

**Summary by Land Use  
SOMERVILLE, MA**

02/10/2014

Land Use Code	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
102 CONDO MDL-05	466	412,668	380,185	0.92	390,000	360,600	0.92	0.03	4.52%	0.92
		<b>412,668</b>	<b>380,185</b>	<b>0.92</b>	<b>390,000</b>	<b>360,600</b>	<b>0.92</b>	<b>0.03</b>	<b>4.52%</b>	<b>0.92</b>

**Parcel Detail by Land Use  
SOMERVILLE, MA**

02/10/2014

Intrnl ID	Land Use Code	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
107221	102 CONDO	40/ E/ 13/ 2/	26 ADAMS ST #2	7102	1020	1,493	113	6	6/20/2012	490,000	455,400	0.93	1.08	0.01
7429	102 CONDO	40/ E/ 7/ 2/	52 ADAMS ST	7102	1020	1,470	93	12	7/27/2012	392,000	347,800	0.89	1.13	0.03
7430	102 CONDO	40/ E/ 7/ 3/	52 ADAMS ST	7102	1020	1,015	93	17	6/22/2012	275,000	269,900	0.98	1.02	0.06
107228	102 CONDO	48/ A/ 41/ 3/	63 ADAMS ST #3	7102	1020	718	135	11	5/25/2012	280,000	272,200	0.97	1.03	0.05
110507	102 CONDO	42/ C/ 29/ 1/	10 ALBION ST #1	8102	1020	1,156	113	16	2/27/2012	329,500	341,700	1.04	0.96	0.12
102053	102 CONDO	34/ D/ 23/ 2/	118 ALBION ST	8102	1020	1,023	103	12	3/ 1/2012	341,000	355,300	1.04	0.96	0.12
102054	102 CONDO	34/ D/ 23/ 3/	118 ALBION ST	8102	1020	1,023	103	12	9/14/2012	365,000	355,300	0.97	1.03	0.05
105440	102 CONDO	34/ C/ 52/ 1/	145 ALBION ST #1	8102	1020	780	93	12	9/19/2012	305,000	270,300	0.89	1.13	0.03
110113	102 CONDO	34/ D/ 10/ B/	152 ALBION ST #B	8102	1020	1,842	2	0	4/13/2012	700,000	625,600	0.89	1.12	0.03
103366	102 CONDO	42/ C/ 8/ 1/	70 ALBION ST	8102	1020	812	113	11	1/23/2012	300,000	301,900	1.01	0.99	0.09
110511	102 CONDO	24/ B/ 1/ 1/	14 APPLETON ST #1	4102	1020	1,812	103	4	7/ 2/2012	825,000	744,400	0.90	1.11	0.02
110512	102 CONDO	24/ B/ 1/ 2/	14 APPLETON ST #2	4102	1020	2,213	103	4	7/10/2012	875,000	822,300	0.94	1.06	0.02
103325	102 CONDO	44/ E/ 15/ 20/	25 ATHERTON ST	8102	1020	1,332	113	26	6/ 8/2012	349,000	315,400	0.90	1.11	0.02
