Sunapee Sales Analysis Report

Ratio	Map Block Sub Sale Note	Zone	Acres	LC	NC	BR	SH Eff. Area	Trended Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.750	000148 000022 000000	02	0.09	R1W	T	RSA	C 1,237	$ 707,850	$ 530,900 11/24/2021	I	Q	SWICK FAMILY REVOC TRU	$ 319,500
0.780	000218 000033 000000	02	2.50	R1	E	RSA	A 1,051	$ 434,000	$ 338,700 04/25/2022	I	Q	TEVERE, CHRISTOPHER A	$ 205,500
0.801	000149 000007 000000	02	0.34	R1A	C	RCO	A 869	$ 257,140	$ 206,000 01/21/2022	I	Q	DECOTEAU, NICOLE	$ 107,200
0.805	000203 000007 000012	03	10.15	R1	F			$ 324,800	$ 261,400 12/17/2021	V	Q	PARTHUM, AMY D	$ 178,400
0.809	000235 000092 000008	02	1.87	R1	A			$ 151,510	$ 122,600 07/05/2022	V	Q	BELL ENGINEERING, INC	$ 90,500
0.834	000108 000015 000000 ALLOCATED SALE , SOLD W/ 53 WESTWOOD	02	0.42	R1	I			$ 377,000	$ 314,500 12/03/2021	I	Q	CAMILLERI REVOC LIVING	$ 145,400
0.847	000235 000092 000010	02	3.02	R1	A			$ 152,550	$ 129,200 03/03/2022	V	Q	BELL ENGINEERING, INC	$ 91,800
0.854	000147 000048 000000	02	2.09	R1A	G	RCO	A 768	$ 317,900	$ 271,400 06/09/2022	I	Q	SPINELLI, MICHAEL	$ 167,000
0.859	000238 000038 000002	02	0.68	R1	C	RSA	C 1,693	$ 548,550	$ 471,000 01/04/2022	I	Q	GRIFFIN, CHERYL A & JA	$ 235,300
0.864	000207 000007 000000	03	0.53	R1	C	RSA	1 1,107	$ 365,400	$ 315,800 12/02/2021	I	Q	KALVAITIS, LINAS JUSTI	$ 163,300
0.865	000116 000004 000000	02	0.45	R1A	G	RSA	A 2,302	$ 476,000	$ 411,600 04/04/2022	I	Q	RECHISKY MICHAEL J	$ 289,300
0.867	000238 000067 000000	02	1.10	R1	C	RSA	A 2,145	$ 489,700	$ 424,700 10/25/2021	I	Q	DONOVAN, ALEXANDRA CAT	$ 279,000
0.872	000130 000029 000000	01	2.90	R1	A	RSA	A 1,335	$ 415,800	$ 362,700 08/16/2022	I	Q	SANGINARIO, MARK A & L	$ 191,900
0.873	000225 000077 000000	02	0.83	R1	C	RSA	A 1,394	$ 340,860	$ 297,500 02/01/2022	I	Q	GALLIGAN, DANIEL	$ 177,400
0.873	000233 000022 000000	02	0.84	R1	C	RSA	C 1,473	$ 325,910	$ 284,600 07/07/2022	I	Q	PARE, DERRICK J	$ 158,700
0.882	000238 000046 000000	02	1.36	R1	C	RSA	1 1,373	$ 330,400	$ 291,400 10/12/2021	I	Q	PROPERTY POSSIBLE, INC	$ 167,500
0.884	000233 000042 000000	02	3.00	R1	C	RSA	A 1,767	$ 469,800	$ 415,500 08/30/2022	I	Q	NUTTING ROAD, LLC	$ 229,600
0.884	000125 000037 000000	01	1.42	R1	I	RSA	D 2,890	$ 869,820	$ 769,300 07/18/2022	I	Q	MALANGA, THOMAS	$ 440,400
0.888	000238 000041 000000	02	2.80	R1	C			$ 59,890	$ 53,200 03/01/2022	V	Q	TOWLE, EARL	$ 45,700
0.894	000225 000008 000000	04	1.90	CI	Q	CST	A 9,100	$ 2,585,640	$ 2,310,700 12/20/2021	I	Q	AUBUCHON REALTY COMPAN	$ 1,240,700

