SECTION 6

Land And Neighborhood Data

Explanation and Results of Base Land Rate and Neighborhood Classification: Neighborhood classification begins with an understanding that every municipality can be segregated into areas, and differentiated by varying characteristics, such as type and quality of roads, topographic and scenic features such as views, surrounding uses, and the quality and/or maintenance of such uses, etc. Typically, these distinguishing characteristics result in differing market responses, in terms of the underlying land value, that can be positive or negative. Neighborhood classification, therefore, depends upon establishing a "base", or "average" land rate for each neighborhood. Once the base rate is established, a "schedule" of positive or negative adjustments is developed corresponding to the degree of difference from the base.

The first preliminary step is to identify the neighborhoods, and establish the corresponding boundaries associated with each. This determination is also influenced by interviews with knowledgeable local brokers and real estate agents. Local sale data is then collected, specific to each neighborhood, and examined. Sales of vacant land provide the most direct and reliable estimate of land value. However, when an insufficient number of vacant land sales are available, a land "extraction" technique is utilized. The Land Extraction technique deducts the depreciated improvement value from the total sales price, resulting in the contributory value of the underlying land.

The two primary methods of valuing land are associated with the sales comparison approach. The "comparative unit" method enables the assessor to determine a typical per unit value for each strata of land, by calculating the median or mean sale price for unit. The "base lot" method requires the assessor to establish the value of the standard or "base" parcel in each stratum through a traditional sales comparison approach, with the base lot serving as the subject parcel. Once the base lot value is established, it is used as a benchmark to establish values for individual parcels, with adjustments made to each parcel as a result of their unique or varying characteristics.

[Please note: The factors and codes identified on the following pages are provided only to illustrate the requirement. Add or modify as required.]

Base Land Rate/Neighborhood factors: Whether by the "comparative unit" method, or the "base lot" method, a generic "base" value for land was established for each strata, reflective of the underlying market conformity of land values within the strata. *The base rate values for each neighborhood were developed by identifying the minimum zoning requirements for each neighborhood (for example 1-acre minimum and 150-feet of frontage), and then identifying sales that best conformed to these criteria. Each such set of sales, reflecting the minimum zoning criteria for each neighborhood, became the baseline value, or "base", for each neighborhood.* The general neighborhood factors are as follows

Code	Neighborhood Factor
1	*80 %*
2	*90 %*
3	*100 %*
4	*113 %*
5	*126 %*
6	*139 %*
7	*154 %*
8	*171 %*
9	*425 %*

The basis for the derivation of the Base Land Rate /Neighborhood factors are as follows:

Each neighborhood was analyzed separately to determine which of the nine basic factors applied to the properties in that local neighborhood. A detailed analysis can be found for each neighborhood in the attachments for this section. Most Condominiums properties were appraised using an Amenity value to replace the normal Land value. This Amenity value would include the contribution to value for limited land area, common land area, location and physical attributes such as driveways, tennis courts, swimming pools and any other community used asset.

The method of determining the amenity value was similar to estimating land contribution ;an Abstraction method was used.

Land Area/Size Adjustment Factors: Typically, there is an inverse curvilinear relationship between tract size and per square foot prices. Larger sites are considered to sell for lower per square foot values (all else being equal) and, inversely, smaller sites are considered to sell for larger per square foot values. However, at some point these differences become too insignificant to be recognized in the market, and no adjustment is justified.

The following prices per square foot for the baseline neighborhood based on size are as follows :

Area in Sq. feet	Price
500	$198.00
1000	$103.50
2000	$54.00
3000	$37.50
4000	$29.50
5000	$24.30
10000	$12.83
15000	$9.00
20000	$7.09
25000	$5.94
30000	$5.18
35000	$4.63
40000	$4.22
43560	$4.03

The land curve report for this baseline chart is attached

Special Land Features: There are specific land features, such as views, waterfront location, water access, topography, site utility, etc., that can have a dramatic influence, both positive and negative, on land value.

Land Curve Report 08/29/2008

Class=R, Nbhd=(default), SI=(default), Curve ID = 1

Units	UnitPrice	LandValue
500	198.00	99,000
550	180.82	99,451
600	166.50	99,900
650	154.38	100,347
700	144.00	100,800
750	135.00	101,250
800	127.13	101,704
850	120.18	102,153
900	114.00	102,600
950	108.47	103,047
1,000	103.50	103,500
1,100	94.50	103,950
1,200	87.00	104,400
1,300	80.65	104,845
1,400	75.21	105,294
1,500	70.50	105,750
1,600	66.38	106,208
1,700	62.74	106,658
1,800	59.50	107,100
1,900	56.61	107,559
2,000	54.00	108,000
2,100	51.64	108,444
2,200	49.50	108,900
2,300	47.54	109,342
2,400	45.75	109,800
2,500	44.10	110,250
2,600	42.58	110,708
2,700	41.17	111,159
2,800	39.86	111,608
2,900	38.64	112,056
3,000	37.50	112,500
3,100	36.44	112,964
3,200	35.44	113,408
3,300	34.50	113,850
3,400	33.62	114,308
3,500	32.79	114,765
3,600	32.00	115,200
3,700	31.26	115,662
3,800	30.55	116,090
3,900	29.88	116,532
4,000	29.25	117,000
4,100	28.65	117,465
4,200	28.07	117,894
4,300	27.52	118,336
4,400	27.00	118,800
4,500	26.50	119,250

Land Curve Report 08/29/2008

Class=R, Nbhd=(default), SI=(default), Curve ID = 1

Units	UnitPrice	LandValue
4,600	26.02	119,692
4,700	25.56	120,132
4,800	25.13	120,624
4,900	24.70	121,030
5,000	24.30	121,500
5,500	22.21	122,155
6,000	20.48	122,880
6,500	19.01	123,565
7,000	17.75	124,250
7,500	16.65	124,875
8,000	15.70	125,600
8,500	14.85	126,225
9,000	14.10	126,900
9,500	13.43	127,585
10,000	12.83	128,300
10,500	12.28	128,940
11,000	11.79	129,690
11,500	11.33	130,295
12,000	10.92	131,040
12,500	10.53	131,625
13,000	10.18	132,340
13,500	9.85	132,975
14,000	9.55	133,700
14,500	9.26	134,270
15,000	9.00	135,000
15,500	8.75	135,625
16,000	8.52	136,320
16,500	8.31	137,115
17,000	8.10	137,700
17,500	7.91	138,425
18,000	7.73	139,140
18,500	7.55	139,675
19,000	7.39	140,410
19,500	7.24	141,180
20,000	7.09	141,800
20,500	6.95	142,475
21,000	6.82	143,220
21,500	6.69	143,835
22,000	6.57	144,540
22,500	6.45	145,125
23,000	6.34	145,820
23,500	6.23	146,405
24,000	6.13	147,120
24,500	6.03	147,735
25,000	5.94	148,500
25,500	5.85	149,175
26,000	5.76	149,760

Land Curve Report 08/29/2008

Class=R, Nblhd=(default), SI=(default), Curve ID = 1

Units	UnitPrice	LandValue
26,500	5.68	150,520
27,000	5.60	151,200
27,500	5.53	152,075
28,000	5.45	152,600
28,500	5.38	153,330
29,000	5.31	153,990
29,500	5.24	154,580
30,000	5.18	155,400
30,500	5.12	156,160
31,000	5.06	156,860
31,500	5.00	157,500
32,000	4.94	158,080
32,500	4.88	158,600
33,000	4.83	159,390
33,500	4.78	160,130
34,000	4.73	160,820
34,500	4.68	161,460
35,000	4.63	162,050
35,500	4.58	162,590
36,000	4.54	163,440
36,500	4.50	164,250
37,000	4.45	164,650
37,500	4.41	165,375
38,000	4.37	166,060
38,500	4.33	166,705
39,000	4.29	167,310
39,500	4.26	168,270
40,000	4.22	168,800
40,356	4.20	169,495
40,712	4.18	170,176
41,068	4.16	170,843
41,424	4.14	171,495
41,780	4.12	172,134
42,136	4.10	172,758
42,492	4.08	173,367
42,848	4.07	174,391
43,204	4.05	174,976
43,560	4.03	175,547

BASE LAND RATE / NEIGHBORHOOD FACTORS / LAND AREA FACTORS CHART

				BASIC LOT VALUES						
		S.I. 1	S.I.2	S.I.3	S.I.4	S.I.5	S.I.6	S.I.7	S.I.8	S.I.9
AREA IN SQ. FT.	PRICE	0.80	0.90	1.00	1.13	1.26	1.39	1.54	1.71	4.25
500	198.00	79200	89100	99000	111870	124740	137610	152460	169290	420750
1000	103.50	82800	93150	103500	116955	130410	143865	159390	176985	439875
2000	54.00	86400	97200	108000	122040	136080	150120	166320	184680	459000
3000	37.50	90000	101250	112500	127125	141750	156375	173250	192375	478125
4000	29.25	93600	105300	117000	132210	147420	162630	180180	200070	497250
5000	24.30	97200	109350	121500	137295	153090	168885	187110	207765	516375
10000	12.83	102640	115470	128300	144979	161658	178337	197582	219393	545275
15000	9.00	108000	121500	135000	152550	170100	187650	207900	230850	573750
20000	7.09	113440	127620	141800	160234	178668	197102	218372	242478	602650
25000	5.94	118800	133650	148500	176805	187110	206415	228690	253935	631125
30000	5.18	124320	139860	155400	175602	195804	216006	239316	265734	660450
35000	4.63	129640	145845	162050	183117	183765	225250	249557	277106	688713
40000	4.22	135040	151920	168800	190744	212688	234632	259952	288648	717400
43560	4.03	140438	157992	175547	198368	221189	244010	270342	300185	746075

The following chart shows the land index adjustments that were made to account for locational differences such as busy road, access or views.

A...1.05	*N...1.60*
B...1.10	*O...1.85*
C...1.15	*P...1.65*
D...1.20	*Q...1.70*
E...1.25	*R...1.55*
F...1.30	*S...1.80*
G...1.40	*T....0.90*
H...1.50	*U...2.20*
I...1.75	*V...2.30*
J...2.00	*W...2.25*
K...0.95	*X...2.10*
L...1.35	*Y...1.90*
M...1.45	*Z...2.42*

Waterfront

Waterfront lots on the ocean or river were put in site index #9 with the following front foot prices in addition to the base lot

	In flood zone Per front foot	Not in flood zone Per front foot
Noreast Lane	9000	N/A
North beach	10500	12500
Place Cove	9000	12500
Boar's Head	6000	6500
The pines	10000	N/A
Seabrook Beach	10500	N/A
Hampton River (Ocean side of bridge)	6500	N/A

Topography

See attached chart

Site Utility

See attached chart

Other

Special Land Features :

These are specific land features such as topography, site utilities etc., which may have an influence either positive or negative on land values.

Attached tables were used to address some of these values.

UNDEVELOPED SITE FACTORS

Residential Developed Site (On Town Water and Sewer)	100%
Residential Undeveloped Site (On Town Water and Sewer)	0.95 %
Residential Undeveloped Site (On Town Water or Sewer)	0.95
Residential Undeveloped Site (No Town Utilities)	0.90

View factors

Views (Waterfront Related) 1.05 % – 242 %

Topography : Developed Site

Description	% to Good
Flat / Slightly Rolling	100 - 95
Minor wet Area / Slight Ledge / Steep	90 - 85
1/4 to 1/3 to 1/2 lot not useable	80 - 70

PHONE 603-929-5837 - FAX 603-926-6853

COMMERCIAL LAND SCHEDULE

LAFAYETTE ROAD

LOT SQUARE FOOTAGE	SITE INDEX	NEIGHBORHOOD INDEX	FACTOR	LAND VALUE
43000	8	R	(+55)	509600
40500	8	H	(+50)	483200
38000	8	M	(+45)	457900
35500	8	G	(+40)	432700
33000	8	L	(+35)	408200
30500	8	F	(+30)	385200
28000	8	E	(+25)	362000
25500	8	D	(+20)	340200
23000	8	C	(+15)	318800
20500	8	B	(+10)	297700
18000	8	A	(+05)	277600
15500	8	-	(- 0)	257900
13000	8	K	(-5)	238800
10500	8	T	(-10)	220400
8000	8	U	(-20)	190900
5500	8	V	(-25)	174100
3000	8	V	(-25)	160300

HAMPTON ZONING CODES

DISTRICT	ZONE CODE	MIN LOT SIZE	MIN FRONTAGE	
RESIDENCE AA	RAA	43,560 SQ. FT	200'	
RESIDENCE A	RA	15,000 SQ. FT	125'	WITH SEWER
RESIDENCE A	RA	40,00 SQ. FT	125'	W/O SEWER
RESIDENCE B	RB	7,500 SQ. FT.	75'	
RESIDENCE C (SEASONAL)	RCS	6,000 SQ. FT.	60'	
BUSINESS	B	3000SQ. FT. PER UNIT	20'	
GENERAL	G	15,000 SQ. FT	125'	
INDUSTRIAL	I	22,000 SQ. FT	100'	

OCEAN FRONT LAND DEPTH TABLES

DEPTH IN FEET	100' DEPTH	DEPTH IN FEET	100' DEPTH
5	0.1	120	1.04
10	0.18	125	1.05
15	0.26	130	1.06
20	0.33	135	1.07
25	0.4	140	1.08
30	0.47	145	1.09
35	0.53	150	1.1
40	0.59	155	1.11
45	0.65	160	1.12
50	0.7	165	1.13
55	0.75	170	1.14
60	0.92	175	1.15
65	0.93	180	1.16
70	0.94	185	1.17
75	0.95	190	1.18
80	0.96	195	1.19
85	0.97	200	1.2
90	0.98	250	1.21
95	0.99	300	1.22
100	1	350	1.23
105	1.01	400	1.24
110	1.01	450	1.25
115	1.02	500	1.26

ACREAGE DISCOUNT TABLE

ACRES	%	ACRES	%
5 AC.	- 96	113 AC.	- 73
7 AC.	- 95	125 AC.	- 72
10 AC.	- 93	141 AC.	- 71
12 AC.	- 92	156 AC.	- 70
15 AC.	- 91	165 AC.	- 69
18 AC.	- 90	174 AC.	- 68
20 AC.	- 89	185 AC.	- 67
24 AC.	- 88	201 AC.	- 66
26 AC.	- 87	219 AC.	- 65
29 AC.	- 86	228 AC.	- 64
34 AC.	- 85	232 AC.	- 63
36 AC.	- 84	240 AC.	- 62
40 AC.	- 83	268 AC.	- 61
45 AC.	- 82	278 AC.	- 60
50 AC.	- 81	290 AC.	- 59
58 AC.	- 80	298 AC.	- 58
61 AC.	- 79	319 AC.	- 57
67 AC.	- 78	325 AC.	- 56
72 AC.	- 77	335 AC.	- 55
84 AC.	- 76	363 AC.	- 54
98 AC.	- 75	382 AC.	- 53
107 AC.	- 74		

HAMPTON TOPOGRAPHY FACTOR on EXCESS ACREAGE

	%GOOD
1. Clear rolling or flat fields, intervale lands, groves best horticultural or silver cultual lands. Good soil and drainage. 0-10% slope	100%
2. Gently rolling land, horticultural or silver cultural lands. Fair to good soil and drainage. 10-20% slope	70%
3. General Run of mill backland, woodland, partly rocky and rolling land. Fair soil and drainage. 20-30%	50%
4. Very rough, numerous rocks, ledge, steep, rocky, meadows and brushland, poor access. Fair to poor soil drainage.	30%
5. Swamps, bogs, marshes, and beaver floods.	10%
6. Land locked land Extra x 50 adjustment	-50%
Poor logging road or path Access Extra x 75 adjustment	-25%

Property Record Cards of Sales Utilized in Analysis:

See separate booklet containing all property record cards used in analysis, listed by map and lot sequence.

CONDOS

6 ASHWORTH AVE (1)

SALES SURVEY
Worksheet

282-27 (39 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
282-27-36	128,000	3/15/2006	128,000	276	39558	2-0-0	38,800	0	0	3RD.FL.	38,800	89,200
282-27-14	100,000	10/17/2006	100,000	276	39588	2-0-0	38,800	0	0	2ND.FL.	38,800	61,200
282-27-16	122,000	1/23/2007	122,000	276	39588	2-0-0	38,800	0	0	2ND.FL.	38,800	83,200
282-27-19	115,000	4/17/2007	115,000	276	39588	2-0-0	38,800	0	0	2ND.FL.	38,800	76200
282-27-15	80,000	10/23/2007	80,000	276	39588	2-0-0	38,800	0	0	2ND.FL.	38,800	41,200
282-27-34	85,000	11/20/2007	85,000	276	39588	2-0-0	38,800	0	0	3RD.FL.	38,800	46,200
282-27-39	75,000	11/20/2007	75,000	276	39588	2-0-0	38,800	0	0	3RD.FL.	38,800	36,200
282-27-35	78,000	12/21/2007	78,000	276	39588	2-0-0	38,800	0	0	3RD.FL.	38,800	39,200
		USE	80,000	276								41200
282-27-26	125,000	11/22/2005	125,000	289	41,421	2-0-0	40,600	0	0	3RD.FL.	40,600	84,400
282-27-6	125,000	12/5/2005	125,000	289	41,421	2-0-0	40,600	0	0	2ND.FL.	40,600	84,400
282-27-2	129,900	7/31/2006	129,900	289	41,421	2-0-0	40,600	0	0	2ND.FL.	40,600	89,400
282-27-23	129,900	10/16/2006	129,900	289	41,421	2-0-0	40,600	0	0	3RD.FL.	40,600	89,400
282-27-22	129,900	7/2/2007	129,900	289	41,421	2-0-0	40,600	0	0	3RD.FL.	40,600	89,400
282-27-3	89,000	12/3/2007	89,000	289	41,421	2-0-0	40,600	0	0	2ND.FL.	40,600	48,400
		USE	83,000	289								42400
282-27-32	135,000	11/28/2005	135,000	310	44,431	2-0-0	43,500	0	0	3RD.FL.	43,500	91,500
282-27-31	135,000	12/1/2005	135,000	310	44,431	2-0-0	43,500	0	0	3RD.FL.	43,500	91,500
282-27-29	137,300	12/16/2005	137,300	310	44,431	2-0-0	43,500	0	0	3RD.FL.	43,500	93,800
282-27-28	135,000	2/15/2006	135,000	310	44,431	2-0-0	43,500	0	0	3RD.FL.	43,500	91,500
282-27-7	134,900	3/29/2006	134,900	310	44,431	2-0-0	43,500	0	0	2ND.FL.	43,500	91,400
282-27-27	134,900	5/23/2006	134,900	310	44,431	2-0-0	43,500	0	0	3RD.FL.	43,500	91,400
282-27-12	135,000	10/23/2006	135,000	310	44,431	2-0-0	43,500	0	0	2ND.FL.	43,500	91,500
282-27-30	115,000	6/28/2006	115,000	310	44,431	2-0-0	43,500	0	0	3RD.FL.	43,500	71,500
282-27-11	86,000	11/21/2007	86,000	310	44,431	2-0-0	43,500	0	0	2ND.FL.	43,500	42,500
282-27-10	85,000	12/21/2007	85,000	310	44,431	2-0-0	43,500	0	0	2ND.FL.	43,500	41,500
		USE	86000	310								42500
282-27-1	129,000	1/5/2006	129,000	354	52,293	2-0-0	51,200	0	0	2ND.FL.	51,200	77,800
282-27-25	144,900	9/29/2006	144,900	344	49,304	2-0-0	48,300	0	0	3RD.FL.	48,300	96,600
282-27-21	97,500	6/22/2007	97,500	354	52,293	2-0-0	51,200	0	0	3RD.FL.	51,200	46,300
282-27-5	101,000	11/28/2007	101,000	344	49,304	2-0-0	48,300	0	0	2ND.FL.	48,300	52,700
		USE	97000	344								48700
		USE	100000	354								48800

6 ASHWORTH AVE (2)

SALES SURVEY
Worksheet

282-27

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
282-27-40	200,000	12/29/2005	200,000	428	61,343	2-0-0	60,100	0	0	3RD.FL.	60,100	139,900
282-27-20	190,000	1/24/2006	190,000	428	61,343	2-0-0	60,100	0	0	2ND.FL.	60,100	129,900
282-27-C 2	102,000	11/19/2007	102,000	444	63,636	2-0-0	62,400	0	0	1ST.FL.	62,400	39,600
		USE	101000	428								40900
		USE	102000	444								39600
282-27-04	190,000	12/12/2005	190,000	593	84,991	2-0-0	83,300	0	0	2ND.FL.	83,300	106,700
282-27-24	190,000	3/1/2006	190,000	593	84,992	2-0-0	83,300	0	0	3RD.FL.	83,300	106,700
282-27-17	190,000	8/1/2007	190,000	552	81,541	2-0-0	79,900	0	0	2ND.FL.	79,900	110,100
282-27-37	190,000	10/12/2007	190,000	552	81,541	2-0-0	79,900	0	0	3RD.FL.	79,900	110,100
		USE	593	180,000	(1 BDRM - 1 BATH)							96,700
		USE	552	185,000	(2 BDRM - 2 BATH)							105,100
282-27-13	240,000	12/20/2005	240,000	604	87,895	2-0-0	86,100	0	0	2ND.FL.	86,100	153,900
282-27-33	250,000	1/24/2006	250,000	604	87,895	2-0-0	86,100	0	0	3RD.FL.	86,100	163,900
282-27-G 1	225,000	2/17/2006	225,000	611	91,591	2-0-0	89,800	0	0	1ST.FL.	89,800	135,200
282-27-8&9	244,500	9/5/2006	244,500	620	91,586	2-0-0	89,800	0	0	2ND.FL.	89,800	154,700
		USE	200,000	604	(1 BDRM - 1 BATH)							113,900
		USE	210,000	611+620	(2 BDRM - 2 BATH)							120,200

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ATLANTIC SHORES CONDOS

SALES SURVEY
Worksheet

265-17-(10units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
				FRONT	BLDG							
265-17-2N	225,000	4/15/2004	225,000	875	104,798	15-0-0	89,100	900	2000	2ND-RT	92,000	133,000
265-17-3S	226,000	6/29/2005	226,000	842	100,911	15-0-0	85,800	900	2300	3RD-LF	89,000	137,000
265-17-1N	245,000	9/19/2005	245,000	875	104,798	5-0-0	99,600	900	2500	1ST-RT	103,000	142,000
265-17-1S	225,000	6/12/2006	225,000	858	101,992	15-0-0	86,700	900	2400	1ST-LF	90,000	135,000
				REAR	BLDG							
265-17-4N	232,000	8/31/2007	232,000	1178	125,529	15-0-0	106,700	800	0	1ST-2ND	107,500	124,500

FRONT	BLDG	Amenity		REAR	BLDG	Amenity
FIRST	131,000			1ST/2ND	4N+S	122,500
SECOND	136,000			2ND/3RD	3N+S	135,000
THIRD	136,000					

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BAILEY'S BEACH RESORT

SALES SURVEY
Worksheet

151-9

FRONT (23 UNITS)
REAR (28 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
				REAR	BUILDING							
FIRST	FLOOR											
151-9-17	62,000	4/23/2007	62,000	240	33,347	20-0-0	26,700	0	0	1-END	26,700	35,300
SECOND	FLOOR											
151-9-18	112,000	8/11/2004	112,000	240	33,347	10-0-0	30,000	0	0	2-END	30,000	82,000
151-9-22	105,000	1/19/2005	105,000	254	35,292	15-0-0	30,000	0	0	2-MID	30,000	75,000
151-9-14	90,000	6/24/2005	90,000	240	33,347	20-0-0	26,700	0	0	2-MID	26,700	63,300
151-9-20	101,000	10/10/2006	101,000	240	33,347	20-0-0	26,700	0	0	2-MID	26,700	74,300
151-9-1	127,000	7/21/2005	127,000	360	50,020	20-0-0	40,000	0	0	1-END	40,000	87,000
151-9-2	138,500	11/3/2004	138,500	378	52,521	10-0-0	47,300	0	0	2-END	47,300	91,200
				FRONT	BUILDING							
FIRST	FLOOR											
151-9-107	163,000	1/7/2005	163,000	487	72,871	10-0-0	65,600	0	0	1-FRONT	65,600	97,400
SECOND	FLOOR											
151-9-208	160,000	5/3/2004	160,000	487	72,871	10-0-0	65,600	0	0	2-FRONT	65,600	94,400
151-9-202	162,000	1/4/2005	162,000	515	77,060	10-0-0	69,400	0	0	2-SIDE	69,400	92,600
THIRD	FLOOR											

FLOOR	REAR AMENITY	BUILDING VALUE	(BASIC) BLDG SIZE
1ST	38300	65000	240
1ST	40000	80000	360
2ND	43300	70000	240
2ND	45000	85000	360

FRONT BUILDING

UNIT	AMENITY	LOCATION	UNIT	Amenity	UNIT SIZE	UNIT	Amenity
101	65600	SIDE	201	80600	515	301	85600
102	65600	SIDE	202	80600	515	302	85600
—	—	SIDE	203	78300	495	303	93300
104	90700	FRONT	204	100700	626	304	105700
105	90700	FRONT	205	100700	626	205	105700
106	89400	FRONT	206	99400	487	206	104400
107	89400	FRONT	207	99400	487	207	104400
108	89400	FRONT	208	99400	487	208	104400

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BEACH HAVEN CONDOS

SALES SURVEY
Worksheet

290-164-(8 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
				2ND	FLOOR							
290-164-102	399,000	5/1/2007	399,000	1590	188,965	1-0-0	187,100	0	2400	2ND-MID	189,500	209,500
290-164-101	330,000	2/19/2008	330,000	1595	189,403	1-0-0	187,500	0	2500	2ND-END	190,000	140,000
				3RD	FLOOR							
209-164-201	448,000	3/23/2007	448,000	1595	189,403	1-0-0	187,500	0	2500	3RD-END	190,000	258,000
290-164-203	459,000	1/3/2007	459,000	1595	189,403	1-0-0	187,500	0	2500	3RD-END	190,000	269,000
290-164-202	334,900	12/21/2007	334,900	1590	188,965	1-0-0	187,100	0	2400	3RD-MID	189,500	145,400
				4TH	FLOOR							
290-164-301	525,000	10/3/2006	525,000	1995	247,031	2-0-0	242,100	0	2400	4TH-END	244,500	280,500
290-164-302	525,000	10/3/2006	525,000	1995	247,031	2-0-0	242,100	0	2400	4TH-END	244,500	280,500
			Amenity									
		2ND-END	135000									
		2ND-MID	125500									
		3RD-END	150000									
		3RD-MID	140500									
		4TH-END	180500									

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BEACH SIDE INN
CONDOS

SALES SURVEY
Worksheet

223-131 (42 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
223-131-320	105,000	3/1/2005	105,000	286	39,738	10-0-0	35,800	0	0	R-END	35,800	69,200
223-131-218	109,900	4/1/2005	109,900	262	36,403	10-0-0	32,800	0	0	R-MID	32,800	77,100
223-131-204	115,000	7/29/2005	115,000	286	39,738	10-0-0	35,800	0	0	R-MID	35,800	79,200
223-131-315	111,000	8/15/2006	111,000	286	39,738	10-0-0	35,800	0	0	L-MID	35,800	75,200
223-131-203	90,500	9/29/2006	90,500	262	36,403	10-0-0	32,800	0	0	L-MID	32,800	57,700
223-131-221	119,500	7/3/2007	119,500	312	46,685	10-0-0	42,000	0	0	L-END	42,000	77,500
223-131-311	79,000	11/6/2007	79,000	286	39,738	10-0-0	35,800	0	0	L-MID	35,800	43,200
223-131-219	79,000	5/1/2008	79,000	262	36,403	10-0-0	32,800	0	0	L-MID	32,800	46,200
		LEFT SIDE										
			262	77000								44200
			286	80000								44200
		RIGHT SIDE										
			262	80000								47200
			286	83000								47200
		END UNITS										
			LEFT									50000
			RIGHT									53000

THE BEVERLY CONDOS

SALES SURVEY
Worksheet

290-88 (17 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
290-88-8	69,900	9/9/2005	69,900	252	38,700	20-0-0	31,000	0	0	1ST.FL.	31,000	38,900
			75000	252								44000
290-88-1	80,500	1/30/2006	80,500	276	42,849	20-0-0	34,300	0	0	1ST.FL.	34,300	46,200
290-88-7	78,000	4/13/2007	78,000	276	42,849	20-0-0	34,300	0	0	1ST.FL.	34,300	43,700
290-88-6	81,000	5/18/2007	81,000	276	42,849	20-0-0	34,300	0	0	1ST.FL.	34,300	46,700
290-88-15	89,900	11/8/2007	89,900	276	42,849	5-0-0	40,700	0	0	2ND.FL.	40,700	49200
			80000	276								45700

BLUEBAY TERRACE

144-60 (

SALES SURVEY
Worksheet

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
				1ST	FLOOR							
144-60-104	179,900	7/20/2007	179,900	1104	121,802	5/10/2000	103,500	0	0	0	103,500	76,400
144-60-105	204,900	3/4/2005	204,900	1034	116,995	5/0/0	111,100	0	0	0	111,100	93,800
				2ND	FLOOR							
144-60-201	200,000	9/22/2006	200,000	1034	116,995	5/0/0	111,100	0	0	0	111,100	88,900
144-60-203	189,900	2/22/2005	189,900	1104	121,802	5/10/2000	103,500	0	0	0	103,500	86,400
144-60-204	194,900	2/11/2005	194,900	1104	121,802	5/10/2000	103,500	0	0	0	103,500	91,400
				3RD	FLOOR							
144-60-305	199,900	5/22/2007	199,900	1034	116,995	5/0/0	111,100	0	0	0	111,100	88,800
144-60-301	205,000	4/3/2006	205,000	1034	116,995	5/0/0	111,100	0	0	0	111,100	93,900
144-60-302	225,000	2/14/2006	225,000	1034	116,995	5/0/0	111,100	0	0	0	111,100	113,900
144-60-303	205,000	12/19/2005	205,000	1104	121,802	5/10/2000	103,500	0	0	0	103,500	101,500
144-60-304	179,900	11/30/2005	179,900	1104	121,802	5/10/2000	103,500	0	0	0	103,500	76,400
			amenitys	1104	USE	76,500						
				1034	use	78900						

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BOARS HEAD 8

266-9 (8 units)

SALES SURVEY
Worksheet

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location , View	TOTAL BLDGS	ABSTR AMMENITY
266-9-7	406,000	1/3/2005	406,000	1941	200,249	5-0-0	190,200	0	2300	MID	192,500	213,500
										END	Amenity	207500
										MID		

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BUTTERNUT HOLLOW CONDOS

SALES SURVEY
Worksheet

183 - 18 - (16units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
183-18-8	275,000	5/23/2005	275,000	844	80,831	10-0-0	72,700	0	800	LOT-2300	73,500	201,500
183-18-15	285,900	6/20/2006	285,900	704	78,213	10-0-0	70,400	0	900	LOT-3000	71,300	214,600

THESE UNITS HAVE LIMITED COMMON LOT AREA ASSIGNED TO THEM.

USE SI=8 TO BE CONSISTANT with KINGS HIGHWAY.