108181	102 CONDO	44/ J/ 3/ B/	54 ATHERTON ST #B	8102	1020	1,179	163	31	11/28/2012	375,000	310,900	0.83	1.21	0.09
106279	102 CONDO	102/ C/ 2/ 1/	5 AUSTIN ST #1	9102	1020	1,426	113	16	11/30/2012	335,000	331,300	0.99	1.01	0.07
107237	102 CONDO	51/ E/ 56/ 3/	77 AVON ST #3	8102	1020	931	113	11	10/16/2012	339,000	310,600	0.92	1.09	0.00
110513	102 CONDO	30/ B/ 22/ 3/	3 BANKS ST	4102	1020	949	93	4	4/27/2012	457,000	417,300	0.91	1.10	0.01
110514	102 CONDO	30/ B/ 22/ 5/	5 BANKS ST	4102	1020	1,812	93	4	4/26/2012	670,000	635,100	0.95	1.05	0.03
5899	102 CONDO	30/ A/ 14/ 1/	8 BANKS ST	4102	1020	978	98	7	8/14/2012	400,000	373,100	0.93	1.07	0.01
106288	102 CONDO	49/ H/ 16/ 2/	13 BARTLETT ST #2	7102	1020	825	113	16	8/ 3/2012	287,000	256,300	0.89	1.12	0.03
107252	102 CONDO	45/ G/ 19/ 2/	245 BEACON ST #2	2102	1020	942	73	4	8/ 8/2012	390,000	382,400	0.98	1.02	0.06
107254	102 CONDO	45/ G/ 19/ 4/	245 BEACON ST #4	2102	1020	770	73	4	7/17/2012	382,500	358,200	0.94	1.07	0.02
107259	102 CONDO	37/ C/ 24/ 1/	331 BEACON ST #1	4102	1020	1,456	103	7	3/30/2012	458,000	464,600	1.01	0.99	0.09
107248	102 CONDO	76/ F/ 6/ 52R/	52R BEACON ST	2102	1020	2,250	113	11	11/ 9/2012	600,000	537,700	0.90	1.12	0.02
110517	102 CONDO	66/ C/ 9/ 201/	65 BEACON ST #201	2102	1020	1,073	24	1	2/29/2012	439,000	396,100	0.90	1.11	0.02
110519	102 CONDO	66/ C/ 9/ 203/	65 BEACON ST #203	2102	1020	1,124	24	1	2/29/2012	425,000	393,200	0.93	1.08	0.01
110521	102 CONDO	66/ C/ 9/ 205/	65 BEACON ST #205	2102	1020	1,071	24	1	3/ 8/2012	435,000	395,700	0.91	1.10	0.01
110522	102 CONDO	66/ C/ 9/ 301/	65 BEACON ST #301	2102	1020	1,127	24	1	3/ 6/2012	454,000	413,400	0.91	1.10	0.01
110523	102 CONDO	66/ C/ 9/ 302/	65 BEACON ST #302	2102	1020	1,077	24	1	3/ 2/2012	438,000	415,900	0.95	1.05	0.03
110524	102 CONDO	66/ C/ 9/ 303/	65 BEACON ST #303	2102	1020	1,041	24	1	3/ 1/2012	443,000	407,500	0.92	1.09	0.00