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0.903	000132 000025 000000	01	0.82	R1	E	RSA	A 1,660	$ 429,000	$ 387,300 06/13/2022	I	Q	YUREK REVOC LIVING TRU	$ 224,700
0.906	000104 000051 000000	08	11.50	R1	C	RSA	D 4,355	$ 2,376,000	$ 2,153,000 08/02/2022	I	Q	LATVA REVOC TRUST, MIT	$ 715,600
0.910	000146 000026 000000	02	1.00	R1A	M	RSA	D 2,893	$ 1,110,000	$ 1,010,000 05/24/2022	I	Q	LEVENSON REVOC TRUST,	$ 580,100
0.911	000146 000006 000000	02	1.30	R1W	S	RSA	A 2,025	$ 2,954,250	$ 2,690,100 03/24/2023	I	Q	HUBBARD, SEAN E & JENN	$ 970,100
0.918	000207 000006 000000	03	0.32	R1	C	RSA	D 1,424	$ 361,800	$ 332,100 08/10/2022	I	Q	WHITNEY, CRISTINA	$ 173,500
0.920	000119 000044 000000	02	0.03	R1	Z	RCG	D 1,501	$ 618,320	$ 568,800 10/29/2021	I	Q	MARKOWICZ, CATHERINE	$ 340,500
0.922	000115 000010 000000 ALLOCATED SALE AT 60% , SOLD WITH LOT 10	02	0.13	R1W	K	RSA	C 1,613	$ 698,129	$ 643,400 02/27/2023	I	Q	GWP REVOC TRUST	$ 423,400
0.924	000144 000015 000000	02	0.66	R1A	U	RSA	D 5,153	$ 1,215,000	$ 1,122,600 08/11/2022	I	Q	68 EMILY LANE REALTY T	$ 890,200
0.925	000133 000096 000000	08	0.38	R1	H	RSA	D 2,076	$ 520,650	$ 481,600 11/30/2021	I	Q	WERGE, ROBERT W & DOLO	$ 251,400
0.926	000119 000048 000000 50% UNDIVIDED INTEREST EACH PARTY	02	0.73	R1	Z	RCD	B 2,493	$ 691,200	$ 639,900 08/09/2022	I	Q	WINROW, WALTER J & CHR	$ 342,900
0.926	000133 000054 000000	01	1.40	R1	I	RSA	D 4,960	$ 2,750,000	$ 2,546,300 06/02/2022	I	Q	CREAN REVOC LIVING TRU	$ 1,116,100
0.928	000129 000069 000000	08	0.73	R1	H	RSA	2 3,135	$ 610,200	$ 566,300 08/04/2022	I	Q	JACKSON, TAMMY L & CLE	$ 305,800
0.929	000203 000007 000011	03	5.14	R1	F			$ 237,600	$ 220,700 08/31/2022	V	Q	MOORE, KALEB J & SHELB	$ 126,400
0.930	000148 000046 000000	02	1.81	R1W	T			$ 660,000	$ 614,100 06/30/2022	V	Q	HEATH REVOC TRUST OF 1	$ 402,200
0.931	000128 000062 000000	01	0.19	R1W	S	RSA	D 2,074	$ 3,056,200	$ 2,844,100 10/22/2021	I	Q	SOMMERS REVOC TRUST, K	$ 1,431,500
0.931	000226 000015 000000	02	1.04	R1	E	RSA	A 3,916	$ 661,250	$ 615,500 01/24/2022	I	Q	CLAYTON, ADAM & SARA	$ 358,600
0.932	000144 000006 000000	02	1.10	R1	E	RSA	1 1,130	$ 273,240	$ 254,600 08/17/2022	I	Q	RUDLOFF, ROSEMARY	$ 147,900
0.932	000133 000051 000019	01	0.00	R1	Z	RCG	B 2,256	$ 1,019,200	$ 950,300 12/02/2022	I	Q	DOHERTY, JUDITH A & MI	$ 658,400
0.934	000207 000003 000000	03	0.40	R1	C	RCO	A 718	$ 259,700	$ 242,600 10/07/2022	I	Q	O'HARA, JACQUELINE M &	$ 96,500
0.936	000234 000031 000000	02	3.72	R1A	G			$ 146,250	$ 136,900 11/22/2021	V	Q	MELCHER, JEANNETTE A	$ 80,100

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0.937	000231 000034 000000	02	37.30	R1	E	RSA	A 2,926	$ 901,000	$ 844,500 10/06/2022	I	Q	GREEN, FREDERICK L	$ 569,400
