

SALES REPORT APR 2016 - JAN 2018

SEABROOK, NH

Style	Use	Living						Sale	al Assessed	
Desc	Descript	Area	AYB	Map	Block	Lot	Location	Date	Price	Value
Accessory Bldg	IMPROVED RES LAND			9	38	2	51 CENTENNIAL ST	11/16/17	98,000	102,500
										1.05
										1.05
Mean Formula: 1.05										
Median Formula: 1.05										
COD Formula: 0.00000										
Record Count: 1										
Bungalow	SINGLE FAMILY	1210	1940	7	15		41 PAGES LN	12/09/16	183,066	184,800
Bungalow	SINGLE FAMILY	1422	1932	8	21		20 PINE ST	11/30/17	525,000	186,800
Bungalow	CONDEX	744	1900	9	160		12A FOLLY MILL RD	04/24/17	145,000	148,700
Bungalow	SINGLE FAMILY	817	1956	16	55		62 WORTHLEY AVE	10/03/17	234,933	182,400
										3.17
Mean Formula: 0.79										
Median Formula: 0.89										
COD Formula: 0.25276										
Record Count: 4										
Camp	SINGL FAM OCEAN NL	467	1982	23	8		8A RIVER ST	12/20/16	305,000	281,000
										0.92
										0.92
Mean Formula: 0.92										
Median Formula: 0.92										
COD Formula: 0.00000										
Record Count: 1										
Cape Cod	CONDEX	1344	1994	2	37	4	14 MAPLE RIDGE RD	01/02/18	294,000	237,100
Cape Cod	CONDEX	1764	1995	2	37	14	29 MAPLE RIDGE RD	12/13/17	279,933	256,900
Cape Cod	SINGLE FAMILY	1856	2000	2	94	17	44 BORDER WINDS AVE	07/12/17	410,000	328,800
Cape Cod	SINGLE FAMILY	2109	2007	4	5	2	16 MILL LN	01/11/18	452,000	347,900
Cape Cod	SINGLE FAMILY	1404	1997	8	36	6	16 WHITTIER DR	08/02/17	195,000	216,200
Cape Cod	SINGLE FAM BEACH	1442	1947	20	72		148 OCEAN DR	05/09/17	605,000	615,200
Cape Cod	SINGLE FAM BEACH	1834	1955	20	116		116 CONCORD ST	03/29/17	552,000	551,400
Cape Cod	SINGLE FAM BEACH	3238	2013	21	2	1	27 ATLANTIC AVE	07/28/16	1,050,000	954,800
Cape Cod	SINGLE FAM BEACH	1536	1913	22	23	1	122 OCEAN BLVD	10/10/17	525,000	442,000
Cape Cod	SINGLE FAMILY	1792	2001	15	8	5	27 BUTLAND AVE	05/23/17	414,933	289,400
Cape Cod	SINGLE FAMILY	2496	2014	9	36	14	18 BELGIAN DR	05/23/16	401,600	410,000
Cape Cod	SINGLE FAMILY	2052	2005	13	42	20	233 WALTON RD	07/10/17	370,000	307,300
Cape Cod	SINGLE FAMILY	2772	2004	9	36	110	42 BELGIAN DR	11/10/16	419,933	378,100
Cape Cod	CONDEX	1428	1986	3	5	50	122 BLACKSNAKE RD	05/26/17	255,000	216,300
Cape Cod	SINGLE FAMILY	1764	2010	13	54	3	4 HALLS WAY	09/19/16	395,000	345,600
Cape Cod	SINGLE FAMILY	2082	2010	13	54	10	17 HALLS WAY	11/17/16	433,933	390,000
Cape Cod	SINGLE FAMILY	2176	2010	13	54	21	42 HALLS WAY	10/25/17	470,000	391,900

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Desc	Use Descript	Area	AYB	Map	Block	Lot	Location	Date	Price	arcel Value	Formula
Cape Cod	SINGLE FAMILY	2170	2010	13	54	23	3 LOCKE LN	08/18/17	484,933	400,300	0.83
Cape Cod	SINGLE FAMILY	2233	2013	13	54	47	16 HALLS WAY	08/31/17	480,000	446,400	0.93
Cape Cod	CONDEX	1852	2016	9	205	300	105 FOLLY MILL RD	09/29/16	344,933	312,900	0.91