LOT	SIZE	VALUE
2300		187000
3000		192400

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CENTURY HOUSE CONDOS

SALES SURVEY
Worksheet

255-20 (15 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
255-20-8	131,000	2/22/2005	131,000	453	69,567	10-0-0	62,600	0	1900	END	64,500	66,500
255-20-15	112,000	3/25/2005	112,000	294	42,140	10-0-0	37,900	0	1600	END	39,500	72,500
255-20-2	95,000	3/18/2005	95,000	269	38,556	10-0-0	34,700	0	1800	MID	36,500	58,500
255-20-3	95,000	3/7/2005	95,000	294	42,140	10-0-0	37,900	0	1600	MID	39,500	55,500
255-20-4	95,000	3/4/2005	95,000	294	42,140	10-0-0	37,900	0	1600	MID	39,500	55,500
255-20-5	97,500	3/8/2005	97,500	294	42,140	10-0-0	37,900	0	1600	MID	39,500	58,000
255-20-6	97,000	3/16/2005	97,000	294	42,140	10-0-0	37,900	0	1600	MID	39,500	57,500
255-20-7	97,300	3/28/2005	97,300	294	42,140	10-0-0	37,900	0	1600	MID	39,500	57,800
255-20-12	112,900	5/6/2005	112,900	269	38,556	10-0-0	34,700	0	1800	MID	36500	76,400
255-20-14	117,900	5/22/2006	117,900	269	38,556	10-0-0	34,700	0	1800	MID	36,500	81,400
255-20-9	87,000	2/22/2007	87,000	269	38,556	10-0-0	34,700	0	1800	MID	36,500	50,500
255-20-10	89,000	9/25/2007	89,000	269	38,556	10-0-0	34,700	0	1800	MID	36,500	52,500
									MID UNITS			50500
									UNITS	12-14-15		55500
									UNIT	8		60500

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COAST VIEW CONDOS

SALES SURVEY
Worksheet

265-2 (12 units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
				FRONT	BLDG							
265-2-1	(273,000)	9/11/2003	273,000	1157	141,004	15-0-0	119,900	900	0	1ST-LFT	120,800	152,200
	ASKING	279,000	(7-14-08)									
				REAR	BLDG							
265-2-10	211,500	5/7/2004	211,500	732	107,235	5-0-0	101,900	900	0	2ND	102,800	108,700
265-2-12	207,000	9/28/2004	207,000	732	107,235	10-0-0	96,500	900	0	3RD	97,400	109,600
265-2-7	195,000	8/19/2005	195,000	728	106,956	15-0-0	90,900	900	0	1ST	91,800	103,200
265-2-8	197,000	9/12/2005	197,000	732	107,235	15-0-0	91,100	900	0	1ST	92,000	105,000
	FRONT	BLDG		READ	BLDG							
	FLOOR	Amenity		FLOOR	Amenity							
	1ST	154000		1ST	98000							
	2ND	159000		2ND	103000							
	3RD	159000		3RD	103000							

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COLONIAL OCEANSIDE CONDOS

SALES SURVEY
Worksheet

290-2 (12 units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
290-2-45	130,000	8/16/2007	130,000	352	58,212	10-0-0	52,400	0	0	2ND.FL.	52,400	77600
290-2-43	129,000	2/5/2007	129,000	352	58,212	10-0-0	52,400	0	0	2ND.FL.	52,400	76600
290-2-44	134,900	10/12/2007	134,900	352	58,212	10-0-0	52,400	0	0	2ND.FL.	52,400	82,500
290-2-41	123,000	12/4/2007	123,000	352	58,212	10-0-0	52,400	0	0	2ND.FL.	52,400	70600
			125,000	2ND	FLOOR							726,00
290-2-53	135,000	8/31/2007	135,000	352	58,212	10-0-0	52,400	0	0	3RD.FL.	52,400	82,600
290-2-54	135,000	1/11/2008	135,000	352	58,212	10-0-0	52,400	0	0	3RD.FL.	52400	82,600
			130,000	3RD	FLOOR							776,00
290-2-52	170,000	10/4/2007	170,000	484	80,042	10-0-0	72,000	0	0	3RD-MID	72,000	98,000
			165000	INSIDE		UNIT						93000
290-2-51	175,000	10/1/2007	175,000	484	80,042	10-0-0	72,000	0	0	3RD-END	72,000	103,000
			170,000	OUTSIDE		UNIT						98000

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COTTAGES AT BOARS HEAD

266-4 (11 UNITS)

SALES SURVEY
Worksheet

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
266-4-4	286,500	2/22/2005	286,500	1250	151,305	10-0-0	136,200	0	0	MID	136,200	150,300
266-4-11	360,000	3/1/2006	360,000	1250	166,988	5-0-0	158,600	0	0	END-ROAD	158,600	201,400
266-4-9	325,000	10/9/2007	325,000	1250	166,988	5-0-0	158,600	0	0	END	158,600	166,400
									UNTS			
									1-2-11	END		163800
									END	END		158800
									MID	MID		153800

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COTTAGES AT NORTH BEACH

SALES SURVEY
Worksheet

99-1-(9 units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
99-1-1	1,000,000	6/14/2005	1,000,000	4260	403,797	20-0-0	323,000	0	2000	3ST-OCEAN	325,000	675,000
99-1-3	225,000	12/19/2005	225,000	215	26,413	5-0-0	25,100	0	900	CAMP-OC	26,000	199,000
99-1-8	209,000	6/19/2006	209,000	201	24,693	5-0-0	23500	0	1000	CAMP-SD	24,500	184,500

UNIT	Amenity	ASKING (6-30-08)
1	575,000	SOLD
2	390,000	499,000
3	183,000	SOLD
4	183,000	209,000
5	183,000	209,000
6	164,000	189,000
7	164,000	189,000
8	164,000	SOLD
9	164,000	189,000

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CROSSWAY TERRACE

SALES SURVEY
Worksheet

222-30 (24 units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
222-30-1	87,000	10/5/2005	87,000	273	37,932	15-0-0	32,200	0	0	1ST	32,200	54,800
222-30-3	87,000	10/19/2005	87,000	406	52,072	20-0-0	41,700	0	0	1ST	41,700	45,300
222-30-16	129,000	9/25/2006	129,000	364	50,576	5-0-0	48,000	0	2,500	1ST	50,500	78,500
222-30-15	118,000	7/17/2006	118,000	364	50,576	10-0-0	45,500	0	0	1ST	45,500	72500
222-30-20	110,000	7/20/2007	110,000	312	43,351	10-0-0	39,000	0	0	1ST	39,000	71,000
222-30-7	73,000	5/2/2007	73,000	273	35,014	20-0-0	28,000	0	0	1ST	28,000	45,000
				273	Amenity value						45000	[redacted]
				312	Amenity value						50000	[redacted]
				364	Amenity value						57000	[redacted]
				406	Amenity value						60000	[redacted]

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DANIELS LANDING CONDOS

SALES SURVEY
Worksheet

295 - 15 - (20 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
295-15-14	327,500	12/2/2004	327,500	1526	152,123	5-0-0	144,500	0	4000	END	148,500	179,000
295-15-20	300,000	12/3/2007	300,000	1949	176,579	20-0-0	141,300	0	4700	END	146,000	154,000
										END	UNITS	154,000
										MID	UNITS	150,000

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DORY-INN CONDOS 116-8-(9 UNITS)

BREAKERS CONDO 256-13 (6 UNITS)

SALES SURVEY
Worksheet

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
				DORY	INN							
116-8-1B	735,000	9/7/2005	735,000	901	132,798	10-0-0	119,500	0	2000	1ST-MID	121,500	613,500
116-8-2A	690,000	6/26/2006	690,000	966	141,306	10-0-0	127,200	0	2300	2ND-END	129,500	560,500
				BREAKERS								
256-13-3	720,000	10/30/2007	720,000	1591	206,881	10-0-0	186200	0	3800	2ND-END	190,000	530,000

	DORY	INN	
UNIT	SIZE	AMENITY	VALUE
1A	930	553500	680000
1B	901	553500	675000
1C	1194	555000	702000
2A	966	520500	650000
2B	1053	522500	659000
2C	1243	524000	675000
3A	966	525500	663500
3B	1053	527500	673000
3C	1243	529000	690000

	BREAKERS		
UNIT	SIZE	Amenity	VALUE
1	1591	520000	710,000
2	1591	520000	710,000
3	1591	520000	720,000
4	1591	520000	710,000
5	1737	523000	725000
6	1737	523000	725000

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DRIFT RESORT
CONDOMINIUMS

SALES SURVEY
Worksheet

296-108 (24 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
1ST FLOOR												
296-108-1	209,000	2/25/2008	209,000	535	82,577	0-0-0	82,600	0	0	1-S-END	82,600	126400
2ND FLOOR												
296-108-15	154,000	8/29/2007	154,000	292	45,070	0-0-0	45,100	0	0	2-N-END	45,100	108,900
296-108-16	144,000	11/2/2007	144,000	310	47,849	0-0-0	47,800	0	0	2-N-MID	47,800	96200
3RD FLOOR												
296-108-20	159,000	9/26/2007	159,000	292	45,070	0-0-0	45,100	0	0	3-N-END	45,100	113900
296-108-13	230,500	12/7/2007	230,500	696	109,016	0-0-0	109,000	0	0	3-S-END	109,000	121500
296-108-21	149,000	4/18/2008	149,000	310	47,849	0-0-0	47,800	0	0	3-N-MID	47,800	101,200

(1) THE AMENITY VALUES VARY BY FLOOR (+5000) FOR same unit. + LOCATION RELATIVE TO END UNITS + MIDDLE UNITS. THESE FACTORS ALONG WITH SIZE ARE CONSIDERED IN ASSESSMENTS.

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Dunnegan words

180-5

SALES SURVEY
Worksheet

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
35	159,000	11/19/2007	159,000	A+5 1389	119,462	17	99,123	1,800		INT	100,923	58,077
73	221,000	11/2/2007	221,000	A+5 1418	117,339	15	99,738	4,300		END	104,038	116,962
105	240,000	8/13/2007	240,000	A+5 1420	121,154	18	99,346	5,100		INT	104,446	135,554
17	235,333	6/15/2007	235,333	A+5 1415	117,176	15	99,599	1,900		END	101,499	133,834
47	235,000	3/30/2007	235,000	A+5 1490	124,891	20	99,913	1,800		INT	101,713	133,287
43	226,000	3/19/2007	226,000	A+5 1540	124,077	16	104,225	2,000		END	106,225	119,775
76	217,000	3/31/2006	217,000	A+5 1695	132,972	18	109,037	2,000		INT	111,037	105,963
42	221,533	1/12/2006	221,533	A+5 1721	134,410	18	110,216	2,000		END	112,216	109,317
33	220,000	10/3/2005	220,000	A+5 1440	116,006	20	92,805	2,100		INT	94,905	125,095
28	240,000	8/30/2005	240,000	A+5 1389	115,773	16	97,249	1,800		INT	99,049	140,951
16	229,000	6/30/2005	229,000	A+5 1415	117,176	15	99,599	1,900		END	101,499	127,501
107	243,000	6/29/2005	243,000	A+ 1420	117,448	16	98,656	4,600		INT	103,256	139,744
71	217,533											

Chosen	amenity	value
MARSH	Location	105,000
OTHER	Locations	100,000

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EMBASSY SOUTH CONDOS

SALES SURVEY
Worksheet

167-4-(24units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
167-4-21	189,000	7/30/2004	189,000	874	104,735	5-0-0	99,500	1000	0	3RD-MSH	100,500	88,500
167-4-22	171,000	5/24/2005	171,000	874	103,031	15-0-0	87,600	800	0	3RD-RD	88,400	82,600
167-4-7	184,900	7/26/2005	184,900	958	109,907	5-0-0	104,400	900	0	1ST-RD	105,300	79,600
167-4-23	176,000	8/26/2005	176,000	958	108,126	15-0-0	91,900	900	0	3RD-RD	92,800	83,200
167-4-24	174,000	1/20/2006	174,000	958	108,126	15-0-0	91,900	900	0	3RD-RD	92,800	81,200
167-4-5	160,000	11/9/2006	160,000	874	103,031	20-0-0	82,400	800	0	1ST-RD	83,200	76,800
										ROAD	1ST	71500
											2ND	74500
											3RD	74500
										MARSH	1ST	73000
											2ND	76000
											3RD	76000

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THE GABLES
134-51

SALES SURVEY
Worksheet

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
				END	UNITS							
134-51-25	417,500	5/20/2005	417,500	1781	168,882	5-0-0	160,400	0	0	END	160,400	257,100
134-51-26	380,000	8/16/2005	380,000	1620	157,989	5-0-0	150,100	0	0	END	150,100	229,900
				MIDDLE	UNITS							
134-51-14	359,000	6/22/2005	359,000	1747	166,643	5-0-0	158,300	0	0	MID	158,300	200,700
134-51-11	368,000	7/25/2005	368,000	1747	166,643	5-0-0	158,300	0	0	MID	158,300	209,700
134-51-8	315,000	6/28/2006	315,000	1747	166,643	15-0-0	141,600	0	0	MID	141,600	173,400
134-51-24	300,000	6/26/2007	300,000	1746	166,589	15-0-0	141,600	0	0	MID	141,600	158,400
						165000	x90 =	148500		Amenity	END	173,500
										AMENITY	MID	168,500
									after looking at 2008 sales use		148,000

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GREEN BRIAR CONDOMINIUMS

SALES SURVEY
Worksheet

275-48 (25 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
FRONT MOTEL (11-21)												
275-48-11	104,000	4/28/2004	104,000	286	38,065	15-0-0	32,400	0	0	1ST-END	32,400	71,600
275-48-19	100,000	5/28/2004	100,000	286	38,065	15-0-0	32,400	0	0	2ND-MID	32,400	67,600
275-48-18	129,400	6/21/2004	129,400	390	51,907	15-0-0	44,100	0	0	2ND-END	44,100	85,300
275-48-17	137,500	10/24/2005	137,500	300	39,928	15-0-0	33,900	0	0	2ND-END	33,900	103,600
REAR MOTEL (1-9)												
275-48-7	82,500	6/30/2004	82,500	210	27,027	15-0-0	23,000	0	0	1ST-MID	23,000	59,500
275-48-2	97,000	6/9/2005	97,000	260	33,844	15-0-0	28,800	0	0	1ST-MID	28,800	68,200
275-48-7	130,000	5/3/2007	130,000	210	27,027	15-0-0	23,000	0	0	1ST-MID	23,000	107,000
RESIDENTIAL BUILDINGS (10+10A) (22-24)												
275-48-23	155,000	8/27/2007	155,000	573	79,615	5-0-0	75,600	0	0	1ST-REAR	75,600	79,400

FRONT MOTEL			REAR MOTEL			REAR BUILDING		
UNIT	LOCATION	Amenity	UNIT	Location	Amenity	Unit	Location	Amenity
11 (286)	1ST-VIEW	72600	1 (260)	1ST-R	61200	22	2ND-REAR	79700
12 (352)	1ST-END	70200	2 (260)	1ST-R	61200	23	1ST-REAR	74400
14 (286)	1ST-MID	62600	3 (260)	1ST R	61200	24	BOTH REAR	97500
15 (286)	1ST-MID	62600	4 (260)	1ST-R	61200			
16 (374K)	1ST-Ocean	92700	5 (260)	1ST-R	61200	10	BOTH ocean	230,000
			6 (228)	1ST-R	59800	10A	2ND Ocean	85400
17 (300)	2ND-VIEW	91100	7 (210)	1ST-R	59000			
18 (390K)	2ND-END	80900	8 (260)	1ST-R	61200			
19 (286)	2ND-MID	67600	9 (220)	OFFICE	59200			
20 (286)	2ND-MID	67600						
21 (410K)	2ND-OCEAN	106600						

HAMPTON HARBOR CONDOS
4-PLEXS + 12-UNIT

SALES SURVEY
Worksheet

295 - VARIOUS - (52 units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
				FIRST	FLOOR							
295-48-1	173,000	6/1/2005	173,000	867	102,577	25-0-0	76,900	0	0	1ST	76,900	96,100
295-37-1	170,000	6/3/2005	170,000	867	102,577	25-0-0	76,900	0	0	1ST	76,900	93,100
295-34-1	215,000	8/16/2005	215,000	867	102,577	5-0-0	97,400	0	0	1ST	97,400	117,600
295-40-2	170,000	9/15/2006	170,000	867	102,577	25-0-0	76,900	0	0	1ST	76,900	93,100
295-55-1	175,000	10/26/2007	175,000	787	98,023	15-0-0	83,300	0	0	1ST	83,300	91,700
295-18-2	180,000	11/19/2007	180,000	867	102,577	15-0-0	87,200	0	0	1ST	87,200	92,800
				SECOND	FLOOR							
295-40-3	165,000	4/29/2005	165,000	923	106,059	30-0-0	74,200	0	0	2ND	74,200	90,800
295-34-3	222,000	5/26/2005	222,000	923	106,059	5-0-0	100,800	0	0	2ND	100,800	121,200
295-34-4	175,000	10/21/2005	175,000	923	106,059	25-0-0	79,500	0	0	2ND	79,500	95,500
295-51-3	190,000	8/17/2006	190,000	923	106,059	15-0-0	90,200	0	0	2ND	90,200	99,800
295-22-4	180,000	11/27/2006	180,000	923	106,059	25-0-0	79,500	0	0	2ND	79,500	100,500
295-55-4	190,000	9/4/2007	190,000	794	98,544	5-0-0	93,600	0	0	2ND	93,600	96,400
				Amenity								
				FLOOR	amenity		295-55					
				1ST	93000		92000					
				2ND	95500		94500					
				12 UNIT	BUILDING							
295-60-1	145,000	3/1/2004	145,000	900	104,668	25-0-0	78,500	0	0	1ST-ROAD	78,500	66,500
295-60-2	162,500	5/3/2004	162,500	900	104,668	15-0-0	89,000	0	0	1ST-ROAD	89,000	73,500
295-60-12	180,000	5/17/2004	180,000	1051	113,540	20-0-0	90,800	0	0	3RD-ROAD	90,800	89,200
295-60-6	212,000	8/23/2005	212,000	1051	114,797	10-0-0	103,300	0	0	3RD-ROAD	103,300	108,700
295-60-5	170,000	5/7/2007	170,000	1051	114,797	25-0-0	86,100	0	0	3RD-RVER	86,100	83,900
					Amenity							
				FLOOR	RIVER	ROAD						
				1ST	71500	75500						
				2ND	79000	83000						
				3RD	84000	89000						

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HAMPTON HARBOR YACHT CLUB

SALES SURVEY
Worksheet

295-64-(21 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
				UNITS	1 THU 5							
295-64-3	680,000	7/28/2006	680,000	2407	235,246	2-0-0	230,500	0	2500	MID	233,000	447,000
295-64-2	639,900	1/12/2007	639,900	2407	235,246	2-0-0	230,500	0	2500	MID	233,000	406,900
295-64-1	630,000	2/6/2007	630,000	2407	235,246	2-0-0	230,500	0	2500	END	233,000	397,000
295-64-5	560,000	9/24/2007	560,000	2399	234,589	2-0-0	229,900	0	2500	END	232,400	327600
295-64-4	550,000	3/27/2008	550,000	2418	236,101	2-0-0	231,400	0	2500	MID	233,900	316,100
											OUTSIDE	322,000
											INSIDE	317,000
				UNITS	6 THU 15							
295-64-7	531,900	8/27/2007	531,900	2400	234,686	2-0-0	230,000	0	2500	MID	232,500	299,400
295-64-10	540,000	10/12/2007	540,000	2399	234,589	2-0-0	229,900	0	2500	MID	232,400	307,600
											BOTH	292,500
				UNITS	16 TH 21							
295-64-16	645,000	5/21/2007	645,000	2409	235,410	2-0-0	230,700	0	2500	END	233,200	411,800
295-64-17	630,000	7/31/2007	630,000	2418	236,101	2-0-0	231,400	0	2500	MID	233,900	396,100
295-64-18	615,000	12/19/2007	615,000	2407	235,246	2-0-0	230,500	0	2500	MID	233,000	382,000
295-64-19	594,000	3/10/2008	594,000	2407	235,246	2-0-0	230,500	0	2500	MID	233,000	361,000
											OUTSIDE	362000
											INSIDE	357000

HAMPTON MEADOWS
172-6

Hampton Meadows
By Location

SALES SURVEY
Worksheet

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	MODEL Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
EDGE	EDGE UNITS											
132	409,300	2/1/2005	409,300	2792-A+15	249,074	5	236,620	DRK-N	3,300	EDGE	239,920	169,380
130	410,000	2/25/2005	410,000	2899-A+20	267,548	5	254,171	BB-Y	2,400	EDGE+	256,571	153,429
144	415,000	5/26/2005	415,000	2505-A+20	238,501	5	226,575	BB-N	2,400	EDGE+	228,975	186,025
131	410,000	6/30/2005	410,000	2773-A+15	247,739	5	235,352	DRK-N	2,400	EDGE	237,752	172,248
126	426,000	7/28/2005	426,000	3145-A+15	274,527	5	260,800	DRK-Y	4,700	EDGE	265,500	160,500
116	424,933	8/26/2005	424,933	3006-A+20	275,800	5	262,010	FREE-N	2,400	EDGE-	264,410	160,523
111	435,000	4/14/2006	435,000	2884-A+20	266,510	5	253,184	FREE-N	2,300	EDGE-	255,484	179,516
133	464,000	6/30/2006	464,000	3168-A+20	288,192	5	273,824	FREE-Y	4,700	EDGE+	278,524	185,476
58	445,000	8/31/2006	445,000	3332-A+15	285,252	5	270,989	DRK-Y-FEP	4,500	EDGE	275,489	169,511
122	428,000	12/28/2006	428,000	3162-A+20	287,773	5	273,384	FREE-Y	4,700	EDGE+	278,084	149,916
149	444,933	2/22/2007	444,933	3162-A+20	287,773	5	273,384	FREE-Y	4,700	EDGE+	278,084	166,849
MID	MID UNITS											
83	369,933	3/2/2005	369,933	2505-A+20	238,501	5	226,575	BB-N	2,300	MID	228,875	141,058
74	345,000	3/22/2005	345,000	2781-A+15	221,528	5	210,452	DRK-N	2,300	MID	212,752	132,248
14	407,000	5/31/2005	407,000	2736-A+20	255,816	5	243,025	BB-Y	2,300	MID-	245,325	161,675
9	408,000	7/14/2005	408,000	3012-A+15	266,019	5	252,718	DRK-Y	4,800	MID	257,518	150,480
20	379,933	7/28/2005	379,933	2932-A+15	258,807	5	245,867	DRK-N	2,200	MID	248,067	131,866
94	410,000	9/9/2005	410,000	2736-A+20	255,816	5	243,025	BB-Y	2,300	MID-	245,325	164,675
38	365,000	10/4/2005	365,000	2547-A+15	234,833	5	223,091	APP-N	2,300	MID	225,391	139,609
36	407,000	10/5/2005	407,000	2505-A+20	238,501	5	226,575	BB-N	2,300	MID	228,875	178,125
91	435,000	11/1/2005	435,000	3114-A+15	272,257	5	258,644	DRK-Y-FEP	4,700	MID	263,344	171,656
40	395,000	5/23/2007	395,00	2829-A+20	262,559	5	249,431	FREE-N	2,300	MID-	251,731	143,269
60	425,000	6/29/2007	425,000	3316.A+15	286,834	5	272,492	DRK-Y-FEP	4,500	MID	276,992	148,008
CORNER	CORNER											
135	424,933	12/14/2005	424,933	2880-A+20	266,227	5	252,915	FREE-N	2,400	CORNER	255,315	169,618
153	450,000	8/2/2006	450,000	3103-A+20	283,241	5	269,079	FREE-Y	4,700	CORNER+	273,779	176,221
3	500,000	7/7/2007	500,000	3245-A+15	281,763	5	267,675	DRK-Y	2,200	CORNER	269,875	230,125

EDGE UNITS MEDIAN AMENITY= 169,380 — AVERAGE AMENITY = 168,488 — CHOSEN AMENITY = ~~165,000~~ 150,000 and 145,000

MID UNITS MEDIAN AMENITY = 148,008 — AVERAGE AMENITY = 151,151 — CHOSEN AMENITY = ~~[illegible]~~ 135000

CORNER UNITS MEDIAN AMENITY = 169,618 — AVERAGE AMENITY = 172,919 EXCUDING UNIT #3 — CHOSEN AMENITY = ~~[illegible]~~ 140,000 and 145,000

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3

HAMPTON TOWN ESTATES
123-1

SALES SURVEY
Worksheet

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
4	232,500	1/7/2005	232,500	A+5 1630	134,768	15	114,553		2,000	Interior	116,553	115,947
~~2~~	~~200,000~~	~~3/28/2005~~	~~200,000~~	~~1630~~	~~134,768~~	~~15~~	~~114,553~~		~~2,000~~	~~Interior~~	~~116,553~~	~~83,447~~
54	232,933	4/18/2005	232,933	1630	134,768	15	114,553		2,000	Interior	116,533	116,400
44	240,000	5/4/2005	240,000	1630	134,768	15	114,553		2,100	Interior	116,633	123,367
82	240,000	5/4/2005	240,000	1630	134,768	15	114,553		2,000	Interior	116,533	123,467
51	230,000	5/26/2005	230,000	1630	134,768	15	114,553		2,000	Interior	116,533	113,467
55	257,000	9/28/2005	257,000	1823	145,712	15	123,855		1,800	Interior	125,655	131,345
5	245,000	5/1/2006	245,000	1630	134,768	15	114,533		2,000	Interior	116,533	128,467
46	250,000	8/11/2006	250,000	1630	134,768	15	114,553		2,000	Interior	116,553	133,447
66	235,000	3/8/2005	250,000	1630	134,768	15	114,553		2,000	Interior	116,553	118,447
14	244,933	4/4/2007	244,933	1840	146,611	12	129,017		2,100	Interior	131,117	113,816
31	226,000	4/23/2007	226,000	1630	134,768	10	121,291		1,800	Interior	123,091	102,909
56	233,533	6/14/2005	233,533	1630	134,768	13	117,248		2,000	End	119,248	114,285
1	240,000	11/23/2005	240,000	1630	134,768	13	117,248		1,900	End	119,148	114,185
9	250,000	5/22/2006	250,000	1840	146,611	13	127,551		1,800	End	129,351	120,649
49	249,000	3/16/2007	249,000	1630	134,768	10	121,291		1,900	End	123,191	125,808
80	245,000	6/19/2007	245,000	1630	134,768	13	117,248		1,900	End	119,148	125,852

Interior units
110,000

End units
~~120,000~~
115,000

Average = 120,098
Median = 118447
07 AV = 108,362
MED =

END UNITS
average = 120,155
Median = 120,649
SALES IN 07
aver. 125,83
median

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HAMPTON WOODS
MAP 157 LOT 2A

SALES SURVEY
Worksheet

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
END UNITS												
23	364,400	5/5/2005	364,400	2326-A+20	216,201	5	205,391		29,000	END	234,391	130,009
INT. UNITS												
12	325,333	1/4/2005	325,333	2326-A+20	211,154	5	200,596		2,400	INT	202,996	122,337
19	311,000	2/11/2005	311,000	2139-A+20	197,237	5	187,375		2,400	INT	189,775	121,225
21	320,000	4/26/2005	320,000	2139-A+20	197,237	5	187,375		2,400	INT	189,775	130,225
22	330,000	4/26/2005	330,000	2326-A+20	216,201	5	205,391		2,400	INT	207,791	122,209
20	342,800	5/9/2005	342,800	2326-A+20	216,201	5	205,391		2,400	INT	207,791	134,209
5	358,533	7/18/2005	358,533	2326-A+20	216,201	5	205,391		2,400	INT	207,791	150,742
15	365,000	7/22/2005	365,000	2326-A+20	211,154	5	200,596		2,400	INT	202,996	162,004
AVERAGE AMENITY = 134,120												
MEDIAN AMENITY = 130,117	135,000	x90 = 121,500										
CHOSEN AMENITY = ~~130,000~~	120,000											

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3

HARBOR POINTE AT PLAICE COVE 134-83 (30units)

SALES SURVEY
Worksheet

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
			FRONT	BLDG	UNITS	1-18						
134-83-18	399,900	6/29/2005	399,900	1382	161,962	15-0-0	137,700	0	0	3RD-SIDE	137,700	262,200
			REAR	BLDG	UNITS	19-30						
134-83-22	249,000	3/4/2004	249,000	934	117,243	15-0-0	99,700	0	0	1ST-SIDE	99,700	149,300
134-83-27	300,000	11/22/2004	300,000	1440	166,320	15-0-0	141,400	0	0	3RD-OCN	141,400	158,600
134-83-26	239,000	4/12/2005	239,000	934	117,243	15-0-0	99,700	0	0	2ND-SIDE	99,700	139,300
134-83-29	310,000	9/16/2005	310,000	1420	164,845	15-0-0	140,100	0	0	3RD-MID	140,100	169,900
134-83-19	239,000	8/16/2005	239,000	934	117,243	15-0-0	99,700	0	0	1ST-OCN	99,700	139,300

	FRONT	BLDG					REAR	BLDG
UNITS	SIZE	Amenity	FLOOR		UNITS	SIZE	Amenity	FLOOR
1	954	145000	1ST		19	954	135000	1ST
7	954	155000	2ND		23	954	145000	2ND
13	1402	169000	3RD		27	1440	158600	3RD
2 - 6	934	140000	1ST		20-22	934	130000	1ST
8 - 12	934	145000	2ND		24-26	934	135000	2ND
14 - 18	1382	152500	3RD		28-30	1420	145000	3RD

HICKORY RIDGE
123-3

SALES SURVEY
Worksheet

Hickory Woods
By unit

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
				A+25	200,186	2/0/0	196200		2300		~~19~~	116500
1	315,000	3/29/2007	315,000	A+5	~~167,320~~	~~.5~~	~~158,954~~		~~2,400~~	198500	~~161,354~~	116500 ~~152,646~~
2	329,933	12/13/2006	329,933							198500	~~161,354~~	116500 ~~168,579~~
3	339,933	10/6/2006	339,933							198500	~~161,354~~	116500 ~~178,588~~
4	329,933	7/26/2006	329,933							198500	~~161,354~~	116500 ~~168,588~~
5	339,993	518/062	339,993	Ex	208194	2/0/0	204000		2500	206500	~~161,354~~	116500 ~~178,588~~
6	339,000	6/5/2006	339,000							198500	~~161,354~~	116500 ~~177,655~~
7	319,933	4/13/2007	319,933							198500	~~161,354~~	111500 ~~158,588~~
8	319,933	5/3/2007	319,933							198500	~~161,354~~	111500 ~~158,588~~
9	329,933	10/17/2006	329,933							198500	~~161,354~~	111500 ~~168,588~~
10	319,933	11/8/2006	319,933							198500	~~161,354~~	111500 ~~158,588~~
11	310,000	4/27/2007	310,000							198500	~~161,354~~	111500 ~~148,655~~
12	310,000	6/14/2007	310,000							198500	~~161,354~~	111500 ~~148,655~~
13	324,933	5/1/2006	324,933							198500	~~161,354~~	111500 ~~163,588~~
14	307,533	5/4/2006	307,533							198500	~~161,354~~	111500 ~~146,188~~

FACING FIELD - 116500

FACING ROAD + OTHER unit is Rear 111,500

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1

HOLIDAY SHORES CONDOMINIUM

SALES SURVEY
Worksheet

235-12 (24 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
SMALL UNITS												
235-12-5	80,000	3/7/2008	80,000	352	48,908	15-0-0	41,600	0	0	1ST-FL.	41,600	38,400
LARGE UNITS												
235-12-11	200,000	5/12/2005	200,000	646	96,662	15-0-0	82,200	0	0	1ST.FL.	82,200	117,800
FRONT UNITS												
		UNIT SIZE	AMENITY									
		352	38400									
		446-646	92000									
		4 FRONT UNITS: SEE 611 OCEAN BLVD CONDOS										

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ISLAND VIEW CONDOS

SALES SURVEY
Worksheet

255-7 (17 units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
FIRST												
255-7-2	83,900	5/19/2006	83,900	216	23,086	20-0-0	18,500	0	0	1ST-MID	18,500	65,400
255-7-6	84,500	12/11/2006	84,500	216	23,086	20-0-0	18,500	0	0	1ST-END	18,500	66,000

MOTEL UNITS				LARGE UNITS			
SIZE	FLOOR	Amenity	VALUE	SIZE	FLOOR	Amenity	VALUE
216	1ST	49500	75000	515	1ST	62000	
216	2ND	54500	80000	322	2ND	67000	
1118	1ST+2ND	111000	220,000				

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JOHNATHANS LANDING

SALES SURVEY
Worksheet

265-15 (33 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
265-15-2B	51,500	5/18/2005	51,500	317	44,045	15-0-0	37,400	0	0	2ND-MID	37,400	14,100
265-15-3A	51,000	6/2/2006	51,000	317	44,045	15-0-0	37,400	0	0	3RD-END	37,400	13,600
265-15-1C	75,000	5/11/2007	75,000	317	44,045	15-0-0	37,400	0	0	1ST-END	37,400	37,600
265-15-3F	38,000	7/24/2007	38,000	228	31,679	15-20-0	20,600	0	0	3RD-MID	20,600	17,400
FRONT												
265-15-105	35,900	3/29/2006	35,900	203	28,206	15-0-0	24,000	0	0	1ST-SIDE	24,000	11,900
265-15-206	38,000	11/6/2006	38,000	256	35,570	15-0-0	30,200	0	0	2ND-SIDE	30,200	7,800

REAR BUILDING 32600

CURRENTLY ALL ASKING PRICES (6 units) BETWEEN 79,900-89,900

FRONT BUILDING

SIDE UNITS 12500

FRONT UNITS 32500

THERE WAS A CHANGE IN THE DECLARATION THAT ALLOWED A MORE LIBERAL USE OF THE OWNED UNIT BY THE OWNER.

