BEACH	1092	1955	20	248		248 ASHLAND ST	07/20/15	507,000	445,400	0.88
Ranch	SINGLE FAM BEACH	952	1955	20	322		322 ASHLAND ST	10/28/15	459,533	441,200	0.96
Ranch	SINGLE FAM BEACH	864	1955	21	2	5	340 OCEAN BLVD	08/08/16	415,000	370,100	0.89

SALES REPORT January 2015 - March 2017

SEABROOK, NH

Desc	Use Descript	Living					Location	Sale Date	al Assessed		Formula
		Area	AYB	Map	Block	Lot			Price	arcel Value	
Ranch	CONDEX	1105	1950	21	21	10	23 DRACUT ST	06/19/15	365,000	401,600	1.10
Ranch	SINGLE FAM BEACH	2160	1965	22	11	12	180 OCEAN BLVD	12/31/15	540,000	546,100	1.01
Ranch	SINGLE FAMILY	2488	2017	4	3	2	52-54 WEARE RD	11/29/16	185,000	216,900	1.17
Ranch	SINGLE FAMILY	3336	2012	2	36	5	31 IRENES WAY	06/24/16	499,933	483,800	0.97
Ranch	CONDEX	1008	2015	8	17	10	36 PINE ST	03/16/16	250,000	205,600	0.82
Ranch	SINGLE FAMILY	1844	2015	7	104	11	16 MARSHALL WAY	08/20/15	424,400	435,200	1.03
34.06											
Mean Formula: 1.03											
Median Formula: 1.00											
COD Formula: 0.13123											
Record Count: 33											
Shop Center LO	SHOPPING MALL	139876	1992	9	49	10	272 LAFAYETTE RD	02/15/17	4,700,000	6,666,000	1.42
1.42											
Mean Formula: 1.42											
Median Formula: 1.42											
COD Formula: 0.00000											
Record Count: 1											
Split-Level	SINGLE FAM BEACH	2176	1960	21	9	101	10 TYNGSBORO ST	04/27/15	735,000	691,500	0.94
0.94											
Mean Formula: 0.94											
Median Formula: 0.94											
COD Formula: 0.00000											
Record Count: 1											
Vacant Land	IND VAC BLD	0	0	5	24		197 NEW ZEALAND RD	09/09/16	240,000	225,900	0.94
Vacant Land	RES VACANT BH	0	0	23	2		2 RIVER ST	06/17/16	270,000	270,800	1.00
Vacant Land	RES VACANT BD	0	0	22	1	6	9 GROVELAND ST	07/29/16	615,000	524,700	0.85
2.80											
Mean Formula: 0.93											
Median Formula: 0.94											
COD Formula: 0.05305											
Record Count: 3											
283.68											
Mean Formula: 0.98											
Median Formula: 0.97											
COD Formula: 0.10419											
Record Count: 289											
Parcel Count: 283											

SALES REPORT January 2015 - March 2017

SEABROOK, NH

Desc	Use Descript	Living Area	AYB	Map	Block Lot	Location	Sale Date	al Assessed Price	Parcel Value	Formula
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