17.74

Mean Formula: 0.89

Median Formula: 0.89

COD Formula: 0.08334

Record Count: 20

Colonial	CONDEX	1144	1987	2	51	6	12 ZAGARELLA CIR	08/04/17	211,000	193,300	0.92
Colonial	SINGLE FAMILY	2120	2000	2	94	12	64 BORDER WINDS AVE	05/31/16	422,533	368,200	0.87
Colonial	SINGLE FAMILY	2240	2000	2	94	18	40 BORDER WINDS AVE	06/20/17	422,533	388,100	0.92
Colonial	SINGLE FAMILY	2347	2000	2	94	38	67 BORDER WINDS AVE	01/20/17	396,000	364,500	0.92
Colonial	SINGLE FAMILY	2347	2000	2	94	38	67 BORDER WINDS AVE	09/13/17	424,933	364,500	0.86
Colonial	SINGLE FAMILY	2152	2000	2	94	39	71 BORDER WINDS AVE	06/30/16	399,000	350,400	0.88
Colonial	SINGLE FAMILY	2633	1995	4	7	3	60 MILL LN	12/12/17	519,933	436,200	0.84
Colonial	SINGLE FAMILY	3550	1987	9	36	2	19 BELGIAN DR	10/11/16	465,000	463,000	1.00
Colonial	CONDEX	1696	2014	10	55	1	25 BROOKS RD EXTENSION #A	06/02/16	259,933	257,200	0.99
Colonial	SINGLE FAMILY	2112	1999	10	100	12	15 QUAKER LN	04/01/16	405,000	374,200	0.92
Colonial	CONDEX	1792	2000	14	15	3	3 GREYSTONE LN	05/31/17	280,000	253,200	0.90
Colonial	CONDEX	2442	2003	17	9	3	321 RTE 286	05/26/17	425,000	377,000	0.89
Colonial	SINGLE FAM BEACH	1976	1985	20	249		249 ASHLAND ST	05/30/17	635,000	545,800	0.86
Colonial	SINGLE FAM BEACH	3311	1970	21	9	10	144 ATLANTIC AVE	06/03/16	875,000	877,600	1.00
Colonial	SINGLE FAM BEACH	2878	1987	21	518		518 HOOKSETT ST	05/06/16	530,000	535,000	1.01
Colonial	SINGLE FAM BEACH	2240	1960	22	3	5	80 OCEAN BLVD	07/21/17	680,000	624,600	0.92
Colonial	SINGLE FAM BEACH	1824	1992	22	7	4	146 OCEAN BLVD	04/20/17	543,200	504,900	0.93
Colonial	SINGLE FAMILY	2184	2002	14	29	18	6 VIOLA CIRCLE	05/25/17	431,000	352,200	0.82
Colonial	SINGLE FAMILY	2288	2001	14	29	29	5 KALEBS COURT	12/08/17	409,000	375,000	0.92
Colonial	SINGLE FAMILY	2288	2002	14	29	35	89 VIOLA CIRCLE	08/21/17	455,000	392,400	0.86
Colonial	SINGLE FAMILY	2505	2001	14	29	39	11 VIOLA CIRCLE	07/21/16	453,533	412,800	0.91
Colonial	CONDEX	1807	2000	10	29	40	10 TROY WAY	11/03/17	273,000	257,600	0.94
Colonial	CONDEX	2442	2003	17	9	30	323 RTE 286	02/22/17	445,000	377,000	0.85
Colonial	CONDEX	2338	2003	13	34	10	189 WALTON RD	02/23/17	302,000	295,000	0.98
Colonial	CONDEX	1764	2005	15	112	10	26 KATELYN WAY	07/11/17	315,000	255,700	0.81
Colonial	SINGLE FAMILY	2400	2006	7	50	60	23 JEAN DR	11/23/16	429,000	371,600	0.87
Colonial	SINGLE FAMILY	2059	2005	13	29	2	8 TURTLE CREEK TERR	06/29/17	360,000	289,900	0.81
Colonial	SINGLE FAMILY	1862	2007	4	14	116	77 STARD RD	10/24/17	350,000	296,600	0.85
Colonial	CONDEX	2844	2005	8	120	10	56 RAILROAD AVE	05/02/17	320,000	312,100	0.98
Colonial	CONDEX	2560	2006	16	11	50	12 ELEPHANT ROCK RD	02/15/17	399,933	377,600	0.94
Colonial	CONDEX	2604	2006	16	11	70	4 ELEPHANT ROCK RD	05/24/17	320,000	357,700	1.12
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	213	17 PINEO FARMS RD	06/03/16	319,933	311,100	0.97
Colonial	CONDEX	2352	2005	4	14	204	14 PINEO FARMS RD	08/29/16	332,533	311,300	0.94