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4 KEEFE Ave Condos

SALES SURVEY
Worksheet

290-72-(5 units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
290-72-A	185,000	7/7/2007	185,000	560	87,761	5-0-0	83,400	0	0	END	83,400	101,600
290-72-B	134,000	11/13/2007	134,000	408	63,940	5-0-0	60,700	0	0	MID	60,700	73,300
290-72-C	159,000	3/1/2007	159,000	456	71,462	5-0-0	67,900	0	0	MID	67,900	91,100
290-72-D	178,500	3/21/2007	178,500	524	82,119	5-0-0	78,000	0	0	MID	78,000	100,500
290-72-E	184,000	6/15/2007	184,000	533	83,530	5-0-0	79,400	0	0	END	79,400	104,600
											A	100,600
											B	73,300
											C	90,100
											D	95,500
											E	100,600

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KINGS HIGHWAY CONDOMINIUM SALES SURVEY Worksheet 183-51-[6 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
183-51-1	199,900	7/30/2004	199,900	811	98,725	20-0-0	79,000	0	0	1ST-END	79,000	120,900
183-51-4	194,000	12/1/2006	194,000	798	97,775	20-0-0	78,200	0	0	2ND-END	78,200	115,800
183-51-1	215,000	6/7/2007	215,000	811	98,725	10-0-0	88,900	0	0	1ST-END	88,900	126,100

UNIT	SIZE	FLOOR	Location	amenity
1	811	1ST	END	116,000
2	811	1ST	MID	111,000
3	811	1ST	END	116,000
4	798	2ND	END	116000
5	798	2ND	MID	111000
6	808	2ND	END	116000

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KINSALE COURT - CONDOS

SALES SURVEY
Worksheet

293 - 18 - (12 units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
				2ND	FLOOR							
293-18-2	345,000	7/3/2006	345,000	1070	132,660	2-0-0	130,000	0	2500	2ND	132,500	212,500
293-18-8	378,000	10/23/2006	378,000	1070	132,660	2-0-0	130,000	0	2500	2ND	132,500	245,500
293-18-7	378,000	11/22/2006	378,000	1070	132,660	2-0-0	130,000	0	2500	2ND	132,500	245,500
293-18-1	240,000	10/10/2007	240,000	1070	132,660	2-0-0	130,000	0	2500	2ND	132,500	107,500
				3RD	FLOOR							
293-18-9	442,000	6/27/2006	442,000	1062	132,054	2-0-0	129,400	0	2500	3RD	131,900	310,100
293-18-10	391,300	7/12/2006	391,300	1062	132,054	2-0-0	129,400	0	2500	3RD	131,900	259,400
293-18-3	375,000	6/5/2006	375,000	1062	132,054	2-0-0	129,400	0	2500	3RD	131,900	243,100
293-18-4	257,000	10/1/2007	257,000	1062	132,054	2-0-0	129,400	0	2500	3RD	131,900	125,100
				4TH	FLOOR							
293-18-12	420,000	6/29/2006	420,000	1057	131,666	2-0-0	129,000	0	2500	4TH	131,500	288,500
293-18-6	299,000	10/10/2007	299,000	1057	131,666	2-0-0	129,000	0	2500	4TH	131,500	167,500
293-18-11	290,000	10/10/2007	290,000	1057	131,666	2-0-0	129,000	0	2500	4TH	131,500	158,500
293-18-05	299,000	10/10/2007	299,000	1057	131,666	2-0-0	129,000	0	2500	4TH	131,500	167,500

	AMENITY
FLOOR	Amenity
2ND	117500
3RD	128100
4TH	163500

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6 N STREET CONDOS

SALES SURVEY
Worksheet

293-120 (8 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
WITH ON-SITE PARKING												
293-120-1	128,000	5/15/2007	128,000	484	65,122	20-0-0	52,100	0	0	1ST-FRONT	52,100	75,900
293-120-6	128,500	4/9/2008	128,500	504	67,813	20-0-0	54,300	0	0	1ST-REAR	54,300	74,200
WITHOUT ON-SITE PARKING												
293-120-2	105,000	8/7/2006	105,000	484	65,122	20-0-0	52,100	0	0	1ST-FRONT	52,100	52,900
293-120-5	114,000	11/1/2006	114,000	504	67,813	20-0-0	54,300	0	0	1ST-REAR	54,300	59,700
ON SITE PARKING UNITS			484	125,500								73400
OFF SITE PARKING UNITS			484	105,000								52900 .72
ON SITE PARKING UNITS			504	128,000								73700
OFF SITE PARKING UNITS			504	108,000								53700 .73

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NORTH BEACH CONDOS

SALES SURVEY
Worksheet

210-15 (31 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
210-15-15	200,000	1/31/2005	200,000	818	103,586	10-0-0	93,200	0	0	2ND	93,200	106,800
210-15-22	158,000	8/2/2005	158,000	598	83,089	15-10-0	62,300	0	0	1ST	62,300	95,700
210-15-14	195,000	7/3/2006	195,000	790	101,447	15-0-0	86,200	0	0	1ST	86,200	108,800
210-15-19	205,000	4/13/2007	205,000	788	101,293	5-0-0	96,200	0	0	2ND	96,200	108,800
210-15-12	177,000	5/7/2008	177,000	797	101,994	30-0-0	71,400	0	0	2ND	71,400	105,600
210-15-9	185,000	5/14/2004	185,000	780	96,421	15-1-0	81,000	0	0	1ST	81,000	104,000
210-15-10	185,000	12/2/2005	185,000	792	97,328	20-0-0	77,900	0	0	2ND	77,900	107,100
210-15-2	227,000	1/18/2006	227,000	797	105,220	5-0-0	100,000	0	0	2ND	100,000	127,000
	VALUE	DEPR										
	175,000	30/0/0							Amenity	1ST	FLOOR	104,000
	185,000	20/0/0								2ND	FLOOR	105,000
	195,000	10/0/0										
	200,000	5/0/0								# 31		115000
	205,000	0/0/0								# 32		149000

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611 OCEAN BLVD

SALES SURVEY
Worksheet

235-13 (8 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
FRONT												
235-13-6F	220,000	6/11/2004	220,000	702	98,644	15-0-0	83,800	0	6,200	2-FRONT	90,000	130,000
REAR												
235-13-3C	210,000	7/1/2004	210,000	688	97,659	15-0-0	83,000	0	0	1-REAR	83,000	127,000
235-13-8H	255,000	5/17/2006	255,000	688	97,659	10-0-0	87,900	0	6100	2-REAR	94,000	161,000
			AMENITY	(700± ft UNITS)								
			1ST	2ND								
		FRONT	133500	138500								
		REAR	127000	132000								

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OCEAN CLUB @ LIGHTHOUSE POINT CONDOS

SALES SURVEY
Worksheet

235-9 (28 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
2ND FLOOR												
235-9-207	170,000	9/5/2006	170,000	335	55,401	2-0-0	54,300	0	0	2ND.FL.	54,300	115,700
235-9-202	160,000	9/8/2006	160,000	335	55,401	2-0-0	54,300	0	0	2ND.FL.	54,300	105,700
235-9-201	169,900	3/2/2007	169,900	335	55,401	2-0-0	54,300	0	0	2ND.FL.	54,300	115,600
235-9-203	185,200	5/14/2007	185,200	335	55,401	2-0-0	54,300	0	0	2ND.FL.	54,300	130,900
235-9-205	160,000	11/20/2007	160,000	335	55,401	2-0-0	54,300	0	0	2ND.FL.	54,300	105700
		USE	165000									110700
3RD FLOOR												
235-9-301	189,900	8/21/2006	189,900	335	55,401	2-0-0	54,300	0	0	3RD.FL.	54,300	135,600
235-9-304	165,000	8/29/2006	165,000	335	55,401	2-0-0	54,300	0	0	3RD.FL.	54,300	110,700
235-9-306	175,000	9/6/2006	175,000	335	55,401	2-0-0	54,300	0	0	3RD.FL.	54,300	120,700
235-9-307	156,900	9/6/2006	156,900	335	55,401	2-0-0	54,300	0	0	3RD.FL.	54,300	102,600
235-9-305	159,900	9/7/2006	159,900	335	55,401	2-0-0	54,300	0	0	3RD.FL.	54,300	105,600
235-9-303	189,900	9/18/2006	189,900	335	55,401	2-0-0	54,300	0	0	3RD.FL.	54,300	135,600
235-9-302	199,900	9/12/2006	199,900	335	55,401	2-0-0	54,300	0	0	3RD.FL.	54,300	145,600
		USE	185000									130,700
4TH FLOOR												
235-9-406	164,900	8/23/2006	164,900	335	55,401	2-0-0	54,300	0	0	4TH.FL.	54,300	110,600
235-9-407	195,000	8/31/2006	195,000	335	55,401	2-0-0	54,300	0	0	4TH.FL.	54,300	140,700
235-9-401	185,000	9/1/2006	185,000	335	55,401	2-0-0	54,300	0	0	4TH.FL.	54,300	130,700
235-9-405	200,000	9/1/2006	200,000	335	55,401	2-0-0	54,300	0	0	4TH.FL.	54,300	145,700
235-9-402	201,800	9/20/2006	201,800	335	55,401	2-0-0	54,300	0	0	4TH.FL.	54,300	147500
235-9-403	200,000	10/19/2006	200,000	335	55,401	2-0-0	54,300	0	0	4TH.FL.	54,300	145,700
235-9-404	200,000	11/17/2006	200,000	335	55,401	2-0-0	54,300	0	0	4TH.FL.	54,300	145,700
		USE	190,000									135,700
5TH FLOOR												
235-9-503	201,000	8/22/2006	201,000	335	55,401	2-0-0	54,300	0	0	5TH.FL.	54,300	146,700
235-9-506	174,000	8/30/2006	174,000	335	55,401	2-0-0	54,300	0	0	5TH.FL.	54,300	119,700
235-9-507	175,000	9/7/2006	175,000	335	55,401	2-0-0	54,300	0	0	5TH.FL.	54,300	120,700
235-9-504	215,000	10/16/2006	215,000	335	55,401	2-0-0	54,300	0	0	5TH.FL.	54,300	160,700
235-9-501	174,000	1/5/2007	174,000	335	55,401	2-0-0	54,300	0	0	5TH.FL.	54,300	119,700
235-9-502	174,000	1/5/2007	174,000	335	55,401	2-0-0	54,300	0	0	5TH.FL.	54,300	119,700
235-9-505	215,000	12/7/2007	215,000	335	55,401	2-0-0	54,300	0	0	5TH.FL.	54,300	160,700
		USE	195,000									140,700

OCEAN CREST CONDOS

SALES SURVEY
Worksheet

168-2 (36 units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
FIRST	FLOOR	(1-6)										
168-2-A 1	340,000	4/20/2007	340,000	1322	147,800	5-0-0	140,400	0	900	1ST-FRT	141,300	198,700
168-2-A 1	320,000	11/1/2005	320,000	1322	147,800	15-0-0	125,600	0	800	1ST-FRT	126,400	193,600
168-2-A 6	315,000	4/27/2007	315,000	1391	152,890	15-0-0	130,000	0	1000	1ST-REAR	131,000	184,000
168-2-B 3	309,000	5/14/2008	309,000	1225	140,236	5-0-0	133,200	0	900	1ST-MID	134,100	174,900
SECOND	FLOOR	THIRD	FLOOR	(7-19)								
168-2-A11	305,000	7/21/2004	305,000	1347	149,676	15-0-0	127,200	0	900	2ND-REAR	128,100	176,900
168-2-A19	320,000	9/15/2004	320,000	1391	152,890	15-0-0	130,000	0	1000	2ND-REAR	131,000	189,000
168-2-B 9	287,500	11/19/2004	287,500	1225	140,236	15-0-0	119,200	0	900	2ND-MID	120,100	167,400
168-2-B17	342,500	7/31/2006	342,500	1225	140,236	5-0-0	133,200	0	900	3RD-MID	134,100	208,400
168-2-A 8	299,000	6/18/2007	299,000	1121	132,803	15-0-0	112,900	0	900	2ND-MID	113,800	185,200
168-2-B 8	295,000	7/12/2007	295,000	1121	132,803	15-0-0	112,900	0	900	2ND-MID	113,800	181,200

	1ST	FLOOR			2ND	FLOOR			3RD	FLOOR		
UNIT	Location	Amenity		UNIT	Location	Amenity		UNIT	Location	Amenity		
1	FRONT	195700		7	FRONT	200700		14	FRONT	205700		
2	MID	171200		8	MID	176200		15	MID	176200		
3	MID	171900		9	MID	176900		16	MID	176900		
4	MID	171900		10	MID	176900		17	MID	176900		
5	REAR	171900		11	REAR	176900		18	REAR	176900		
6	REAR	180000		12	REAR	185000		19	REAR	185000		

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OCEAN MEADOWS CONDO

SALES SURVEY
Worksheet

245-10-(10 units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
245-10-10	355,000	6/15/2006	355,000	1372	132,634	10-0-0	119,400	0	0	END	119,400	235,600
245-10-3	370,000	3/30/2007	370,000	1372	132,634	10-0-0	119,400	0	0	MID	119,400	250,600
245-10-8	372,500	2/19/2008	372,500	1372	129,868	5-0-0	123,400	0	0	MID	123,400	249,100
									USE	Amenity on all	— units.	240,600

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OCEAN SPRAY CONDOMINIUM

SALES SURVEY
Worksheet

265-9-(22 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
				PENTHOUSE								
265-9-B 9	485,000	10/30/2006	485,000	1945	215,983	10-0-0	194,400	9600	2000	PENTHS	206,000	279,000
				OCEAN	FACING							
265-9-A 1	320,000	7/11/2006	320,000	1125	130,806	15-0-0	111,200	9800	0	1ST-OCN	121,000	199,000
			INTERIOR	AND	MARSH	UNITS						
265-9-B 3	268,900	6/29/2004	268,900	1082	125,863	15-0-0	107,000	5000	0	1ST-MID	112,000	156,900
265-9-B 8	286,000	12/17/2004	286,000	1395	148,290	15-0-0	126,000	5000	0	2ND-MRSH	131,000	155,000
265-9-B11	285,000	6/21/2005	285,000	1395	148,290	15-0-0	126,000	9500	0	3RD-MRSH	135,500	149,500
265-9-A 6	279,900	3/18/2005	279,900	996	119,471	15-0-0	101,600	4900	0	2ND-MID	106,500	173,400
265-9-A 7	272,900	4/1/2005	272,900	1082	125,863	15-0-0	107,000	5000	0	2ND-MID	112,000	160,900

NO ELEVATOR

FLOOR	UNIT	Location	SIZE	Amenity	ADJ	USED
1ST	A1+B1	OCEAN	1125	189000	x100	189000
	A2+B2	MID	996	158500	x100	158500
	A3+B3	MID	1082	153000	x100	153000
	A4+B4	MARSH	1395	157000	x100	157000
2ND	A5+B5	OCEAN	1125	205800	x95	195500
	A6+B6	MID	996	166500	95	158500
	A7+B7	MID	1082	161000	x95	153000
	A8+B8	MARCH	1395	165300	x95	157000
3RD	A9+B9	Penthouse	1945	298900	x90	269000
	A10+B10	MID	1082	161100	x90	148000
	A11+B11	MARSH	1395	165000	x90	150000

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OCEAN WILLOWS CONDOS

SALES SURVEY
Worksheet

133-68-(32 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
133-68-22	270,000	6/30/2004	270,000	1700	161,507	15-0-0	137,300	700	0	MID	138,000	132,000
133-68-16	270,000	8/26/2004	270,000	1700	161,507	15-0-0	137,300	700	0	END	138,000	132,000
133-68-18	285,500	10/12/2004	285,500	1700	166,700	15-0-0	141,700	800	0	MID	142,500	143,000
133-68-8	285,000	5/10/2005	285,000	1700	161,507	15-0-0	137,300	700	0	END	138,000	147,000
133-68-2	295,000	6/19/2006	295,000	1700	166,700	15-0-0	141,700	800	0	MID	142,500	152,500
133-68-1	250,000	11/20/2007	250,000	1306	134,669	20-0-0	107,700	800	0	END	108,500	141,500
											USED	132,000

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POND CLUB CONDOS

SALES SURVEY
Worksheet

209-28- (8units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
				1 BEDROOM								
209-28-2	112,000	10/31/2003	112,000	575	63,332	10-0-0	57,000	0	0	1 BDRM	57,000	55,000
				2 BEDROOM								
209-28-5	220,000	7/28/2005	220,000	1153	118,159	10-0-0	106,300	0	8700	3 BDRM	115,000	105,000
209-28-7	280,000	3/27/2007	280,000	997	108,095	10-0-0	97,300	0	7700	2 BDRM	105,000	175,000

Unit	amenity
1	55000
2	55000
3	55000
4	55000
5	95000
6	90000
7	95000
8	100000

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REDDINGTON LANDING

SALES SURVEY
Worksheet

56-20 (8 units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
56-20-4	245,000	5/30/2008	245,000	2001	168,362	15/0/0	143,100	1900	0	0	145,000	100,000
								amenity	use	100,000		

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RIVERWALK
124-6

SALES SURVEY
Worksheet

Riverwalk 124 Date

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY	
4	239,900	2/10/2005	239,900	A+5 1484	125,843	15	~~106,960~~ 107,000	~~2,500~~ 2000	109,000		109,466	~~130,434~~	130,900
5	226,733	6/7/2005	226,733	A+5 1479	125,581	15	106,744	~~2,500~~ 2300	109,000		109,244	~~117,489~~	117700
8 END	244,000	6/17/2005	244,000	A+5 1504+10	127,042	15	107,986+ 113,000	2,500 2400	115,500		110,486	~~133,514~~	128500
16 END	265,000	8/9/2005	265,000	A+5 1648+10	135,844	10	~~122,260~~ 130,000	~~2,500~~ 2200	132,000		124,760	~~140,240~~	133000
1 END	255,000	7/31/2006	255,000	A+5 1499+10	126,740	15	~~107,729~~ 112,900	~~2,500~~ 2100	115,000		110,229	~~144,774~~	140,000
11	246,000	4/2/2007	246,000	A+5 1738	141,021	10	126,919	~~2,500~~ 2100	129,000		129,419	~~116,581~~	117000
7	239,000	5/11/2007	239,000	A+5 1479	125,581	15	106,744	~~2,500~~ 2300	109,000		109,244	~~129,756~~	130,000

END UNITS : use A+10 GRADE } compared to Hampton Town Estates, etc.
MID UNITS : use A+5 GRADE } use 116,000 amenity

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ROCKY BEND CONDOMINIUMS

SALES SURVEY
Worksheet

266-52-(18 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
266-52-2	224,900	7/15/2005	224,900	504	67,079	15-0-0	57,000	0	0	STUDIO	57,000	167,900
266-52-17	349,000	7/18/2005	349,000	964	112,149	20-0-0	89,700	0	0	END	89,700	259,300
266-52-5	390,000	9/6/2005	390,000	1003	111,444	5-0-0	105,900	0	0	MID	105,900	284,100
266-52-7	402,500	1/23/2006	402,500	1079	118,598	5-0-0	112,700	0	0	MID	112,700	289,800
										UNIT #		
										2	STUDIO	160 000
										3	STUDIO	170 000
										1	END-Road	247,000
										REG. units		260500
										Penthouse		280000

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ROCKY SHORES CONDOS

SALES SURVEY
Worksheet

222-82-(5 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
222-82-1	389,000	11/2/2006	389,000	2055	211,129	1-0-0	209,000	0	0	END	209,000	180,000
222-82-2	355,000	12/7/2006	355,000	2055	211,129	1-0-0	209,000	0	0	MID	209,000	146,000
222-82-3	365,700	12/27/2006	365,700	2055	211,129	1-0-0	209,000	0	0	MID	209,000	156,700
222-82-4	369,000	10/19/2006	369,000	2055	211,129	1-0-0	209,000	0	0	MID	209,000	160,000
222-82-5	340,000	12/7/2006	340,000	2055	211,129	1-0-0	209,000	0	0	END	209,000	131,000
										USE	END	136,000
										USE	MID	131,000

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ROSEWOOD MANOR CONDOS

SALES SURVEY
Worksheet

282-80 (8 units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
FIRST	FLOOR											
282-80-4	100,000	6/25/2004	100,000	432	57,497	15-0-0	48,900	0	0	1-END	48,900	51,100
SECOND	FLOOR											
282-80-5	110,000	1/24/2008	110,000	432	57,497	15-0-0	48,900	0	0	2-END	48,900	61,100
		AMENITY	VALUE									
		1ST	OUTSIDE	51,100								
		1ST	INSIDE	46,100								
		2ND	OUTSIDE	56,100								
		2ND	INSIDE	51,100								

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ROSS COLONY (THE OAKS)
(THE ELMS)

SALES SURVEY 176-26
Worksheet 176-19

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
		THE	OAKS	#85								
176-26-85-1	153,500	5/20/2008	153,500	864	98,662	10/0/0	88,800	0	0	0	88,800	64,700
		THE	OAKS	#87						USE	Amenity	64,000
176-26-87-8	129,900	1/29/2007	129,900	589	76,334	25/0/0	57,300	0	0	0	57,300	72,600
176-26-87-5	114,900	4/28/2008	114,900	589	76,334	25/0/0	57,300	0	0	0	57,300	57,600
										USE	amenity	58000
		THE	ELMS									
176-19-9	216,900	9/6/2007	216,900	1122	122,374	2/0/0	119,900	0	0	3RD	119,900	97,000
176-19-14	209,000	10/29/2007	209,000	1014	113,844	2/0/0	111,600	2400	0	4TH	114,000	95,000
176-19-16	209,900	10/30/2007	209,900	1014	113,844	2/0/0	111,600	2400	0	4TH	114,000	95,900
176-19-12	230,000	12/3/2007	230,000	1122	122,374	2/0/0	119,900	0	0	3RD	119,900	110,100
										USE	amenity	95000

ROYAL SANDS BEACH RESORT

SALES SURVEY
Worksheet

245-3 (27 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
UNITS	1-4-24	-25	OCEAN	FRONT								
245-3-4	475,000	10/11/2005	475,000	1919	178,029	10-0-0	160,200	0	4800	FRONT	165,000	310,000
245-3-25	424,900	8/11/2006	424,900	1600	156,576	10-0-0	140,900	0	2100	FRONT	143,000	281,900
UNITS	2-3-26-	27	SIDE	UNITS	SMALL							
245-3-2	385,000	9/15/2005	385,000	1600	158,861	5-0-0	150,900	0	2100	SIDE	153,000	232,000
REST OF UNITS												
245-3-19	465,000	4/26/2005	465,000	1919	178,029	10-0-0	160,200	0	4300	REAR	164,500	300,500
245-3-12	462,500	5/25/2005	462,500	1995	183,261	10-0-0	164,900	0	4600	REAR	169,500	293,000
245-3-20	395,000	11/21/2005	395,000	1919	178,029	15-0-0	151,300	0	4200	REAR	155,500	239,500
245-3-7	440,000	7/27/2006	440,000	1995	185,966	5-0-0	176,700	0	4300	SIDE	181,000	259,000
245-3-17	390,000	4/16/2008	390,000	1995	183,261	15-0-0	155,800	0	4200	REAR	160,000	230,000
UNITS	Amenity	UNITS		SIZE								
1	240,000	25	OCEAN	1600								
2	200,000	26	SIDE	1600								
3	200,000	27	SIDE	1600								
4	255000	24	OCEAN	1919								
5	210000	23	SIDE	1919								
6	215000	22	SIDE	1995								
7	215000	21	SIDE	1995								
9	230000		REAR	1995								
10	220000	BLOCKED	REAR	1995								
11	220000	BLOCKED	REAR	1995								
12	230000		REAR	1995								
13	230000		REAR	1995								
14	230000		REAR	1995								
15	220000	BLOCKED	REAR	1995								
16	220000	BLOCKED	REAR	1995								
17	230000		REAR	1995								
18	230000		REAR	1995								
19	220000	BLOCKED	REAR	1919								
20	215000	BLOCKED	REAR	1919								

Salt Meadow SALT MEADOW CONDOS

151-1

SALES SURVEY
Worksheet

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
14	289,000	12/21/2006	289,000	Exc. 1315	141,125	10	127,013		18,600	END	145,613	143,387
10	290,000	6/8/2006	290,000	Exc.1295	139,665	10	125,699		14,900	INT	140,599	149,401
26	305,066	4/28/2006	305,066	Exc. 1295	139,665	10	125,699		13,600	INT	139,299	165,767
3	275,000	8/3/2005	275,000	Exc. 1288	139,142	10	125,228		8,600	INT	133,828	141,172
7	255,000	2/8/2005	255,000	Exc. 1288	139,142	10	125,228			INT	125,228	129,772
								Amenity				
								INTERIOR	unit	140,000		
								END	UNIT	145,000		
								SPECIAL	UNIT	150,000		

5/30/08 Sale

See notes

AVERAGE = 145,899

MEDIAN = 143,387

Chosen = 140,000

145,000 End Unit

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SAND PIPER BAY CONDOS

SALES SURVEY
Worksheet

235-11-(16 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
235-11-9	224,900	6/26/2006	224,900	1058	111,090	10-0-0	100000	0	2000	FIXED	102000	122,900
235-11-16	175,000	5/1/2007	175,000	1058	111,090	15-35-0	55,500	0	0	NOT FIXED	55,500	119,500
235-11-13	130,000	8/17/2007	130,000	1058	111,090	20-35-0	50,000	0	0	NOT FIXED	50,000	80,000
235-11-15	175,000	11/26/2007	175,000	1058	111,090	15-35-0	55,500	0	0	NOT FIXED	55,500	119,500
										USE AMENITY		114500
					FIXED	FOUNDATION:		(DEPR) 10-0-0				
				NOT	FIXED	FOUNDATION:		15-35-0	(44000)			

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SALES SURVEY
Worksheet

SANDS CONTEL 282-183 (87 units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
1ST FLOOR												
282-183-236	80,000	4/28/2005	80,000	EX-382	53,077	10-0-0	47,800	0	0	1ST-END	47,800	32,200
282-183-234	83,000	9/9/2005	83,000	EX-382	53,077	10-0-0	47,800	0	0	1ST-MID	47,800	35,200
282-183-211	75,000	4/9/2007	75,000	EX-382	53,077	10-0-0	47,800	0	0	1ST-END	47,800	27,200
282-183-233	89,000	11/20/2007	89,000	EX-382	53,077	10-0-0	47,800	0	0	1ST-MID	47,800	41,200
2ND FLOOR												
282-183-311	90,000	5/22/2006	90,000	EX-382	53,077	10-0-0	47,800	0	0	2ND-END	47,800	42,200
3RD FLOOR												
282-183-410	115,000	8/8/2007	115,000	EX-382	53,077	10-0-0	47,800	0	0	3RD	47,800	67,200

			AMMENITY
FIGURE	1ST FLOOR UNITS:	85000	37200
	2ND FLOOR UNITS:	89500	41700
	3RD FLOOR UNITS:	94000	46200

SANDS HOTEL HAS OVER 40 UNITS IN ITS NAME.
USE 35% quantity discount.