0.938	000206 000002 00000A	01	0.00	R1	Z	RCD	A 2,448	$ 569,250	$ 533,700 01/31/2022	I	Q	VIERZEN REVOC LIVING T	$ 306,200
0.938	000146 000040 000000	02	1.40	R1W	S	RSA	A 2,004	$ 1,772,550	$ 1,662,900 11/29/2021	I	Q	FORD, JOHN & MARGARETT	$ 834,000
0.939	000133 000059 000000	01	1.73	R1A	O	RSA	C 3,386	$ 1,296,000	$ 1,217,500 08/25/2022	I	Q	HORRIGAN, DENIS M & KR	$ 721,700
0.941	000225 000084 000000	02	2.70	R1	C	RSA	A 1,887	$ 385,000	$ 362,200 06/22/2022	I	Q	SHACKETT, JOSEPH R & C	$ 246,300
0.943	000233 000026 000000	02	1.90	R1	C			$ 70,850	$ 66,800 07/15/2022	V	Q	GIBSON, MARK	$ 39,200
0.943	000106 000065 000000	06	3.10	R1	C	RSA	B 2,237	$ 436,730	$ 412,000 12/22/2022	I	Q	JOHNSON, LINDA S & PHI	$ 222,900
0.943	000133 000107 000004	01	1.15	R1	1	RSA	A 2,744	$ 898,800	$ 848,000 09/08/2022	I	Q	MILANO REVOC TRUSTS, M	$ 459,600
0.946	000104 000001 000000	07	0.29	CI	Q	COA	C 2,455	$ 395,200	$ 374,000 12/22/2022	I	Q	DIAMOND HILL NH PROPER	$ 219,400
0.947	000121 000029 000000	02	0.29	R1	I	RSA	B 2,419	$ 826,500	$ 782,600 02/14/2022	I	Q	FLETCHER, NICHOLAS H &	$ 481,400
0.947	000144 000021 000000	02	0.44	R1A	U	RSA	D 2,921	$ 1,003,000	$ 950,000 10/29/2021	I	Q	TERRIER, DONALD O & AR	$ 532,800
0.947	000146 000013 000000	02	1.40	R1A	M	RSA	D 3,085	$ 1,026,000	$ 972,000 08/25/2022	I	Q	EHRLICH, HOWARD S & DI	$ 522,900
0.947	000129 000039 000012	01	1.60	R1	F	RSA	C 2,527	$ 643,420	$ 609,600 10/25/2022	I	Q	SMITH, WILLIAM J & SUS	$ 346,200
0.948	000126 000011 000000	02	2.10	R1W	S	RSA	D 5,700	$ 5,995,000	$ 5,682,200 07/15/2022	I	Q	BROPHY QFD PRSNL RES T	$ 3,570,100
0.948	000136 000041 000000 PROPERTY WAS LISTED ON MLS.	01	0.29	R1W	S	RSA	D 2,143	$ 2,268,000	$ 2,150,000 08/02/2022	I	Q	BURTON ART. 3.03 TRUST	$ 1,438,400
0.949	000108 000007 000000 ALLOCATED SALE , SOLD WITH LOT ACROSS ROAD	02	0.25	R1W	S	RSA	A 3,200	$ 2,987,000	$ 2,835,200 12/03/2021	I	Q	CAMILLERI REVOC LIVING	$ 1,443,900
0.949	000237 000002 000000	04	0.48	R1	C	MHD	A 1,111	$ 193,050	$ 183,300 11/01/2021	I	Q	V-OZ ASSET MANAGEMENT	$ 96,900
0.950	000203 000007 000004	03	5.71	R1	F			$ 220,000	$ 208,900 06/20/2022	V	Q	MACH CONSULTING GROUP	$ 120,300
0.950	000218 000029 000000	02	1.10	R1	E	RSA	D 2,088	$ 523,200	$ 496,900 07/22/2022	I	Q	COLLINS, RUTH ANNE	$ 337,000
0.951	000146 000062 000000	02	1.50	R1	I	RSA	B 3,223	$ 815,860	$ 775,500 03/02/2022	I	Q	COHEN, LEONARD & KATRI	$ 484,000

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0.952	000128 000056 000000	01	0.26	R1W	S	RSA D 3,545	$ 3,841,300	$ 3,657,800 09/09/2022	I	Q	DUBE LIVING TRUST	$ 1,527,900