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Style	Use Descript	Living Area	AYB	Map	Block	Lot	Location	Sale Date	Price	al Assessed	Formula
Desc										Parcel Value	
Colonial	CONDEX	1658	2006	7	50	290	18 JEAN DR	11/28/17	312,933	276,800	0.88
Colonial	CONDEX	2313	2006	4	14	319	8 CARROLL LN	03/31/17	321,533	313,600	0.98
Colonial	CONDEX	2361	2012	5	8	52	69 LEDGE RD	05/20/16	310,000	272,000	0.88
Colonial	CONDEX	1706	2017	9	205	10	99 FOLLY MILL RD	06/23/17	349,800	327,900	0.94
Colonial	SINGLE FAM BEACH	2991	1975	22	1	5	3 GROVELAND ST	07/25/16	860,000	791,000	0.92
Colonial	CONDEX	1696	2014	10	55	11	25 BROOKS RD EXTENSION #B	06/16/16	269,933	258,900	0.96
Colonial	SINGLE FAMILY	2484	2018	3	2	200	42 BLACKSNAKE RD	05/26/17	100,000	111,700	1.12
Colonial	CONDEX	1780	2017	9	205	100	97 FOLLY MILL RD	04/27/17	339,800	317,700	0.93
Colonial	CONDEX	2018	2008	2	17	1	29 TRUE RD	05/31/17	305,000	287,300	0.94
Colonial	CONDEX	2018	2008	2	17	2	27 TRUE RD	05/31/17	282,533	283,100	1.00
											41.80
Mean Formula: 0.93											
Median Formula: 0.92											
COD Formula: 0.05898											
Record Count: 45											
Condo	CONDO BEACH	1800	1950	20	142	2	108 OCEAN DR #2	11/15/17	548,533	549,800	1.00
											1.00
Mean Formula: 1.00											
Median Formula: 1.00											
COD Formula: 0.00000											
Record Count: 1											
Condo Retail	RETAIL CONDO	1200	1988	9	67	1	255 LAFAYETTE RD	04/13/16	140,000	146,600	1.05
											1.05
Mean Formula: 1.05											
Median Formula: 1.05											
COD Formula: 0.00000											
Record Count: 1											
Conventional	SINGLE FAMILY	1194	1861	7	31		43 DEARBORN AVE	11/07/17	219,133	178,000	0.81
Conventional	SINGLE FAMILY	2148	1915	7	108		65 ROCKS RD	12/07/16	243,333	226,300	0.93
Conventional	SINGLE FAMILY	1386	1975	9	20		3 WOODLAND AVE	04/04/17	233,000	207,200	0.89
Conventional	SINGLE FAM/w APT	2589	1900	10	66		27 COLLINS ST	05/16/17	333,533	273,600	0.82
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	189,900	0.90
Conventional	SINGLE FAMILY	1092	1940	15	76		76 COLLINS ST	04/28/17	222,533	208,400	0.94
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	1077	1940	16	80		200 SOUTH MAIN ST	03/20/17	290,000	255,100	0.88
Conventional	SINGLE FAM BEACH	2067	2016	20	101		101 CONCORD ST	03/10/17	758,000	701,800	0.93
Conventional	SINGL FAM OCEAN	2455	1928	21	9		163 ATLANTIC AVE	09/15/16	1,318,000	1,317,300	1.00
Conventional	SINGLE FAM BEACH	1928	1955	21	533		533 MANCHESTER ST	09/08/17	739,000	592,800	0.80