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SCHOONER LANDING
90-32

SALES SURVEY
Worksheet

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
90-32-I63	251,000	5/23/2005	251,000	1541	129,363	5/0/0	122,900	2100	0	0	125,000	126,000
90-32-A03	255,000	6/30/2005	255,000	1541	129,363	10/0/0	116,400	2100	0	0	118,500	136,500
90-32-J70	232,500	8/30/2005	232,500	1333	117,403	10/0/0	105,700	2300	0	0	108,000	124,500
90-32-H60	255,000	8/12/2005	255,000	1541	139,625	5/0/0	132,600	2400	0	0	135,000	120,000
90-32-H58	255,000	6/7/2006	255,000	1541	129,363	5/0/0	122,900	2100	0	0	125,000	130,000
					125,000	x.90=	112500		Amenity	Value	use	110,000

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SEABORNE CONDOS

SALES SURVEY
Worksheet

151-5 (20 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
UNITS	1-5											
151-5-1	485,000	11/28/2005	485,000	2676	252,422	10-0-0	227,200	0	0	END-FNT	227,200	257,800
151-5-2	502,500	4/7/2008	502,500	2690	253,463	5-0-0	240,800	0	0	MID-FNT	240,800	261,700
UNITS	6-11											
151-5-6	410,000	8/10/2006	410,000	2329	225,685	15-0-0	191,800	0	0	END-MID	191,800	218,200
UNITS	12-20											
151-5-16	445,000	7/13/2004	445,000	2319	230,414	5-0-0	218,900	0	0	MID-SIDE	218,900	226,100

FRONT BLDG		REAR BLDG		SIDE BLDG	
UNIT	Amenity	UNIT	amenity	Unit	amenity
1	255000	6	208000	12	170000
2	250000	7	203000	13	170000
3	250000	8	203000	14	170000
4	250000	9	203000		
5	255000	10	203000	15	220000
		11	208000	16	225000
				17	225000
				18	225000
				19	225000
				20	230000

SEA OAKS CONDOS

SALES SURVEY
Worksheet

166-1-(24 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
					END	UNITS						
166-1-24	249,900	1/28/2005	249,900	1436	161,105	5-0-0	153,000	2000	0	END	155,000	94,900
166-1-1	280,000	5/1/2006	280,000	1436	161,105	5-0-0	153,000	2000	0	END	155,000	125,000
166-1-21	295,000	7/3/2007	295,000	1436	161,105	5-0-0	153,000	2000	0	END	155,000	140,000
					MIDDLE	UNITS						
166-1-5	279,000	2/2/2005	279,000	1436	161,105	5-0-0	153,000	2000	0	MID	155,000	124,000
166-1-18	270,000	2/28/2005	270,000	1436	161,105	5-0-0	153,000	2000	0	MID	155,000	115,000
166-1-22	245,000	3/1/2005	245,000	1436	161,105	5-0-0	153,000	2000	0	MID	155,000	90,000
166-1-10	285,000	5/1/2006	285,000	1436	161,105	5-0-0	153,000	2000	0	MID	155,000	130,000
166-1-6	284,000	6/25/2007	284,000	1436	161,105	5-0-0	153,000	2000	0	MID	155,000	129,000

UNITS	LOCATION	Amenity
1-20	END	120,000
1-20	MID	115,000
21-24	END	115000
21-24	MID	110,000

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SEABURY CONDOS
GARDEN APARTMENT UNITS

SALES SURVEY
Worksheet

218-10-(48UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
				FIRST	FLOOR							
218-10-25	132,000	3/25/2005	132,000	810	97,064	20-0-0	77,700	0	0	1ST-E	77,700	54,300
218-10-37	135,000	5/24/2005	135,000	810	97,064	20-0-0	77,700	0	0	1ST-E	77,700	57,300
218-10-14	130,000	10/17/2005	130,000	810	97,064	20-0-0	77,700	0	0	1ST-M	77,700	52,300
218-10-38	128,000	9/4/2007	128,000	810	97,064	20-0-0	77,700	0	0	1ST-M	77,700	50,300
218-10-04	125,000	3/29/2008	125,000	810	97,064	20-0-0	77,700	0	0	1ST-E	77,700	47,300
											USE	(47,300)
				SECOND	FLOOR							
218-10-6	144,500	4/20/2005	144,500	817	97,560	5-0-0	92,700	0	0	2ND-M	92,700	51,800
218-10-32	140,000	8/3/2008	140,000	817	97,560	10-0-0	87,800	0	0	2ND-E	87,800	52,200
210-10-20	151,000	12/28/2005	151,000	817	101,625	5-0-0	96,500	0	0	2ND-E	96,500	54,500
218-10-29	140,000	3/24/2006	140,000	817	97,560	10-0-0	87,800	0	0	2ND-M	87,800	52,200
218-10-5	135,000	8/2/2006	135,000	817	97,560	10-0-0	87,800	0	0	2ND-M	87,800	47,200
218-10-43	139,000	3/5/2007	139,000	817	97,560	10-0-0	87,800	0	0	2ND-M	87,800	51,200
218-10-44	138,000	9/21/2007	138,000	817	97,560	10-0-0	87,800	0	0	2ND-E	87,800	50,200
218-10-7	120,700	10/16/2007	120,700	817	97,560	20-0-0	78,000	0	0	2ND-M	78,000	42,700
											USE	(45000)
				THIRD	FLOOR							
218-10-24	142,000	4/18/2005	142,000	817	97,560	5-0-0	92,700	0	0	3RD-E	92,700	49,300
218-10-33	135,000	12/11/2006	135,000	817	97,560	10-0-0	87,800	0	0	3RD-M	87,800	47,200
218-10-9	126,500	5/2/2007	126,500	817	97,560	20-0-0	78,000	0	0	3RD-E	78,000	48,500
218-10-48	120,000	6/3/2008	120,000	817	97,560	20-0-0	78,000	0	0	3RD-E	78,000	42,000
											USE	(42000)

SEABURY CONDOMINIUMS
TOWN HOUSE UNITS

SALES SURVEY
Worksheet

218-10-(55 units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
218-10-63	212,000	3/8/2005	212,000	1480	123,092	15-0-0	104,600	800	2100	MID	107,500	104,500
218-10-75	214,900	4/29/2005	214,900	1480	123,092	15-0-0	104,600	800	2100	MID	107,500	107,400
218-10-91	215,000	5/13/2005	215,000	1480	123,092	15-0-0	104,600	800	2100	MID	107,500	107,500
218-10-59	222,900	6/14/2005	222,900	1480	123,092	10-0-0	110,800	900	2300	MID	114,000	108,900
218-10-87	220,000	12/7/2005	220,000	1480	123,092	10-0-0	110,800	900	2300	MID	114,000	106,000
218-10-90	220,000	1/30/2006	220,000	1480	123,092	15-0-0	104,600	800	2100	MID	107,500	112,500
218-10-51	230,000	2/24/2006	230,000	1480	123,092	10-0-0	110,800	900	2300	MID	114,000	116,000
218-10-56	223,000	4/4/2006	223,000	1480	123,092	15-0-0	104,600	800	2100	END	107,500	115,500
218-10-65	228,800	5/5/2006	228,800	1480	123,092	10-0-0	110,800	900	2300	END	114,000	114,800
218-10-100	224,000	7/21/2006	224,000	1480	123,092	15-0-0	104,600	800	2100	MID	107,500	116,500
218-10-76	226,500	8/30/2006	226,500	1480	123,092	10-0-0	110,800	900	2300	MID	114,000	112,500
218-10-88	189,900	12/19/2006	189,900	972	95,426	15-0-0	81,100	900	0	END	82,000	107,900
218-10-62	225,000	7/10/2007	225,000	1480	123,092	10-0-0	110,800	900	2300	MID	114,000	111,000
218-10-55	235,000	8/3/2007	235,000	1480	123,092	5-0-0	116,900	900	2200	MID	120,000	115,000
218-10-104	225,000	9/28/2007	225,000	1480	123,092	10-0-0	110,800	900	2300	END	114,000	111,000
218-10-93	205,000	4/15/2008	205,000	1480	123,092	20-0-0	98,500	800	2200	MID	101,500	103,500
										OUTSIDE	UNITS	105000
										INSIDE	UNITS	103500
										HANDICAP	UNITS	93000

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SEABREEZE CONDOMINIUMS

SALES SURVEY
Worksheet

266-1-(36 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
			SECOND	FLOOR								
266-1-A 8	272,000	7/29/2005	272,000	846	99,551	5-0-0	94,600	0	2000	2ND-MID	96,600	175,400
266-1-B 8	262,000	8/1/2005	262,000	846	99,551	15-0-0	84,600	0	2000	2ND-MID	86,600	175,400
266-1-B10	232,500	8/2/2005	232,500	846	99,551	15-0-0	84,600	0	2000	2ND-MID	86,600	145,900
266-1-B 9	255,000	9/29/2005	255,000	846	99,551	15-0-0	84,600	0	2000	2ND-MID	86,600	168,400
266-1-A11	258,000	11/22/2005	258,000	846	99,551	15-0-0	84,600	0	2000	2ND-MID	86,600	171,400
			FIRST	FLOOR								
266-1-B 6	234,900	10/20/2005	234,900	846	99,551	15-0-0	84,600	0	0	1ST-MRSH	84,600	150,300
266-1-A 4	231,000	5/15/2006	231,000	846	99,551	15-0-0	84,600	0	0	1ST-MID	84,600	146,400
			THIRD	FLOOR								
266-1-B13	350,000	7/21/2005	350,000	1230	137,530	15-0-0	116,900	0	2100	3RD-OCN	119,000	231,000
266-1-B18	323,000	5/27/2005	323,000	1230	137,530	15-0-0	116,900	0	2100	3RD-MRSH	119,000	204,000
	1ST FLOOR	2ND FLOOR	3RD FLOOR									
OCEAN	155,400	170,400	216,000									
1ST MID	150,400	165,400	191,000									
MID	145,400	160,400	186,000									
MID	145,400	160,400	186,000									
MID	145,400	160,400	186,000									
MARSH	150,400	165,400	191,000									

SEVEN GABLES CONDO

SALES SURVEY
Worksheet

265-8-24 units

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
COTTAGES												
265-8-12	89,000	10/22/2003	89,000	264	24,306	20-0-0	19,400	0	0	CAMP	19,400	69,600
265-8-24	127,900	4/21/2006	127,900	271	26,341	5-0-0	25,000	0	0	CAMP	25,000	102,900
											2	172800
												86,400

	MOTEL				COTTAGES	
UNIT	SIZE	Location	Amenity		Amenity	80,000
1	360	1ST-Rear	63800			
2	360	1ST-Rear	63800			
3	525	2ND-Rear	78200			
4	525	2ND-Rear	78200			
5	360	2ND-MID	68800			
6	360	2ND-Ocean	78800			
7	1056	1ST-Ocean	148900			

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SINGLE UNIT CONDOS
NHOP STREETS

SALES SURVEY
Worksheet

MAP 293

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY	
293-136-2	290,000	10/3/2003	290,000	1268	114,576	15-0-0	97,400	0	0	DUPLEX	97,400	192,600	175,000
293-133-1	289,000	7/30/2004	289,000	1238	107,186	20-0-0	85,700	0	0	CONVENT	85,700	203,300	175,000
293-102-4	240,000	6/28/2006	240,000	613	69,453	15-0-0	59,000	0	0	RANCH	59,000	181,000	150,000
293-102-1	268,000	7/28/2006	268,000	771	84,185	15-0-0	71,600	0	0	RANCH	71,600	194,400	150,000
293-136-3	225,000	10/3/2006	225,000	1224	94,694	10-0-0	85,200	0	0	CONVENT	85,200	139,800	175,000
									I USED FOR AMENITY		150,000 to	175000	

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ST. MAGNUS CONDOS

SALES SURVEY
Worksheet

151-4-(26 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
FRONT	BLDG.	(1-18)										
151-4-14	435,000	8/24/2004	435,000	1892	193,415	10-0-0	174,100	0	0	MID-FRT	174,100	260,900
151-4-18	435,000	5/26/2006	435,000	1896	187,666	10-0-0	168,900	0	0	END-FRT	168,900	266,100
151-4-3	442,000	4/2/2008	442,000	1892	193,415	10-0-0	174,100	0	0	MID-FRT	174,100	267,900
REAR	BLDG	(19-26)										
151-4-22	395,000	11/1/2005	395,000	1889	189,168	10-0-0	170,300	0	0	MID-REAR	170,300	224,700
151-4-20	400,000	10/30/2007	400,000	1889	189,168	10-0-0	170,300	0	0	MID-REAR	170,300	229,700

UNIT	FRONT LOCATION	Amenity
1	END	260500
2	MID	255500
3	MID	255500
4	MID	255500
5	MID	255500
6	MID	255500
7	MID	255500
8	MID	255500
9	END	260500
10	END	260500
11	MID	255500
12	MID	255500
13	MID	255500
14	MID	255500
15	MID	255500
16	MID	255500
17	MID	255500
18	END	260500

UNIT	REAR Location	Amenity
19	END	229500
20	MID	224500
21	MID	224500
22	MID	224500
23	MID-BLK	201500
24	MID-BLK	200000
25	MID-BLK	200000
26	END-BLK	191500

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SUNPOINT CONDOS

SALES SURVEY
Worksheet

245-8-(24 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
OCEAN	SIDE -	END										
245-8-202	297,000	3/26/2004	297,000	1279	148,250	15-0-0	126,000	0	0	END-FRT	126,000	171,000
MARSH	SIDE -	END										
245-8-212	275,000	7/30/2007	275,000	1009	122,933	15-0-0	104,500	0	0	END-MSH	104,500	170,500
245-8-111	241,900	8/21/2007	241,900	1009	122,933	15-0-0	104,500	0	0	END-REAR	104,500	137,400
MIDDLE	UNITS											
245-8-104	272,000	8/3/2006	272,000	1009	122,933	5-0-0	116,800	0	0	1ST-MID	116,800	155,200
245-8-210	255,000	8/17/2006	255,000	1009	122,933	5-0-0	116,800	0	0	2ND-MID	116,800	138,200
245-8-107	265,000	1/11/2007	265,000	1009	122,933	5-0-0	116,800	0	0	1ST-MID	116,800	148,200
245-8-106	239,000	10/15/2007	239,000	1009	122,933	15-0-0	104,500	0	0	1ST-MID	104,500	134,500

UNITS	SIZE	AMENITY
101-201	1455	179900
102-202	1279	164000
103-203		134500
110-210	1009	
111-211	1009	137500
112-212	1009	155500

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SUNSET VIEW CONDOS

SALES SURVEY
Worksheet

274-151 (34 UNITS)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
NEW BUILDING												
274-151-53	125,000	1/27/2006	125,000	317	44,507	2-0-0	43,600	0	0	2ND.FL.	43,600	81,400
			87000	317								43400
			95000	343								47800
SEE			106000	422								47900
6 ASHWORTH AVE			108000	437								47900
			205000	634								115000
OLD BUILDING			208000	660								115300
274-151-75	95,000	7/11/2005	95,000	263	37,696	10-0-0	33,900	0	0	1ST.FL.	33,900	61,100
274-151-68	113,900	7/6/2005	113,900	263	37,696	5-0-0	35,800	0	0	2ND.FL.	35,800	78,100
274-151-77	123,500	7/11/2006	123,500	263	40,389	5-0-0	38,400	0	0	1ST.FL.	38,400	85,100
274-151-73	104,200	7/10/2007	104,200	263	37,696	5-0-0	35,800	0	0	1ST.FL.	35,800	68,400
			75000	263	(AVG CONDITION)							43400

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SURFSIDE THIRTY CONDOS

SALES SURVEY
Worksheet

(266-8-(30units))

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
			OCEAN	FRONT								
266-8-2	285,000	2/28/2007	285,000	892	112,191	15-0-0	95,400	0	0	1ST-OCN	95,400	189,600
266-8-12	300,000	4/2/2007	300,000	892	112,191	15-0-0	94,400	0	0	2ND-OCN	94,400	205,600
266-8-23	342,000	6/11/2007	342,000	892	122,670	5-0-0	116,500	0	0	3RD-OCN	116,500	225,500
			MARSH	FRONT								
266-8-31	312,000	6/15/2005	312,000	1217	135,127	15-0-0	114,900	0	0	3RD-MSH	114,900	197,100
266-8-9	369,900	6/7/2007	369,900	1217	160,681	5-0-0	152,600	0	0	1ST-MSH	152,600	217,300
			MIDDLE	UNITS								
266-8-26	308,300	3/25/2005	308,300	1200	133,786	15-0-0	113,700	0	0	3RD-MID	113,700	194,600
266-8-29	315,000	2/2/2007	315,000	1431	150,740	15-0-0	128,100	0	0	3RD-MID	128,100	186,900
266-8-5	312,500	11/16/2007	312,500	1200	146,278	5-0-0	139,000	0	0	1ST-MID	139,000	173,500
		SIZE	1ST Amenity	2ND Amenity	3RD Amenity							
	OCEAN	892	189,600	205600	214600							
		~~285000~~	285000	300000	310000							
		969	185300	190300	195300							
			285000	290000	295000							
		1200	171300	176300	181300							
			285000	290000	295000							
		1400	166900	171900	176900							
			295000	300000	305000							
	MARSH	1217	180100	185100	190100							
			295000	300000	305000							

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TIDE MEADOWS CONDOS

SALES SURVEY
Worksheet

266 - 2 (18 units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
266-2-7	390,000	1/10/2005	390,000	2031	209,217	5-0-0	198,800	0	2200	MID	201,000	189,000
266-2-13	250,000	6/24/2005	250,000	877	116,837	5-0-0	111,000	7000	0	1ST-MID	118,000	132,000
266-2-2	430,000	5/6/2005	430,000	2031	209,217	5-0-0	198,800	0	4700	MID	203,500	226,500
266-2-9	464,900	1/13/2006	464,900	2031	209,217	5-0-0	198,800	7500	4700	MID	211,000	253,900
266-2-18	415,000	2/24/2006	415,000	2031	209,217	5-0-0	198,800	0	2200	END	201,000	214,000
										END	Amenity	208000
										MID	Amenity	208000

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266-28

SALES SURVEY
Worksheet

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
266-28-7	286,500	5/20/2004	286,500	938	110,441	15-0-0	93,900	4100	0	2ND-MID	98,000	188,500
266-28-8	308,000	7/12/2005	308,000	1167	126,208	10-0-0	113,600	3900	0	2ND-MID	117,500	190,500
266-28-15	290,000	3/23/2006	290,000	1208	128,930	15-0-0	109,600	3900	0	3RD-MID	113,500	176,500
266-28-10	325,000	10/31/2006	325,000	1156	125,529	15-0-0	106,700	0	0	2ND-MRSH	106,700	218,300

SIZE	FLOOR	LOCATION	Amenity
856	1ST	OCEAN	180,600
856	2ND+3RD	OCEAN	190,600
938	1ST	MID	176500
938	2ND+3RD	MID	181500
1208	1ST	MID	166500
1208	2ND+3RD	MID	171500
1167	1ST	MID	166500
1167	2ND+3RD	MID	171500
1156	MST	MARSH	176500
1156	2ND+3RD	MARSH	181500

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TWIN OAKS CONDOS 222-59 (18 units)

HORIZONS CABIN CONDOS 222-118 (13 units)

SALES SURVEY
Worksheet

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
				TWIN	OAKS							
222-59-17	155,000	1/16/2004	155,000	625	70,931	15-0-0	60,300	0	0	CAMP	60,300	94,700
222-59-3	167,000	7/3/2006	167,000	543	60,037	5-0-0	57,000	0	0	CAMP	57,000	110,000
222-59-8	145,000	8/31/2006	145,000	514	55,928	15-0-0	47,500	0	0	CAMP	47,500	97,500
											USE	85000
				HORIZONS								
222-118-2	117,000	8/28/2003	117,000	394	36,595	10-0-0	32,900	0	0	CAMP	32,900	84,100
222-118-10	105,000	4/24/2004	105,000	316	25,312	25-0-0	19,000	0	0	CAMP	19,000	86,000
222-118-6	115,000	8/26/2004	115,000	536	41,486	30-0-0	29,000	0	0	CAMP	29,000	86,000
222-118-7	127,000	8/16/2005	127,000	379	31,893	20-0-0	25,500	0	1000	CAMP	26,500	100,500
222-118-1	184,900	9/22/2005	184,900	561	68,162	10-0-0	61,300	0	1700	CAMP	63,000	121,900
222-118-8	123,300	9/14/2007	123,300	468	39,382	15-0-0	33,500	0	1000	CAMP	34,500	88,800
											USE	85000

US HAMPTON BEACH CONDOS

SALES SURVEY
Worksheet

296-13-(21 units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
296-13-7	270,000	5/9/2005	270,000	490	65,216	25-0-0	48,900	0	0	END	48,900	221,100
296-13-6	300,000	5/9/2005	300,000	691	104,863	25-0-0	78,600	8400	0	MID	87,000	213,000
296-13-12	349,900	7/5/2005	349,900	691	104,863	5-0-0	99,600	8400	0	MID	108,000	241,900
296-13-13	307,000	7/20/2007	307,000	691	104,863	25-0-0	78,600	8400	0	MID	87,000	220,000
296-13-14	265,000	8/28/2007	265,000	490	65,213	25-0-0	48,900	0	0	END	48,900	216,100
										1ST	END	211500
											MID	213000
										2ND	END	216500
											MID	218000
										3RD	END	216500
											MID	218000

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VILLAGE AT HAMPTON CENTER 160-35

SALES SURVEY
Worksheet

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
160-35-207	220,000	3/21/2005	220,000	1020	115,986	5/0/0	110,200	0	0	0	110,200	109,800
160-35-305	198,000	3/30/2007	198,000	1020	115,986	5/0/0	110,200	0	0	0	110,200	87,800
160-35-404	210,000	5/3/2007	210,000	1033	116,919	5/0/0	111,100	0	0	0	111,100	98,900
									Amenity	use	86,500	

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VILLAGE BY THE SEA

SALES SURVEY
Worksheet

235-10-(12units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
235-10-12	250,000	5/14/2004	250,000	1175	128,775	15-0-0	109,500	0	0	BLK.VIEW	109,500	140,500
235-10-4	299,000	6/2/2006	299,000	1175	128,775	5-0-0	122,300	0	2400	VIEW	124,700	174,300
												Amenity
										BLK	1	140,500
										BLK	2	140,500
											3	150,500
											4	150,500
											5	150,500
											6	150,500
										PT BLK	7	145,500
										PT BLK	8	145,500
										BLK	9	140,500
									VIEW	BLK	10	140,500
										BLK	11	140,500
										BLK	12	140,500

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VILLAGE Square OF Hampton
160-17

SALES SURVEY
Worksheet

Village Square at Hampton
Sales by unit

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
203	204,933	7/27/2007	204,933	E-960	119,587	2	117,195			FRNT. LEFT	117,195	87,738
301	198,200	6/26/2007	198,200	E-816	109,433	2	107,245			REAR	107,245	90,955
303	199,933	4/20/2007	199,933	E-960	119,587	2	117,195			FRNT LEFT	117,195	82,738
402	211,200	4/1/2007	211,200	E-816	109,433	2	107,245			MID	107,245	103,955
403	205,000	8/21/2007	205,000	E-960	119,587	2	117,195			FRNT. LEFT	117,195	87,805
404	191,533	4/27/2007	191,533	E-900	117,324	2	114,977			FRNT. RGT	114,977	76,566
AVERAGE AMENITY = 89,126												
MEDIAN AMENITY= 87,715												
CHOSEN AMENITY = [redacted]	85,000 Remained											

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[redacted]

WATERGLADE CONDOS

SALES SURVEY
Worksheet

223-75 (14 units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
223-75-7	275,000	8/2/2006	275,000	1045	100,592	10-0-0	90,500	0	0	DUPLEX	90,500	184,500
223-75-11	275,000	3/23/2007	275,000	1048	100,765	5-0-0	95,700	0	2300	DUPLEX	98,000	177,000
										4 SE		170,000

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WATERS EDGE CONDOS

SALES SURVEY
Worksheet

295-59- (10 units)

UNIT#	SALE PRICE	SALE DATE	TIME ADJUST SALE PRICE	GRADE/ EFF AREA	RCN	DEPR	BLDG VALUE	Model Additions	Additions	Location View	TOTAL BLDGS	ABSTR AMMENITY
295-59-4-B	549,000	9/9/2005	549,000	2700	257,915	2-0-0	252,800	0	2200	DUSTON	255,000	294,000
295-59-4-A	550,000	3/31/2006	550,000	2700	257,915	2-0-0	252,800	0	2200	DUSTON	255,000	295,000
295-59-5-A	585,000	3/8/2006	585,000	2700	257,915	2-0-0	252,800	0	2200	DUSTON	255,000	330,000
295-59-2-A	550,000	9/8/2006	550,000	2700	257,915	2-0-0	252,800	0	2200	DUSTON	255,000	295,000
(1)	CURRENTLY	(7-15-08)	ASKING			449,900	for	all	unsold	units		
										U.S.	MOST	190,000
										U.S.	5A+B	205,000
									255000			
									190000			
									445,000			

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RESIDENTIALS

2008 REVALUATION

Prepared By	Initials	Date
Approved By		

SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of SALE	SALE PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDG.	LAND ABSTRACTION	LOT SIZE	BASIC PRICE	INDICATED MULT
BARON ROAD													
125-024-008	5-14-07	190000	190000	—	—	—	—	—	—	190000	38828	148700	1.28
EXETER ROAD (ROUTE 51 TO ROUTE 1) MAPS 53-68-69-88-106-107-125-143													
068-006-000	4-1-05	439800	439800	91-MODERN	A:20:2512	10|0|0	217200	3200	220400	219400	27430	168700	1.30
125-047-000	4-26-05	354000	354000	84-CAPE	A:2274	15|0|0	147500	4800	152300	201700	3.26AC	163000	1.24
125-019-000	6-6-05	280000	280000	35-Ranch	A:1442	15|0|0	106800	—	106800	173200	6922	137900	1.26
125-028-000	8-2-05	455000	455000	1880-F.C.	A+20:3212	25|0|0	227400	31200	258600	196400	16800	152700	1.29
~~000~~-050-000	10-28-05	391000	391000	1979-Colonial	A:10:2275	10|0|0	173100	5100	178200	212800	19602	157000	1.36
143-015-000	10-31-05	270000	270000	47-Convnt	A:1298	20|0|0	86800	9900	96700	173300	16000	136300	1.27
069-052-000	6-29-06	300000	300000	68-Ranch	A:2103	20|5|0	126900	4500	131400	168600	15605	150900	1.12
106-005-000	10-23-06	279900	279900	62-Ranch	A:2064	30|0|0	116700	2800	119500	160400	14740	149600	1.07
143-006-000	12-4-06	520000	520000	20-Convnt	A+10:5142	25|0|0	286400	18000	304400	215600	1.45AC	174700	1.23
069-058-000	6-20-07	480000	480000	78-Colonial	Ex:3142	10|0|0	266000	6800	272800	207200	23000	162200	1.28

MEDIAN LOT SIZE: 18,201 SF
MEDIAN LOT VALUE: $199,050
MEDIAN MULTIPLIER: 126.5

} USE SI-5 (126)

SALES 7-1-07 AND AFTER

2008 REVALUATION

Prepared By: Initials Date
Approved By:

SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	1 Date of SALE	2 Sale PRICE	3 TIME ADJUSTED PRICE	4 YR. BUILT STYLE	5 GRADE EFF. AREA	6 DEPR.	7 BLDG. CONTR.	8 EXTRAS	9 TOTAL BLDG.	10 LAND Abstraction	11 Lot SIZE	12 BASIC PRICE	13 INDICATED MULT
EASTGATE + WESTGATE: PINE KNOLL - SWEET BRIAR - LANDDALE - OAKDALE - DRIFTWOOD - FOREST - CEDARVIEW - MAPLEWOOD - DO													PRIS CIRC
087-018-000	4-29-05	345000	345000	75: SPLIT	A: 2553	20/5/0	147100	6700	153800	191200	18484	152100	1.26
087-010-000	6-7-05	425000	425000	72: Colonial	A+10: 2623	10/0/0	192000	6900	198900	226100	18750	155600	1.45
088-043-000	6-27-05	370000	370000	79: CAPE	A+10: 2253	10/0/0	168000	7300	175300	194700	14810	149700	1.30
088-049-000	8-9-05	420000	420000	82: Modern	Ex: 2420	15/0/0	209500	2100	211600	208400	24226	163800	1.27
088-030-000	11-17-05	320000	320000	74: RsdRch	A: 2236	25/0/0	127500	4200	131700	188300	14675	148600	1.27
087-028-000	6-20-06	382500	382500	78: RsdRch	A+10: 2224	15/0/0	168100	5500	173600	208900	23889	163400	1.28
088-025-000	6-29-06	379900	379900	77: Colonial	A+10: 2434	10/0/0	187100	5500	192600	187300	13862	148300	1.26
087-006-000	9-12-06	395000	395000	72: Colonial	A+10: 2270	10/0/0	174500	4700	179200	215800	17967	154,500	1.40

MEDIAN LOT SIZE: 18,225 ☑
MEDIAN LOT VALUE: $201,550
MEDIAN MULTIPLIER: 127

} USE SI-5 (1.26)

SALES 7-1-07 AND AFTER

TOWER - BELMONT - FAIRFIELD - RUTH													
108-012-000	5-27-05	350000	350000	50: CAPE	A+10: 1827	10/0/0	150100	21500	171600	178400	14964	149900	1.19
090-007-000	12-9-05	249900	249900	54: CAPE	A: 1236	25/5/0	78300	—	78300	171600	17222	148800	1.15
108-053-000	4-3-06	299900	299900	51: CAPE	A: 1478	10/0/0	112800	5300	118100	181800	8800	140700	1.29
108-010-000	7-19-06	310000	310000	54: CAPE	A: 1468	25/0/0	138200	1700	139900	170100	13430	147600	1.15
108-009-000	6-22-05	290000	290000	53: RANCH	A: 1458	20/0/0	104900	3800	108700	181300	12481	146300	1.24
108-014-000	5-22-07	250000	250000	65: CAPE	A: 1610	25/20/0	74400	4700	79100	170900	10985	144000	1.19
108-008-000	5-25-07	280000	280000	59: CAPE	A: 1641	25/0/0	100300	5200	105500	174500	12727	146600	1.19
108-001-000	9-18-07	277000	277000	58: CAPE	A: 1493	20/0/0	100900	5700	106600	170400	16723	146500	1.16

MEDIAN LOT SIZE: 12727 ☑
MEDIAN LOT VALUE: $174500
MEDIAN MULTIPLIER: 1.19

} USE SI-4 (1.13) x A (1.05) = 1.19
HA

SALES 7-1-07 AND AFTER

National Brand 45-613 Eye Ease 15-313 2-Pack

2008 Revaluation

Prepared By | Approved By | Initials | Date

SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of Sale	Sale PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA.	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDG.	TOTAL EXTRA. LAND	PRIMARY LOT Abstraction	BASIC PRICE	INDICATED MULT.
TIMBERSWAMP ROAD - MARY BATCHELDER ROAD - TOWLE FARM RD (BRIDGE TO HAMPTON FALLS LINE)													
155-007-000	10-17-05	397000	397000	86-Colonial	A:3469	10/0/0	218000	6500	224500	0	172500	193000	0.89
155-008-000	12-14-05	300000	300000	53-CAPE	A:1805	20/0/0	111500	17300	128800	0	171200	189000	0.91
119-005-000	5-19-06	320000	320000	79-Ranch	A:2183	20/0/0	143600	4200	147800	0	172200	188100	0.92
120-004-000	3-12-07	275000	275000	66-Ranch	A-:1828	30/0/0	95000	16000	111000	6900	157100	183400	0.86

MEDIAN LOT SIZE: 1 ACRE
MEDIAN LOT VALUE: $172,000
MEDIAN MULTIPLIER: 0.90

USE SI-2 (0.90)
BASE ACRE VALUE = $15,000

POSSIBLE → USE (2A) ON SMALL LOTS TO GET TO AROUND MIN LOT VALUE = 150,000±

SALES 7-1-07 AND AFTER.

