



*Patriot Properties*

02/23/2024

10:40:07AM

# Cape Elizabeth

## Quick Sales Report by NBC

**Filter Used:** WHERE [Transfers].SaleDate > '04/01/2022' AND [Properties].InactiveFlag = 0

Quick Sales Report by NBC 4/20/2022 To 2/2/2024

\* Represent Vacant Land Sale

Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Land Size	Adj Code	SaleDate	SalePrice	Total Value	Ratio
<b>NBC: LND01</b>															
U01071000000	30 CLIFF AVE	101	101	LND01	P	3,240	1,928	1	05	0.22		06/28/2022	1,060,000	897,900	0.847
U02047000000	12 CRAGMOOR	101	101	LND01	P	4,580	2,460	1	07	0.26		07/28/2023	2,453,100	1,967,500	0.802
U03061000000	29 OCEAN VIEW RD	101	101	LND01	P	6,764	3,327	1	03	0.65		01/03/2023	1,950,000	1,690,000	0.867
U03090000000	62 OCEAN VIEW RD	101	101	LND01	P	5,473	2,706	1	03	0.48		11/17/2023	1,505,000	962,800	0.640
U03104000000	79 OCEAN VIEW RD	101	101	LND01	P	3,330	1,647	1	04	0.40		01/26/2024	900,000	856,000	0.951
U06096000000	0969A SHORE RD	101	101	LND01	P	4,754	2,538	1	03	0.47		09/15/2022	599,000	598,100	0.998
U03020000000	4 ELMWOOD RD	104	103	LND01	P	6,010	2,734	1	11	0.19		08/29/2022	720,000	721,800	1.003
U03048000000	2 SUMMIT RD	101	103	LND01	P	5,599	2,733	1	06	0.34		06/14/2023	2,250,000	1,462,800	0.650
U03057000000	3 BAKER RD	101	103	LND01	P	3,893	2,388	1	06	0.19		04/30/2023	1,650,000	910,100	0.552
U05016000000	3 BIRCH KNLS	101	103	LND01	P	3,630	1,636	1	06	0.21		08/16/2022	1,280,000	1,061,700	0.829
U05047000000	27 SURF RD	101	103	LND01	P	3,166	1,328	1	01	0.17		11/16/2022	1,045,000	1,057,600	1.012
U06040000000	15 ROBINHOOD RD	101	103	LND01	P	6,549	2,506	1	01	0.79		05/31/2023	775,000	908,300	1.172
U06047000000	12 LITTLEJOHN RD	101	103	LND01	P	9,056	3,885	1	07	1.30		07/29/2022	1,950,000	1,874,200	0.961
U06077000000	9 OLDE FORT RD	101	103	LND01	P	2,561	1,260	1	03	0.36		05/12/2022	875,000	814,500	0.931

<b>NBC:</b>	<b>LND01</b>	<b>Mean:</b>	<b>0.872</b>	<b>Min Ratio:</b>	<b>0.552</b>
<b>Count:</b>	<b>14</b>	<b>Median:</b>	<b>0.899</b>	<b>Max Ratio:</b>	<b>1.172</b>
<b>Standard Deviation:</b>	<b>0.170</b>	<b>Avg. Abs. Dev.</b>	<b>0.132</b>	<b>COD:</b>	<b>14.635</b>

<b>NBC: LND02</b>															
U10015001000	44 BEACH BLUFF TER	101	101	LND02	P	4,128	2,398	1	03	0.30		06/15/2022	1,150,000	1,053,600	0.916
U10058000000	1168 SHORE RD	101	101	LND02	P	5,245	2,912	1	04	0.65		08/18/2023	2,825,000	2,675,900	0.947
U07004B 000	1015 SHORE RD	101	103	LND02	P	7,986	3,812	1	03	2.45		12/16/2022	2,125,000	1,756,700	0.827
U07008000000	102 DELANO PARK	101	103	LND02	P	8,242	4,040	1	07	0.81		10/07/2022	2,750,000	2,656,500	0.966
U07038000000	303 DELANO PARK	101	103	LND02	P	4,876	2,082	1	05	0.47		10/13/2022	1,600,000	1,661,500	1.038
U08009000000	1 SINGLES RD	101	103	LND02	P	11,403	6,846	1	03	1.04		04/12/2023	3,445,000	3,415,900	0.992
U08039000000	21 LAWSON RD	101	103	LND02	P	2,740	1,632	1	03	0.28		12/14/2022	1,425,000	1,483,700	1.041
U10042000000	18 SMUGGLERS COVE RD	101	103	LND02	P	7,614	3,662	1	07	0.31		08/30/2022	4,000,000	3,439,900	0.860
U11005001000	1179 SHORE RD	101	103	LND02	P	7,828	3,440	1	08	2.09		04/29/2022	1,940,000	1,760,800	0.908
U11008000000	1183 SHORE RD	101	103	LND02	P	5,694	3,371	1	07	0.56		05/22/2023	1,165,000	1,064,600	0.914
U07 004 000 000	1011 SHORE RD	101	130	LND02	P	8,064	4,046	1	04	3.53		08/22/2022	461,000 *	486,600	1.056

<b>NBC:</b>	<b>LND02</b>	<b>Mean:</b>	<b>0.951</b>	<b>Min Ratio:</b>	<b>0.827</b>
<b>Count:</b>	<b>11</b>	<b>Median:</b>	<b>0.947</b>	<b>Max Ratio:</b>	<b>1.056</b>
<b>Standard Deviation:</b>	<b>0.075</b>	<b>Avg. Abs. Dev.</b>	<b>0.061</b>	<b>COD:</b>	<b>6.415</b>

<b>NBC: LND03</b>															
U30012A 000	449 MITCHELL RD	101	101	LND03	P	3,189	1,617	1	04	0.26		06/08/2023	509,000	545,300	1.071