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Style		Living						Sale	al Assessed		
Desc	Use Descript	Area	AYB	Map	Block Lot	Location	Date	Price	arcel	Value	Formula
Conventional	SINGLE FAM BEACH	2380	2001	21	560	376 OCEAN BLVD	07/20/17	570,000	529,500		0.93
Conventional	SINGL FAM OCEAN	2444	1950	22	8	311 ATLANTIC AVE	05/01/17	1,275,000	1,339,500		1.05
Conventional	SINGLE FAM BEACH	2591	1898	22	16	164 OCEAN BLVD	11/17/17	860,533	773,600		0.90
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
											15.48
Mean Formula: 0.91											
Median Formula: 0.91											
COD Formula: 0.05217											
Record Count: 17											
Family Conver.	TWO FAMILY	2554	1790	14	22	188 WALTON RD	10/30/17	210,000	237,400		1.13
Family Conver.	TWO FAM BEACH	2184	1969	20	287	287 PORTSMOUTH AVE	02/21/17	497,533	492,300		0.99
Family Conver.	TWO FAM BEACH	2309	1948	20	331	331 ASHLAND ST	12/13/16	777,000	685,200		0.88
Family Conver.	TWO FAM BEACH	1680	1960	23	27	27 RIVER ST	09/22/17	267,733	216,600		0.81
											3.81
Mean Formula: 0.95											
Median Formula: 0.94											
COD Formula: 0.11465											
Record Count: 4											
Family Duplex	TWO FAMILY	2346	1980	15	123	8 WASHINGTON ST	07/05/17	297,000	271,200		0.91
											0.91
Mean Formula: 0.91											
Median Formula: 0.91											
COD Formula: 0.00000											
Record Count: 1											
Family Flat	TWO FAM BEACH	1910	1950	20	93	93 CONCORD ST	03/22/17	477,533	506,000		1.06
Family Flat	TWO FAM BEACH	968	1955	20	222	222 ASHLAND ST	05/09/16	787,533	655,800		0.83
											1.89
Mean Formula: 0.95											
Median Formula: 0.95											
COD Formula: 0.11990											
Record Count: 2											
Gard Condo	CONDO	746	1986	9	211 8	21-2B FOLLY MILL TERR	11/08/16	75,000	72,500		0.97
Gard Condo	CONDO	1062	1974	22	40 1	37 OCEAN BLVD #4	11/30/16	230,000	201,800		0.88
Gard Condo	CONDO	372	2006	17	47 302	419 RTE 286 UNIT# 302	08/22/16	99,000	104,100		1.05
Gard Condo	CONDO	372	2006	17	47 205	419 RTE 286 UNIT# 205	06/14/17	104,000	99,800		0.96
Gard Condo	CONDO	372	2006	17	47 108	419 RTE 286 UNIT# 108	09/27/16	104,933	94,500		0.90

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Style Desc	Use Descript	Living Area	AYB	Map	Block	Lot	Location	Sale Date	Price	al Assessed arcel Value	Formula
Gard Condo	CONDO	372	2006	17	47	102	419 RTE 286 UNIT# 102	05/05/17	102,000	94,500	0.93
Gard Condo	CONDO	372	2006	17	47	101	419 RTE 286 UNIT# 101	09/30/16	104,933	94,500	0.90

6.58

Mean Formula: 0.94

Median Formula: 0.93

COD Formula: 0.04614

Record Count: 7

Indust Condo	IND CONDO MDL-06	1800	2003	4	19	240	12 WHITAKER WAY	12/01/17	450,000	178,900	0.40
Indust Condo	IND CONDO MDL-06	1800	2003	4	19	250	14 WHITAKER WAY	12/01/17	450,000	182,500	0.41
Indust Condo	IND CONDO MDL-06	1500	2004	5	8	101	95A LEDGE RD	04/24/17	150,000	144,100	0.96
Indust Condo	IND CONDO MDL-06	1500	2004	5	8	106	95F LEDGE RD	04/24/17	150,000	143,900	0.96
Indust Condo	IND CONDO MDL-06	2000	2006	5	80	1	103 LEDGE RD #1	08/01/17	225,000	199,500	0.89
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