139-010-000	9-11-07	278000	278000	60-Ranch	A:1644	10/0/0	126700	0	126700	0	151300	156600	0.97

DRAKESIDE ROAD													
188-005-003	7-6-05	385000	385000	98-Colonial	A+10:2518	10/0/0	187700	1000	188700	3300	193000	193000	1.00
188-007-000	5-2-06	415000	415000	53-CAPE	A+10:2712	15/0/0	188600	18400	207000	13000	195000	193000	1.01
187-003-000	5-24-06	320000	320000	80-Modern	A+10:1465	15/0/0	115900	1600	117500	5500	197000	193000	1.02
157-007-000	5-18-07	285000	285000	38-CAPE	A:1214	30/0/0	73400	7100	80500	0	204500	167900	1.22

MEDIAN LOT SIZE: 1.65 ACRES
MEDIAN LOT VALUE: $203500
MEDIAN MULTIPLIER: 1.01

USE SI-3 (1.00)
BASE ACRE VALUE = $15000

POSSIBLE → USE (3A) ON Small LOTS TO GET VALUE AROUND MIN LOT = 175000±

SALES 7-1-07 AND AFTER

National Brand 45-613 Eye-Ease 45-313 2-Pack

2008 REVALUATION

Prepared By | Initials | Date
Approved By

SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of Sale	Sale PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	UNIT VALUE	EXTRAS	TOTAL BLDGS	Abstracted Amenity	Lot SIZE	BASE PRICE	INDICATED MULT.
CAMPBELL DRIVE - TOWLE FARM ROAD CONDOMINIUMS													
155-15-001	9-1-05	250000	250000	87:Colonial	A:1254	10|0|0	96300	—	96300	153700	30274	169500	0.91
155-18-002	11-20-06	238000	238000	89:CAPE	A:1201	15|0|0	91300	4300	95600	142400	-92.00 133200	160300	0.83
154-5-001	12-22-06	300000	300000	86:Colonial	A+10:1722	10|0|0	142200	4400	146600	153400	30928	170400	0.90
MEDIAN LOT SIZE:		30928											
MEDIAN LOT VALUE:		$153400											
MEDIAN MULTIPLIER:		0.90											
USE SI-2 (0.90)													
SALES 7-1-07 AND AFTER													
TAYLOR RIVER ESTATES - NON RIVER FRONT													
170-RCL-012	4-1-05	175000	175000	85-Mobile	A+10:1142	40|0|0	36600	5000	41600	133400	10454	143200	0.93
184-RCL-015	8-12-05	270000	270000	85-Ranch	A-:1742	10|0|0	118100	500	118600	151400	16988	153100	0.99
184-RCL-029	8-15-05	262000	262000	93-Ranch	A-:1344	10|0|0	102800	14000	116800	145200	20473	153500	0.95
184-RCL-D16	10-2-06	250000	250000	85-Ranch	A-:1506	15|0|0	99400	7400	106800	143200	17424	152100	0.94
155-RCL-041	4-2-07	294300	294300	95-CAPE	A-:2321	10|0|0	146300	1600	147900	146400	23522	154500	0.95
TAYLOR RIVER ESTATES - RIVERFRONT													
184-RCL-020	10-13-06	239900	239900	91-Ranch	A-:1381	15|0|0	94000	—	94000	145900	11761	145100	1.01
MEDIAN LOT SIZE:		17,424											
MEDIAN LOT VALUE:		145200											
MEDIAN MULTIPIER:		0.95											
USE SI-2 (0.90) x A (1.05) = .95													
(2A) RIVERFRONT USE SI-3													
SALES 7-1-07 AND AFTER													

2008 REVALUATION

Prepared By: Approved By: Date:

SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of SALE	Sale PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	UNIT VALUE	EXTRAS	TOTAL BLDGS	Abstracted amenitl	Lot SIZE	BASE PRICE	INDICATED MULT
SUMMERWOOD DRIVE CONDEXES													
119-1-2-B	4-5-5	341900	341900	2005:Colonial	A+10:2326	3/0/0	195300	2400	197700	144200	21705	160200	0.90
119-1-2-A	9-21-5	349000	349000	2005:Colonial	A+10:2355	2/0/0	202100	2500	204600	144400	21705	160200	0.90
119-1-4-A	6-28-5	380200	380200	2006:Modern	A+5:2987	2/0/0	230500	2500	233000	147200	32264	161600	0.91
119-1-4-B	8-22-5	380000	380000	2006:Modern	A+5:3032	2/0/0	233400	2500	235900	144100	32264	161600	0.89
137-1-5-B	9-23-5	349500	349500	2005:Colonial	A+10:2432	3/0/0	202500	2400	204900	144600	34024	160600	0.90
137-1-5-A	10-25-5	342000	342000	2005:Colonial	A+5:2429	2/0/0	195100	2500	197600	144400	34024	160600	0.90
119-1-8-A	10-14-5	351300	351300	2005:Colonial	A+10:2434	3/0/0	202600	—	202600	148700	26059	161600	0.92
119-1-8-B	11-21-5	350400	350400	2005:Colonial	A+10:2585	3/0/0	210500	1500	212000	138400	26059	161600	0.86
119-1-3-B	12-21-5	358100	358100	2006:Modern	A+5:2603	1/0/0	211900	2500	214400	143700	22284	160900	0.89
119-1-3-A	1-8-07	360000	360000	2006:Modern	A+5:2603	1/0/0	211900	2500	214400	145600	22284	160900	0.90
137-1-6-A	1-11-06	369500	369500	2006:Colonial	A+10:2651	1/0/0	224700	—	224700	144800	27435	160200	0.90
137-1-6-B	2-21-07	346000	346000	2006:Colonial	A+10:2121	3/0/0	198900	2500	201400	144600	27435	160200	0.90
MEDIAN LOT SIZE:		26,747 A											
MEDIAN LOT VALUE:		$144,500											
MEDIAN MULTIPLIER:		0.90											
USE SI-2 (0.90)													
SALES 7-1-07 AND AFTER													
PURINGTON LANE CONDEXES													
120-11-002	7-5-05	253000	253000	89:Colonial	A+10:1567	10/0/0	125200	4500	129700	123300	26430	162000	0.76
120-5-001	9-28-05	270000	270000	88:CAPE	A:2030	10/0/0	145300	1900	147200	122800	29512	161400	0.76
120-5-002	9-20-05	264000	264000	88:CAPE	A:2030	15/0/0	139300	1900	141200	122800	29512	161400	0.76
120-5-003	6-12-06	339900	339900	05:Colonial	A+10:2610	3/0/0	214300	2400	216700	123200	29512	161400	0.76
120-5-004	4-17-06	339900	339900	05:Colonial	A+10:2613	3/0/0	214500	2400	216900	123000	29512	161400	0.76
120-9-001	10-12-05	355000	355000	05:Colonial	A+10:2847	2/0/0	231800	—	231800	123200	26789	162600	0.76
120-9-002	10-12-05	359900	359900	05:Colonial	A+10:2847	2/0/0	231800	—	231800	128100	26789	162600	0.79
120-10-002	4-11-06	227500	227500	88:Convent.	A:1736	20/0/0	108300	—	108300	119200	35719	162900	0.73
138-8-001	5-24-06	315000	315000	98:Colonial	A+20:2063	5/0/0	181300	11100	192400	122600	21998	160600	0.76
139-28-00A	9-29-06	262500	262500	88:Colonial	A:2042	15/0/0	132100	6600	138700	123800	37897	162200	0.76
MEDIAN LOT SIZE:		29512 A											
MEDIAN LOT VALUE:		$123,100											
MEDIAN MULTIPLIER:		0.76											
USE SI-1 (0.80) x K (0.95) = 0.76													
IK													
SALES 7-1-07 AND AFTER													
120-005A-001	7-3-07	349900	349900	06:Colonial	A:2805	1/0/0	211300	3400	214700	135200	20353	158100	0.86
120-005A-002	7-10-07	325000	325000	06:Colonial	A:2805	1/0/0	211300	3400	214700	110300	20353	158100	0.70

National Brand 45 613 Eye-Ease 15 313 2 Pack

2008 REVALUATION

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SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of SALE	SALE PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDG.	LAND Abstraction	Lot SIZE	BASIC VALUE	INDICATED MULT
KENTVILLE TERRACE - CHASE STREET													
274-056-001	9-1-06	160000	160000	1920: CAMP	A+: 651	30/0/0	34100	600	34700	125300	3400	128400	1.05
274-088-000	3-30-07	139200	139200	—	—	—	—	—	—	139200	2538	122700	1.13
274-083-000	3-30-07	126300	126300	—	—	—	—	—	—	126300	1868	119300	1.06
274-097-000	5-17-07	112200	112200	—	—	—	—	—	—	112200	1349	116700	0.96
274-170-000	5-25-07	116600	116600	—	—	—	—	—	—	116600	1508	117500	0.99
274-087-000	6-5-07	128400	128400	—	—	—	—	—	—	128400	1988	119900	1.07
274-094-000	6-12-07	135000	135000	—	—	—	—	—	—	135000	1975	119900	1.13
274-080-000	6-13-07	130700	130700	—	—	—	—	—	—	130700	2115	120600	1.08
274-081-000	6-20-07	117200	117200	—	—	—	—	—	—	117200	1528	117600	1.00
274-098-001	6-28-07	200500	200500	1940: CAMP	A+10: 846	25/0/0	51400	0	51400	149100	1552	117800	1.27
265-013-000	9-13-06	192000	192000	1964: CAMP	A+10: 620	20/0/0	44700	500	45200	146800	1360	116800	1.26

VACant land sales WERE FROM LESSOR TO LESSEE AND WERE NOT ARMS LENGTH - The best evidence of market Value would be 274-098-001 WHICH shows a value similar to 265-13 and shares a similar location.

USE SI = 5 = 1.26

HIGHLAND AVENUE													
274-119-000	12-27-05	240000	240000	1920: CAMP	A+10: 830	30/5/0	43100	—	43100	196900	4000	130000	1.51
274-124-000	10-27-06	242500	242500	1914: CAMP	A+20: 499	10/0/0	44600	3800	48400	194100	1776	118900	1.63

AVERAGE LOT VALUE: 195,000
USE SI 7 = 1.54

NEAR OCEAN USE SI-8 = 1.71

NUDD AVE - ROSS AVE													
274-152-001	1-27-05	420000	420000	2004: Duplex	A+20: 2175	4/0/0	198600	3200	201500	218500	4980	128200	1.70
274-141-000	11-2-07	479900	479900	1940: Convert	A+15: 3078	5/0/0	231300	7500	238800	241100	7520	140100	1.72
274-140-000	4-25-07	297000	297000	1940: FC	A-: 1615	35/0/0	82000	200	82200	214800	3598	128000	1.68

AVERAGE LOT VALUE: $225,000
MEDIAN MULTIPLIER: 170
USE SI = 8 = 1.71

National Brand 45 613 Eye Ease 45 313 2-Pack

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SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of SALE	SALE PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONT.	EXTRAS	TOTAL BLDG.	LAND Abstraction	Lot SIZE	BASIC VALUE	INDICATED MULT.
FULLER ACRES - CUTLER - MCKAY - FRANCIS - COLE - LYONS - TILTON - OSBORNE - CHURCH ST - CHARLES ST													
274-032-000	1-27-05	475000	475000	1924: F.C.	A+10: 2342	25/0/0	158300	53400	211700	263300	7258	138400	1.90
265-050-000	12-15-05	460000	460000	1967: Convnt	A+20: 1843	5/0/0	164900	500	165400	294600	2196	121000	2.43
275-060-000	3-21-06	325000	325000	1938: Convnt	A: 1161	15/0/0	82400	—	82400	242600	2738	123700	1.96
274-024-000	6-27-06	380000	380000	1945: CAPE	A: 1805	15/0/0	122200	5200	127400	252600	3740	128700	1.96
265-045-000	9-13-06	415000	415000	1955: FC	A: 3043	30/0/0	173200	500	173700	241300	3485	127400	1.89
265-056-000	4-30-06	289900	289900	1945: CAMP	A+10: 1280	35/0/0	58100	3500	61600	228300	2550	122800	1.86
275-004-000	6-22-07	380000	380000	1910: Convnt	A+10: 1739	15/0/0	125400	3900	129300	250700	3588	127900	1.96
OFF R.O.W ON OCEAN BLVD													
265-013-000 (USE SI=5)	9-13-06	192000	192000	1964: CAMP	A+10: 620	20/0/0	44700	500	45200	146800	1360	116800	1.26
OCEAN BLVD. (CHURCH STREET TO BOARS HEAD)													
275-025-000	7-27-07	750,000	750,000	—	—	—	FOUNDATION	5000	15000	735000	4059	130300	5.64
275-017-000	7-27-07	750,000	750,000	—	—	—	MODULAR	10000	10000	740000	4900	134500	5.50

AVERAGE LOT VALUE: $250,700
MEDIAN LOT SIZE: 3485 S.F.
MEDIAN MULT.: 1.96 = SI 8 = (1.71) x C (1.15) = 1.97

USE 8C (1.97) ON MARSH
USE 8B (1.88) ON INTERIOR LOTS
USE 8A (1.80) ON CHURCH ST.
USE APPROPRIATE MULTIPLIERS ON FULLER ACRES

BASED ON OTHER SOLD PROPERTIES NORTH OF THIS AREA + PROPERTIES CURRENTLY FOR SALE IT IS ESTIMATED THAT A TYPICAL 5000 ⌗ LOT WOULD CONTRIBUTE 550,000 WHICH WOULD BE 550,000 ÷ 135,000 = 4.07
USE 9K = (4.25) x (.95) = (4.04)

OCEAN BLVD. (SOUTH CHURCH STREET)

BASED ON PROPERTIES FOR SALE OTHERS THAT HAVE SOLD IT IS ESTIMATED THAT A TYPICAL 5000 ⌗ LOT WOULD CONTRIBUTE 750,000 WHICH WOULD BE 750,000 ÷ 135000 = 5.55
USE 9F = (4.25) x F (1.30) = 5.53

National Brand 45 513 Eye Ease 15 313 Pad

2008 REVALUATION

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SALES ANALYSIS

SUBDIVISION MAP - BLOCK - LOT	Date of SALE	SALE PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDG.	LAND Abstraction	Lot SIZE	BASIC VALUE	INDICATED MULT.
PATRICIA - FRANCINE - BRUCE - GLADE PATH (RIVER TO LOT 17)													
273-006-002	4-14-05	300000	300000	93-Convent.	A+15: 1407	10/0/0	127800	2300	130200	169800	2356	121800	1.39
262-005-000	7-22-05	335000	335000	50-Convent.	A: 1592	15/0/0	104800	—	104800	230200	4192	131000	1.76
262-018-000	10-21-05	215000	215000	50-CAMP	C: 585	30/0/0	33500	—	33500	181500	2925	124600	1.46
262-002-000	6-15-06	550000	550000	07-Convent	A+20: 2826	1/0/0	256400	2500	258900	291100	10890	143900	2.02
262-004-000	10-11-07	675000	675000	2000: Modern	A+20: 4440	5/0/0	364100	3900	368000	307000	16035	151500	2.02
262-13-000	5-2-05	265000	TEAR	DOWN						265000	5817	136200	1.95
262-009-000	3-7-06	400000	400000	2003: Convent	A+20: 2506	5/0/0	215300	2400	217700	182300	2925	124600	1.46
PATRICIA - GLADE PATH - NO OBSTRUCTIONS - RIVERFRONT OR MARSH FRONT													

2.00 = 8C = (1.71 x 1.15 = 1.97)
1.75 = 8 = (1.71 x 1.00 = 1.71)
1.39 = 6 = (1.39)
1.45 = 6A = (1.39 x 1.05 = 1.46)

GLADE PATH - ELKINS STREET													
273-011-002	1-21-05	244000	244000	85-CAPE	A: 1463	20/0/0	96100	2600	98700	145300	3285	126400	1.15
273-009-001	9-8-06	239900	239900	84-Convent.	Ex: 822	10/0/0	99300	—	99300	140600	3030	125200	1.12
273-009-002	5-1-07	250000	250000	84-Convent.	Ex: 822	10/0/0	99300	—	99300	150700	3030	125200	1.20
273-010-001	5-21-07	320000	320000	84-Colonial	A+10: 1947	10/0/0	142300	—	142300	177700	3145	125700	1.41

FIGURE TYPICAL LOT = $145,000 ÷ 125500 = 1.16
USE 3C = (1.00)(1.15) = 1.15

GLADE PATH - VALUE REFLECTS RESTRICTIONS OF BEING IN WETLANDS													
273-026-000	7-29-05	106,000	106,000	1890: CAMP	A+20: 748	20/15/0	45300	700	46000	60000	4060	130300	0.46
273-024-000	11-16-05	100000	100000	1930: CAMP	A+10: 990	30/15/0	37500	—	37500	62500	4860	134300	0.47

USE SI3 + 46% GOOD TOPO.

National Brand 45-613 Eye-Ease 45-313 2-Park

2008 REVALUATION

SALES ANALYSIS

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SUBDIVISION MAP-BLOCK-LOT	Date of SALE	SALE PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDGS	LAND Abstraction	Lot SIZE	BASIC VALUE	INDICATED MULT
ISLAND PATH - BALLARD STREET-CORA AVE-INA AVE-ALICE AVE (RUSH AREA)													
280-054-000	01-03-06	180000	180000	32-CAMP	A+10: 871	30/0/0	45500	—	45500	134500	3000	125000	1.08
280-031-000	3-11-08	136500	136500	—	—	—	—	—	—	136500	3750	128700	1.06
FIG 1.07 = SI 4 (1.13) x (K)(0.95) = 1.07													
USE 4K = (1.07)													
ISLAND PATH - MARSH FTG. (RUSH AREA)													
280-060-001	3-5-08	147800	147800	—	—	—	—	—	—	147800	3925	129600	1.14
USE SI = 4 = (1.13)													
DIANE-BITTERSWEET-BATTOCK-PAGE-WALL-JOANNE-BROWN-ISLAND PATH-JONES-SUSAN													
BUSY STREETS (BROWN-ISLAND PATH)													
281-027-000	3-11-05	271500	271500	50: Duplex	A-: 1815	30/0/0	85700	—	85700	185800	3740	127400	1.46
282-005-000	3-7-06	241000	241000	1903: CAMP	C+10: 766	25/0/0	48400	1700	50100	190900	4027	130200	1.47
282-093-000	9-6-06	255500	255500	86: Convent.	A-: 1177	15/0/0	80900	—	80900	174600	1740	118700	1.47
282-013-000	4-24-07	299900	299900	40: CAMPS	C+10: 910	15/0/0	69000	43300	112300	187600	3520	127600	1.47
282-127-000	7-4-07	450000	450000	88: Modern	A+20: 2942	5/0/0	265800	2200	268000	182000	2400	22000	1.49
AVERAGE LOT VALUE: 184,000													
AVERAGE LOT SIZE: 3000 ☒													
MEDIAN MULTIPLIER: 1.47													
USE SI = 7K = 7(1.54) x K(0.95) = 1.46													
QUIET STREETS													
281-053-000	8-22-05	275000	275000	84: Convent.	A: 1099	15/0/0	82000	3500	85500	189500	2488	122400	1.55
281-057-000	6-1-06	240000	240000	64: CAMP	C+20: 812	25/0/0	54700	—	54700	185300	2684	123400	1.50
282-109-000	8-28-06	250000	250000	68: CAMP	C+20: 821	20/0/0	61300	—	61300	188700	2440	122200	1.54
AVERAGE LOT VALUE: 188,000													
AVEAAGE LOT SIZE: 2500 ☒													
MEDIAN MULTIPLIER: 1.54													
USE SI = 7 (1.54)													
ISLAND PATH (BATTCOCK TO RUSH AREA) ON MARSH													
281-042-000	6-11-07	307700	307700	68: Convent.	A: 1548	10/0/0	109900	2600	112500	195200	4650	133300	1.46
USE SI = 6A (1.46) 6(1.39) x A(1.05) = 1.46													

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SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of Sale	Sale PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDG.	LAND Abstraction	Lot SIZE	BASIC VALUE	INDICATED MULT.
HOBSON - MANCHESTER - MOORING -													
290-060-000	6-24-05	451800	451800	1955: APT.	A+10: 1698	20/0/0	156300	49600	205900	245900	3375	133200	1.85
289-035-001	10-4-05	237000	237000	1964: CAMP	C+20: 660	25/0/0	48400	—	48400	188600	2727	122400	1.54
290-033-000	2-28-06	256000	256000	1955: CAMP	C+20: 897	15/0/0	63100	—	63100	192900	3080	125400	1.54
289-036-001	8-6-07	265000	265000	1965: CAMP	C+20: 648	15/0/0	54700	—	54700	210300	2700	122300	1.72

AVERAGE LOT VALUE: 209500
AVERAGE LOT SIZE: 2970
MEDIAN MULT. = 1.63 small lots = 0.85 MDF (149000±)
USE SI = 7 = (1.54)

KEEFE AVE - AUBURN - AUBURN AVE EXT. - PERKINS - JOHNSON RIVERVIEW													
293-028-000	6-15-06	415000	415000	1930: Convnt	A: 1030	20/0/0	73300	86600	159900	255100	5000	135000	1.89
293-026-000	6-21-06	356000	356000	1955: APTS	A-: 2137	30/10/0	111500	49000	160500	195500	8160	132800	1.47
293-045-000	2-24-05	198000	198000	1907: DUPLEX	A-: 1227	25/0/0	76000	—	76000	122000	1600	88500	1.38
292-016-000	6-13-05	310000	310000	1940: FLAT	A-: 2259	15/0/0	124000	38100	162100	147900	1650	106400	1.39
292-037-001	5-22-06	199000	199000	1930: FC	M: 1424	30/0/0	70700	5200	75900	123100	3200	126000	0.98
293-046-000	6-07-06	235800	235800	1930: Duplex	A-: 600	25/0/0	49100	21300	70400	165400	3200	119700	1.38
293-063-000	6-27-06	370000	370000	1997: Hydrvn	A+20: 1798	5/0/0	171800	—	171800	198200	3200	126000	1.57
293-065-000	4-27-07	249000	249000	1930: Convent	A-: 1594	25/0/25	56900	36700	93600	155400	3200	122200	1.39

USE SI = 6 = 1.39 ON KEEFE AVE USE 6T (x90) FOR ROW.

~~JOHNSON - RIVERVIEW~~ - BRAGG - TUTTLE - DOW - FELLOWS - [redacted] - WHITTEN													
293-165-001	8-29-05	369900	369900	1960: Convnt	A+15: 1676	5/0/0	148000	1200	149200	220700	3200	126000	1.75
293-124-001	2-1-06	300000	300000	1920: CAMP	E+10: 834	5/0/0	85700	1000	86700	213300	3200	126000	1.69
292-062-001	4-14-06	300000	300000	1961: CAMP	EX: 858	15/0/0	71600	3600	75200	224800	3200	126000	1.78
293-125-001	9-20-06	285000	285000	1983: DUPLEX	A-: 1387	25/0/0	83000	1200	84200	200800	3200	126000	1.59
292-069-001	7-3-07	300000	300000	1961: CAMP	EX: 901	10/0/0	76200	4000	80200	219800	3200	126000	1.74
296-028-001	5-18-05	332000	332000	1920: FC	A+10: 1404	0/0/0	124600	2600	127200	204800	3200	126000	1.63
295-010-001	8-31-06	286000	286000	1981: Convent	A: 1060	15/0/0	82800	1400	84200	201800	2900	124500	1.62
HARRIS AVE	USE: 7A = 1.62												
295-039-000	8-22-06	400000	400000	1967: CAPE	A+10: 2050	5/0/0	160800	4800	165600	234400	5000	135000	1.74
295-013-000	9-27-06	346000	346000	1960: Ranch	A+10: 1128	5/0/0	110100	3500	113600	232400	5000	135000	1.72
295-014-000	2-28-07	265000	265000	1963: CAMP	C+20: 922	30/0/0	54200	4400	58600	206400	5000	135000	1.53

USE SI = ~~8 (1.71)~~
(USE 7A) = 1.62

National Brand 45-613 Eye-Ease 45-313 2 Pack

2008 REVALUATION

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SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of SALE	SALE PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDG.	LAND Abstraction	LOT SIZE	BASIC VALUE	INDICATED MULT
ASHWORTH AVE - RESIDENTIAL													
296-104-001	3-24-05	299000	299000	1940: DUPLEX	MIN: 1572	40/0/0	57700	26500	84200	214800	4450	125600	1.71
290-066-000	7-12-06	340000	340000	1960: FC	A+10: 1915	15/0/0	157000	—	157000	183000	1730	106800	1.71
293-092-001	7-28-06	325000	325000	1930: Convent	A: 1734	25/0/0	102500	1200	103700	221300	3530	127600	1.73
293-111-001	12-12-06	485000	485000	1926: FC	A+10: 2481	20/0/0	178800	86600	265400	219600	3330	126700	1.73
293-050-000	12-19-06	270000	270000	1940: CAMP	A: 762	30/0/0	42800	44400	87200	182800	3180	125900	1.45
296-078-001	3-27-07	355000	355000	1920: FC	A: 2265	25/0/0	136100	1800	137900	217100	3272	126400	1.72

AVERAGE LOT SIZE: 3250
AVERAGE LOT VALUE: 206,500
MEDIAN MULTIPLIER: 1.72
USE SI=8 (1.71)
SMALL LOTS (Less than 2000¢) use X90 ADJ. SIZE

LETTERED STREETS: A-B-C-D-F

no sales = better location wrt PARKING LOT + CASINO THAN OTHER LETTERED STREETS

LETTERED STREETS: G-H-I-J-K													
290-106-001	3-30-05	598000	598000	1910: FC	A: 2260	20/0/0	153900	166600	320500	277500	5000	135000	2.05
290-025-001	1-27-05	449000	449000	1920: Conv.	A: 1100	20/0/0	81000	97500	178500	270500	5000	135000	2.00
290-001C-000	4-26-06	378000	378000	1910: FC	A-: 2106	30/0/0	98700	28800	127500	250500	5000	135000	1.86
290-051-001	6-22-06	515000	515000	1940: Convent	A-: 676	25/0/0	49100	163500	212600	302400	6536	144200	2.10
LETTERED STREETS: L-M-N													
293-054-001	6-12-07	350000	350000	CAMP: 1935	C+20: 658	25/0/0	47200	47700	94900	255100	5000	135000	1.89

USE 8D = (1.71)(1.20) = 2.05 1ST ROWBACK
8C (1.71)(1.15) = 1.97 2ND ROW BACK
8B (1.71)(1.10) = 1.88 Rest of Street.
8 (1.71) = 1.71 FROM O-P-Q STREETS

LETTERED STREETS: O-P-Q													
296-079-001	7-28-05	499000	499000	1920: FC	A+10: 1830	10/0/0	165600	40400	206000	293000	4200	131000	2.24

National Brand 45 013 Eye-Ease® 45 313 2-Pack

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SUBDIVISION MAP-BLOCK-LOT	Date of Sale	Sale PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF AREA	DEPR.	BLDG CONTR.	EXTRAS	TOTAL BLDG.	LAND Abstraction	Lot SIZE	BASIC PRICE	INDICATED MULT.
REDDINGTON LANDING - PIPER WAY - CESNA WAY													
056-006-000	6-7-06	343300	343300	90-Modern	A: 2153	15/0/0	142200	16200	158400	184900	24200	163800	1.13
057-011-000	12-15-06	290000	290000	90-Modern	A: 1786	15/0/0	118800	1600	120400	169600	10890	143900	1.18
AVERAGE LOT SIZE: small lots 11,000±						Large lots 30000±							
AVERAGE LOT VALUE: 172000±						190,000±							
TYPICAL MULTIPLIER 1.19 = 4(1.13) A(1.05) = 1.19						1.13 = 4(1.13)							
USE 4A						USE 4							
REDDINGTON LANDING CONDOS H01 TO H-11													
043-020-H03	10-1-04	345000	345000	99-Colonial	A+10: 1923	5/0/0	159900	2400	162300	182700	13330	144500	1.26
043-020-H06	5-23-06	365000	365000	99-Colonial	A+1D: 2001	5/0/0	163900	3400	167300	197700	13753	145100	1.36
AVERAGE LOT SIZE: 13,500													
AVERAGE LOT VALUE: 185000													
TYPICAL MULTIPLIER: USE 5 (1.26) USE 5													
LAMSON LANE - KAREN ST													
056-010-000	2-2-05	284000	284000	56-CAPE	A: 1565	20/0/0	183400	2600	106000	178000	14,440	149200	1.19
057-018-000	11-22-06	342000	342000	56-Ranch	A: 2267	15/0/0	167000	3900	170900	171100	10600	143400	1.19
AVERAGE LOT SIZE: small lots 11,000±						large lots 30000±							
172000±						190,000							
1.19 = 4(1.13) A(1.05) = 1.19						USE 4							
USE 4A													
WATSONS LANE													
072-007-000	3-14-05	250000	250000	50-CAPE	A-: 1316	30/0/0	72800	5800	78600	171400	22400	161100	1.06
072-002-000	12-19-06	326000	326000	63-Colonial	A: 2069	25/0/0	122600	8100	130700	195300	34000	178500	1.09
AVERAGE LOT SIZE: 30000 ±													
AVERAGE LOT VALUE: 170,000±													
TYPICAL MULTIPLIER: Use 4(1.13) K(.95) = 1.075													
USE 4K TRAFFIC PATTERN.													
small lots use SI = 4													

National Brand 45-613 Eye-Ease 15-312 2 Pack

2008 REVALUATION

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SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of Sale	Sale PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDG.	LAND Abstraction	Lot SIZE	BASIC PRICE	INDICATED MULT.
TUCK-COGGER													
108-047-000	2-16-06	315000	315000	56-CAPE	A: 1604	10/0/0	118400	500	118900	196100	10902	143900	1.36
108-064-000	10-25-06	296300	296300	20-CAPE	A: 1802	15/0/0	121400	500	121900	174400	10660	143500	1.22
109-026-000	12-12-06	400000	400000	66-CAPE	A: 3149	20/0/0	183900	8100/2800	194800	205800	1.24AC	191200	1.07 (1.19)
109-025-000	4-25-07	279900	279900	52-CAPE	A: 1826	25/5/0	106100	6000	112100	167800	11550	144800	1.16

AVERAGE LOT SIZE: 11000± ☒
AVERAGE LOT VALUE: 175000 AVG OF MEDIAN = 1.22 + 1.16 = 2.38 ÷ 2 = 1.19
TYPICAL MULTIPLIER: USE COMPARABLE AREAS SMALL LOTS: 4A = 1.19 (1.13 x 1.05) + LARGE LOTS = 4K (1.13 x 1.05) = 1.07
(USE SI-4A) (small) + (4K) large

ANNS LANE													
127-011-000	5-6-05	340000	340000	35-CAPE	A: 2768	20/0/0	164000	500	164500	175500	14400	149000	1.18
127-007-000	8-30-06	238500	238500	58-Ranch	A: 1904	25/0/0	114000	11800	125800	112700	20046	157800	0.71

AVERAGE LOT SIZE: WILL BE SIMILAR TO Watson's Lane USE SI=4 For Small lots + 4K for Lots over 30,000 ☒
~~AVERAGE~~ LOT VALUE: 175,000 ±
TYPICAL MULTIPLIER USE 4 small 4K for large lots
Use (SI-4) small Use (4K) large

ANNS TERRACE													
127-032-000	8-17-05	340000	340000	42-CAPE	A: 1642	15/0/0	117300	16100	133400	206600	7384	138600	1.49
127-066-000	10-3-05	357500	357500	49-CAPE	A+10: 1776	10/0/0	140700	7200	147900	209600	6293	136900	1.53

AVERAGE LOT SIZE: 6800 ☒
AVERAGE LOT VALUE: $208000
TYPICAL MULTIPLIER: 1.50 SINCE THE LOTS ARE Small - USE SI = 6 = 1.39
USE (SI-6) DUE TO LOT SIZE

HOMESTEAD CIRCLE - PHILBROOK TERRACE													
127-078-000	4-4-06	290000	290000	58-Ranch	A: 1722	25/0/0	108000	11900	119900	170100	9800	142200	1.20
127-068-000	5-30-06	305000	305000	56-Ranch	A: 1526	10/0/0	118700	3900	122600	182400	9390	141600	1.29

AVERAGE LOT SIZE: 10,000 ☒
AVERAGE LOT VALUE: $176,000
TYPICAL MULTIPLIER: 1.25 USE SI 5 (1.24)
(USE SI-5)

National Brand 45-613 Eye Ease 45-313 2-Pack

2008 REVALUATION

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SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of SALE	Sale PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDG.	LAND Abstraction	Lot SIZE	BASIC PRICE	INDICATED MULTIPLIER
DEARBORN AVE													
144-056-000	07-22-05	350000	350000	30-F.C.	A+20:1951	20/5/0	148700	1000	149700	200300	11146	144200	1.39
144-046-000	05-22-07	374000	374000	1870: Antique	A+10:2888	25/0/0	184200	6200	190400	183600	13720	148000	1.24

AVERAGE LOT SIZE: 12,500 Ø
AVERAGE LOT VALUE: $192,000
TYPICAL MULTIPLIER → USE SI-5 (1.26) FOR COMPARABLE AREAS
USE (SI-5)

KERSHAW-HACKETT-MOORE													
126-033-000	1-4-05	239500	239500	58-CAPE	A-:1557	25/0/0	84700	1800	86500	153000	5252	135400	1.13
126-037-000	9-9-05	228000	228000	58-Ranch	A:998	25/0/0	74000	500	74500	153500	5468	135700	1.13
126-038-000	11-22-06	260000	260000	58-Ranch	A:1511	20/0/0	103700	1700	105400	154600	5935	136400	1.13

AVERAGE LOT SIZE: 5552 Ø
AVERAGE LOT VALUE: 153,700
TYPICAL MULTIPLIER: MEDIAN = 1.13 SI 4 = 1.13
USE (SI-4)