**Parcel Detail by Land Use  
SOMERVILLE, MA**

02/10/2014

Intrnl ID	Land Use Code	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
110526	102 CONDO	66/ C/ 9/ 305/	65 BEACON ST #305	2102	1020	1,085	24	1	3/26/2012	445,000	417,400	0.94	1.07	0.02
110527	102 CONDO	66/ C/ 9/ 401/	65 BEACON ST #401	2102	1020	1,205	24	1	2/29/2012	482,000	444,100	0.92	1.09	0.00
110528	102 CONDO	66/ C/ 9/ 402/	65 BEACON ST #402	2102	1020	1,139	24	1	3/15/2012	459,000	431,800	0.94	1.06	0.02
110529	102 CONDO	66/ C/ 9/ 403/	65 BEACON ST #403	2102	1020	1,100	24	1	3/ 1/2012	469,000	416,200	0.89	1.13	0.03
110530	102 CONDO	66/ C/ 9/ 404/	65 BEACON ST #404	2102	1020	1,107	24	1	3/29/2012	451,000	419,200	0.93	1.08	0.01
110531	102 CONDO	66/ C/ 9/ 405/	65 BEACON ST #405	2102	1020	1,206	24	1	3/15/2012	475,000	436,100	0.92	1.09	0.00
108190	102 CONDO	66/ C/ 12/ 73-1/	73 BEACON ST #1	2102	1020	1,310	123	11	11/ 9/2012	469,000	432,400	0.92	1.08	0.00
108192	102 CONDO	66/ C/ 12/ 73-3/	73 BEACON ST #3	2102	1020	1,239	123	11	11/ 7/2012	489,000	457,900	0.94	1.07	0.02
11014	102 CONDO	66/ D/ 1/ 67/	94 BEACON ST	2102	1020	896	37	8	9/27/2012	342,500	296,300	0.87	1.16	0.05
108728	102 CONDO	8/ G/ 18/ 17/	17 BELKNAP ST	4102	1020	1,012	103	7	8/30/2012	421,000	330,600	0.79	1.27	0.13
110534	102 CONDO	43/ A/ 11/ 2/	100 BELMONT ST #2	8102	1020	1,212	93	17	5/11/2012	371,715	365,200	0.98	1.02	0.06
110535	102 CONDO	43/ A/ 11/ 3/	100 BELMONT ST #3	8102	1020	1,122	93	17	5/11/2012	345,235	339,900	0.98	1.02	0.06
110533	102 CONDO	43/ A/ 11/ 1/	98 BELMONT ST #1	8102	1020	1,570	93	7	5/11/2012	541,715	480,300	0.89	1.13	0.03
108734	102 CONDO	43/ C/ 19/ 2/	2 BENTON RD #2	8102	1020	1,366	103	4	1/ 6/2012	500,000	526,600	1.05	0.95	0.13
110536	102 CONDO	43/ E/ 24/ 1/	37 BENTON RD #1	8102	1020	1,125	113	11	9/28/2012	382,000	352,800	0.92	1.08	0.00
110540	102 CONDO	33/ B/ 2/ 2/	2 BERWICK ST #2	7102	1020	840	148	11	10/19/2012	331,000	291,500	0.88	1.14	0.04
110541	102 CONDO	33/ B/ 2/ 3/	2 BERWICK ST #3	7102	1020	910	148	11	10/12/2012	339,000	300,200	0.89	1.13	0.03
12950	102 CONDO	83/ E/ 5/ 11/	11 BOLTON ST	2102	1020	1,160	31	13	5/ 4/2012	360,000	351,400	0.98	1.02	0.06
106314	102 CONDO	1/ E/ 4/ 169/	169 BOSTON AVE	4102	1020	924	93	7	8/ 8/2012	328,000	337,400	1.03	0.97	0.11
103408	102 CONDO	27/ E/ 20/ 89/	89 BOSTON AVE	4102	1020	1,432	83	7	9/ 4/2012	448,000	415,500	0.93	1.08	0.01
12670	102 CONDO	81/ A/ 20/ 2/	14 BOSTON ST	8102	1020	945	31	17	2/ 1/2012	196,000	214,500	1.09	0.91	0.17
108205	102 CONDO	63/ C/ 18/ 1/	51 BOW ST #1	8102	1020	961	113	16	5/ 1/2012	350,000	316,900	0.91	1.10	0.01
11862	102 CONDO	74/ C/ 1/ 58A/	58 BOW ST	8102	1020	847	93	17	9/19/2012	298,000	254,000	0.85	1.17	0.07
11865	102 CONDO	74/ C/ 1/ 58D/	58 BOW ST	8102	1020	701	93	17	8/ 3/2012	287,000	241,300	0.84	1.19	0.08
108760	102 CONDO	9/ C/ 2/ 203/	1188 BROADWAY #203	1102	1020	1,373	6	3	9/ 7/2012	535,000	477,600	0.89	1.12	0.03
108813	102 CONDO	9/ C/ 2/ 406/	1188 BROADWAY #406	1102	1020	1,190	6	3	6/ 6/2012	490,000	464,300	0.95	1.06	0.03
108815	102 CONDO	9/ C/ 2/ 407/	1188 BROADWAY #407	1102	1020	1,190	6	3	11/30/2012	534,000	466,800	0.87	1.14	0.05
107302	102 CONDO	6/ A/ 4/ 5/	1328 BROADWAY #5	1102	1020	1,964	9	3	1/10/2012	480,000	429,500	0.89	1.12	0.03
109771	102 CONDO	71/ B/ 2/ 1/	280 BROADWAY #1	7102	1020	1,162	113	16	12/28/2012	338,000	309,300	0.92	1.09	0.00
109777	102 CONDO	71/ B/ 2/ 7/	280 BROADWAY #7	7102	1020	2,344	3	0	6/ 1/2012	544,000	501,400	0.92	1.08	0.00
105487	102 CONDO	59/ C/ 22/ 21/	326 BROADWAY #21	7102	1020	696	43	10	7/27/2012	183,500	177,400	0.97	1.03	0.05