5.47

Mean Formula: 0.78

Median Formula: 0.90

COD Formula: 0.19132

Record Count: 7

Manufact Hm DW	MANUFCT HM/PARK	1149	1979	3	4	126	26 BOA LN	11/17/17	105,000	59,600	0.57
Manufact Hm DW	MANUFCT HM/PARK	1408	2016	3	4	147	47 BOA LN	06/21/16	170,000	159,200	0.94
Manufact Hm DW	MANUFCT HM/PARK	1296	2015	5	5	108	22 ZEALAND PK	05/03/17	157,000	136,800	0.87
Manufact Hm DW	MANUFCT HM/PARK	1053	2017	7	90	6	6 A ST	12/11/17	155,000	143,000	0.92
Manufact Hm DW	MANUFCT HM/PARK	1188	2013	7	90	8	8 A ST	06/24/16	129,933	135,700	1.04
Manufact Hm DW	MANUFCT HM/PARK	1336	1989	7	90	11	11 A ST	03/20/17	129,000	116,000	0.90
Manufact Hm DW	MANUFCT HM/PARK	1188	2016	7	90	21	21 A ST	06/17/16	128,000	139,700	1.09
Manufact Hm DW	MANUFCT HM/PARK	1026	2017	7	90	24	24 A ST	12/01/17	150,000	140,900	0.94
Manufact Hm DW	MANUFCT HM/PARK	1008	1989	7	90	29	29 A ST	03/27/17	114,933	108,300	0.94
Manufact Hm DW	MANUFCT HM/PARK	1080	2013	7	90	32	32 B ST	07/05/16	119,933	129,200	1.08
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	1026	2012	7	90	37	37 B ST	07/21/17	125,000	124,900	1.00
Manufact Hm DW	MANUFCT HM/PARK	1008	1989	7	90	43	43 B ST	11/04/16	99,933	82,100	0.82
Manufact Hm DW	MANUFCT HM/PARK	1008	1990	7	90	44	44 B ST	05/20/16	89,933	81,800	0.91
Manufact Hm DW	MANUFCT HM/PARK	1120	1989	7	90	55	55 B ST	09/30/16	120,000	103,500	0.86
Manufact Hm DW	MANUFCT HM/PARK	1288	1981	8	13	32	32 SCOTT AVE	07/21/16	119,933	103,000	0.86
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	CONDEX MH	1344	1998	12	19	20	2A FELCH LN	06/12/17	195,000	176,900	0.91
Manufact Hm DW	MANUFCT HM/PARK	1120	2003	14	6	31	162 STAPLES ST	04/07/17	122,533	97,900	0.80
Manufact Hm DW	MANUFCT HM/PARK	1120	2003	14	6	31	162 STAPLES ST	05/09/16	119,933	97,900	0.82
Manufact Hm DW	MANUFCT HM/PARK	1232	1998	14	6	178	70 NASHVILLE ST	07/07/17	130,000	95,200	0.73

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Manufact	Hm	DW	MANUFCT	HM/PARK	1288	2000	14	6	182	107 WHIP-POOR-WILL ST	10/26/17	172,933	101,900	0.59
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	MANUFACT	HM	1404	2009	16	74		170 SOUTH MAIN ST	05/15/17	220,000	204,600	0.93
Manufact	Hm	DW	MANUFCT	HM/PARK	1512	2000	3	4	171	71 CORAL LN	08/28/17	135,000	122,600	0.91
Manufact	Hm	DW	CONDEX	MH	1056	2004	2	15	10	15 TRUE RD	08/24/17	179,933	155,400	0.86
Manufact	Hm	DW	CONDEX	MH	1056	2004	2	15	20	17 TRUE RD	12/28/17	189,933	155,900	0.82
Manufact	Hm	DW	MANUFCT	HM/PARK	1512	2014	15	101	11	136 LOWER COLLINS ST	09/16/16	224,933	181,100	0.81