Quick Sales Report by NBC 4/20/2022 To 2/2/2024

\* Represent Vacant Land Sale

Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Land Size	Adj Code	SaleDate	SalePrice	Total Value	Ratio
U30015000000	423 MITCHELL RD	101	101	LND03	P	938	842	1	01	0.42		07/11/2023	315,000	405,000	1.286
U31002000000	387 MITCHELL RD	101	101	LND03	P	2,909	1,619	1	04	0.23		10/13/2023	710,000	561,500	0.791
U31003004000	6 MEADOWVIEW LN	101	101	LND03	P	6,241	2,988	1	03	1.86		09/01/2023	950,000	787,800	0.829
U32001B 000	345 MITCHELL RD	101	101	LND03	P	5,865	2,578	1	03	0.90		09/27/2023	930,000	806,400	0.867
U32009000000	294 MITCHELL RD	101	101	LND03	P	2,588	1,313	1	04	0.15		02/03/2023	525,000	556,700	1.060
U33033013000	6 MANTER ST	101	101	LND03	P	2,898	1,836	1	03	0.47		10/13/2023	650,000	621,200	0.956
U33039000000	8 LYDON LN	101	101	LND03	P	5,005	3,947	1	03	0.70		09/01/2023	1,395,000	1,322,500	0.948
U33050A 000	207 MITCHELL RD	101	101	LND03	P	2,992	1,144	1	01	0.46		06/22/2022	485,000	556,400	1.147
U34003000000	145 MITCHELL RD	101	101	LND03	P	1,888	864	1	01	0.19		04/20/2022	450,000	465,100	1.034
U34011000000	19 LINWOOD ST	101	101	LND03	P	2,255	913	1	04	0.12		05/16/2023	350,000	470,400	1.344
U34022007000	12 ROSEWOOD DR	101	101	LND03	P	4,764	2,670	1	03	0.48		04/28/2023	1,019,900	1,000,000	0.980
U32006008000	17 COLUMBUS RD	101	103	LND03	P	2,670	1,125	1	01	0.33		12/05/2022	514,000	536,400	1.044
U32006010000	13 THRASHER RD	101	103	LND03	P	2,656	1,268	1	01	0.30		08/25/2022	702,000	596,600	0.850
U33009000000	3 CHEVERUS RD	101	103	LND03	P	3,556	1,939	1	04	0.51		07/01/2022	775,000	716,000	0.924
U34017007000	1 RED OAK DR	101	103	LND03	P	5,852	2,838	1	03	0.22		11/15/2022	975,000	918,600	0.942
U34017014000	12 BLUEBERRY RD	101	103	LND03	P	3,906	2,101	1	03	0.20		12/19/2022	815,000	754,500	0.926
U34017016000	8 BLUEBERRY RD	101	103	LND03	P	4,136	2,248	1	03	0.19		07/15/2022	895,000	793,800	0.887
U34020000000	164 MITCHELL RD	101	103	LND03	P	3,760	1,774	1	01	0.29		07/11/2022	735,000	634,400	0.863
U49005000000	39 MCAULEY RD	101	103	LND03	P	4,518	2,143	1	03	0.48		02/22/2023	950,000	791,700	0.833
U49030000000	17 CHEVERUS RD	101	103	LND03	P	3,312	1,296	1	04	0.23		07/01/2022	465,000	560,900	1.206

<b>NBC:</b>	<b>LND03</b>	<b>Mean:</b>	<b>0.990</b>	<b>Min Ratio:</b>	<b>0.791</b>
<b>Count:</b>	<b>21</b>	<b>Median:</b>	<b>0.948</b>	<b>Max Ratio:</b>	<b>1.344</b>
<b>Standard Deviation:</b>	<b>0.153</b>	<b>Avg. Abs. Dev.</b>	<b>0.115</b>	<b>COD:</b>	<b>12.135</b>

NBC:	LND04	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Land Size	Adj Code	SaleDate	SalePrice	Total Value	Ratio
U24010000000	177 OCEAN HOUSE RD	101	101	LND04	P	3,895	1,918	1	04	0.45		07/07/2023	660,000	553,800	0.839
U25014000000	152 OCEAN HOUSE RD	101	101	LND04	P	2,721	1,545	1	04	0.44		07/31/2023	524,300	564,200	1.076
U27004001000	2 CLOUTIER LN	101	101	LND04	P	5,356	2,744	1	03	0.67		09/19/2022	1,535,000	1,441,700	0.939
U27008000000	273 SPURWINK AVE	101	101	LND04	P	4,645	2,384	1	03	0.50		09/19/2022	1,005,000	949,900	0.945
U27017000000	3 PLEASANT AVE	101	101	LND04	P	3,120	1,180	1	01	0.35		04/19/2023	550,000	536,100	0.975
U27025009000	22 VALLEY RD	101	101	LND04	P	4,152	2,056	1	03	0.54		02/28/2023	769,000	716,600	0.932
U27053000000	32 VALLEY RD	101	101	LND04	P	3,710	1,358	1	08	0.28		09/23/2022	505,000	584,100	1.157
U28013000000	180 SPURWINK AVE	101	101	LND04	P	3,515	1,982	1	06	0.79		09/01/2023	660,000	604,100	0.915
U29005000000	3 BRADFORD RD	101	101	LND04	P	2,668	1,119	1	01	0.44		08/31/2023	510,000	541,400	1.062
U29006000000	6 WATERHOUSE RD	101	101	LND04	P	3,210	1,293	1	01	0.27		06/30/2023	519,000	540,900	1.042
U29024000000	91 SPURWINK AVE	101	101	LND04	P	4,052	1,860	1	03	0.37		01/27/2023	475,000	522,100	1.099
U29026A 000	63 SPURWINK AVE	101	101	LND04	P	2,350	1,192	1	01	0.85		08/01/2023	650,000	561,400	0.864
U29026B 000	67 SPURWINK AVE	101	101	LND04	P	3,056	1,248	1	04	0.46		06/16/2022	650,000	572,000	0.880
U29047000000	3 SOUTH ST	101	101	LND04	P	3,516	2,146	1	03	0.23		04/20/2022	805,000	725,100	0.901

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Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Land Size	Adj Code	SaleDate	SalePrice	Total Value	Ratio
U29051D 000	7 ASTER LN	101	101	LND04	P	6,481	2,440	1	01	0.63		06/01/2023	780,000	778,900	0.999
U29064003000	80 SPURWINK AVE	101	101	LND04	P	5,464	2,960	1	04	0.46		12/18/2023	1,400,000	1,326,200	0.947
U42001001000	94 OLD OCEAN HOUSE RD	101	101	LND04	P	3,438	1,870	1	03	0.38		11/13/2023	733,000	668,100	0.911
U49033004000	16 ASTER LN	101	101	LND04	P	3,728	2,000	1	03	0.22		06/17/2022	700,000	745,400	1.065
U49033015000	31 ASTER LN	101	101	LND04	P	4,006	2,265	1	04	0.18		09/27/2023	775,000	809,200	1.044
U49033017000	4 FRANKLIN CIR	101	101	LND04	P	4,779	2,308	1	04	0.19		02/02/2023	873,200	864,900	0.990
U26015000000	93 OCEAN HOUSE RD	102	102	LND04	P	2,953	1,453	1	04	0.37		08/11/2022	480,000	516,400	1.076
U28009001000	3 CAYDENS WAY	101	102	LND04	P	5,116	2,692	1	03	0.60		09/28/2022	1,300,000	1,196,000	0.920
R03002B 000	486 OCEAN HOUSE RD	101	103	LND04	P	2,206	1,320	1	07	1.40		07/11/2022	575,000	514,800	0.895
U26011000000	122 OCEAN HOUSE RD	104	103	LND04	P	3,836	1,734	1	11	1.70		05/10/2022	500,000	507,900	1.016
U27024000000	215 SPURWINK AVE	101	103	LND04	P	3,949	2,683	1	01	3.00		04/27/2023	885,000	854,500	0.966
U27025005000	7 VALLEY RD	101	103	LND04	P	4,092	1,840	1	03	0.46		09/30/2022	754,000	630,600	0.836
U27049000000	28 VALLEY RD	101	103	LND04	P	2,559	1,311	1	08	0.29		05/20/2022	605,000	596,500	0.986
U27054000000	33 VALLEY RD	102	103	LND04	P	3,206	1,532	1	08	0.28		05/20/2022	675,000	650,400	0.964
U28010001000	156 SPURWINK AVE	101	103	LND04	P	3,154	1,144	1	01	0.32		02/17/2023	524,000	538,200	1.027
U28010003000	148 SPURWINK AVE	101	103	LND04	P	2,729	1,377	1	08	0.31		04/28/2023	515,000	519,800	1.009
U28033C 000	34 STATE AVE	101	103	LND04	P	3,058	1,466	1	08	0.54		05/02/2022	650,000	628,500	0.967
U28055000000	7 OCEAN HOUSE RD	101	103	LND04	P	2,537	1,328	1	04	0.17		10/14/2022	455,000	483,000	1.062
U29026001000	20 WATERHOUSE RD	101	103	LND04	P	5,384	2,725	1	04	1.46		10/07/2022	760,000	688,900	0.906
U49033014000	33 ASTER LN	101	103	LND04	P	6,520	2,972	1	07	0.18		05/19/2023	980,000	872,200	0.890