**Parcel Detail by Land Use  
SOMERVILLE, MA**

02/10/2014

Intrnl ID	Land Use Code	MBLU	Location	Land Use Nbhd Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
8722	102 CONDO	48/ B/ 6/ 11/	390 BROADWAY	5102 1020	1,089	35	16	10/ 1/2012	263,000	249,900	0.95	1.05	0.03
8724	102 CONDO	48/ B/ 6/ 13/	390 BROADWAY	5102 1020	645	35	11	9/11/2012	224,000	200,700	0.90	1.12	0.02
8727	102 CONDO	48/ B/ 6/ 22/	390 BROADWAY	5102 1020	1,047	35	16	3/30/2012	273,000	245,200	0.90	1.11	0.02
8734	102 CONDO	48/ B/ 6/ 34/	390 BROADWAY	5102 1020	643	35	16	7/31/2012	200,000	185,100	0.93	1.08	0.01
8752	102 CONDO	48/ B/ 6/ L-2/	390 BROADWAY	5102 1020	618	35	16	5/17/2012	193,500	182,300	0.94	1.06	0.02
106345	102 CONDO	48/ B/ 1/ 5/	400 BROADWAY #5	7102 1020	765	93	7	6/14/2012	285,000	273,400	0.96	1.04	0.04
107297	102 CONDO	40/ G/ 1/ 3/	448 BROADWAY #3	7102 1020	1,225	113	16	8/ 6/2012	327,000	314,700	0.96	1.04	0.04
7538	102 CONDO	40/ I/ 6/ 23/	474 BROADWAY	7102 1020	701	48	13	7/ 5/2012	199,000	167,900	0.84	1.19	0.08
103412	102 CONDO	32/ A/ 3/ A1/	561 BROADWAY	7102 1020	869	93	7	1/27/2012	290,000	291,000	1.00	1.00	0.08
100533	102 CONDO	18/ B/ 36/ 2/	45 BROMFIELD RD	4102 1020	1,776	113	16	6/15/2012	492,000	480,000	0.98	1.03	0.06
103419	102 CONDO	30/ B/ 10/ 1/	34 BURNSIDE AVE	4102 1020	977	83	12	7/31/2012	405,000	347,900	0.86	1.16	0.06
107314	102 CONDO	66/ A/ 39/ 3/	10 CALDWELL AVE #3	2102 1020	795	113	16	12/20/2012	338,000	304,000	0.90	1.11	0.02
108239	102 CONDO	66/ A/ 9/ 2/	39 CALVIN ST #2	2102 1020	950	108	7	9/12/2012	415,000	345,700	0.83	1.20	0.09
108242	102 CONDO	43/ F/ 1/ 2/	38 CAMBRIA ST #2	8102 1020	1,365	113	11	7/13/2012	481,000	435,300	0.90	1.10	0.02
102939	102 CONDO	13/ D/ 31/ 2/	62 CAMERON AVE	1102 1020	890	113	21	4/30/2012	343,300	301,500	0.88	1.14	0.04
107319	102 CONDO	17/ H/ 9/ 10/	10 CAMPBELL PK	4102 1020	757	113	11	9/25/2012	365,000	334,900	0.92	1.09	0.00
107321	102 CONDO	74/ B/ 32/ 1/	18 CARLTON ST #1	2102 1020	1,049	8	0	6/29/2012	465,000	409,500	0.88	1.14	0.04
106360	102 CONDO	31/ A/ 8/ 1/	14 CEDAR ST #1	8102 1020	904	113	6	7/ 9/2012	428,000	350,900	0.82	1.22	0.10
106361	102 CONDO	31/ A/ 8/ 2/	14 CEDAR ST #2	8102 1020	1,811	113	6	8/ 3/2012	650,000	549,500	0.85	1.18	0.07
106370	102 CONDO	28/ G/ 5/ 2/	218 CEDAR ST #2	4102 1020	794	103	12	5/31/2012	300,000	266,800	0.89	1.12	0.03
110547	102 CONDO	27/ E/ 22/ 1/	270 CEDAR ST #1	4102 1020	1,338	1	0	6/26/2012	424,000	393,400	0.93	1.08	0.01
110548	102 CONDO	27/ E/ 22/ 2/	270 CEDAR ST #2	4102 1020	1,211	1	0	7/24/2012	422,000	372,500	0.88	1.13	0.04
110549	102 CONDO	27/ E/ 22/ 3/	270 CEDAR ST #3	4102 1020	1,224	1	0	8/ 1/2012	419,000	374,800	0.89	1.12	0.03
110550	102 CONDO	27/ E/ 22/ 4/	270 CEDAR ST #4	4102 1020	1,219	1	0	8/30/2012	395,000	373,900	0.95	1.06	0.03
110552	102 CONDO	27/ E/ 22/ 6/	270 CEDAR ST #6	4102 1020	1,124	1	0	10/11/2012	385,000	360,500	0.94	1.07	0.02
110553	102 CONDO	27/ E/ 22/ 7/	270 CEDAR ST #7	4102 1020	1,219	1	0	7/30/2012	387,000	372,300	0.96	1.04	0.04
110554	102 CONDO	27/ E/ 22/ 8/	270 CEDAR ST #8	4102 1020	1,111	1	0	8/13/2012	401,000	358,200	0.89	1.12	0.03
110555	102 CONDO	27/ E/ 22/ 9/	270 CEDAR ST #9	4102 1020	1,124	1	0	7/27/2012	387,000	360,500	0.93	1.07	0.01
103425	102 CONDO	30/ F/ 12/ 1/	36 CEDAR ST	8102 1020	1,381	93	12	8/16/2012	474,500	420,700	0.89	1.13	0.03
103426	102 CONDO	30/ F/ 12/ 2/	36 CEDAR ST	8102 1020	1,205	93	12	7/16/2012	389,000	348,300	0.90	1.12	0.02
106364	102 CONDO	36/ A/ 62/ 3/	47 CEDAR ST #3	8102 1020	696	53	3	7/24/2012	260,000	272,900	1.05	0.95	0.13