25.94

Mean Formula: 0.89

Median Formula: 0.91

COD Formula: 0.09864

Record Count: 29

Manufact	Hm	SW	MANUFACT	HM	1148	1987	2	35		16 TRUE LN	08/01/17	168,000	152,100	0.91
Manufact	Hm	SW	MANUFCT	HM/PARK	924	2000	3	4	128	28 BOA LN	06/16/17	86,000	78,600	0.91
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	1984	5	9	111	7 ANDYS PK	04/07/17	45,066	47,800	1.06
Manufact	Hm	SW	MANUFCT	HM/PARK	868	1975	7	90	38	38 B ST	10/26/17	35,000	24,500	0.70
Manufact	Hm	SW	MANUFCT	HM/PARK	764	1970	7	90	46	46 B ST	04/27/17	35,000	33,300	0.95
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	11/01/17	70,000	61,000	0.87
Manufact	Hm	SW	MANUFCT	HM/PARK	1084	1986	8	13	1	1 OAK CT	01/03/17	117,933	87,100	0.74
Manufact	Hm	SW	MANUFCT	HM/PARK	1116	1975	8	13	37	37 STACEY AVE	10/11/16	48,000	53,600	1.12
Manufact	Hm	SW	MANUFCT	HM/PARK	1236	1979	8	13	45	45 SCOTT AVE	09/21/16	87,000	83,100	0.96
Manufact	Hm	SW	MANUFCT	HM/PARK	1162	1978	8	13	53	53 SCOTT AVE	09/14/17	85,000	67,200	0.79
Manufact	Hm	SW	MANUFCT	HM/PARK	938	1983	8	13	74	74 LILLIAN AVE	09/15/17	85,000	64,500	0.76
Manufact	Hm	SW	MANUFCT	HM/PARK	1082	1980	8	13	79	79 CAROLYN AVE	06/28/16	74,000	71,300	0.96
Manufact	Hm	SW	MANUFCT	HM/PARK	924	1985	8	13	103	103 ELM CT	05/01/17	119,000	81,800	0.69
Manufact	Hm	SW	MANUFACT	HM	1498	1981	9	5		25 BOYNTON LN	04/24/17	163,000	164,800	1.01
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	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	43,200	1.23
Manufact	Hm	SW	MANUFCT	HM/PARK	1095	1984	14	6	64	115 WHIP-POOR-WILL ST	08/25/17	65,000	59,800	0.92
Manufact	Hm	SW	MANUFCT	HM/PARK	924	1983	14	6	65	116 WHIP-POOR-WILL ST	06/30/17	49,000	48,800	1.00
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	915	1985	14	6	104	86 SILVER ST	05/19/17	72,933	57,200	0.78
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	129	48 TRICIA ST	11/18/16	65,000	59,100	0.91
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	1995	14	6	162	7 BLUEBERRY LN	12/29/17	85,000	73,800	0.87
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	924	1980	15	102	5	5 HEATHER LN	04/26/17	65,000	63,300	0.97
Manufact	Hm	SW	MANUFCT	HM/PARK	987	1980	15	102	12	12 HEATHER LN	09/16/16	70,000	67,300	0.96

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Style	Use	Descript	Living Area	AYB	Map	Block	Lot	Location	Sale Date	Price	al Assessed arcel Value	Formula
Manufact Hm SW	MANUFCT	HM/PARK	1148	1978	15	102	24	24 ROBERT RD	11/01/17	77,533	56,600	0.73
Manufact Hm SW	MANUFCT	HM/PARK	924	1978	15	102	25	25 ROBERT RD	10/30/17	67,533	53,400	0.79
Manufact Hm SW	MANUFCT	HM/PARK	1164	1977	15	102	31	31 NORMAN RD	11/16/17	45,000	57,500	1.28
Manufact Hm SW	MANUFCT	HM/PARK	924	1980	15	102	37	37 NORMAN RD	10/26/17	50,000	49,500	0.99
Manufact Hm SW	MANUFCT	HM/PARK	924	1976	15	102	45	45 BRUCE RD	07/08/16	71,000	62,100	0.87
Manufact Hm SW	MANUFCT	HM/PARK	1083	1986	15	102	54	54 BROWN AVE	01/29/18	79,000	77,600	0.98
Manufact Hm SW	MANUFCT	HM/PARK	1056	1981	15	102	55	55 HEATHER LN	05/23/17	84,933	74,300	0.87
Manufact Hm SW	MANUFCT	HM/PARK	924	1982	15	102	71	71 CYNTHIA CIR	05/03/17	78,533	69,000	0.88
Manufact Hm SW	MANUFCT	HM/PARK	924	2001	14	6	188	104 WHIP-POOR-WILL ST	05/09/17	72,000	76,000	1.06