<b>NBC:</b>	<b>LND04</b>	<b>Mean:</b>	<b>0.974</b>	<b>Min Ratio:</b>	<b>0.836</b>
<b>Count:</b>	<b>34</b>	<b>Median:</b>	<b>0.966</b>	<b>Max Ratio:</b>	<b>1.157</b>
<b>Standard Deviation:</b>	<b>0.079</b>	<b>Avg. Abs. Dev.</b>	<b>0.065</b>	<b>COD:</b>	<b>6.696</b>

<b>NBC:</b>	<b>LND05</b>														
U24018000000	10 OAKWOOD RD	101	103	LND05	P	3,148	1,884	1	01	0.44		07/11/2022	498,000	576,300	1.157
U25034000000	526 MITCHELL RD	101	103	LND05	P	4,644	3,079	1	04	0.45		04/29/2022	900,000	792,500	0.881

<b>NBC:</b>	<b>LND05</b>	<b>Mean:</b>	<b>1.019</b>	<b>Min Ratio:</b>	<b>0.881</b>
<b>Count:</b>	<b>2</b>	<b>Median:</b>	<b>1.019</b>	<b>Max Ratio:</b>	<b>1.157</b>
<b>Standard Deviation:</b>	<b>0.196</b>	<b>Avg. Abs. Dev.</b>	<b>0.138</b>	<b>COD:</b>	<b>13.577</b>

<b>NBC:</b>	<b>LND06</b>														
U22001000000	2 DEARBORN DR	101	101	LND06	P	3,734	2,090	1	03	0.25		11/20/2023	670,000	579,500	0.865
U22029000000	20 MURRAY DR	101	101	LND06	P	3,440	1,272	1	08	0.23		10/13/2023	730,000	584,600	0.801
U22032000000	7 DEARBORN DR	101	101	LND06	P	2,046	960	1	08	0.28		08/03/2023	550,000	560,900	1.020
U23002002000	8 RAMBLE RD	101	101	LND06	P	4,070	2,116	1	03	0.29		06/17/2022	830,000	781,100	0.941
U23002005000	20 RAMBLE RD	101	101	LND06	P	3,558	1,882	1	03	0.28		08/04/2023	800,000	720,000	0.900

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Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Land Size	Adj Code	SaleDate	SalePrice	Total Value	Ratio
U23002009000	5 RAMBLE RD	101	101	LND06	P	3,600	1,638	1	03	0.28		07/14/2023	725,000	651,600	0.899
U23002019000	18 FIELDSTONE RD	101	101	LND06	P	3,372	1,890	1	04	0.28		04/20/2022	821,000	662,500	0.807
U23002044000	12 TALL PINE RD	101	101	LND06	P	3,416	1,394	1	08	0.29		03/24/2023	450,000	533,200	1.185
U23002050000	21 MAPLE LN	101	101	LND06	P	3,201	1,617	1	03	0.30		09/07/2022	680,000	577,100	0.849
U35005005000	13 BRENTWOOD RD	101	101	LND06	P	3,742	1,790	1	03	0.30		07/11/2023	765,000	651,700	0.852
U35005009000	23 BRENTWOOD RD	101	101	LND06	P	3,386	1,974	1	03	0.24		08/17/2023	785,000	621,500	0.792
U35005017000	39 BRENTWOOD RD	101	101	LND06	P	2,672	1,440	1	03	0.25		09/16/2022	525,000	506,500	0.965
U35005047000	7 PENWOOD AVE	101	101	LND06	P	2,907	1,298	1	08	0.38		05/25/2023	761,100	603,500	0.793
U22036000000	41 SCOTT DYER RD	101	103	LND06	P	2,712	1,176	1	04	0.46		05/25/2022	600,000	576,800	0.961
U22039000000	29 SCOTT DYER RD	101	103	LND06	P	3,248	1,672	1	04	0.25		08/08/2022	500,000	556,200	1.112
U35005002000	2 BRENTWOOD RD	101	103	LND06	P	2,930	1,273	1	08	0.45		11/15/2022	585,000	566,000	0.968
U35005005000	13 BRENTWOOD RD	101	103	LND06	P	3,742	1,790	1	03	0.30		11/15/2022	699,900	651,700	0.931
U35005015000	35 BRENTWOOD RD	101	103	LND06	P	4,100	1,320	1	08	0.26		07/15/2022	704,000	560,100	0.796
U35005052000	2 EVERGREEN AVE	101	103	LND06	P	4,452	2,132	1	03	0.31		05/11/2022	650,000	604,400	0.930
U35005053000	2 PINE POINT RD	101	103	LND06	P	2,290	1,094	1	08	0.35		05/25/2022	520,000	521,800	1.003

<b>NBC:</b>	<b>LND06</b>	<b>Mean:</b>	<b>0.918</b>	<b>Min Ratio:</b>	<b>0.792</b>
<b>Count:</b>	<b>20</b>	<b>Median:</b>	<b>0.915</b>	<b>Max Ratio:</b>	<b>1.185</b>
<b>Standard Deviation:</b>	<b>0.107</b>	<b>Avg. Abs. Dev.</b>	<b>0.083</b>	<b>COD:</b>	<b>9.094</b>