**Parcel Detail by Land Use  
SOMERVILLE, MA**

02/10/2014

Intrnl ID	Land Use Code	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
7783	102 CONDO	42/ B/ 22/ 11/	112 CENTRAL ST	8102	1020	1,400	93	17	5/25/2012	355,000	376,000	1.06	0.94	0.14
3819	102 CONDO	16/ C/ 46/ 1/	12 CHANDLER ST	4102	1020	836	113	21	7/13/2012	366,000	295,200	0.81	1.24	0.11
110126	102 CONDO	30/ D/ 11/ 1/	26 CHERRY ST #1	8102	1020	1,102	93	4	3/30/2012	450,000	418,200	0.93	1.08	0.01
105526	102 CONDO	26/ V/ 26/ 30-13/	30 CHESTER ST #13	4102	1020	690	54	13	6/18/2012	313,000	286,500	0.92	1.09	0.00
105528	102 CONDO	26/ V/ 26/ 30-15/	30 CHESTER ST #15	4102	1020	690	54	13	12/10/2012	318,000	286,500	0.90	1.11	0.02
105553	102 CONDO	26/ V/ 26/ 32-7/	32 CHESTER ST #7	4102	1020	590	54	13	5/31/2012	284,000	271,200	0.95	1.05	0.03
11980	102 CONDO	75/ C/ 24/ 1/	3 CLARK ST	2102	1020	1,184	25	12	7/19/2012	350,000	372,800	1.07	0.94	0.15
105568	102 CONDO	24/ J/ 3/ 2/	5 CLIFTON ST #2	4102	1020	1,670	93	12	6/25/2012	485,000	487,800	1.01	0.99	0.09
106388	102 CONDO	24/ K/ 15/ 2/	6 CLIFTON ST #2	4102	1020	880	118	16	7/25/2012	380,000	361,200	0.95	1.05	0.03
103438	102 CONDO	33/ H/ 20/ 2/	20 CLYDE ST	8102	1020	1,818	11	5	11/16/2012	540,000	516,100	0.96	1.05	0.04
110133	102 CONDO	33/ A/ D/ 3/	56 CLYDE ST #3	8102	1020	1,778	2	0	12/14/2012	637,000	594,300	0.93	1.07	0.01
110135	102 CONDO	33/ A/ D/ 5/	58 CLYDE ST #5	8102	1020	1,758	2	0	4/ 9/2012	655,000	587,100	0.90	1.12	0.02
110136	102 CONDO	33/ A/ D/ 6/	58 CLYDE ST #6	8102	1020	1,786	2	0	3/ 2/2012	639,900	581,000	0.91	1.10	0.01
107329	102 CONDO	18/ C/ 37/ 1/	157 COLLEGE AVE #1	4102	1020	1,442	113	11	4/ 6/2012	536,500	489,200	0.91	1.10	0.01
110556	102 CONDO	7/ J/ 3/ 1/	32 COLLEGE HILL RD #1	4102	1020	1,092	93	7	10/19/2012	358,500	321,400	0.90	1.12	0.02
110557	102 CONDO	7/ J/ 3/ 2/	32 COLLEGE HILL RD #2	4102	1020	1,640	93	7	12/ 3/2012	430,000	406,000	0.94	1.06	0.02