0.952	000127 000005 000000	01	0.43	R1W	S	RSA D 2,091	$ 2,060,100	$ 1,962,000 07/13/2022	I	Q	HECKLER, CAROL & JOHN	$ 635,600
0.953	000144 000034 000000	02	3.70	R1	E		$ 115,909	$ 110,500 01/17/2023	V	Q	BONIN, DANIEL	$ 54,000
0.954	000133 000107 000005	01	1.00	R1	1	RSA C 2,591	$ 786,450	$ 750,300 09/30/2022	I	Q	NELSON, JOHN E & PATRI	$ 384,400
0.956	000133 000022 000000	07	0.29	R4	I	RMF 2 2,959	$ 832,500	$ 795,900 05/02/2022	I	Q	SMITH, FRANCIS & JACQU	$ 319,100
0.956	000148 000038 000000	02	0.21	R1W	T	RCO 1 1,401	$ 531,000	$ 507,700 10/21/2021	I	Q	NEVILLE, RICHARD P & A	$ 294,600
0.957	000233 000072 000100	02	5.60	R1	C	RSA A 2,123	$ 392,700	$ 375,900 02/01/2023	I	Q	STRAIGHT, MILTON W & L	$ 204,800
0.958	000127 000035 000019	01	0.00	R1	Z	RCG B 1,935	$ 915,750	$ 876,900 05/27/2022	I	Q	MALANGA TRUST, LORRAIN	$ 563,100
0.958	000137 000009 000000	08	3.50	R1	E		$ 224,000	$ 214,500 04/21/2022	V	Q	WYMAN, RONALD	$ 97,100
0.958	000137 000014 000000	01	1.00	R1	H	RSA 1 2,451	$ 562,929	$ 539,500 01/06/2023	I	Q	MILLS, PAMELA J	$ 268,600
0.958	000115 000021 000000	02	0.76	R1W	K	RSA C 3,742	$ 1,234,350	$ 1,183,000 11/15/2021	I	Q	CURLEY RESTATED LIVING	$ 589,900
0.959	000130 000016 000000	01	0.34	R1	E	MHD A 1,536	$ 243,800	$ 233,700 10/31/2022	I	Q	POWERS LIVING TRUST, C	$ 149,500
0.960	000133 000112 000000	08	0.16	R1	H	RSA A 1,332	$ 427,350	$ 410,300 05/09/2022	I	Q	HOUSEMAN, MATTHEW R	$ 220,800
0.961	000149 000010 000000	02	0.18	R1A	C	RCO A 778	$ 228,980	$ 220,100 09/01/2022	I	Q	JODOIN, JANET S	$ 93,400
0.961	000144 000020 000000	02	0.67	R1A	U		$ 336,300	$ 323,300 10/13/2021	I	Q	CAIN, DAVID B & JANET	$ 280,800
0.961	000128 000006 000000	08	0.23	R3	G	RMF 2 2,346	$ 483,000	$ 464,400 11/01/2022	I	Q	BERGSTEDT, INGJERD M	$ 238,100
0.963	000235 000092 000009	02	1.50	R1	A		$ 125,400	$ 120,800 06/30/2022	V	Q	BELL ENGINEERING, INC	$ 89,300
0.963	000129 000054 000000	08	0.31	R1	F	RMF 2 2,446	$ 449,280	$ 432,800 11/12/2021	I	Q	BYRNE, RICHARD & SANDR	$ 208,700
0.965	000116 000015 000000 60.8% APPRECIATION OVER 4 YEARS =15.2%-YR	02	0.51	R1W	K	RSA 1 4,607	$ 1,820,000	$ 1,756,000 12/09/2022	I	Q	MEIER, STEVEN RICHARD	$ 1,063,300
0.968	000238 000045 000000	02	1.17	R1	C	RSA A 1,408	$ 321,300	$ 310,900 11/03/2022	I	Q	HARVEY, EDITH	$ 193,000

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0.968	000146 000036 000000	02	0.37	R1W	S	RSA	D 2,089	$ 2,147,000	$ 2,077,600 03/04/2022	I	Q	BANCEL, STEPHANE	$ 975,600
0.968	000129 000080 000000	07	0.19	R2	G	RMF	2 3,335	$ 427,500	$ 413,900 02/08/2022	I	Q	MCKENNEY, NICKOLAS	$ 246,200