<b>NBC:</b>		<b>LND07</b>													
Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Land Size	Adj Code	SaleDate	SalePrice	Total Value	Ratio
U19007004000	4 JEWETT RD	101	101	LND07	P	3,371	1,292	1	04	0.21		08/22/2022	470,000	497,700	1.059
U19007004000	4 JEWETT RD	101	101	LND07	P	3,371	1,292	1	04	0.21		10/25/2023	540,000	497,700	0.922
U19007010000	10 JEWETT RD	101	101	LND07	P	2,960	1,112	1	01	0.27		06/17/2022	585,000	551,400	0.943
U19007032000	21 VERNON RD	101	101	LND07	P	3,189	1,113	1	01	0.26		03/30/2023	550,000	577,000	1.049
U19009000000	175 FOWLER RD	101	101	LND07	P	1,967	1,196	1	04	2.00		03/20/2023	550,000	512,500	0.932
U19020000000	14 HAMPTON RD	101	101	LND07	P	5,568	3,011	1	03	0.36		09/06/2022	1,062,000	975,500	0.919
U19022000000	10 HAMPTON RD	101	101	LND07	P	3,708	1,976	1	03	0.36		12/07/2023	825,000	594,000	0.720
U19076000000	110 FOWLER RD	101	101	LND07	P	2,000	960	1	01	0.23		11/30/2023	382,500	428,100	1.119
U20012000000	15 FOWLER RD	101	101	LND07	P	4,190	1,920	1	04	0.94		12/28/2023	800,000	571,300	0.714
U43013000000	345 FOWLER RD	101	101	LND07	P	3,352	1,392	1	01	0.51		04/13/2023	690,000	576,800	0.836
U44015000000	14 FENWAY RD	101	101	LND07	P	2,951	1,050	1	01	0.33		09/16/2022	675,000	648,600	0.961
U19007030000	27 VERNON RD	101	103	LND07	P	2,484	1,144	1	08	0.23		04/24/2023	415,000	541,300	1.304
U19026000000	2 HAMPTON RD	101	103	LND07	P	3,262	1,340	1	01	0.36		08/18/2022	640,000	634,100	0.991
U19061000000	10 GLADYS RD	101	103	LND07	P	3,100	1,188	1	01	0.40		05/25/2023	550,000	533,200	0.969

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<b>NBC:</b>	<b>LND07</b>	<b>Mean:</b>	<b>0.960</b>	<b>Min Ratio:</b>	<b>0.714</b>
<b>Count:</b>	<b>14</b>	<b>Median:</b>	<b>0.952</b>	<b>Max Ratio:</b>	<b>1.304</b>
<b>Standard Deviation:</b>	<b>0.152</b>	<b>Avg. Abs. Dev.</b>	<b>0.105</b>	<b>COD:</b>	<b>11.018</b>

<b>NBC:</b>		<b>LND08</b>													
U12079000000	7 WABUN RD	101	101	LND08	P	3,346	1,167	1	01	0.36		11/27/2023	775,000	649,400	0.838
U12082000000	1 WABUN RD	101	101	LND08	P	4,824	2,906	1	03	0.52		09/19/2023	1,500,000	1,165,800	0.777
U12107000000	13 ALGONQUIN RD	101	101	LND08	P	4,314	1,944	1	08	0.58		04/20/2022	875,000	880,500	1.006
U12013000000	7 AVON RD	101	103	LND08	P	4,084	2,214	1	04	0.53		03/27/2023	1,175,000	911,900	0.776
U12016000000	21 TRUNDY RD	101	103	LND08	P	3,714	2,055	1	07	0.34		05/09/2022	870,000	841,300	0.967
U12021000000	6 WABUN RD	101	103	LND08	P	3,490	1,540	1	04	0.36		04/29/2022	760,000	777,000	1.022
U12055000000	8 WAUMBEC RD	101	103	LND08	P	2,624	1,172	1	04	0.40		07/25/2022	725,000	695,500	0.959
U12066000000	12 SURF SIDE AVE	101	103	LND08	P	5,547	3,124	1	07	0.46		07/08/2022	3,530,000	3,324,000	0.942
U12089000000	9 WAUMBEC RD	101	103	LND08	P	7,397	3,675	1	07	0.72		04/18/2023	1,525,000	1,448,200	0.950
U13009B 000	29 REEF RD	101	103	LND08	P	4,849	2,113	1	08	0.51		10/28/2022	1,325,000	1,288,100	0.972

<b>NBC:</b>	<b>LND08</b>	<b>Mean:</b>	<b>0.921</b>	<b>Min Ratio:</b>	<b>0.776</b>
<b>Count:</b>	<b>10</b>	<b>Median:</b>	<b>0.954</b>	<b>Max Ratio:</b>	<b>1.022</b>
<b>Standard Deviation:</b>	<b>0.090</b>	<b>Avg. Abs. Dev.</b>	<b>0.064</b>	<b>COD:</b>	<b>6.754</b>

<b>NBC:</b>		<b>LND09</b>													
R03009A 000	68 LONG POINT LA	101	101	LND09	P	2,601	1,497	1	07	0.19		10/20/2023	1,055,556	924,500	0.876
U42001009000	9 EASTFIELD RD	101	101	LND09	P	2,673	1,268	1	08	0.37		04/12/2023	725,000	685,300	0.945
U42001044000	9 HIGH VIEW RD	101	101	LND09	P	3,210	1,869	1	03	0.46		06/22/2022	764,000	713,200	0.934

<b>NBC:</b>	<b>LND09</b>	<b>Mean:</b>	<b>0.918</b>	<b>Min Ratio:</b>	<b>0.876</b>
<b>Count:</b>	<b>3</b>	<b>Median:</b>	<b>0.934</b>	<b>Max Ratio:</b>	<b>0.945</b>
<b>Standard Deviation:</b>	<b>0.037</b>	<b>Avg. Abs. Dev.</b>	<b>0.023</b>	<b>COD:</b>	<b>2.478</b>

<b>NBC:</b>		<b>LND10</b>													
R02011001000	4 WOODS KNOLL DR	101	101	LND10	P	6,123	3,452	1	07	2.46		09/29/2023	1,415,000	1,575,900	1.114
R02011003000	12 WOODS KNOLL DR	101	101	LND10	P	6,660	3,448	1	03	1.96		06/10/2022	1,935,000	1,769,300	0.914

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<b>NBC:</b>	<b>LND10</b>	<b>Mean:</b>	<b>1.014</b>	<b>Min Ratio:</b>	<b>0.914</b>
<b>Count:</b>	<b>2</b>	<b>Median:</b>	<b>1.014</b>	<b>Max Ratio:</b>	<b>1.114</b>
<b>Standard Deviation:</b>	<b>0.141</b>	<b>Avg. Abs. Dev.</b>	<b>0.100</b>	<b>COD:</b>	<b>9.829</b>