36.92

Mean Formula: 0.92

Median Formula: 0.94

COD Formula: 0.11188

Record Count: 40

Modern/Contemp	SINGLE FAMILY	1960	1995	10	92	1	101 WASHINGTON ST	10/14/16	316,533	266,300	0.84
Modern/Contemp	SINGLE FAMILY	1656	1999	12	31	2	5 LIGHTHOUSE WAY	01/17/18	333,000	314,800	0.95
Modern/Contemp	SINGLE FAM BEACH	3758	1999	20	259		259 ASHLAND ST	05/20/16	875,000	842,000	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	3570	2005	21	525		525 MANCHESTER ST	10/18/16	800,000	801,100	1.00
Modern/Contemp	SINGLE FAM BEACH	3012	2027	22	11	11	338 ATLANTIC AVE	07/14/17	450,000	567,400	1.26
Modern/Contemp	SINGLE FAM BEACH	2917	2013	22	15	1	220 ATLANTIC AVE	08/12/16	1,025,000	994,300	0.97
Modern/Contemp	SINGLE FAM/w APT	3526	1988	23	16		16 RIVER ST	06/13/16	730,000	659,300	0.90
Modern/Contemp	SINGLE FAM BEACH	3634	2006	22	23	100	130 OCEAN BLVD	08/24/16	925,000	817,100	0.88
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	692,500	1.07
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	320,100	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	SINGLE FAM BEACH	2843	2017	22	12	12	340 ATLANTIC AVE	07/17/17	465,000	568,800	1.22
Modern/Contemp	CONDEX	1682	2016	9	205	200	103 FOLLY MILL RD	01/30/17	351,000	326,400	0.93

15.80

Mean Formula: 0.99

Median Formula: 0.96

COD Formula: 0.07700

Record Count: 16

Office Bldg	OFFICE BLDG	3008	1900	10	8		112 LAFAYETTE RD	05/05/17	435,000	497,900	1.14
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1.14

Mean Formula: 1.14

Median Formula: 1.14

COD Formula: 0.00000

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Style		Living							Sale	al Assessed	
Desc	Use Descript	Area	AYB	Map	Block	Lot	Location	Date	Price	parcel Value	Formula
Record Count: 1											
Park Model	MANUFCT HM/PARK	403	1991	17	38	1	308 RTE 286 UNIT #1	01/20/17	41,000	39,900	0.97
Park Model	MANUFCT HM/PARK	403	1991	17	38	1	308 RTE 286 UNIT #1	04/28/17	48,000	39,900	0.83
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	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	403	1986	17	38	23	308 RTE 286 UNIT #23	09/19/17	36,533	31,300	0.86
Park Model	MANUFCT HM/PARK	403	1986	17	38	23	308 RTE 286 UNIT #23	05/02/17	31,000	31,300	1.01
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	405	1993	17	38	49	308 RTE 286 UNIT #49	04/29/16	62,533	63,300	1.01
Park Model	MANUFCT HM/PARK	404	1990	17	38	53	308 RTE 286 UNIT #53	11/30/17	64,000	48,800	0.76
Park Model	MANUFCT HM/PARK	412	1991	17	38	93	308 RTE 286 UNIT #93	08/31/17	61,533	44,900	0.73
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	41,100	0.76
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

13.97

Mean Formula: 0.87

Median Formula: 0.85

COD Formula: 0.09693

Record Count: 16

Pre-Eng Mfg	IND BLDG MDL-96	54859	1976	13	47	239 WALTON RD	09/01/17	2,414,000	1,766,000	0.73
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0.73

Mean Formula: 0.73

Median Formula: 0.73

COD Formula: 0.00000

Record Count: 1

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	CONDEX	2136	1988	2	51	7	8 ZAGARELLA CIR	12/15/17	283,000	219,200	0.77
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	TWO FAMILY	2173	1978	9	99		20 AYER CIR	06/22/17	331,000	297,500	0.90
Raised Ranch	SINGLE FAMILY	1804	1985	9	124		17 PINE CONE DR	08/01/17	323,066	280,200	0.87
Raised Ranch	SINGLE FAM/w APT	2761	2009	9	188		5 VIRGINIA LN	08/22/16	299,933	297,700	0.99
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	6	9 KIMBERLY DR	11/02/17	265,000	225,000	0.85
Raised Ranch	CONDEX	1887	1989	12	29	30	6 KIMBERLY DR	06/01/16	285,000	235,200	0.83
Raised Ranch	SINGLE FAM BEACH	1568	1988	22	3	6	138 OCEAN BLVD	04/21/16	455,000	427,300	0.94