0.970	000145 000006 000000	02	1.70	R1A	M	RSA	B 2,806	$ 1,072,500	$ 1,040,400 06/22/2022	I	Q	RICHARDSON, PRESTON T.	$ 547,100
0.972	000124 000024 000000	02	2.40	R1W	K	RSA	D 2,418	$ 819,000	$ 795,700 11/22/2021	I	Q	CLEM, DOROTHY M & ONEL	$ 525,300
0.976	000235 000092 000005	02	2.04	R1	A			$ 126,540	$ 123,500 05/06/2022	V	Q	BELL ENGINEERING, INC	$ 91,000
0.982	000203 000007 000001	03	7.06	R1	F			$ 140,400	$ 137,900 12/08/2022	V	Q	GRANITE RIDGE DEVELOPM	$ 102,600
0.982	000129 000003 000000	07	0.37	CI	Q	CAP	B 4,297	$ 883,300	$ 867,700 06/15/2022	I	Q	CREAN REVOC LIVING TRU	$ 353,700
0.990	000235 000092 000007	02	1.51	R1	A			$ 122,100	$ 120,900 05/18/2022	V	Q	BELL ENGINEERING, INC	$ 89,300
0.993	000226 000023 000000	02	10.00	R1	F	RSA	A 2,637	$ 590,000	$ 586,100 10/04/2021	I	Q	KUSINSKI JR, DIANE M &	$ 365,200
0.996	000138 000014 000000	01	0.51	R1	E	RSA	A 1,211	$ 338,140	$ 336,700 10/03/2022	I	Q	DIFONZO, HEATHER AND M	$ 185,200
0.996	000233 000081 000000	02	4.00	R1	C	RSA	A 2,712	$ 399,600	$ 398,200 05/09/2022	I	Q	BOISVERT, NICHOLAS S	$ 256,500
1.001	000133 000107 000001	01	0.98	R1	1	RSA	A 1,870	$ 580,000	$ 580,500 12/03/2021	I	Q	BIGELOW, WILLIAM C & A	$ 319,200
1.001	000218 000021 000000	02	1.00	R1	E	RSA	D 3,836	$ 499,408	$ 500,000 12/12/2022	I	Q	KAYS KIERNAN A	$ 361,800
1.009	000209 000013 000000	02	2.20	R1	A	RSA	D 2,526	$ 504,932	$ 509,300 03/27/2023	I	Q	TAYLOR II, SUSAN B & G	$ 335,800
1.016	000238 000074 000000	02	1.01	R1	C	RSA	D 2,857	$ 416,068	$ 422,700 10/18/2021	I	Q	STOUGHTON, JEFFREY C &	$ 269,600
1.026	000115 000003 000000 ALLOCATED SALE @ 60% - SOLD WITH LOT 10	02	0.09	R1	E			$ 61,771	$ 63,400 02/27/2023	I	Q	GWP REVOC TRUST	$ 50,400
1.044	000235 000092 000004	02	2.34	R1	A			$ 119,700	$ 125,000 11/15/2022	V	Q	BELL ENGINEERING, INC	$ 92,000
1.058	000133 000124 000000	07	0.65	R1	H	RSA	C 2,979	$ 613,600	$ 649,100 10/01/2021	I	Q	GATES FAMILY 2016 REVO	$ 352,000
1.068	000131 000009 000000	02	1.00	R1	C	RSA	1 1,136	$ 190,800	$ 203,800 10/03/2022	I	Q	FRENCH, LAWRENCE M & S	$ 148,400
1.123	000238 000060 000000	02	1.30	R1	C	RSA	1 1,230	$ 273,000	$ 306,500 11/16/2022	I	Q	MCPHETRES, ELLEN D	$ 150,500

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1.162	000148 000021 000000	02	0.12	R1W	T	RCA	1 666	$ 345,000	$ 400,800 01/04/2022	I	Q	APOLCZER, JOHN & ELIAS	$ 310,900
1.239	000237 000045 000000	02	1.51	R1	E			$ 84,800	$ 105,100 10/18/2022	V	Q	GRABARZ, JOHN & PATRIC	$ 56,100
1.401	000233 000057 000000	02	2.06	R1	C	RSA	A 1,651	$ 198,900	$ 278,700 11/02/2021	I	Q	GLOVER, SUSAN	$ 170,600