<b>NBC:</b>	<b>LND11</b>														
U36064A 000	20 LEDGEWOOD LN	101	101	LND11	P	4,097	1,949	1	03	0.53		06/15/2022	1,115,000	1,089,100	0.977
U36066000000	41 BROAD COVE RD	101	101	LND11	P	5,897	2,083	1	04	0.50		09/18/2023	1,100,000	1,024,700	0.932
U38066000000	7 WINDING WAY	101	101	LND11	P	6,657	3,674	1	03	0.89		05/01/2023	1,400,000	1,363,500	0.974
U36066000000	41 BROAD COVE RD	101	103	LND11	P	5,897	2,083	1	04	0.50		03/23/2023	1,211,000	1,024,700	0.846
U38001001000	32 SALT SPRAY LN	101	103	LND11	P	6,705	3,227	1	04	0.54		08/31/2022	2,400,000	2,089,200	0.871
U38001003000	7 HUNTS POINT RD	101	103	LND11	P	7,169	3,306	1	04	0.57		11/10/2022	2,400,000	2,269,400	0.946

<b>NBC:</b>	<b>LND11</b>	<b>Mean:</b>	<b>0.924</b>	<b>Min Ratio:</b>	<b>0.846</b>
<b>Count:</b>	<b>6</b>	<b>Median:</b>	<b>0.939</b>	<b>Max Ratio:</b>	<b>0.977</b>
<b>Standard Deviation:</b>	<b>0.054</b>	<b>Avg. Abs. Dev.</b>	<b>0.041</b>	<b>COD:</b>	<b>4.405</b>

<b>NBC:</b>	<b>LND12</b>														
U15015000000	202 TWO LIGHTS RD	101	101	LND12	P	3,507	1,723	1	06	0.46		07/31/2023	1,320,000	1,107,100	0.839
U15047000000	8 LIGHTHOUSE POINT RD	101	101	LND12	P	4,474	2,016	1	03	0.47		09/27/2023	1,350,000	1,387,600	1.028
U15048000000	10 LIGHTHOUSE POINT RD	101	101	LND12	P	4,225	1,904	1	08	0.40		10/27/2023	1,775,000	1,249,100	0.704
U40006000000	14 HANNAFORD COVE RD	102	101	LND12	P	3,974	2,466	1	01	0.55		06/30/2023	1,100,000	952,200	0.866
U14016000000	9 ROCKY POINT LN	101	103	LND12	P	1,969	1,337	1	04	0.14		07/15/2022	1,450,000	1,438,300	0.992
U14031000000	7 BROOK RD	101	103	LND12	P	9,288	3,924	1	04	1.50		04/20/2023	3,500,000	2,340,200	0.669
U15011000000	4 TWO LIGHTS TER	101	103	LND12	P	8,521	4,649	1	03	0.90		04/06/2023	4,200,000	3,398,600	0.809
U15042000000	2 BALSAM RD	101	103	LND12	P	8,966	4,710	1	07	0.69		08/08/2022	1,350,000	1,271,000	0.941
U15066000000	20 BEACON LN	101	103	LND12	P	5,677	3,186	1	03	2.50		09/23/2022	1,360,000	1,279,000	0.940

<b>NBC:</b>	<b>LND12</b>	<b>Mean:</b>	<b>0.865</b>	<b>Min Ratio:</b>	<b>0.669</b>
<b>Count:</b>	<b>9</b>	<b>Median:</b>	<b>0.866</b>	<b>Max Ratio:</b>	<b>1.028</b>
<b>Standard Deviation:</b>	<b>0.124</b>	<b>Avg. Abs. Dev.</b>	<b>0.098</b>	<b>COD:</b>	<b>11.314</b>

<b>NBC:</b>	<b>LND13</b>														
U18013001000	2 DAVIS POINT LN	340	031	LND13	P	17,008	10,450	1	379	1.01		01/31/2023	1,800,000	1,744,300	0.969
U16033A 000	17 KETTLE COVE RD	101	101	LND13	P	3,272	1,500	1	01	0.52		10/31/2022	760,000	713,800	0.939
U17003000000	8 OCEAN AVE	101	101	LND13	P	2,774	996	1	01	0.24		11/21/2023	785,000	675,900	0.861

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<b>NBC:</b>	<b>LND13</b>	<b>Mean:</b>	<b>0.923</b>	<b>Min Ratio:</b>	<b>0.861</b>
<b>Count:</b>	<b>3</b>	<b>Median:</b>	<b>0.939</b>	<b>Max Ratio:</b>	<b>0.969</b>
<b>Standard Deviation:</b>	<b>0.056</b>	<b>Avg. Abs. Dev.</b>	<b>0.036</b>	<b>COD:</b>	<b>3.834</b>

<b>NBC:</b>		<b>LND14</b>													
R04055C 000	1155 SAWYER RD	101	101	LND14	P	4,846	2,740	1	03	0.45		11/03/2023	765,000	792,000	1.035
U47002000000	195 STILLMAN ST	101	101	LND14	P	5,582	2,384	1	03	0.47		04/20/2022	805,000	741,100	0.921
U47007000000	1007 SAWYER RD	101	101	LND14	P	3,748	1,995	1	06	0.53		01/24/2023	560,000	550,100	0.982
U52008000000	3 WAINWRIGHT DR	101	101	LND14	P	6,645	3,126	1	03	1.84		12/28/2023	1,150,000	989,700	0.861
R04018000000	68 EASTMAN RD	102	102	LND14	P	4,973	2,110	1	06	0.34		10/12/2023	963,000	918,800	0.954
R04009A 000	29 EASTMAN RD	101	103	LND14	P	3,452	1,440	1	05	1.22		05/05/2023	640,000	696,300	1.088
R04012000000	37 EASTMAN RD	101	103	LND14	P	3,291	1,430	1	01	0.44		03/24/2023	620,000	596,500	0.962
R04049A 000	1114 SAWYER RD	101	103	LND14	P	4,368	1,388	1	03	0.32		08/15/2022	645,000	580,700	0.900
R05040003000	2 CARDINAL LN	101	103	LND14	P	7,871	4,224	1	03	1.84		07/31/2023	2,100,000	1,709,700	0.814
R05046C 000	89 WELLS RD	101	103	LND14	P	6,444	3,111	1	03	0.60		04/03/2023	1,300,000	965,100	0.742

<b>NBC:</b>	<b>LND14</b>	<b>Mean:</b>	<b>0.926</b>	<b>Min Ratio:</b>	<b>0.742</b>
<b>Count:</b>	<b>10</b>	<b>Median:</b>	<b>0.937</b>	<b>Max Ratio:</b>	<b>1.088</b>
<b>Standard Deviation:</b>	<b>0.103</b>	<b>Avg. Abs. Dev.</b>	<b>0.078</b>	<b>COD:</b>	<b>8.361</b>