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Style		Living						Sale	al Assessed		
Desc	Use Descript	Area	AYB	Map	Block	Lot	Location	Date	Price	arcel Value	Formula
											9.77
Mean Formula: 0.89											
Median Formula: 0.89											
COD Formula: 0.05304											
Record Count: 11											
Ranch	SINGLE FAMILY	3308	1998	2	53	19	13 DANDIVIEW ACRES	08/16/17	449,933	404,800	0.90
Ranch	SINGLE FAMILY	1279	1964	8	33		57 PINE ST	10/05/16	315,000	245,600	0.78
Ranch	SINGLE FAMILY	1855	1969	9	141		6 FOREST DR	05/26/17	305,000	295,100	0.97
Ranch	SINGLE FAMILY	768	1969	14	35		230 WALTON RD	09/13/16	185,000	191,000	1.03
Ranch	SINGLE FAMILY	804	1950	15	7		30 SOUTH MAIN ST	11/03/17	235,000	172,500	0.73
Ranch	SINGLE FAMILY	1264	2017	15	56		48 COLLINS ST	05/26/17	318,600	279,600	0.88
Ranch	SINGLE FAMILY	1794	1988	15	103	9	22 OLD SALT DR	11/15/16	397,000	378,200	0.95
Ranch	SINGLE FAMILY	1752	1998	15	103	45	34 MARSHVIEW CIR	10/12/16	365,000	386,700	1.06
Ranch	SINGLE FAMILY	1766	1999	15	103	46	30 MARSHVIEW CIR	12/05/17	375,000	382,600	1.02
Ranch	SINGLE FAMILY	1745	1998	15	103	51	10 MARSHVIEW CIR	06/21/17	398,000	381,700	0.96
Ranch	SINGLE FAMILY	1617	1999	15	103	53	2 MARSHVIEW CIR	05/13/16	385,000	364,000	0.95
Ranch	SINGLE FAMILY	1953	1998	15	103	64	100 MARSHVIEW CIR	07/31/17	425,000	404,000	0.95
Ranch	SINGLE FAMILY	1716	1995	15	103	66	90 MARSHVIEW CIR	09/30/16	415,533	400,300	0.96
Ranch	SINGLE FAMILY	1482	1990	16	79	1	198 SOUTH MAIN ST	11/30/17	220,000	202,100	0.92
Ranch	SINGLE FAMILY	1472	1950	17	37	1	310 SOUTH MAIN ST	01/02/18	325,000	226,000	0.70
Ranch	SINGLE FAMILY	1472	1950	17	37	1	310 SOUTH MAIN ST	08/29/17	195,000	226,000	1.16
Ranch	SINGLE FAM BEACH	1330	1950	20	203		203 BRISTOL ST	02/17/17	512,000	492,700	0.96
Ranch	SINGLE FAM BEACH	1268	1950	20	236		236 BRISTOL ST	12/21/17	659,800	498,500	0.76
Ranch	SINGLE FAM BEACH	864	1955	21	2	5	340 OCEAN BLVD	08/08/16	415,000	379,000	0.91
Ranch	SINGLE FAM BEACH	1120	1955	22	20	1	248 ATLANTIC AVE	09/29/17	675,000	687,800	1.02
Ranch	SINGLE FAMILY	3336	2012	2	36	5	31 IRENES WAY	06/24/16	499,933	483,800	0.97
											19.53
Mean Formula: 0.93											
Median Formula: 0.95											
COD Formula: 0.08199											
Record Count: 21											
Split-Level	CONDEX	1829	2000	13	63	10	90 FARM LN	05/11/17	225,800	220,500	0.98
											0.98
Mean Formula: 0.98											
Median Formula: 0.98											
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	8	21	1	24 PINE ST	11/30/17	525,000	139,000	0.26

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Style Desc	Use Descript	Living Area	AYB	Map	Block	Lot	Location	Sale Date	al Assessed Price	Parcel Value	Formula
Vacant Land	RES VACANT BD	0	0	22	1	6	9 GROVELAND ST	07/29/16	615,000	524,700	0.85
											3.06

Mean Formula: 0.77
Median Formula: 0.90
COD Formula: 0.23024
Record Count: 4

228.71

Mean Formula: 0.91
Median Formula: 0.92
COD Formula: 0.09416
Record Count: 251
Parcel Count: 244