RICE TERRACE-NEWMAN ST.-MASON ST													
144-026-000	11-2-06	354400	354400	06-CAPE	A:2714	2/0/0	201700	500	202200	152200	8000	139500	1.09
144-021-000	5-22-07	296000	296000	55-Ranch	A:1235	25/0/0	87200	5100	92300	203700	8580	140400	1.45

TYPICAL LOT SIZE: 8000 Ø
TYPICAL LOT VALUE: 150,000
TYPICAL MULTIPLIER: 1.09 = 4(1.13) x K(0.95) = 1.07
USE (4K)

GEORGE-EMERY													
145-031-000	8-31-05	310000	310000	56-Ranch	A:1936	25/0/0	122700	7300	130000	180000	11310	144400	1.25

USE (SI 5) COMPARABLE NEIGHBORHOODS SI-5 = (1.26)

National Brand 45-613 Eye-Ease 45-313 2-Pack

2008 REVALUATION

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SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of Sale	Sale PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDGS	LAND Abstraction	Lot SIZE	BASIC PRICE	INDICATED MULT
MILL ROAD (MAPS 57-72-91-109-127-145-162-177) BARBOUR RD (LARGE LOTS)													
109-007-001	7-12-05	529900	529900	2004: Modern	A+15: 3678	3/0/0	300900	3400	304300	225600	1.03 AC	189500	1.19
109-008-000	7-15-05	300000	300000	1888: Convert	A: 1359	25/5/0	80400	9100	89500	210500	34,500	177300	1.19
057-009-000	10-11-06	230000	230000	1930: CAMP	A: 896	30/0/0	46500	4100	50600	179400	41,400	170600	1.05
109-007-000	4-19-07	440000	440000	1989: Colonial	A: 3910	20/0/0	231600	8400	240000	200000	1.70 AC	169500	1.18

MEDIAN LOT SIZE = 1 ACRE ±
MEDIAN LOT VALUE = 210000 ±
TYPICAL MULTIPLIER = MEDIAN = 1.19 = SI = 4 x A (1.05) = (1.13)(1.05) = 1.186 = $\boxed{1.19}$
$\boxed{\text{USE SI = 4A}}$ ON LARGE LOTS

MILL ROAD - BARBOUR ROAD - SMALL LOTS													
162-019-000	6-2-05	245000	245000	1938: Ranch	A-: 905	35/0/0	54300	6700	61000	184000	12,600	146400	1.26
110-014-000	9-6-05	480000	480000	2006: Modern	Ex: 2936	2/0/0	285300	2500	287800	192200	10,716	143600	1.34
110-018-000	5-26-06	335000	335000	1986: RSDRCH	A: 1787	20/0/0	118000	5000	123000	212000	27161	168100	1.26
091-002-000	7-24-06	306000	306000	1881: CAPE	A: 1468	25/0/0	92100	6300	98400	207600	26400	165500	1.25
127-013-000	9-6-06	334000	334000	1972: Colonial	A+10: 1766	15/0/0	132700	14100	146800	187200	11888	145400	1.29
127-010-001	9-19-06	259900	259900	1880: Colonial	A-: 1466	30/5/0	69800	14100	83900	176000	14703	148100	1.19
091-004-000	5-9-07	348000	348000	1900: Antique	A+5: 1709	10/0/0	141400	7800	149200	198800	20070	157800	1.26
177-011-000	5-9-07	339000	339000	1930: Ranch	A+5: 1569	15/0/0	118300	9500	127800	211200	14615	149400	1.41
092-008-002	5-14-07	435000	435000	1992: SPLIT	A+20: 2712	5/0/0	223100	8300	231400	203600	20000	157600	1.29
072-011-000	7-19-07	409000	409000	1993: CAPE	A+20: 2072	10/0/0	178100	1000	179100	229900	15363	149000	1.54

MEDIAN LOT SIZE: 15000 ☐
MEDIAN LOT VALUE: $201,000
MEDIAN MULTIPLIER: 1.26 = SI 5 = 1.26
$\boxed{\text{USE SI - 5}}$

MILL ROAD - SPECIAL LOCATION													
091-003A-000	9-14-05	280000	280000	VACANT	—	—	—	—	20000	260000	2.51 AC	183400	1.42

$\boxed{\text{USE SI}}$ = 1.39

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SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of Sale	Sale PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDGS	LAND Abstraction	Lot SIZE	BASIC PRICE	INDICATED MULTIPLIER
WAYSIDE FARM													
072-005-009	7-15-05	570000	570000	2001: Colonial	A+25: 3911	5/0/0	341600	5400	347000	223000	21975	160400	1.39
057-005-005	8-16-05	555000	555000	2000: Colonial	A+20: 3974	5/0/0	327900	5300	333200	221800	27433	160200	1.38

MEDIAN LOT SIZE: 23000 ⌀
MEDIAN LOT VALUE: 222,500
TYPICAL MULTIPLIER: 1.39 = SI 6
USE SI-6

VANDERPOOL DRIVE													
110-004F-000	5-6-05	335000	335000	1991: SPLIT	A+10: 1466	10/0/0	123400	7100	130500	204500	15681	146500	1.40
110-004I-000	7-21-06	430000	430000	1992: CAPE	A+10: 2850	10/0/0	217900	5600	223500	206500	20037	148300	1.39
110-004J-000	5-31-07	400000	400000	1989: RSDRH	A+20: 2044	5/0/0	187400	4800	192200	207800	15681	149400	1.39

MEDIAN LOT SIZE: 15681
MEDIAN LOT VALUE: 206500
MEDIAN MULTIPLIER: 1.39 = SI 6
USE SI-6

BLAKE LANE													
128-014-000	12-5-06	230800	230800	55: Ranch	A-: 1196	30/0/0	67900	500	68400	162400	10590	143400	1.13
128-030-000	12-12-06	232000	232000	50: CAPE	A-: 1320	30/0/0	71100	1200	72300	159700	9250	141300	1.13
128-001-000	12-14-06	228000	228000	60: Ranch	A-: 1326	35/0/0	68500	4300	72800	155200	9270	141400	1.10

MEDIAN LOT SIZE: 9270 ⌀
MEDIAN LOT VALUE: 159,700 to 160,000
MEDIAN MULTIPLIER: 1.13 = SI 4
USE SI-4

MILBERN-HIGGINS-NOEL													
128-016-000	10-31-05	320000	320000	63: SPLIT	A: 1451	15/0/0	105300	500	105800	214200	22420	161200	1.33
110-009-000	6-2-06	315000	315000	63: Colonial	A: 1972	15/0/0	129300	4600	133900	181100	10000	142500	1.27
110-025-000	11-27-06	316000	316000	67: Ranch	A: 2029	30/0/0	118100	3400	121500	194500	23800	153500	1.27

MEDIAN LOT SIZE: 10000 ⌀ AND 23800 ⌀
MEDIAN LOT VALUE: 180,000 + 194000
MEDIAN MULTIPLIER: USE 1.27 SI 5 = 1.26
USE SI-5 (1.26)
10000 ⌀ Lots OK 20000+ ⌀ Lots use SI 5 with 5% SIZE ADJ.

National Brand 45-613 Eye Ease 45-313 2 Pack

2008 REVALUATION

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SALES ANALYSIS

SUBDIVISION MAP - BLOCK - LOT	Date of SALE	SALE PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG CONTR	EXTRAS	TOTAL BLDG.	LAND Abstraction	LOT SIZE	BASIC VALUE	INDICATED MULT.
PLAYHOUSE CIRCLE - NATHANIEL COURT													
221-010-003	12-19-05	217500	217500	—	—	—	—	—	—	217500	25530	149100	1.46
221-010-002	2-28-06	200000	200000	—	—	—	—	—	—	200000	42924	137800	1.45
221-010-001	3-20-06	225000	225000	—	—	—	—	—	—	225000	15438	143100	1.57
221-010-004	3-28-06	215000	215000	—	—	—	—	—	—	215000	22526	145100	1.48
220-042-010	6-9-06	523000	523000	2002: Colonial	A+20: 3447	5/0/0	285200	15300	300500	222500	15000	150000	1.48

MEDIAN LOT SIZE: 22500 ☐
MEDIAN LOT VALUE: DEVELOPED = 225000
MEDIAN MULTIPLIER: 1.48 SI 6 (1.39) × ~~[illegible]~~ = ~~[illegible]~~
USE (SI 6 = 1.39)

PENNIMAN LANE - RINGS TERRACE													
220-011-000	12-01-05	470000	470000	89: CAPE	A+10: 3271	15/0/0	230600	5100	235700	234300	26136	166700	1.41
221-015-000	11-3-06	425000	425000	85: CAPE	A+15: 2700	10/0/0	210100	5400	215500	209500	15011	150000	1.40
207-049-000	8-23-07	479900	479900	87: Colonial	A+20: 2742	5/0/0	231300	7100	238400	241500	29385	171600	1.41
221-019-000	9-20-07	370000	370000	85: Ranch	A+10: 2126	15/0/0	162000	4200	166200	203800	19999	146600	1.39

MEDIAN LOT SIZE: 20000
MEDIAN LOT VALUE: 225,000
MEDIAN MULTIPLIER = 1.40
USE (SI 6 = 1.39)

PRESIDENTIAL CIRCLE													
194-016-000	6-22-05	385000	385000	84-Colonial	A+10: 2365	10/0/0	174900	5000	179900	205100	11196	144300	1.42
194-018-000	7-3-06	355000	355000	80-Colonial	A+10: 2187	15/0/0	158700	3900	162600	192400	10870	143800	1.34
194-013-000	10-3-06	349900	349900	83-Colonial	A: 2151	15/0/0	142800	4800	147600	202300	11326	144500	1.40
208-003-000	8-6-07	337000	337000	83-Colonial	A: 2088	15/2/0	133200	4600	137800	199200	11780	143700	1.39

MEDIAN LOT SIZE: 11300 ☐
MEDIAN LOT VALUE: $201,000
MEDIAN MULTIPLIER: 1.40
USE (SI-6 = 1.39)

2008 REVALUATION

SALES ANALYSIS

	SUBDIVISION MAP-BLOCK-LOT	1 Date of Sale	2 Sale PRICE	3 TIME ADJUSTED PRICE	4 YR. BUILT STYLE	5 GRADE EFF. AREA	6 DEPR.	7 BLDG. CONTR.	8 EXTRAS	9 TOTAL BLDG.	10 LAND Adjustment	11 Lot SIZE	12 BASIC PRICE	13 INDICATED MULT
	RAYMOND LANE + JANET LANE + [redacted]													
1	128-003-007	3-25-05	477500	477500	1994-Colonial	A+20: 3337	10/5/0	248500	5400	253900	223600	22,132	159100	1.41
2	163-050-004	5-24-05	630000	630000	2000-Colonial	A+15: 4739	5/0/0	375200	23400	398600	231400	25,687	164400	1.41
3	128-003-014	6-14-05	555000	555000	1994-Modern	A+25: 3867	10/5/0	296600	5800	302400	252600	23702	163100	1.55
4	128-003-012	11-7-05	589000	589000	1993-Colonial	EX: 3635	10/5/0	287700	6200	293900	295100	20491	158400	1.86
	MEDIAN LOT SIZE: 23000 ±													
	MEDIAN LOT VALUE: SHOULD BE 225000-230,000													
	MULTIPLIER: SI-6 = 1.39													
	USE SI-6													
	BEAR PATH													
5	111-004-007	8-16-05	613000	613000	1994-Colonial	A+25: 4307	10/0/0	346700	11100	357800	255200	42410	191300	1.33
6	130-004-013	7-3-07	536300	536300	1995-Colonial	A+20: 3915	10/0/0	306600	5500	312100	224200	31094	174100	1.29
	MEDIAN LOT SIZE: 40000 ±													
	MEDIAN LOT VALUE: $250,000													
	MULTIPLIER: USE 5A (5 = 1.26) (A = 1.05) = 1.32													
	USE SI-5A													
	LITTLE RIVER - PARR - MACE - NOEL - NORTON - BARRONE RD (LARGE LOTS 30000+ Square Feet)													
7	128-029-002	04-05-05	490000	490000	2004-Cape	A+10: 3485	4/0/0	274300	2800	277100	212900	[illegible]	177900	1.20
8	147-032-000	06-22-05	299900	299900	1954-Ranch	A-: 1257	30/0/0	77300	3200	90500	209400	38900	185900	1.13
9	147-010-000	10-03-05	367000	367000	1978-CAPE	A+10: 1976	20/0/0	135700	6800	142500	224500	40174	188000	1.19
10	128-011-000	03-27-06	362000	362000	1980-Colonial	A: 2450	20/0/0	138800	6200	145000	217000	37787	180800	1.20
	MEDIAN LOT SIZE: 30000 ±													
	MEDIAN LOT VALUE: $220,000													
	MULTIPLIER: USE 5K (5 = 1.26) (K = 0.95) = 1.20													
	USE SI-5K													

National Brand 15 613 Eye-Ease® 15 313 2-Pack

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SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of SALE	SALE PRICE	TIME ADJUSTED Sale PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDG.	LAND Abstract	Lot SIZE	BASIC VALUE	INDICATED MULT
ALEXANDER DRIVE - FIELDING WAY - LAURENCE COURT													
194-1-29	5-31-05	612000	612000	96: Colonial	Ex: 3688	5|0|0	320300	6200	326500	285500	1.24AC	189200	1.51
194-1-13	7-3-06	530000	530000	95: Colonial	A+20: 3241	5|0|0	283300	5100	288400	241600	28,926	165700	1.46
194-1-26	10-3-06	475000	475000	96: Colonial	A+20: 2639	5|0|0	224400	7900	232300	242700	20,400	158100	1.54
194-10-2	10-19-06	230000	230000	—	—	—	—	—	—	230000	23,262	157500	1.46
194-1-23	3-27-07	518000	518000	96: Colonial	A+20: 3520	5|0|0	284500	5400	289900	228100	33109	157600	1.45
194-10-1	6-19-07	275000	275000	—	—	—	—	—	—	275000	1.21AC	186400	1.48
194-10-3	8-27-07	235000	235000	—	—	—	—	—	—	235000	23,539	159600	1.47

MEDIAN LOT SIZE: 25,000 ✗
MEDIAN LOT VALUE: $240,000
MEDIAN MULTIPLIER: 1.47 SITE INDEX 6 = 1.39 A 1.05 = 1.46
USE SI = 6A = (1.46)

ESKER ROAD - VRYLINAS WAY													
209-026-000	3-7-05	350000	350000	82: SPLIT	A+10: 2378	20|0|0	153400	2000	155400	194600	8094	139600	1.39
209-027-000	8-12-05	375000	375000	88: Modern	A+20: 1981	0|0|0	172800	6300	179100	195900	6300	137000	1.43
209-013-000	3-5-07	322000	322000	82: Modern	A+10: 1535	15|0|0	121600	500	122100	199900	11225	144400	1.38

MEDIAN LOT SIZE: 8000 ✗
MEDIAN LOT VALUE: $196000
MEDIAN MULTIPLIER: 1.39
USE SI = 6 = (1.39)

REUBENS DRIFTWAY													
209-111-44	3-28-07	372500	372500	98-Modern	A+5: 2446	5|0|0	183400	3100	186500	186000	10137	148900	1.25

MEDIAN LOT SIZE: 10,000 ✗
MEDIAN LOT VALUE: 186000
Use SI = 5 = (1.26)

ICE HOUSE LANE													
195-13-64	1-31-05	450000	450000	2003 Modern	Ex: 2585	5|0|0	254100	2500	256600	193400	8216	141700	1.36

MEDIAN LOT SIZE: 10000 ✗
MEDIAN Lot Value 196000 ✗
USE SI = 5A (1.26) x (1.05) = (1.32)

National Brand 45 613 Eye-Ease 45 313 2-Pack

2008 REVALUATION

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SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of SALE	SALE PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL-BLDG.	LAND Abstraction	Lot SIZE	BASIC VALUE	INDICATED MULT.
MUNSEY DRIVE - LARGE LOTS (1 ACRE ±)													
076-012-000	4-4-05	789900	789900	1991-CAPE	A+20: 6913	10/5/0	507000	24600	531000	258900	2.35AC	204900	1.26
077-017-000	6-29-05	639000	639000	1991-Modern	Ex: 4008	5/0/0	362400	10000	372400	266600	41,818	190300	1.40
077-015-000	5-15-06	540000	540000	1993-Colonial	A+20: 3944	10/5/0	291400	5300	296700	243300	1.02AC	193200	1.26
MEDIAN LOT VALUE: 283,000													
MEDIAN LOT SIZE: 1 ACRES													
MEDIAN MULTIPLIER: 1.26													
USE SI-5 = 1.26													
GREAT GATE DRIVE - DOWNER DRIVE - MERSESIAN WAY - JUNIPER LANE													
078-011-005	6-29-06	585000	585000	93-Colonial	Ex: 3775	10/0/0	317900	5600	323500	261500	1.08AC	194200	1.35
097-001-021	9-12-06	680000	680000	97-Colonial	Ex: 4904	5/0/0	418100	5300	423400	256600	1.73AC	194300	1.32
096-002D-004	5-17-07	575000	575000	91-Colonial	Ex: 3625	5/0/0	315600	5700	321300	253700	40223	185800	1.37
LARGE LOTS (35000 ± OVER 1 ACRE)													
MEDIAN LOT VALUE: $256600													
MEDIAN LOT SIZE: 1 ACRE													
MEDIAN MULTIPLIER: 1.35			SI 5 (1.26)		x A (1.05) =	1.32							
Use SI-5A (1.32)													
097-001-014	6-24-05	585000	585000	98-Colonial	Ex: 3850	5/0/0	345600	9600	355200	229800	26196	166900	1.38
097-001-024	5-30-07	540000	540000	97-CAPE	Ex: 3322	5/0/0	309500	4800	314300	225700	19866	157300	1.43
SMALL LOTS (23000 #)													
MEDIAN LOT VALUE: $228,000													
MEDIAN LOT SIZE: 23,031													
MEDIAN MULTIPLIER: 1.40													
USE SI-6 = (1.39)													
WOODLAND ROAD - AVERAGE AREA													
077-005-000	7-5-05	456000	456000	52-Ranch	A+10: 2786	20/0/0	191400	11600	203000	253000	1.45AC	200900	1.26
095-003-000	6-21-06	408000	408000	91-Ranch	A+5: 2010	10/0/0	162200	4300	166500	241500	41,262	189400	1.28
095-008-000	6-29-06	420000	420000	82-Colonial	A+10: 2039	10/0/0	156000	2100	158100	261900	41,400	189600	1.38
095-009-000	7-5-07	415000	415000	84-CAPE	A: 2197	15/0/0	143700	23300	167000	248000	1.86AC	197900	1.25
113-018-000	8-21-07	445900	445900	85-CAPE	A: 2916	15/0/0	183200	9300	192500	253400	1.73AC	200900	1.26
MEDIAN LOT VALUE: $253,000													
MEDIAN LOT SIZE: 1.45AC													
MEDIAN MULTIPLIER: 1.26													
USE SI-5 = (1.26)													

National Brand 45-613 Eye Ease 45-313 2-Pack

2008 REVALUATION

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SALES ANALYSIS

SUBDIVISION MAP - BLOCK - LOT	DATE OF SALE	SALE PRICE	TIME ADJUSTED PRICE	YR BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDG.	LAND Abstraction	Lot SIZE	BASIC VALUE	INDICATED MULT
161-032-000	2-2-05	395000	395000	56-Colonial	A+20:2040	15/0/0	161600	17200	178800	216200	17220	153400	1.41
177-029-000	10-5-05	439000	439000	79-Colonial	A+20:2825	20/0/0	202300	5200	207500	231500	24976	164800	1.40
192-055-000	7-3-06	475000	475000	86-Colonial	A+25:3146	10/0/0	255200	7000	262200	212800	15660	151000	1.41
192-067-000	12-21-06	470000	470000	85-CAPE	A+20:2991	10/0/0	240100	12600	252700	217300	18295	155000	1.40
177-011-000	5-9-07	339000	339000	30-Ranch	A+5:1569	15/0/0	118300	9500	127800	211200	14615	149400	1.41
191-016-000	7-24-07	320000	320000	83-CAPE	A:2224	20/5/0	123500	4400	127900	192100	11438	144700	1.33

TOWLE AVE - ACADEMY AVE - MILL ROAD - WINDMILL LANE - EDGEWOOD DRIVE

MEDIAN LOT SIZE: 16,500
MEDIAN LOT VALUE: $215,000
MEDIAN MULTIPIER: 1.41
USE SI6 = 1.39

LAUREL LANE

193-007-000	8-26-05	305000	305000	58:Colonial	A:1720	20/0/0	110900	1100	112000	193000	10000	142500	1.35
178-065-000	12-19-05	330000	330000	85:Colonial	A:2110	20/5/0	123800	6400	130200	199800	15246	150300	1.33
179-063-000	5-24-06	329900	329900	84:RSDRCH	A+5:1813	20/0/0	128300	3500	131800	198100	14810	149700	1.32

MEDIAN LOT SIZE: 14,810
MEDIAN LOT VALUE: $198,100
MEDIAN MULTIPLIER: 1.33 SI5 (1.26) x A (1.05) = 1.32
USE SI 5A = 1.32

LEAVITT ROAD - MORNINGSIDE - AVERAGE EDGEWOOD DRIVE

178-064-000	4-18-05	295000	295000	55:Ranch	A:1449	25/0/0	98000	4900	102900	192100	16,117	151700	1.27
178-051-000	6-29-05	333800	333800	56:Ranch	A:2252	20/0/0	135300	3600	138900	194900	16,117	151700	1.28
192-045-000	10-17-05	363300	363300	62:CAPE	A+10:2019	15/0/0	149600	20600	170200	193100	12,197	145800	1.32

MEDIAN LOT SIZE: 16,117
MEDIAN LOT VALUE: 193000
MEDIAN MULTIPLIER: 1.28
USE SI5 = 1.26

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SALES ANALYSIS

SUBDIVISION MAP - BLOCK - LOT	1 Date of Sale	2 Sale PRICE	3 TIME ADJUSTED PRICE	4 YR. BUILT STYLE	5 GRADE EFF. AREA	6 DEPR.	7 BLDG. CONTR	8 EXTRAS	9 TOTAL BLDG.	10 LAND Abstraction	11 LOT SIZE	12 BASIC PRICE	13 INDICATED MULT.
NOEL STREET, MACE ROAD, LITTLE RIVER ROAD, RIDGEVIEW TERR, NORTON RD, BEATRICE LN, MIDDLE RD, CURTIS ST, WALES ST.													
146-039-000	3-24-05	300000	300000	1959: CAPE	A: 1640	10/0/0	120400	1000	121400	178600	6015	142500	1.25
164-026-000	8-18-05	390000	390000	1952: Colonial	A+10: 2484	15/0/0	180400	10200	190600	199400	21172	159400	1.25
146-018-000	12-27-05	347000	347000	1948: CAPE	A+10: 1921	5/0/0	161000	5300	166300	180700	10050	142600	1.27
147-021-000	3-31-06	290000	290000	1955: Ranch	A: 1239	30/0/0	84000	23800	107800	182200	10350	143000	1.27
147-033-000	4-11-06	319000	319000	1956: CAPE	A: 1635	15/0/0	118700	2800	121500	197500	10740	143600	1.38
146-029-000	8-31-06	290000	290000	1962: CAPE	A: 1752	25/0/0	107200	4000	111200	178800	11197	144300	1.24
146-009-000	2-13-07	240000	240000	1955: Ranch	A-: 1166	35/0/0	64800	6000	70800	169200	10590	143400	1.18
146-006-000	4-17-07	294900	294900	1936: CAPE	A-: 1813	30/0/0	90800	6100	96900	198000	20825	158900	1.25
147-024-000	4-17-07	199000	199000	1940: Convent	HN: 975	40/10/0	36000	1100	37100	161900	12402	138800	1.17
146-023-000	4-17-07	360000	360000	1996: Colonial	A+10: 2118	10/0/0	165500	5600	171100	188900	16500	150800	1.25
128-045-000	5-25-07	285000	285000	1979: Ranch	A: 1534	25/0/0	95300	4400	99700	185300	13615	147900	1.25
146-033-000	6-18-07	341600	341600	1960: CAPE	A+10: 2188	20/0/0	149800	4500	154300	187300	13238	145900	1.28
MEDIAN LOT SIZE: 12500 ✓													
MEDIAN LOT VALUE: 184000													
MEDIAN MULTIPLIER: 1.25 use 5 = 1.26													
(USE SI-5)													
HOBBS - THOMSEN - TOBEY - GRAY - TAYLOR													
163-062-000	3-28-05	360000	360000	1955: Colonial	A: 2935	15/2/0	175000	4900	179900	180100	10061	142600	1.26
163-074-000	1-30-06	270000	270000	1958: CAPE	A: 1490	25/0/0	95900	1700	97600	172400	10490	143200	1.20
164-032-000	7-28-06	365000	365000	1970: Colonial	A+10: 2110	15/0/0	155900	15500	171400	193600	11297	144500	1.34
163-014-000	10-30-06	310000	310000	1961: CAPE	A: 2210	25/0/0	130600	4800	135400	174600	10062	142600	1.22
163-073-000	3-22-07	326000	326000	1959: Colonial	A: 2223	20/0/0	138800	5300	144100	181900	10200	142800	1.27
163-015-000	4-17-07	319600	319600	1948: Colonial	A: 2280	20/0/0	136000	4400	140400	179200	10000	142500	1.26
164-028-000	7-02-07	335000	335000	1968: Ranch	A: 2388	20/0/0	150000	3800	153800	181200	11170	144200	1.26
163-018-000	8-30-07	280000	280000	1955: CAPE	A: 2041	30/0/0	113500	3900	117400	162600	10000	142500	1.14
164-019-000	9-27-07	305000	305000	1960: Ranch	A: 2197	20/0/0	134200	4800	139000	166000	13948	148400	1.12
MEDIAN LOT SIZE: 10200 ✓													
MEDIAN LOT VALUE: $179,200													
MEDIAN MULTIPLIER: 1.26 use 5 = 1.26													
(Use SI-5)													

National Brand 45-613 Eye-Easy 45-313 2-Pack

2008 REVALUATION

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SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	1 Date of SALE	2 SALE PRICE	3 TIME ADJUSTED PRICE	4 YR. BUILT STYLE	5 GRADE EFF.AREA	6 DEPR.	7 BLDG. CONTR.	8 EXTRAS	9 TOTAL BLDG.	10 LAND Abstration	11 Lot SIZE	12 BASIC VALUE	13 INDIC. MULT
CARLSON-TRAFFORD-SANBORN-HURD													
193-051-000	5-2-05	299800	299800	56-Ranch	A: 1419	20/0/0	101600	18800	120400	179400	14,141	148800	1.21
193-050-000	7-7-06	250000	250000	56-Ranch	A-: 1620	30/0/0	88600	4900	93500	156500	10006	142500	1.10
193-075-000	12-21-06	253000	253000	76-Ranch	A-: 1858	30/0/0	98500	4900	103400	149600	10025	142600	1.05
193-059-000	2-26-07	245000	245000	53-Ranch	A-: 1146	20/0/0	77400	3000	80400	164600	13062	115600	1.13
207-005-000	3-22-07	225000	225000	56-Ranch	A-: 1265	30/0/0	74100	2400	76700	148300	10773	143700	1.03
MEDIAN LOT SIZE: 10,773 ±													
MEDIAN LOT VALUE: 156,500													
MEDIAN MULTIPLIER: 1.10													
USE SI=4 (1.13)													
RICHARD ST. - ELAINE ST.													
220.035-000	11-29-05	359700	359700	92-Modern	A: 5: 2384	10/0/0	173600	4200	177800	181900	10890	143900	1.26
221-013-000	12-06-06	295000	295000	50-Ranch	A: 2513	30/0/0	142400	2900	145300	149700	21505	151800	0.99
MEDIAN LOT SIZE: 10,500 ±													
MEDIAN LOT VALUE: 181000													
MEDIAN MULTIPLIER: 1.26													
USE SI=5 = (1.26)													
PARK AVE. - ALUMNI DRIVE													
191-035-000	8-23-05	550000	550000	84-Modern	EX: 2379	5/0/0	225200	48800	274000	276000	28400	162600	1.70
UPPER END NEAR WINNACUNET ROAD - USE SI-6 (1.26)													
190-014-000	7-17-06	365000	365000	1800 F.C.	A-: 3635	30/10/0	147300	11900	159200	205800	39259	186500	1.10
190-013-000	8-8-07	340000	340000	1910: Convent	A: 2871	25/0/0	132700	2900	135600	204400	36900	180800	1.13
MEDIAN LOT SIZE: 38000 ±													
MEDIAN LOT VALUE: 205000 ±													
TYPICAL MULTIPLIER: 1.13													
USE SI=4 = (1.13)													

National Brand 45 613 Eye Easy 45 313 2-Pack

2008 REVALUATION

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SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of SALE	SALE PRICE	TIME ADJUSTED PRICE	YR BUILT STYLE	GRADE EFF.AREA	DEPR.	BLDG CONTR.	EXTRAS	TOTAL BLDG.	LAND Adjusted	Lot SIZE	BASIC VALUE	INDICATED MULT.
HIGH STREET - WINNACUNNET ROAD - SMALL LOTS													
166-021-000	9-26-05	255000	255000	54-Ranch	A-:1014	25|0|0	67800	6900	74200	180800	9380	141500	1.28
178-004-000	7-13-06	362000	362000	68-Colonial	A:2516	20|0|0	151600	18300	169900	192100	16090	151700	1.27
178-005-000	9-5-06	297000	297000	62-Ranch	A:1819	30|0|0	169500	3400	122900	174100	11326	144500	1.20
177-040-000	9-29-06	302500	302500	50-F.C.	A:1996	20|0|0	134400	300	134700	167800	9200	132800	1.26
191-002A-000	1-29-07	310000	310000	54-CAPE	A:2156	20|0|0	128000	3500	131500	178500	12900	146800	1.22
207-030-000	5-1-07	275000	275000	68-Ranch	A-:1295	20|0|0	87800	3800	91600	183400	11198	144300	1.27
206-043-000	6-28-07	348000	348000	57-Ranch	A:2039	15|0|0	144000	5000	149000	199000	19885	157500	1.26
166-008-000	6-08-07	550000	550000	60-Ranch	A-:1560	30|0|0	85100	260900	346000	204000	22875	162000	1.26
221-010-000	6-14-07	328500	328500	83-CAPE	A:2624	20|0|0	161900	4500	166400	162100	8013	128400	1.26
166-014-000	8-15-07	310000	310000	63-DUPLEX	A:2472	30|0|0	133400	1500	134900	175100	10018	142600	1.23

MEDIAN LOT VALUE: 179,000
MEDIAN LOT SIZE: 10,500 ±
MEDIAN MULTIPLIER: 1.26 = SI 5
USE SI = 5 (1.26)

HIGH STREET - WINNACUNNET ROAD - LARGE LOTS													
191-001-000	1-7-05	500000	500000	45-Ranch	A-2843	20|0|0	182960	99200	282100	217900	1.00AC	181200	1.21
207-033-000	9-30-05	625000	625000	26-Convent.	Ex-2658	5|0|0	253900	22900	276800	348200	23116	162300	2.15
206-021-000	9-20-05	330500	330500	40-CAPE	A:1808	15|0|0	123600	7700	131300	199200	24775	164800	1.21
208-046-000	12-15-06	305000	308000	55-Ranch	A:2071	25|0|0	133700	5300	149000	156000	19683	157100	0.99
179-004-000	12-29-06	329900	329900	84-Ranch	A:1858	25|0|0	120800	5100	125900	204000	28750	170500	1.20
178-013-000	1-31-07	255000	255000	78-Ranch	A-:1495	40|0|0	69100	400	69500	185500	29621	163200	1.14
208-046-001	5-11-07	150000	150000	—	—	—	—	—	—	150000	20997	157100	0.95