<b>NBC:</b>		<b>LND14A</b>													
U58020000000	10 CROSS HILL RD	101	101	LND14,	P	6,280	3,432	1	03	0.54		06/24/2022	1,460,000	1,473,200	1.009
U58025000000	9 APPLE TREE LN	101	101	LND14,	P	3,840	2,064	1	04	0.44		12/22/2023	985,000	887,200	0.901
U59022000000	1 CHESTERWOOD RD	101	101	LND14,	P	5,534	2,848	1	03	0.43		11/20/2023	1,100,000	1,144,400	1.040
U59030000000	62 CROSS HILL RD	101	101	LND14,	P	5,814	2,998	1	03	1.03		07/12/2023	1,250,000	1,256,500	1.005
U53002C 000	11 COLE FLD	101	103	LND14,	P	6,905	3,623	1	07	1.84		03/17/2023	1,420,000	1,386,500	0.976
U59008000000	42 CROSS HILL RD	101	103	LND14,	P	7,494	4,064	1	03	0.47		05/20/2022	1,400,000	1,513,400	1.081
U59031000000	60 CROSS HILL RD	101	103	LND14,	P	5,427	3,181	1	03	0.74		05/10/2022	1,325,000	1,274,400	0.962
U59033000000	48 CROSS HILL RD	101	103	LND14,	P	6,729	3,944	1	03	0.63		11/09/2022	1,600,000	1,542,900	0.964

<b>NBC:</b>	<b>LND14A</b>	<b>Mean:</b>	<b>0.992</b>	<b>Min Ratio:</b>	<b>0.901</b>
<b>Count:</b>	<b>8</b>	<b>Median:</b>	<b>0.991</b>	<b>Max Ratio:</b>	<b>1.081</b>
<b>Standard Deviation:</b>	<b>0.055</b>	<b>Avg. Abs. Dev.</b>	<b>0.042</b>	<b>COD:</b>	<b>4.193</b>

<b>NBC:</b>		<b>LND1A</b>													
U04007000000	22 WOOD RD	101	101	LND1A	P	4,578	2,895	1	03	0.25		08/18/2023	1,100,000	1,082,900	0.984



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U04019000000	32 ROCKY HILL RD	101	101	LND1A	P	2,436	1,546	1	03	0.21		08/18/2023	832,000	786,100	0.945
U04076000000	50 OAKHURST RD	101	101	LND1A	P	3,948	2,274	1	04	0.36		04/28/2023	1,275,000	1,058,900	0.831
U04105000000	2 WOODCREST RD	101	101	LND1A	P	2,824	1,660	1	03	0.15		07/31/2023	835,000	802,000	0.960
U04113000000	18 WOODCREST RD	101	101	LND1A	P	2,688	1,736	1	06	0.23		04/20/2022	790,000	852,200	1.079
U33072000000	116 OAKHURST RD	101	101	LND1A	P	3,874	1,998	1	03	0.54		08/15/2023	890,000	982,000	1.103
U03118000000	8 STONYBROOK RD	101	103	LND1A	P	6,364	3,768	1	05	0.37		11/22/2022	1,300,000	1,263,400	0.972
U04 161 000 000	4 LINDENWOOD RD	101	103	LND1A	P	5,986	3,060	1	04	0.42		08/19/2022	1,250,000	1,001,200	0.801
U04145000000	4 HERMIT THRUSH RD	101	103	LND1A	P	1,983	912	1	01	0.19		12/15/2022	655,000	691,300	1.055

<b>NBC:</b>	<b>LND1A</b>	<b>Mean:</b>	<b>0.970</b>	<b>Min Ratio:</b>	<b>0.801</b>
<b>Count:</b>	<b>9</b>	<b>Median:</b>	<b>0.972</b>	<b>Max Ratio:</b>	<b>1.103</b>
<b>Standard Deviation:</b>	<b>0.104</b>	<b>Avg. Abs. Dev.</b>	<b>0.076</b>	<b>COD:</b>	<b>7.834</b>

<b>NBC:</b>		<b>LND20</b>													
R04018036000	20 PHOEBES WAY	110	102	LND20	C	3,920	1,654	1	83	0.00		04/20/2022	715,000	737,000	1.031
U29064130000	11 MAXWELL WOODS DR	110	102	LND20	C	4,344	1,814	1	83	0.00		08/19/2022	880,000	847,500	0.963
U29064132000	17 MAXWELL WOODS DR	110	102	LND20	C	4,224	1,814	1	83	0.00		07/08/2022	865,000	840,200	0.971
R04018026000	8 PHOEBES WAY	110	103	LND20	C	4,416	1,822	1	83	0.00		06/21/2023	830,000	769,900	0.928
R04018039000	25 PHOEBES WAY	110	103	LND20	C	4,184	1,786	1	83	0.00		05/31/2023	812,000	753,800	0.928
U11016004000	312 OCEAN HOUSE RD, Unit 4	110	103	LND20	C	1,257	621	1	83	0.00		10/03/2022	320,000	349,700	1.093
U24009017000	17 WILDWOOD DR	110	103	LND20	C	4,128	2,012	1	83	0.00		08/15/2022	705,000	587,900	0.834
U24009029000	29 WILDWOOD DR	110	103	LND20	C	3,574	1,908	1	83	0.00		08/04/2022	550,000	637,000	1.158
U24009056000	56 WILDWOOD DR	110	103	LND20	C	4,416	2,076	1	83	0.00		10/26/2022	705,000	657,100	0.932
U24009058000	58 WILDWOOD DR	110	103	LND20	C	4,116	2,076	1	83	0.00		08/15/2022	680,000	660,200	0.971
U25019002000	2 OAKVIEW DR	110	103	LND20	C	1,073	1,073	1	83	0.00		07/21/2022	330,000	333,300	1.010
U25019016000	16 OAKVIEW DR	110	103	LND20	C	1,093	1,093	1	83	0.00		05/26/2023	335,000	338,100	1.009
U29064124000	6 MAXWELL WOODS DR	110	103	LND20	C	4,384	1,814	1	83	0.00		05/16/2022	850,000	815,000	0.959
U29066008000	8 CANTERBURY WAY	110	103	LND20	C	2,634	2,160	1	83	0.00		04/26/2023	750,000	638,200	0.851
U29066021000	21 WESTMINSTER TER	110	103	LND20	C	4,618	2,412	1	83	0.00		06/22/2023	845,000	683,900	0.809
U30108000000	8 WINSLOW PL	110	103	LND20	C	1,256	1,256	1	83	0.00		12/19/2022	349,900	351,000	1.003
U30226000000	26 MERRIMAC PL	110	103	LND20	C	1,876	1,633	1	83	0.00		11/09/2022	475,000	386,100	0.813
U30228000000	28 MERRIMAC PL	110	103	LND20	C	1,691	1,579	1	83	0.00		07/16/2022	406,000	378,700	0.933
U30229000000	29 MERRIMAC PL	110	103	LND20	C	1,691	1,579	1	83	0.00		05/24/2022	527,000	438,000	0.831
U30331000000	31 CONCORD PL	110	103	LND20	C	1,818	1,270	1	83	0.00		04/26/2022	410,000	352,500	0.860
U30458000000	58 HUNTER PL	110	103	LND20	C	1,506	1,336	1	83	0.00		07/01/2022	417,500	375,100	0.898
U30465000000	65 HUNTER PL	110	103	LND20	C	2,084	1,563	1	83	0.00		08/15/2022	445,000	409,800	0.921
U33052005000	5 CAPE WOODS DR	110	103	LND20	C	3,493	1,666	1	83	0.00		10/27/2022	575,000	558,000	0.970
U45001091000	91 STARBOARD DR	110	103	LND20	C	1,040	1,040	1	83	0.00		07/29/2022	349,000	305,400	0.875
U45002039000	39 STARBOARD DR	110	103	LND20	C	1,040	1,040	1	83	0.00		04/01/2023	405,000	307,700	0.760
U45003025000	19 STARBOARD DR	110	103	LND20	C	1,240	1,240	1	83	0.00		08/01/2022	340,000	320,600	0.943

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\* Represent Vacant Land Sale

Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Land Size	Adj Code	SaleDate	SalePrice	Total Value	Ratio
U45005046000	46 STARBOARD DR	110	103	LND20	C	1,064	1,064	1	83	0.00		07/25/2022	327,700	313,600	0.957
U45005050000	50 STARBOARD DR	110	103	LND20	C	2,080	1,040	1	83	0.00		08/02/2022	297,000	303,300	1.021
U49033214000	4 GLOS WAY	110	103	LND20	C	4,404	1,814	1	83	0.00		04/28/2023	830,000	805,900	0.971
U29064128000	7 MAXWELL WOODS DR	106	106	LND20	C	3,600	1,494	1	83	0.00		09/16/2022	252,500	339,900	1.346
R04018006000	7 TANAGER LN	110	110	LND20	C	4,208	1,798	1	83	0.00		12/15/2023	779,000	746,200	0.958
R04018028000	4 DIPPER RD	110	110	LND20	C	4,328	1,798	1	83	0.00		01/08/2024	1,000,000	777,700	0.778
R04018042000	26 PHOEBES WAY	110	110	LND20	C	4,382	1,822	1	83	0.00		09/15/2022	850,000	801,000	0.942
R06028005000	5 GREAT POND DR	110	110	LND20	C	1,140	980	1	83	0.00		10/13/2023	410,000	347,400	0.847
U01060004000	51 WOODLAND RD, Unit 4	110	110	LND20	C	1,675	1,675	1	83	0.00		08/25/2023	475,000	392,900	0.827
U05025009000	960 SHORE RD, Unit 9	110	110	LND20	C	1,664	1,248	1	83	0.00		09/07/2022	408,000	403,800	0.990
U11016002000	312 OCEAN HOUSE RD, Unit 2	110	110	LND20	C	892	252	1	83	0.00		04/20/2022	300,000	254,600	0.849
U24009004000	4 WILDWOOD DR	110	110	LND20	C	3,252	1,764	1	83	0.00		04/20/2023	500,000	564,400	1.129
U24009028000	28 WILDWOOD DR	110	110	LND20	C	4,233	2,322	1	83	0.00		10/30/2023	599,000	688,900	1.150
U24009032000	32 WILDWOOD DR	110	110	LND20	C	3,364	1,740	1	83	0.00		01/31/2024	747,500	638,100	0.854
U24009037000	37 WILDWOOD DR	110	110	LND20	C	3,066	1,764	1	83	0.00		06/22/2022	520,000	595,000	1.144
U24009047000	47 WILDWOOD DR	110	110	LND20	C	4,026	2,118	1	83	0.00		09/25/2023	750,000	654,800	0.873
U25019006000	6 OAKVIEW DR	110	110	LND20	C	1,073	1,073	1	83	0.00		07/28/2023	415,000	338,200	0.815
U29064101000	52 MAXWELL WOODS DR	110	110	LND20	C	4,344	1,814	1	83	0.00		02/02/2024	860,000	822,800	0.957
U29064127000	5 MAXWELL WOODS DR	110	110	LND20	C	4,224	1,814	1	83	0.00		05/05/2023	875,000	839,200	0.959
U29064129000	9 MAXWELL WOODS DR	110	110	LND20	C	4,344	1,814	1	83	0.00		09/09/2022	880,000	847,500	0.963
U29064137000	41 MAXWELL WOODS DR	110	110	LND20	C	4,712	1,998	1	83	0.00		10/06/2023	1,100,000	953,300	0.867
U29066012000	12 CANTERBURY WAY	110	110	LND20	C	3,264	2,174	1	83	0.00		09/26/2022	645,000	673,800	1.045
U29066025000	25 WESTMINSTER TER	110	110	LND20	C	3,780	2,205	1	83	0.00		06/17/2022	785,000	684,800	0.872
U30106000000	6 WINSLOW PL	110	110	LND20	C	1,850	1,626	1	83	0.00		10/10/2023	428,000	383,200	0.895
U30331000000	31 CONCORD PL	110	110	LND20	C	1,818	1,270	1	83	0.00		10/04/2023	437,500	352,500	0.806
U30448000000	48 RESOLUTION PL	110	110	LND20	C	1,836	1,386	1	83	0.00		09/27/2023	550,000	381,300	0.693
U30456000000	56 RESOLUTION PL	110	110	LND20	C	1,818	1,270	1	83	0.00		11/06/2023	435,000	354,000	0.814
U30457000000	57 RESOLUTION PL	110	110	LND20	C	1,930	1,578	1	83	0.00		09/22/2023	645,000	384,600	0.596
U33052005000	5 CAPE WOODS DR	110	110	LND20	C	3,493	1,666	1	83	0.00		09/13/2023	615,000	558,000	0.907
U33052019000	19 CAPE WOODS DR	110	110	LND20	C	3,744	1,504	1	83	0.00		06/13/2023	585,000	664,700	1.136
U33052021000	21 CAPE WOODS DR	110	110	LND20	C	3,744	1,666	1	83	0.00		06/13/2022	700,000	681,600	0.974
U45001091000	91 STARBOARD DR	110	110	LND20	C	1,040	1,040	1	83	0.00		08/11/2023	325,000	305,400	0.940
U45001091000	91 STARBOARD DR	110	110	LND20	C	1,040	1,040	1	83	0.00		10/13/2023	325,000	305,400	0.940
U45002033000	33 STARBOARD DR	110	110	LND20	C	2,128	1,064	1	83	0.00		08/01/2023	399,000	310,700	0.779
U45002037000	37 STARBOARD DR	110	110	LND20	C	2,080	1,040	1	83	0.00		07/31/2023	360,000	303,300	0.843
U45003021000	11 STARBOARD DR	110	110	LND20	C	2,170	1,085	1	83	0.00		01/26/2024	450,000	306,900	0.682
U49033208000	9 HEADLAND LN	110	110	LND20	C	4,344	1,814	1	83	0.00		08/23/2023	933,000	710,400	0.761