MEDIAN LOT VALUE: 199800
MEDIAN LOT SIZE: 24775 (5) (K)
MEDIAN MULTIPLIER: 1.21 = 1.26 x .95 = 1.20
USE SI = 5K (1.20)

HIGH STREET (POR ZONE) WINNACUNNET (191-205 - ANTIQUES)													
H 161-009-000	9-25-06	399900	399900	27-Colonial	A+10:2029	10|0|0	165600	12800	178400	221500	17932	154400	1.43
W 191-042-000	5-31-07	490000	490000	1870:Antique	A+15:3665	15|0|0	272600	8900	281500	208500	14000	148500	1.40
P 191-041-000	9-16-05	475000	475000	1810:Antique	A+20:3631	25|5|0	229600	14600	244200	230800	25700	166000	1.39

MEDIAN LOT SIZE: 16,000 ±
MEDIAN LOT VALUE: 215,000
TYPICAL MULTIPLIER: 1.40
USE SI = 6 = (1.39)

National Brand 45-613 Eye-Ease 45-313 2-Pack

2008 REVALUATION

SALES ANALYSIS

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SUBDIVISION MAP-BLOCK-LOT	Date of Sale	Sale Price	Time Adjusted Price	Yr Built Style	Grade Eff Area	Depr.	Bldg. Cont	Extras	Total Bldg	Land Abstraction	Lot Size	Basic Value	Indic. Mult.
MOULTON ROAD - HOLLY - TUCKER - EASTMOR - LEARY - LAMPREY													
178-052A-000	1-3-05	380000	380000	30-CAPE	A+10:2250	10/0/0	167900	27500	195400	184600	13054	147100	1.25
178-052-000	1-4-05	250000	250000	51-CAPE	A-:1423	35/0/0	69700	7600	77300	172700	14810	149700	1.15
177-038-000	9-13-05	285500	285500	57-CAPE	A:1722	25/0/0	104900	6400	111300	174200	14825	149700	1.16
178-053-000	5-30-06	323000	323000	52-CAPE	A:1888	15/0/0	123500	17300	140800	182200	14810	149700	1.22
177-026-000	11-28-06	351400	351400	57-Colonial	A+10:2313	20/0/0	152700	15200	167900	183500	15912	151300	1.21
192-065-000	12-4-06	199000	199000	52-Ranch	A-:680	30/20/0	36400	1900	38300	160700	13068	147100	1.09
191-031-000	12-6-06	295000	295000	46-CAPE	A:1637	25/0/0	101700	9700	111400	183600	17000	153000	1.20
192-002-000	1-12-07	220000	220000	52-Ranch	A-:926	15/20/0	55800	500	56300	163700	7841	139300	1.18
178-035-000	3-20-07	246500	246500	50-RANCH	A-:1586	35/0/0	79000	500	79500	167000	12197	145800	1.15
192-019-000	4-27-07	300000	300000	48-Ranch	A+10:1286	5/0/0	126800	5600	132400	167600	6970	137900	1.22
178-026-000	5-1-07	250000	250000	50-CAPE	A-:1384	25/0/0	80300	—	80300	169700	9148	141200	1.20
178-037-000	7-3-07	268000	268000	55-Ranch	A-:1617	30/0/0	89000	3200	92200	175800	18385	148900	1.18
178-076-000	8-28-07	235000	235000	52-Ranch	A-:1189	35/0/0	64900	2900	67800	167200	12632	146400	1.14
192-028-000	9-14-07	268000	268000	50-Ranch	A:1256	15/0/0	99500	900	100400	167600	7000	138000	1.21

MEDIAN LOT SIZE: 13,000
MEDIAN LOT VALUE: $171,000
MEDIAN MULTIPLIER: 119 SI 5 = 1.26 K = x.95 = 1.20
USE 5K = 1.20

ELLIOTT - RANDALL - HEDMAN - JENESS - JANVRIN - BRADSTREET - [redacted]													
179-035-000	1-31-05	330000	330000	73:RSDRCH	A:1820	25/0/0	124900	4300	134800	188200	11067	144100	1.38
180-016-000	7-29-05	364000	364000	83:CAPE	A+10:1993	10/0/0	155200	7700	162900	201100	10017	142500	1.41

MEDIAN LOT SIZE: 10,500 ☐
MEDIAN LOT VALUE: 203500
MEDIAN MULTIPLIER: 1.39 (1.26) x 1.05 = 1.32
USE [redacted] = 1.39 - USE 5A

WENTWORTH - COLBY													
206-011-000	8-2-05	319000	319000	65-Colonial	A:1960	20/0/0	124800	4800	129800	190500	15553	150900	1.26
206-007-000	8-19-05	390000	390000	65-Colonial	A+10:2124	10/0/0	163500	15000	178500	211500	14787	149600	1.41

MEDIAN LOT SIZE: 15,170 ☐
MEDIAN LOT VALUE: 204500
MEDIAN MULTIPLIER: 1.38
USE SI 5[illegible] = 1.20

National Brand 45-613 Eye Ease 45-613 2 Pack

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SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	1 Date of Sale	2 SALE PRICE	3 TIME ADJUSTED PRICE	4 YR. BUILT STYLE	5 GRADE EFF. AREA	6 DEPR.	7 BLDG. CONTR.	8 EXTRAS	9 TOTAL BLDG.	10 LAND Abstraction	11 Lot SIZE	12 BASIC VALUE	13 INDICATED MULT.
PINE - BIRCH - HUTCHINSON - OAK - VICTOR -													
167-020-000	7-29-05	285000	285000	58-Ranch	A-: 1230	10|0|0	92000	3200	95200	189800	7508	138700	1.37
181-020-000	12-2-06	273000	278000	58-Ranch	A-: 1372	20|0|0	88500	3500	92000	181000	8666	140500	1.29
181-009-000	2-16-06	264000	264000	52-Ranch	A-: 1565	25|0|0	91700	4600	96300	167700	6400	137100	1.22
181-019-000	8-2-06	315000	315000	58-CAPE	A: 1734	15|0|0	114600	1000	115600	99400	8388	140100	1.42
181-027-000	6-12-07	285000	285000	64-Ranch	A-: 1216	10|0|0	92600	7000	99600	185400	6388	137100	1.35
181-017-000	8-10-07	205000	205000	50-Ranch	A-: 1007	30|0|0	59600	500	60100	144900	6000	136500	1.06

MEDIAN LOT VALUE: $183,000
MEDIAN LOT SIZE: 6900 ☑
MEDIAN MULTIPLIER: 1.29 SI 5 = 1.26 SI = 5A = 1.32 SI 6 = 1.39
USE SI 5 = 1.26 REGULAR
USE SI 5A = 1.32 ON MARSH (see 181-027-000)

HIGH STREET - MILL ROAD TO CONDOS													
150-054-000	6-14-05	350000	350000	40: CAPE	A+10: 1665	10|0|0	135900	6200	142100	207900	16144	35100	1.54
150-055-000	1-17-07	420000	420000	40: F.C.	A+10: 2588	10|0|0	209100	5100	214200	205800	4400	132000	1.56

MEDIAN LOT VALUE: 206,000
MEDIAN LOT SIZE: 7500 ☑
USE SI = 7 = 1.54

WINNACUNNET ROAD - MAP 223 FACING MARSH													
223-153-000	8-4-06	499,900	499900	70: Modern	Ex: 2706	5|0|0	254600	2700	257300	242600	4842	134200	1.81

National Brand 45 613 Eye-Ease® 45 313 2-Pack

2008 REVALUATION

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SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	1 Date of SALE	2 SALE PRICE	3 TIME ADJUSTED SALE PRICE	4 YR. BUILT STYLE	5 GRADE EFF. AREA	6 DEPR.	7 BLDG. CONTR.	8 EXTRAS	9 TOTAL BLDG.	10 LAND Abstraction	11 Lot SIZE	12 BASIC VALUE	13 INDICATED MULT
ACADIA-ASH-HEMLOCK-THORWALD-BONAIR-SHIRLEY-SPRUCE-OVERLOOK-CREST-VIKING-SAPPHIRE-EMERALD-WALNUT													
223-129-000	6-3-05	218000	218000	30-Ranch	A-: 587	5/0/0	63100	800	63900	154100	1840	107300	1.44
222-041-000	7-20-05	260000	260000	40-CAMP	C+20: 1013	20/0/0	65900	5600	71500	188500	5434	135600	1.39
222-006-000	8-4-05	264000	264000	58-CAMP	C+20: 1114	80/0/0	77200	500	77700	186300	5000	133700	1.39
222-050-000	3-2-06	280000	280000	40-Cape	A+10: 1099	10/0/0	96500	500	97000	183000	3200	126000	1.45
223-056-000	4-3-06	300000	300000	16-Ranch	A: 975	10/0/0	90700	—	90700	209300	8000	139500	1.50
209-036-000	7-3-06	292500	292500	77-Ranch	A: 1250	20/0/0	91900	10900	102800	189700	5000	135000	1.41
223-108-000	7-5-06	275000	275000	45-Ranch	A: 904	10/0/0	87500	3800	91300	183700	3486	127400	1.44
222-003-000	10-2-06	229000	229000	58-CAMP	A: 789	25/5/0	42100	200	42300	186700	6160	135400	1.38
222-040-000	10-3-06	205000	205000	40-CAMP	A: 1118	45/5/0	34900	1000	35900	169100	7770	134400	1.24
223-072-000	2-23-07	190000	190000	TEAR DOWN	—	—	4500	1500	6000	184000	4480	132400	1.39
223-110-000	4-2-07	146000	146000	OUTBUILDING		—	—	500	500	145500	3430	106800	1.36
222-086-000	5-1-07	360000	360000	03-Colonial	A+10: 1894	5/0/0	163600	3400	167000	193000	4480	132400	1.46
223-073-000	6-27-07	251000	251000	40-CAMP	C+20: 1100	20/0/0	72000	500	72500	178500	3280	126400	1.41
223-059-000	6-28-07	195000	195000	35-CAMP	C: 740	30/0/0	40000	—	40000	155000	1800	134000	1.16
222-090-000	6-29-07	189900	189900	40-CAMP	C: 687	10/0/0	49600	—	49600	140300	1673	100600	1.39
223-077-000	7-3-07	278000	278000	43-CAPE	A: 1519	25/0/0	92900	4400	97300	180700	4000	130000	1.39
222-022-000	7-16-07	287000	287000	70-Ranch	A: 1266	15/0/0	98500	1200	99700	187300	4733	133700	1.40
222-034-000	9-5-07	340000	340000	60-CAPE	A+5: 1978	10/0/0	142200	4900	147100	192900	5615	135900	1.42

MEDIAN LOT VALUE: 184,000
MEDIAN LOT SIZE: 4480 ☒
MEDIAN MULTIPLIER: 1.39
USE SI = 6 = (1.39)

LANDING ROAD-NORTH - TIDE MILL ROAD													
230-010-000	4-28-05	315000	315000	91-Ranch	A-: 1872	20/0/0	112000	3600	115600	199400	1.30AC	167100	1.19
218-018-000	3-2-06	300000	300000	1810-Antique	A: 2121	25/0/0	132100	14500	146600	153400	20448	150300	1.02
231-004-000	8-29-06	313000	313000	84-Rsd Rch	A: 1601	15/0/0	116600	5500	122100	190900	19,548	157000	1.22

MEDIAN LOT VALUE: 190,000
MEDIAN LOT SIZE: 20,500 ☒
MEDIAN MULTIPLIER: 1.19

Use SI (5K) = 1.26 x .95 = (1.20)

National Brand 15-613 Eye-Ease 15-313 2-Pack

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SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of SALE	SALE PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR	BLDG. CONTR.	EXTRAS	TOTAL BLDG.	LAND Abstraction	Lot SIZE	BASIC VALUE	INDICATED MULTIPLIER
MOHAWK - PAWNEE - DAKOTA													
113-005-000	7-3-07	256000	256000	63-Ranch	A-: 1616	30|0|0	89400	4100	93500	162500	11,117	144200	1.13
USE SI 4 = (1.13)													
LINDEN LANE - JUNIPER LANE - HUCKLEBERRY LANE - BAYBERRY LANE													
097-007-000	4-1-05	345000	345000	63-RsoRch	A: 1437	5|0|0	115400	6100	121500	223500	10000	142500	1.57
098-041-000	1-3-06	530000	530000	62-CAPE	A+20: 3037	5|0|0	261800	5500	267300	262700	11932	144000	1.82
115-010-000	5-26-06	390000	390000	63-CAPE	A+10: 2053	15|0|0	153800	4800	158600	231400	10800	143700	1.61
097-009-000	6-26-06	330000	330000	58-Ranch	A: 1474	20|0|0	104100	500	104600	225400	10004	142500	1.58
115-011-000	6-28-06	530000	530000	97-Colonial	A+20: 3557	5|0|0	288800	8200	297000	233000	15000	150000	1.55
097-008-000	7-28-06	334000	334000	62-Ranch	A: 1570	20|0|0	112200	1500	113700	220300	11000	144000	1.53
133-015-000	3-20-07	378000	378000	66-Ranch	A+10: 1385	5|0|0	134600	16700	51300	224700	10300	143000	1.58
115-027-000	6-28-07	175000	175000	—	—	—	—	—	—	175000	10 58	114200	1.53
AVERAGE LOT VALUE: 225,000													
AVERAGE LOT SIZE: 10,500 ±													
MEDIAN MULTIPLIER: 1.57													
USE SI-7 = (1.54)													
QUINLAN LANE													
0132-016-000	7-06-05	281900	281900	60-Ranch	A-: 1011	20|0|0	70200	5400	75600	206300	12799	146700	1.41
USE SI 6 = (1.39)													
NORTH SHORE ROAD - CUSACK ROAD - ROBIN LANE													
115-050-000	9-07-05	277000	277000	56-CAMP	A+10: 821	30|0|0	48700	1900	50600	226400	9100	141100	1.60
132-012-000	4-04-06	341000	341000	59-CAPE	A: 2733	30|0|0	142000	3700	145700	195300	10 50	142700	1.37
133-040-000	4-14-06	352500	352500	05-Ranch	A+20: 1281	2|0|0	144500	—	144500	208000	6858	137800	1.51
133-038-000	5-01-07	237500	237500	52-CAMP	C+10: 1112	30|0|0	59700	3000	62700	174800	7000	138000	1.27
133-021-000	12-26-07	241000	241000	57-CAMP	C+10: 927	30|0|0	50400	2500	52900	188100	5200	135300	1.39
MEDIAN LOT VALUE: 195300													
MEDIAN LOT SIZE: 7000 ±													
MEDIAN MULTIPLIER: 1.39													
USE SI 6 = (1.39) USE 6K = (1.32) ON ROBIN LANE													
SEAVIEW AVE.													
133-085-000	11-2-05	363000	363000	75-DUPLEX	A+10 2196	25|0|0	144000	1200	145200	217800	8407	140100	1.55
USE SI 7 = (1.54)													

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SUBDIVISION MAP-LOT-BLOCK	Date of SALE	SALE PRICE	Adjusted SALE PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDG.	SITE OR LAND Abstraction	Lot SIZE	BASIC VALUE	INDICATED MULT.
NUMBERED STREETS: FIRST LOT BACK													
183-047-001	7-22-05	490000	490000	53: Ranch	A+10: 1800	15/0/0	146000	1300	147300	342700	5000	135000	2.54
183-015-001	11-30-05	500000	500000	35: Convent	A+20: 1748	15/0/0	148800	11000	159800	340200	5000	135000	2.52

AVERAGE LOT VALUE: 340,000
TYPICAL LOT SIZE = 5000 ⌀
AVERAGE MULT. = 2.53
FIG. TYPICAL LOT AT 325,000 ÷ 135000 (5000 ⌀) = 2.41
USE 8G 8(1.71) × G(1.40) = 2.39

DFF KING'S HIGHWAY - GOOD VIEW													
210-047-000	5-23-05	710000	710000	2000: Modern	Ex: 3257	5/0/0	304000	52500	356500	353500	5000	135000	2.62

USE 8G = 325,000

KINGS HIGHWAY													
168-52-000	9-10-07	500000	500000	1953: Convent	A+20: Convent	5/0/0	208800	12700	221500	278500	6098	146200	1.90

USE 8B = 1.88 8(1.71) × B(1.10) = 1.88 5000 Lot = 254,000

REDCOAT LANE - SIMILAR STREETS													
223-157-000	6-18-07	369000	369000	1992: CAPE	A+10: 1735	5/0/0	150600	1300	151900	217100	3271	126400	1.71

USE SI = 8 5000 ⌀ LOT = 231,000

TYPICAL LOT VALUES:

OCEAN BLVD:	5000 ⌀	LOT =	600,000	= 9A	
1ST LOT BACK:	5000 ⌀	LOT =	325,000	= 8G	(1.40)
2ND LOT BACK:	5000 ⌀	LOT =	300,000	= 8F	(1.30)
KINGS HYW-OB:	5000 ⌀	LOT =	277,000	= 8D	(1.20)
KINGS HYW-:	5000 ⌀	LOT =	254,000	= 8B	(1.10)
REAR STREETS:	5000 ⌀	LOT =	231000	= 8	(1.00) (1.71)
REAR STREETS:	5000 ⌀	LOT =	208000	= 7	(1.54)

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SUBDIVISION MAP-BLOCK-LOT	Date of SALE	SALE PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDG.	LAND Abstraction	Lot SIZE	BASIC VALUE	INDICATED MULT.
BRIAR-MOCCASIN-KEENE-LANCASTER-WILD ROSE LN-NORTH SHORE RD.-WILLOW LANE													
134-010-000	8-03-05	345000	345000	1997-Modern	A: 1337	5/0/0	109900	0	109900	235100	11330	137200	1.71
133-062-000	9-22-05	330000	330000	57-Ranch	A: 1363	25/0/0	90400	3700	94100	235900	5000	135000	1.75
115-045-000	11-18-05	350000	350000	26-Ranch	A: 1482	25/0/0	94400	3800	98200	251800	16988	146900	1.71
98-028-000	8-16-06	270000	270000	~~06-Colonial~~	~~A+20+3146~~	~~11/0/0~~	~~279700~~	~~6100~~	~~285800~~	270000	11000	144000	1.98
116-010-000	9-18-06	350000	350000	50-Ranch	A: 1239	15/0/0	97000	400	97400	252600	11520	144800	1.74
116-020-000	10-26-06	250000	250000	25-CAMP	A: 884	40/0/0	35300	3700	39000	211000	7250	124600	1.69
98-036-000	5-14-07	350000	350000	50-RsdRch	A: 1630	25/0/0	102200	600	102800	247200	11000	144000	1.72

MEDIAN LOT VALUE: 247,000
MEDIAN LOT SIZE: 11000 ☒
MEDIAN MULTIPLIER: 1.72
USE SI-8 = 1.71 USE 8K on Rear 8K = (1.71 x .95) = 1.62

OCEANFRONT: NORTH BEACH (TOWN LINE TO No. SHORE ROAD) NOR'EAST LANE													
116-004-001	0,8/17,05	1,500,000	1,500,000	60-Ranch	A+10: 2641	20/0/0	184200	5500	189700	1,310,300	9858 50 FF	FLOOD Zone	4.25-12000
116-049-001	11-22-06	1,800,000	1,800,000	38-CAMP	C+20: 1092	18/0/0	71200	—	71200	1,728,800	11,302 50 FF	FLOOD Zone	4.25-12000
116-036-001	12-20-07	1,750,000	1,750,000	36-Convent.	A: 1714	30/0/0	92400	15000	107400	1,642,600	14708 75 FF	ZONE C	4.25-14000

AVERAGE LOT VALUE: 1,500,000 NOR'EAST LANE = 9000
AVERAGE LOT SIZE: 12,000 ☒ x 50 FF. 10500 (12500)
USE SI-9 = 4.25 FRONT FOOT - FLOOD ZONE A USE ~~12000~~ FLOOD Zone C USE ~~14000~~

OCEAN FRONT: PLAICE COVE (MAPS 134 + 152)													
134-056-001	8-12-05	1,375,000	1,375,000	90-Modern	E+10: 3319	5/0/0	343000	4800	347800	1,027,200	5083 50 FF	FLOOD ZONE	4.25-9000
134-059-001	11-22-05	1,000,000	1,000,000	30-CAPE	A-: 2543	20/2/0	126500	2800	129300	870,700	4362 50 FF	FLOOD ZONE	4.25-9000
134-025-001	11-16-06	2,300,000	2,300,000	00-Modern	E+45: 4396	5/0/0	542900	9800	552700	1,747,300	4932 50 FF	ZONE C	4.25-12000

AVERAGE LOT VALUE: 1,025,000
AVERAGE LOT SIZE 5000 ☒ x 50 F.F.
USE SI-9 = 4.25 FRONT FOOT - FLOOD ZONE A: Use 9000 FLOOD ZONE C: USE ~~12000~~ 12500 USE 5% Row next to Public Access

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SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of Sale	SALE PRICE	Adjusted Sale PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONT.	EXTRAS	TOTAL BLDG.	SITE LAND Abstraction	Lot SIZE	BASIC VALUE	INDICATED MULT.
151-008-004-00A	8-15-05	399000	399000	1999-Modern	A+20:2068	10/0/0	1760000	—	1760000	223000	6440	SHARED SITE	
151-008-009-00A	1-26-06	385000	385000	1997-Modern	E+20:2768	10/0/0	195300	+2400	199700	189300	6440	SHARED SITE	
151-008-008-00B	9-28-06	350000	350000	1997-Modern	Ex:1773	10/0/0	166100	—	166100	183900	6440	SHARED SITE	
151-008-004-00B	4-24-07	360000	360000	1999-Modern	A+20:2068	10/0/0	176000	—	176000	184000	6440	SHARED SITE	
151-008-007-00A	5-14-07	370000	370000	1997-Modern	Ex:1966	10/0/0	187100	—	187100	182900	6440	SHARED SITE	

THE PIERS - CONDEXS - MAP 151 (12 UNITS)

MEDIAN SITE VALUE: 184000

OCEAN BLVD - 19th STREET TO 5TH STREET

183-40-1	5-19-05	900000	900000	1925-Modern	Ex:2786	10/0/0	245800	2500	246300	653700	5177	135300	4.83
210-18-1	6-22-05	875000	875000	1955-Convent	Ex:2245	10/0/0	205500	35800	241300	633700	5193	135300	4.68
211-2-1	10-14-05	725000	725000	1910-F.C.	AVG:4138	30/0/0	227600	4800	232400	492600	4923	134600	3.66
183-3-1	12-1-05	1,065,000	1,065,000	1995-Modern	E+10:4293	5/0/0	393300	4600	397900	667100	5165	135200	4.93
168-53-1	4-17-06	930,000	930,000	1923-Colonial	E+10:2772	5/0/0	285500	7600	293100	636900	4975	134900	4.72
197-33-1	11-20-06	600000	600000	1935-Colonial	A+20:2598	—	88900	5100	94000	506000	5105	135200	3.74

AVERAGE LOT VALUE: 598,300 600,000 ÷ 135,000 = 4.44
AVERAGE LOT SIZE: 5100 ☒
AVERAGE MULTIPLIER: 4.43 USE 600,000 TYPICAL LOT VALUE AT 5000 ☒
USE 9A = 4.46 SI9(4.25) x A(1.05) = 4.46

OCEAN BLVD - 5th STREET TO BOARS HEAD

235-19-000	7-26-05	630000	630000	1930-FC	A+10:2453	25/0/0	162800	500	163300	466700	6828	137700	3.39
235-20-000	9-25-06	525000	525000	1979-Convent	A:1932	20/0/0	113100	7700	120800	404200	5040	135100	2.99
223-142-000	9-28-07	525000	525000	1930-Convent	A+20:1570	10/0/0	138200	500	138700	386300	2450	122300	3.16

AVERAGE LOT VALUE: 419,000
TYPICAL LOT SIZE: 5000 ☒
TYPICAL MULTIPLIER: 3.00 8(171) x I(1.75) = 2.99
USE 8I = 2.99

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PLAICE COVE: ANCIENT HIGHWAY													
134-102-000	6-3-05	549,900	549,900	48-Convent.	A:1341	10/2/0	99100	4900	104000	445900	4050	130200	3.42
134-029-000	10-13-05	675000	675000	32-Ranch	A:1534	10/0/0	118600	1500	120100	554900	10000	142500	3.89

AVERAGE LOT VALUES: RANGE 445,000-555000
AVERAGE LOT SIZE: RANGE 4000-10000

USE 8J = 1.71 (8) x 2.00 (J) = 3.42

OCEAN BLVD. (NORTH SHORE RD TO HIGH STREET)													
134-045-000	4-23-04	560000	560000	90-Modern	A+20:2655	10/0/0	224900	1600	226500	333500	7875	139300	2.39
134-080-000	6-18-04	755000	755000	03-Modern	E+10:3547	4/0/0	360900	7800	368700	386300	5606	135900	2.84
134-062-000	12-17-04	305900	305900	30-CAMP	C:777	25/0/0	44400	1600	46000	259900	5238	135300	1.92

MEDIAN LOT VALUE: 383500
MEDIAN LOT SIZE: 5600 ☐
MEDIAN MULTIPLIER: 2.39
USE 8G = 2.39 8(1.71) x G(1.40) = 2.39

BUILDINGS ON LEASED LAND (THE GREENLANDS) MAPS (134+152) ACORN AVE-SMITH AVE											
152-11-004	12/29/05	82000	82000	31-CAMP	C+15:416	10/0/0	80800	—	80800	(.99)	These sales will document the use of $136 PER square foot for these cottages on leased land.
152-11-009	6/13/06	70000	70000	30-CAMP	C+20:270	10/0/0	55900	—	55900	(.80)	
152-11-015	10/20/06	74000	74000	30-CAMP	C+15:480	25/0/0	73500	—	73500	(.99)	
134-069-002	10/30/06	86000	86000	30-CAMP	C+15:528	20/0/0	85700	—	85700	(1.00)	
134-100-006	6/28/06	68500	68500	52-CAMP	C+15:448	25/0/0	67800	300	68100	(.99)	
134-061-004	7/20/07	73000	73000	38-CAMP	C+15:456	20/0/0	72700	300	73000	(1.00)	
134-100-010	8/7/07	78750	78750	30-CAMP	C+15:478	20/0/0	78500	—	78500	(1.00)	
134-061-003	8/31/07	90000	90000	30-CAMP	C+15:504	15/0/0	89400	—	89400	(.99)	

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OCEANFRONT: BOAR'S HEAD (MAP 256 + 267)													
256-017-000	3-6-06	1,245,000	1,245,000	1912: Colonial	A: 3091	25/0/0	171800	17600	189400	1,055,600	8915 80 FF	ZONE C	4.25-5700
AVERAGE LOT SIZE: 6000 ☐ x 50 FF													
AVERAGE LOT VALUE: $859,000													
USE SI-9 = 4.25 FLOOD ZONE A: 6000 FF FLOOD ZONE C: USE 6500 FF													
BOAR'S HEAD - GOOD VIEW													
267-010-000	4-8-05	475000	475000	1968: Colonial	A: 1723	30/0/0	95200	5800	101000	374000	5475	135700	2.76
267-016-000	8-17-06	595000	595000	1955: Ranch	A+10: 2499	15/0/0	186600	3900	190500	404500	5500	135700	2.98
AVERAGE LOT VALUE: 389000													
AVERAGE MULTIPLIER: 2.87													
USE: SI-8 (1.71) P (1.65) = 2.82													
SI = 8P													
BOARS HEAD: LIMITED VIEW - NO VIEW													
267-008-000	3-31-06	425000	425000	1930: F.C.	A: 2951	30/10/0	141200	3700	144900	280000	138900	7600	2.02
USE 8 (1.71) D (1.20) = 2.05													
SI = 8D													
BOARS HEAD TERRACE: SMALL LOTS													
267-026-000	11-26-07	295000	295000	1955 Rso Rcn	A: 942	15/0/0	78000	—	78000	217000	2114	120600	1.80
Use 8 (1.71) A (1.10) = 1.88													
SI = 8A on inside													
8C use on view lots													

National Brand 45-613 Eye-Ease 45-313 2 Park

2008 REVALUATION

Prepared By	Initials	Date
Approved By		

SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of Sale	SALE PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDG.	LAND Abstraction	LOT SIZE	BASIC VALUE	INDICATED MULT
THE PINES - OCEAN FRONT													
none	5I = 9 + 10,000 FF. PRICE												
THE PINES - 1ST LOT BACK													
none	USE 8U = 508000												
THE PINES: HAVERHILL - BRADFORD - ATLANTIC - BOSTON - CONCORD - DOVER - ~~[illegible]~~ (ocean side of River Ave)													
293-156-001	9-14-07	750000	750000	1955 Convent	A+20: 2055	10|0|0	172100	1600	173700	576300	3750	128700	4.48
296-144-001	4-8-05	599000	599000	1930: CAMP	C+20: 990	15|0|0	74700	39500	114200	484800	5000	135000	3.59
293-179-001	8-27-05	620000	620000	1910: FC	A: 2518	20|0|0	154700	38200	192900	427100	5000	135000	3.16
296-142-001	3-20-07	780000	780000	2003: Modern	A+20: 2979	4|0|0	264800	45300	310100	469900	5000	135000	3.48
296-096-001	4-21-06	459000	459000	1930: CAMP	C+20: 1411	20|0|0	84600	2000	86600	372400	5000	135000	2.76
296-113-001	11-17-06	380000	380000	1920: CAMP	C+10: 967	25|0|0	55800	—	55800	324200	5000	135000	2.40
5000 ↑ 8U = 507900 (3.76) FIRST ROW BACK													
8X = 484800 (3.59) SECOND ROW BACK													
8Y = 438600 (3.25) } OPTIONS													
8O = 427100 (3.16) } OPTIONS													
8Q = 392500 (2.91) } OPTIONS													
8N = 369400 (2.74) 3RD ROW BACK													
8H = 346300 (2.57) 4TH ROW BACK													
8G = 323200 (2.39) 5th ROW BACK													
8F = 300100 (2.22) ON RIVER AVE													
THE PINES: BOSTON - CONCORD - DOVER (BETWEEN RIVER + OCEAN BLVD)													
none													
5000 ↑ 8B = 254,000	FOR MOST LOTS (1.88)												
8C = 265,500	CORNER OF RIVER (1.97)												
8D = 277,000													
8F = 300,100													
THE PINES: EPPING AVE													
299-002-001	7-28-06	505000	505000	1920: Convent	A+20: 2263	5|0|0	206300	7700	214000	291000	4600	133000	2.19
5000 ↑ 8B = 254000 (1.88)													
8C = 265500 (1.97) NORTHSIDE OF EPPING													
8D = 277000 (2.05) SOUTH SIDE OF EPPING OR VIEW OF PARK													
8F = 300,000 (2.14)													

National Brand 45-613 Eye Ease 45-313 2 Pack

2008 REVALUATION

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SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of SALE	SALE PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDG.	LAND Abstraction	Lot SIZE	BASIC VALUE	INDICATED MULT
OCEAN FRONT: SEABROOK BEACH													
305-038-000	3-18-05	1,500,000	1,500,000	1969: RSDRCH	A+10: 1992	15/0/0	149900	5100	155000	1,345,000	50'-5000	FLOOD ZONE	4.25-10500
305-048-000	1-2-08	1,000,000	1,000,000	1949: DUPLEX	A+10: 1949	20/0/0	227900	2600	230500	769500	50'-5000	FLOOD ZONE	4.25-10500