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Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Land Size	Adj Code	SaleDate	SalePrice	Total Value	Ratio
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<b>NBC:</b>	<b>LND20</b>	<b>Mean:</b>	<b>0.923</b>	<b>Min Ratio:</b>	<b>0.596</b>
<b>Count:</b>	<b>63</b>	<b>Median:</b>	<b>0.932</b>	<b>Max Ratio:</b>	<b>1.346</b>
<b>Standard Deviation:</b>	<b>0.126</b>	<b>Avg. Abs. Dev.</b>	<b>0.093</b>	<b>COD:</b>	<b>9.996</b>

<b>NBC:</b>		<b>LND33</b>													
U08036000000	6 POINT RD	101	101	LND33	P	4,426	2,173	1	01	0.25		09/22/2022	3,900,000	3,494,100	0.896
U09004A 000	1120 SHORE RD	101	101	LND33	P	1,404	872	1	09	0.21		08/15/2023	999,000	998,000	0.999
R02004001000	340 OCEAN HOUSE RD	101	124	LND33	P	25,951	10,074	1	03	38.60		07/01/2022	11,500,000	10,571,700	0.919
R03010A 000	52 SHIPWRECK COVE RD	101	124	LND33		12,029	6,946	1	07	1.80		07/21/2022	2,725,000	2,721,700	0.999
R03010A 000	52 SHIPWRECK COVE RD	101	124	LND33	P	12,029	6,946	1	07	1.80		07/21/2022	2,725,000	2,721,700	0.999
U02050000000	878 SHORE RD	101	124	LND33	P	16,311	7,311	1	03	1.25		07/26/2022	4,900,000	4,569,900	0.933

<b>NBC:</b>	<b>LND33</b>	<b>Mean:</b>	<b>0.957</b>	<b>Min Ratio:</b>	<b>0.896</b>
<b>Count:</b>	<b>6</b>	<b>Median:</b>	<b>0.966</b>	<b>Max Ratio:</b>	<b>0.999</b>
<b>Standard Deviation:</b>	<b>0.047</b>	<b>Avg. Abs. Dev.</b>	<b>0.041</b>	<b>COD:</b>	<b>4.293</b>

<b>NBC:</b>		<b>LND3A</b>													
U30043000000	38 CRANBROOK DR	101	101	LND3A	P	6,840	2,933	1	03	1.70		07/25/2023	1,295,000	1,301,300	1.005
U57001000000	5 ROCK CREST DR	101	101	LND3A	P	8,272	4,465	1	03	2.07		08/18/2023	1,510,000	1,568,100	1.038
U57015000000	7 QUARTZ KNOB RD	101	101	LND3A	P	8,762	3,237	1	04	1.57		06/17/2022	1,400,000	1,300,100	0.929
U30028000000	11 BELFIELD RD	101	103	LND3A	P	7,761	3,747	1	04	3.30		10/31/2022	1,495,000	1,521,600	1.018
U30060000000	11 MANOR WAY	101	103	LND3A	P	9,016	3,884	1	07	3.60		08/17/2022	1,300,000	1,316,100	1.012
U57013000000	1 QUARTZ KNOB RD	101	103	LND3A	P	10,041	4,157	1	03	1.23		10/31/2022	1,575,000	1,537,600	0.976

<b>NBC:</b>	<b>LND3A</b>	<b>Mean:</b>	<b>0.996</b>	<b>Min Ratio:</b>	<b>0.929</b>
<b>Count:</b>	<b>6</b>	<b>Median:</b>	<b>1.009</b>	<b>Max Ratio:</b>	<b>1.038</b>
<b>Standard Deviation:</b>	<b>0.039</b>	<b>Avg. Abs. Dev.</b>	<b>0.026</b>	<b>COD:</b>	<b>2.626</b>

<b>NBC:</b>		<b>LND6A</b>													
U21082000000	20 ORCHARD RD	101	101	LND6A	P	3,504	2,076	1	03	0.18		09/09/2022	555,000	562,500	1.014
U21114000000	22 MEADOW WAY	101	101	LND6A	P	3,139	1,494	1	03	0.16		01/31/2024	525,000	529,300	1.008
U21144000000	38 LONGFELLOW DR	101	101	LND6A	P	3,734	2,163	1	04	0.20		09/16/2022	610,000	585,000	0.959
U21034000000	62 LONGFELLOW DR	101	103	LND6A	P	3,184	1,456	1	03	0.19		07/29/2022	500,000	480,200	0.960
U21078000000	12 ORCHARD RD	101	103	LND6A	P	2,363	1,139	1	04	0.19		05/23/2023	465,000	452,300	0.973
U21100000000	52 SCOTT DYER RD	101	103	LND6A	P	2,683	1,509	1	04	0.16		07/08/2022	500,000	518,500	1.037

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\* Represent Vacant Land Sale

Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Land Size	Adj Code	SaleDate	SalePrice	Total Value	Ratio
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<b>NBC:</b>	<b>LND6A</b>	<b>Mean:</b>	<b>0.992</b>	<b>Min Ratio:</b>	<b>0.959</b>
<b>Count:</b>	<b>6</b>	<b>Median:</b>	<b>0.990</b>	<b>Max Ratio:</b>	<b>1.037</b>
<b>Standard Deviation:</b>	<b>0.032</b>	<b>Avg. Abs. Dev.</b>	<b>0.028</b>	<b>COD:</b>	<b>2.803</b>

<b>NBC:</b>	<b>LND8A</b>														
U42002002000	3 WESTFIELD RD	101	101	LND8A	P	2,778	1,125	1	01	0.23		09/25/2023	485,000	505,300	1.042
U42002012000	99 OLD OCEAN HOUSE RD	101	103	LND8A	P	2,470	1,025	1	08	0.21		10/04/2022	499,000	527,100	1.056

<b>NBC:</b>	<b>LND8A</b>	<b>Mean:</b>	<b>1.049</b>	<b>Min Ratio:</b>	<b>1.042</b>
<b>Count:</b>	<b>2</b>	<b>Median:</b>	<b>1.049</b>	<b>Max Ratio:</b>	<b>1.056</b>
<b>Standard Deviation:</b>	<b>0.010</b>	<b>Avg. Abs. Dev.</b>	<b>0.007</b>	<b>COD:</b>	<b>0.689</b>

*End of Report*