AVERAGE LOT SIZE: 5000 ⌀ x 50 F.F.
AVERAGE LOT VALUE: 1,057,250 USE 1,100,000 by comparison to place cove @ (9-9000)

USE SI-9 = 4.25 FRONT FOOT = FLOOD ZONE = 10,500 = 1,100,000

RIVERFRONT

USE SI-9 = 4.25 FRONT FOOT = FLOOD ZONE = ~~[illegible]~~ 6500 = 900,000

OCEAN VIEW - ONE LOT BACK - OCEAN SIDE													
305-035-000	1-22-08	1,000,000	1,000,000	1985: Convent	Ex: 2609	10/0/0	221500	2500	224000	776,000	5000⌀	135000	5.75

THIS SEEMS HIGH - SOMETHING IN THE 500,000 RANGE would be reasonable to 600,000
USE 8 (1.71) x V (2.30) = 3.93
USE 8 Z = 531,000

SEABROOK BEACH: OTHER LOTS													
304-008-000	1-20-06	600,000	600000	2005: Modern	A+15: 2850	3/0/0	245500	2500	248000	352000	5000	135000	2.61
305-029-000	7-31-06	595,000	595000	1958: Ranch	A+10: 2134	15/0/0	155100	4300	159400	435600	7500	145700	2.99
303-009-000	8-15-06	365000	365000	1960: CAMP	A: 839	35/0/0	39000	1000	40000	325000	7528	135000	2.41
305-023-(1+2)	3-5-07	542500	542500	1960: Condo	A+25: 2008	20/8/8	76000	96600	172600	369900	5000	135000	2.74

8 S 5000 ⌀ LOTS = 375,000 SECOND ROW BACK AFTER FIRST 8(1.71) + N (1.60) + COND (1.01) = 2.76
8 P 5000 ⌀ LOTS = 350,000 IN MIDDLE OR MIN. VIEW 8(1.71) + N (1.50) + COND (1.01) = 2.59
8 R 5000 ⌀ LOTS = 325,000 NEAR ROAD + RIVER 8(1.71) + N (1.40) + cond (1.01) = 2.42

8 P 7500 ⌀ LOTS = 375,000 INTERIOR LOTS 8(1.71) Cond (1.05) SIZE N (1.50) = 2.69

COMMERCIAL

AND

INDUSTRIAL

National Brand 45-913 Eye-Easy 45-913 2 Pack

2008 REVALUATION

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SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	1 Date of SALE	2 SALE PRICE	3 TIME ADJUSTED PRICE	4 YR. BUILT STYLE	5 GRADE EFFAREA	6 DEPR.	7 BLDG. CONTR	8 EXTRAS	9 LAND Abstraction	10 EXCESS LAND	11 PRIMARY SITE	12 No. ACRES	13 PRIMARY SITE PER ACRE
COMMERCIALS - LARGE LOTS - LAFAYETTE RD													
143-009-000	3-31-05	5,200,000	5,200,000	58: OFFICES	Ex: 31725	15|0|0	3,221,000	442000	3,639,000	65000	1,472,000	2	736,000
175-001-000	4-28-06	1,725,000	1,725,000	73: PLAZA	A: 16805	30|0|0	840,000	0	885000	0	885000	1.61	549689
090-031-000	3-20-07	1,150,000	1,150,000	—	—	—	—	—	1,150,000	0	1,150,000	2.02	569307
175-013-000	4-17-07	1,050,000	1,050,000	—	—	—	—	—	1,050,000	5000	1,045,000	2	522500
COMMERCIALS - LARGE LOTS - DRAKESIDE ROAD													
172-012-001	2-21-06	1,450,000	1,450,000	—	—	—	—	25.5Ac	1,450,000	188500	1,261,500	3.50	360,428
188-003-000	6-14-06	1,100,000	1,100,000	TENNIS CLUB	3 CARDS	40|35|0	235400	192600	672,000	110,000	562,000	2.00	281,000
157-001-000	6-26-07	450,000	450,000	—	—	—	—	—	450000	25500	424500	2.00	212250

National Brand 45-513 Eye-Ease® 45-313 2 Pack

2008 REVALUATION

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Approved By		

SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	1 Date of SALE	2 SALE PRICE	3 TIME ADJUSTED PRICE	4 YR. BUILT STYLE	5 GRADE EFF. AREA	6 DEPR.	7 BLDG. CONTRIB	8 EXTRAS	9 TOTAL BLDG.	10 TOTAL EXTRA LAND	11 PRIMARY LOT Abstraction	12 BASIC PRICE	13 INDICATED MULT
COMMERCIAL: MERRILL INDUSTRIAL DRIVE												193000	SI (SA)
142-004-000	7-28-05	600000	600000	86: OFFICE	A: 6510	30/20/0	338400	10500	348900	1100	250,000	(1 ACRE)	1.30
COMMERCIAL: LAFAYETTE RD SOUTH OF ROUTE 51 (MAPS 215-226-236)													
236-001-000	2-23-06	320000	320000	31: STORE	A-: 4773	50/20/0	108800	0	108800	0	211200	187800	1.12
236-003-000	5-17-06	276600	276600	40: CAPE	A: 1678	25/0/0	99900	0	99900	0	176700	156200	1.13
236-006-000	6-14-06	445000	445000	40: STORES	A+10: 3601	14/0/0	263900	2300	266200	0	178800	144000	1.24

MEDIAN LOT SIZE: 25,900 ☒
MEDIAN LOT VALUE: 178,800
MEDIAN MULTIPLIER = 1.13

USE SI 4 (1.13)
FOR Small lots may need to use 4A ((1.19)

National Brand 45-613 Eye Ease 45-313 2 Pack

2008 REVALUATION

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SALES ANALYSIS
COMMERCIALS - LAFAYETTE RD - SMALL LOTS

SUBDIVISION MAP-BLOCK-LOT	Date of SALE	SALE PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDG	Lot Abstraction	BASIC PRICE	INDICATED MULT	Lot SIZE
071-021-000	2/28/05	550000	550000	50: Stores Apts	A: 3459 3215	40/15/0	119200	118700	237900	312100	159200	1.96	21000
160-017-000	5/13/05	315000	315000			—	—	—	—	315000	152600	2.06	22050
071-013-000	7/14/05	1,140,000	1,140,000	83: Motel	A+20: 11609	24/0/0	810,000	—	810,000	330000	160100	2.06	21600
143-021-000	9/11/06	575000	575000	1903: Comm.	A: 5568	34/0/0	247500	—	247500	327500	159800	2.05	21420
144-003-000	10/13/06	950000	950000	70: Laundromat Car wash	A+20: 3582	20/0/0	297200	109900	407100	542900	159700	3.40	21344

MEDIAN LOT SIZE : 21,420 ✓
MEDIAN LOT VALUE : $327,500
MEDIAN MULTIPLIER : 2.06 — SI 8 = 1.71 — 2.06 ÷ 1.71 = 1.20 — NEIGHBORHOOD (D) = 1.20
(USE 8D)

189-003-000	6-27-06	440000	440000	25: F.C.	A+10: 2846	15/0/0	222200	—	222200	217800	139800	1.56	8236

AVG LOT SIZE: 8236 ✓
MEDIAN LOT VALUE: 217800
MEDIAN MULTIPLIER: 1.56 — SI-8 = 1.71 — 1.56 ÷ 1.71 = 0.91 — NEIGHBORHOOD (T) = 0.90
(USE 8T)

160-018-000	5-27-05	369900	369900	1910: Duplex	A+10: 3067	20/0/0	198300	500	198800	171100	132500	1.29	4500
160-013-000	9-6-06	352500	352500	1900: Store/Apt	A: 3784	22/15/0	187500	—	187500	165000	128500	1.28	3700

AVG LOT SIZE: 4100
AVG LOT VALUE: 168000
AVG. MULTIPLIER: 1.28 — SI-8 = 1.71 — 1.28 ÷ 1.71 = 0.75 — Neighborhood (V) = 0.75
(USE 8V)

SEE TABLE FOR USE ON COMMERCIAL LOTS UP TO 1 ACRE

National Brand 45-613 Eye-Ease® 45-313 2-Pack

2008 REVALUATION

Prepared By	Initials	Date
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SALES ANALYSIS

COMMERCIAL CONDOS COMPLEX MAP - BLOCK - LOT	1 Date of Sale	2 Sale PRICE	3 TIME ADJUSTED PRICE	4 OCCUPANCY	5 GRADE EFF. AREA	6 DEPR.	7 BLDG. CONTR.	8 EXTRAS	9 TOTAL BLDG.	10 Amenity Abstraction	11 Sale PRICE PER. SQ. FT.	12	13
LAFAYETTE COMMONS - 861 LAFAYETTE RD - 17 UNITS													
071-015-005	11-30-05	290000	290000	OFFICES	AVG: 2800	20/0/0	216900	—	216900	73100	103.57	.75×550000×1/7=73200	
HAMPTON MALL CONDOS - 725 LAFAYETTE RD - 116 UNITS													
108-57-001	1-31-05	135000	135000	RETAIL	A+20: 1345	20/0/0	109900	—	109900	25100	÷ .1638 (INT) =	153,000 START	
108-57-005	7-19-06	48000	48000	RETAIL	A+20: 564	30/0/0	38600	—	38600	9400	÷ .0686 (INT) =	137000 START	
108-57-006 4007	12-29-06	105000	105000	RETAIL	A+20: 1219	30/0/0	31100	52200	83300	21700	÷ .1486 (INT) =	146000 START	
MEAN: 145,000 } USE 146,000 against % interest in total													
MEDIAN: 146,000 }													
102 TIDE MILL ROAD: INDUSTRIAL UNITS - 13 UNITS													
241-3-3	6-27-06	220000	220000	INDUSTRIAL	A+10: 2800	20/0/0	142300	3700	146000	74000	78.57	1/9 INT.	
241-3-4	8-2-06	240000	240000	INDUSTRIAL	A+10: 2800	20/0/0	142300	22700	165000	75000	85.71	1/9 INT.	
MEDIAN: 74500	USE 74000												

National Brand 45-613 Eye-Ease 45-313 2-Pack

2008 REVALUATION

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SALES ANALYSIS

COMMERCIAL CONDOS COMPLEX MAP - BLOCK - LOT	Date of Sale	Sale PRICE	TIME ADJUSTED PRICE	OCCUPANCY	GRADE EFF. AREA	DEPR.	BLDG CONT.	EXTRAS	TOTAL BLDG	Amenity Abstractions	Sale PRICE PER. SQ. FT.	
MERRILL INDUSTRIAL DRIVE - TOWLE OFFICE PARK - (30 UNITS)							124-8					
124-008-107	5-17-06	128000	128000	OFFICE	A-: 1018	20/0/0	99400	2600	102000	26000	125.74	USE $28000 AS Amenity (25000 2nd FL)
124-008-108	8-17-07	130000	130000	OFFICE	A-: 863	10/0/0	98600	2400	101000	29000	150.64	
124-008-204	8-28-07	130100	130100	OFFICE	A-: 1344	22/10/0	100700	3800	104500	25600	96.80	
124-008-205	8-31-07	80300	80300	OFFICE	A-: 988	30/10/0	73100	2400	75500	4800	81.28	
ONE PARK AVE - PARK AVENUE - OFFICES - (19 UNITS)						189-12						
189-012-64	1-10-06	81000	81000	OFFICE	MIN: 920	24/20/0	61800	—	61800	19200	88.04	Bsmt Unit = 20,000
189-012-14	6-30-05	190000	190000	OFFICE	A-: 1676	24/0/0	142700	—	142700	48800 ÷ 2	113.36	2 Units Unit = 48900
(USE 20,000 GROUND LEVEL) (USE 48000 FOR 2ST UNITS) (USE 27000 1ST FLOOR UNITS) (USE 25000 2ND FLOOR Units)												
POST OFFICE SQUARE - 24 STICKNEY TERRACE - (11 UNITS)						175-16						
175-016-002	11-18-05	295000	295000	Retail/office	A-: 3866	20/5/0	246600	—	246600	48400	76.31	Remodelled 2ST UNIT
(USE 27000 Ground Level) (USE 25000 2ND FLOOR) (USE 48000 FOR 2ST)												
LAFAYETTE PLAZA (387 LAFAYETTE RD) (14 UNITS - 1ST FLOOR + 9 UNITS 2ND FLOOR)												
160-34-(105-201-202-203)	12-28-05	256500	256500	OFFICE	A+1D: 3039	20/10/10	186600	—	186600	69900	84.40	Quantity Discount
(USE 25000± 1ST FLOOR) + USE 8000± 2ND FLOOR + 48000 Double Unit												

National Brand 15-613 Eye-Ease® 15-313 2-Pack

2008 REVALUATION
SALES ANALYSIS
COMMERCIALS – BEACH

Prepared By	Initials	Date
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SUBDIVISION MAP-BLOCK-LOT	Date of SALE	SALE PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDGS.	LAND Abstraction	LOT SIZE	BASIC VALUE	INDICATED MULT.
OCEAN BLVD: HIGHLAND AVE – N STREET													
293-008-001	6-10-05	900000	900000	1940: Duplex	A-: 2484	40/0/0	90000	—	90000	810000	12223	145800	5.56
290-146-001	6-10-05	600000	600000	—	—	—	—	—	—	600000	7224	138300	4.34
283-003-000	10-24-05	1065000	1065000	1967: Rest	A-: 7913	30/5/0	284000	—	284000	781000	12000	145600	5.36
290-145-001	11-4-05	750000	750000	—	—	—	—	—	—	750000	4817	134100	5.59
290-107-001	5-5-06	1,850,000	1,850,000	1920: Hotel	A: 12746	30/5/0	628600	474000	1,102,600	747400	4842	134200	5.57
293-023-001	4-24-07	1,900,000	1,900,000	1976: Rest.	A: 19173	30/4/0	1,105,500	—	1,105,500	794500	9731	142100	5.59
AVERAGE LOT VALUE: 750,000													
AVERAGE LOT SIZE: 6800 ft													
MEDIAN MULT = 5.56 ÷ 9(4.25) x F(1.30) = 5.53													
USE 9F (5.53)													
OCEAN BLVD: N STREET – ASHWORTH AVE INT.													
296-068-001	2-16-05	405000	405000	1910: Rest	A: 1710	25/0/0	115500	15600	131100	273900	4504	132500	2.07
296-033-001	5-27-05	575000	575000	1920: APTS	A+10: 4381	20/0/0	286500	—	286500	288500	4713	133600	2.16
293-171-001	2-28-07	575000	575000	1910: Convent	A+10: 1907	15/0/0	135900	42100	178000	397000	4620	131800	3.01
NST – OST USE 8F (1.71) (1.30) = 2.22													
OST – PST USE 8E (1.71) (1.25) = 2.14													
PST – ASHWORTH USE 8D (1.71) (1.20) = 2.05													
ASHWORTH AVE – COMMERCIAL													
290-001A-000	7-28-05	695000	695000	1974: APTS	A+10: 2726	20/0/0	162000	118000	280000	415000	5119	135200	3.07
293-066-000	4-14-05	1,000,000	1,000,000	1920: Rest	A: 6157	10/5/0	496000	19200	515200	484800	13,894	185500	2.61
296-015-002	5-25-05	1,400,000	1,400,000	1940: Motel	A+20 6674	20/0/0	534000	—	534000	866000	12060	180500	4.79
290-007-000	7-18-05	915,000	915,000	1915: Motel	A+10: 3590	20/0/0	286500	269600	556100	358900	6259	136900	2.62
293-076-000	2-23-06	675,000	675,000	1978: Motel	A: 6003	30/0/0	321900	—	321900	353100	6980	138000	2.56
TYPICAL LARGE LOT: 485,000													
TYPICAL AVERAGE LOT: 350,000													
AVERAGE LOT USE 8H = (1.71) H(1.50) = 2.57													
TYPICAL LARGE LOT 8H(1.25) = (1.71) x (1.50) x (1.25) = 3.20													

2008 REVALUATION

SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of SALE	Sale PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONT.	EXTRAS	TOTAL BLDG.	LAND Abstraction	Lot SIZE	BASIC LOT	INDICATED MULT.
DONNAS LANE - ROBERTS DRIVE - ROSA DRIVE - WARNER ROAD													
006-005-000	7-1-05	329900	329900	40-CAPE	A: 1962	15|0|0	130000	2400	132400	197500	17,289	153500	1.29
006-019-000	5-18-07	298000	298000	68-Commnl	A: 2001	10|0|0	138300	2700	141000	157000	15,031	150000	1.05
MEDIAN LOTSIZE:		15,000											
MEDIAN LOT VALUE:		* 157,000		USE SI-3 (1.00) × A(1.05) = 1.05 (3A)									
MEDIAN MULTIPLIER:		1.05		(3A)									
SALES 7-1-07 AND AFTER													
ROBERTS DRIVE EXTENSION (5% SIMILAR TO BRIDGEHILL)													
BROOKS LANE	USE 5 (1.24)												
006-003-001	2-25-05	464900	464900	2005: Colonial	A:120: 2550	3|0|0	225100	2400	227500	237400	35856	181100	1.31

National Brand 45-613 Eye Ease 45-313 2 Pack

2008 REVALUATION

SALES ANALYSIS

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SUBDIVISION MAP-BLOCK-LOT	Date of SALE	SALE PRICE	TIME ADJ. Sale PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDG.	TOTAL EXTRA LAND	PRIMARY LOT Abstract of	BASIC PRICE	INDICATED MULTIPLIER
EXETER ROAD: TOWN LINE TO ROUTE 51; MAPS 6-14-15-23-24-35-36-37-51: OLDE RD - BASHBY RD													
006-024-000	6-15-05	270000	270000	53: CAPE	A: 1422	20/0/0	96300	7600	103900	0	166100	138400	1.20
051-002A-000	12-12-05	400000	400000	96: SPLIT	A: 2744	10/0/0	178600	3400	182000	1500	216500	183400	1.18
037-005-001	1-18-06	581000	581000	05: Colonial	A+20: 3981	2/0/0	332400	10600	343000	7100	230900	193000	1.20
036-006-002	6-13-06	499900	499900	01: Modern	A+20: 2799	5/0/0	241300	5600	246900	20700	232300	193000	1.20
024-001-000	6-26-07	590000	590000	97: Colonial	A+20: 4518	10/0/0	346500	5500	352000	7100	230900	193000	1.20

MEDIAN LOT SIZE: 1.68 ACRES
MEDIAN LOT VALUE: $ 238,000
MEDIAN MULTIPLIER: 1.20

USE SI-5 (1.26) × K (0.95) = 1.20 (5K)
BASE ACRE VALUE = $15,000
(5K)

SALES 7-1-07 AND AFTER

HUNTINGTON PLACE (MAPS 25-26); JANE APPLETON LANE

026-004-000	7-15-05	485000	485000	99: Colonial	A+15: 3682	5/0/5	278600	5300	283900	0	201100	193000	1.04
025-002-000	1-26-06	364000	364000	92: Colonial	A+10: 2196	15/0/0	158400	2100	160500	900	202600	193000	1.05

MEDIAN LOT SIZE: 1.10 ACRE
MEDIAN LOT VALUE: $ 203,000
MEDIAN MULTIPLIER: 1.05

USE SI-3 (1.00) × A (1.05) = 1.05 (3A)
BASE ACRE VALUE = $15,000

National Brand 45 813 Eye Ease® 45 313 2-Pack

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Approved By

SALES ANALYSIS

SUBDIVISION MAP-BLOCK-LOT	Date of SALE	SALE PRICE	TIME ADJ. Sale Price	YR. BUILT STYLE	GRADE EFF. AREA	DEPR	BLDG. CONT.	EXTRAS	TOTAL BLDG.	TOTAL EXTRA LAND	PRIMARY Land Abstraction	BASIC PRICE	INDIC. MULTIPLIER
ARLUWADE: GALE ROAD													
033-004-011	8-24-05	582000	582000	95-Colonial	A+20:3749	10/0/0	290600	3400	294000	19400	268600	193000	1.39
033-004-009	10-11-05	645000	645000	96-Colonial	A+20:4181	5/0/0	342500	7900	350400	27800	266800	193000	1.38
033-004-023	6-21-06	721000	721000	96-Modern	E+10:4489	5/0/0	433900	10300	444200	2000	274800	193000	1.42
MEDIAN LOT SIZE: 3.16 ACRES MEDIAN LOT VALUE: $288,000 MEDIAN MULTIPLIER: 1.39 (6)						USE SI-6 (1.39) BASE ACRE VALUE = $15000							
SALES 7-1-07 AND AFTER													
034-004-025	9-17-07	715000	715000	95-Colonial	A+25:5323	5/1/0	435800	6800	452600	2600	268800	193000	1.40
BRIDE HILL - ASHBROOK - STARK - MORRILL													
013-003-000	7-12-05	420000	420000	83-CAPE	A+15:2366	10/0/0	182400	6600	189000	4500	226500	189100	1.20
022-011-000	8-31-05	485000	485000	66-Colonial	A+10:3476	10/0/0	224500	27300	251600	0	233400	193000	1.21
022-004-000	3-6-07	310000	310000	68-CAPE	A: 3053	40/0/0	139100	9200	148300	0	161700	193000	0.84
MEDIAN LOT SIZE: 1.00 ACRE MEDIAN LOT VALUE: $231,000 MEDIAN MULTIPLIER: 1.20 (5K)						USE SI-5 (1.26) x K(.95) = 1.20 (5K) BASE ACRE VALUE = $15000							
SALES 7-1-07 AND AFTER													
HAMPTON HILLS - HERITAGE DRIVE													

National Brand 45-613 Eye Ease 15-313 2-Pack

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SUBDIVISION MAP-BLOCK-LOT	Date of SALE	Sale PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDG.	LAND Abstraction	Lot SIZE	BASIC PRICE	INDICATED MULT
HIGHLANDS - FALCONE & ST. CYR : GLEN HILL EXTENSION - HAYDEN CIRCLE & COFFIN DRIVE : WIGWAM CIRCLE													
070-045-000	3-31-05	368000	368000	93-CAPE	A+5:2324	10/0/0	175900	2900	178800	189200	15062	150200	1.26
053-016-000	4-4-05	460000	460000	97-Colonial	A+15:3408	10/0/0	255700	6500	262200	197800	26126	158300	1.25
055-001-000	6-2-05	455000	455000	96-Colonial	A+10:3334	10/0/0	237900	10100	248000	207000	7.02 AC	164700	1.26
041-019-000	6-16-05	480000	480000	91-Colonial	A+15:4101	15/0/0	282600	2600	285200	194800	17886	154400	1.26
070-035-000	7-15-05	393800	393800	95-CAPE	A+10:2509	5/0/0	196100	4200	200300	193500	15048	148500	1.30
053-009-000	8-17-05	477000	477000	93-Colonial	A+20:2922	5/0/0	243000	5800	248800	228200	15000	150000	1.52
053-028-000	8-19-05	529500	529500	89-MODERN	A+15:4580	15/0/0	326700	4800	331500	198000	24213	157400	1.26
053-014-000	10-11-05	434900	434900	97-CAPE	A+20:2313	5/0/0	211400	5600	217000	217900	15000	150000	1.45
053-002-000	12-20-05	380000	380000	98-CAPE	A+10:2146	10/0/0	164400	5300	169700	210300	26154	158200	1.33
053-018-000	1-31-06	447000	447000	97-Colonial	A+20:2723	5/0/0	234500	5800	240300	206700	15024	150100	1.38
070-032-000	7-31-06	470000	470000	94-Colonial	A+15:3435	10/0/0	260700	4800	265500	204500	5.10 AC	162100	1.26
053-024-000	11-20-06	397000	397000	98-Colonial	A+15:2630	10/0/0	204200	4700	208900	188100	15005	150100	1.25
041-025-000	1-3-07	450000	450000	90-CAPE	A+15:3413	15/0/0	250400	5000	255400	194600	21180	154400	1.26
054-026-000	1-8-07	437500	437500	90-Modern	A+25:2862	10/0/0	239000	4500	243500	194000	15000	150000	1.29
053-026-000	1-12-07	425000	425000	95-Colonial	A+15:3065	10/0/0	229700	5000	234700	190300	15007	150100	1.27
053-019-000	5-25-07	435000	435000	91-Colonial	A+15:3378	15/0/0	240600	5400	246000	189000	15000	150000	1.26

MEDIAN LOT SIZE: 15,055 Ø
MEDIAN LOT VALUE: $196,300
MEDIAN MULTIPLIER: 126.0

USE SI-5 (1.26)

SALES 7-1-07 AND AFTER

053-023-000	8-10-07	505000	505000	94-Colonial	A+20:3827	5/0/0	310400	4900	315300	189700	15333	150600	1.26

National Brand 45 613 Eye Easy 45 313 2-Pack

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SALES ANALYSIS

SUBDIVISION MAP - BLOCK - LOT	Date of SALE	Sale PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDG.	LAND Abstraction	Lot SIZE	BASIC PRICE	INDICATED MULT.
STOWECROFT DRIVE - FIELDSTONE CIRCLE													
054-003-000	5-3-05	475000	475000	85-Colonial	A+20:3528	10/0/0	271800	9400	281200	193800	17308	153500	1.26
054-006-000	7-24-06	360000	360000	83-Ranch	A: 2335	15/0/0	166000	3900	169900	190100	16347	152000	1.25
041-002-000	9-25-06	584000	584000	94-Colonial	A+25:3954	5/0/0	333600	19900	353500	230500	34559	179400	1.28
041-009-000	6-21-07	477000	477000	88-Colonial	A+20:3472	15/0/0	250900	5300	256200	220800	39313	175700	1.26

MEDIAN LOT SIZE: 25933 Ø
MEDIAN LOT VALUE: $207,300
MEDIAN MULTIPLIER: 1.26
} USE SI-5 (1.26)

SALES 7-1-07 AND AFTER													
041-005-000	8-15-07	557000	557000	92: Modern	A+25:3797	5/0/0	333400	5300	338700	218300	32966	171800	1.27

WESTRIDGE DRIVE													
054-001-011	6-17-05	560000	560000	99-Colonial	Ex:3928	5/0/0	351600	5300	356900	203100	19421	156700	1.30
054-001-008	7-25-06	465000	465000	96-Ranch	A+20:2904	5/0/0	263200	4200	267400	197600	19505	156800	1.26
054-001-022	8-2-06	560000	560000	97-Colonial	Ex:3753	5/0/0	338000	5900	343900	216100	19769	157200	1.37

MEDIAN LOT SIZE: 19,505 Ø
MEDIAN LOT VALUE: $203100
MEDIAN MULTIPIER: 1.30
} USE SI-5 (1.26)

SALES 7-1-07 AND AFTER													
054-001-017	8-14-07	549000	549000	99-Colonial	Ex:3930	5/0/0	345200	5900	351100	197900	19,230	156300	1.27

National Brand 45-613 Eye Ease® 45-313 2-Pack

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SALES ANALYSIS

	1	2	3	4	5	6	7	8	9	10	11	12	13
SUBDIVISION MAP-BLOCK-LOT	Date of Sale	Sale PRICE	TIME ADJUSTED PRICE	YR. BUILT STYLE	GRADE EFF. AREA	DEPR.	BLDG. CONTR.	EXTRAS	TOTAL BLDG.	LAND Abstraction	Lot SIZE	BASIC PRICE	INDICATED MULT
GLEN HILL: BURGANDY-LONGWOOD-COLONIAL-CAROLYN-HEATHER-SEAVEY-THAYER-WINGATE-EVERGREEN-JOSEPHINE-BOURNE-GODFREY-ROBIE-S													
089-006-000	2-1-05	480000	480000	67-RANCH	A+5:3412	10/5/0	246200	19800	266000	214000	1.19AC	167900	1.27
125-023-000	4-4-05	310000	310000	53-Ranch	A:1645	15/0/0	116000	4800	120800	189200	10000	141100	1.34
089-034-000	5-5-05	425000	425000	58-Colonial	A+10:3241	15/0/0	219500	8800	228300	196700	16930	152900	1.29
089-052-000	6-22-05	333000	333000	56-CAPE	A+10:2188	20/0/0	156000	4500	152500	180500	10100	142600	1.28
089-021-000	8-9-05	380000	380000	80-CAPE	A+10:2567	10/0/0	190200	5800	196000	184000	12300	146000	1.26
070-006-000	8-16-05	385000	385000	60-RANCH	A+5:2276	10/0/0	176700	5800	182500	202500	13945	148400	1.36
125-003-000	8-23-05	274900	274900	58-Ranch	A:1513	30/0/0	91300	3300	94600	180300	10066	142600	1.26
070-004-000	9-7-05	370000	370000	60-SPLIT	A:2872	20/0/0	176300	12600	188900	181100	10555	143300	1.26
107-005-000	9-19-05	364000	364000	60-Colonial	A+10:2637	15/2/0	177800	7700	185500	178500	11840	145300	1.23
089-005-000	2-14-06	350000	350000	62-Colonial	A+10:2764	20/0/0	155900	4100	160000	190000	15000	150000	1.27
107-030-000	3-20-06	330000	330000	58-Ranch	A:1663	10/0/0	125100	5500	130600	199400	10162	142800	1.40
107-012-000	5-12-06	328000	328000	62-Ranch	A:2000	20/0/0	131500	3700	135200	192800	14460	149200	1.29
069-054-000	6-1-06	354900	354900	63-CAPE	A+10:2486	20/0/0	168100	3700	171800	183100	10025	142600	1.28
125-039-001	7-27-06	285000	285000	58-RANCH	A:1482	25/0/0	96400	3700	100100	184900	12832	146800	1.26
125-021-000	8-15-06	309000	309000	54-Ranch	A:1591	15/0/0	116200	6100	122300	186700	10066	142600	1.31
069-065-000	9-6-06	370000	370000	62-Ranch	A:2912	20/0/0	177400	11900	189300	180700	10630	143400	1.26
089-050-000	9-8-06	340600	340600	59-CAPE	A:2712	25/0/0	150300	4300	154600	186000	16553	152300	1.22
089-037-000	11-3-06	358300	358300	60-Ranch	A:2469	15/0/0	165500	6700	172200	186100	10392	143100	1.30
125-009-000	11-22-06	278000	278000	58-Ranch	A:2096	30/0/0	117500	3700	121200	156800	10000	142500	1.10
125-037-000	12-19-06	351000	351000	57-Ranch	A:2111	10/0/0	158100	5800	163900	187100	21970	147900	1.27
089-036-000	12-29-06	319900	319900	60-CAPE	A:2205	20/0/0	139000	4100	143100	176800	10450	143200	1.23
069-045-000	2-20-07	375000	375000	64-Colonial	A+10:2458	15/0/0	169400	24400	193800	181200	11575	143400	1.26
125-022-000	4-17-07	295000	295000	58-Ranch	A:1652	25/0/0	109700	4200	113900	181100	10000	142500	1.27
089-044-000	6-28-07	325000	325000	72-Ranch	A:2817	25/0/0	138700	3500	142200	182800	12450	146200	1.25

MEDIAN LOT SIZE: 11,102 ☐
MEDIAN LOT VALUE: $184,500
MEDIAN MULTIPLIER: 126.5

USE SI-5 (1.26)

SALES 7-1-07 AND AFTER

070-007-000	7-2-07	310000	310000	63-Ranch	A:2293	30/5/0	121600	4400	126000	184000	12,357	146100	1.26
107-015-000	8-1-07	374200	374200	62-Colonial	A+10:2860	20/0/0	186300	4100	190400	183800	12,690	146600	1.25
107-017-000	8-21-07	325000	325000	61-Colonial	A+10:1987	30/0/0	136600	4000	140600	184400	13,800	146700	1.26
070-011-000	8-30-07	285000	285000	63-Ranch	A:2190	35/0/0	116300	3100	119400	165600	10,295	142900	1.16