109831	102 CONDO	75/ E/ 34/ 3/	69 CONCORD AVE #3	2102	1020	558	103	27	7/20/2012	251,000	236,700	0.94	1.06	0.02
110558	102 CONDO	7/ V/ 16/ 1/	58 CONWELL AVE #1	4102	1020	971	103	7	8/ 8/2012	362,000	336,100	0.93	1.08	0.01
110559	102 CONDO	7/ V/ 16/ 2/	58 CONWELL AVE #2	4102	1020	971	103	7	8/ 7/2012	375,000	351,000	0.94	1.07	0.02
110560	102 CONDO	7/ V/ 16/ 3/	58 CONWELL AVE #3	4102	1020	971	103	7	11/ 9/2012	370,000	351,000	0.95	1.05	0.03
110571	102 CONDO	66/ D/ 7/ 2/	5 COONEY ST #2	2102	1020	741	113	26	8/28/2012	286,500	264,100	0.92	1.08	0.00
110572	102 CONDO	66/ D/ 7/ 3/	5 COONEY ST #3	2102	1020	741	113	31	9/28/2012	286,000	243,300	0.85	1.18	0.07
108923	102 CONDO	38/ G/ 7/ 1/	23 CRAIGIE ST #1	8102	1020	1,534	153	21	7/11/2012	517,500	434,900	0.84	1.19	0.08
103457	102 CONDO	90/ D/ 18/ 1/	20R CROSS ST	9102	1020	1,116	10	2	6/ 5/2012	316,000	299,400	0.95	1.06	0.03
110573	102 CONDO	90/ C/ 19/ 1/	23 CROSS ST #1	9102	1020	847	3	0	12/13/2012	263,000	240,100	0.91	1.10	0.01
110574	102 CONDO	90/ C/ 19/ 2/	23 CROSS ST #2	9102	1020	677	3	0	12/21/2012	229,000	208,300	0.91	1.10	0.01
110576	102 CONDO	90/ C/ 19/ 4/	25 CROSS ST #4	9102	1020	716	3	0	12/14/2012	230,000	215,400	0.94	1.07	0.02
108258	102 CONDO	7/ G/ 27/ 41/	41 CURTIS AVE	4102	1020	966	98	12	8/30/2012	370,000	306,200	0.83	1.21	0.09
107342	102 CONDO	8/ D/ 4/ 2/	20 CURTIS ST #2	4102	1020	2,033	103	17	6/15/2012	530,000	479,600	0.90	1.11	0.02
107516	102 CONDO	10/ F/ 30/ 2/	83 CURTIS ST #2	4102	1020	1,639	108	12	5/ 1/2012	438,000	420,100	0.96	1.04	0.04
108264	102 CONDO	25/ B/ 14/ 3/	33 CUTTER AVE #3	4102	1020	1,051	93	7	6/ 1/2012	446,000	413,200	0.93	1.08	0.01

**Parcel Detail by Land Use  
SOMERVILLE, MA**

02/10/2014

Intrnl ID	Land Use Code	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
108261	102 CONDO	91/ A/ 12/ 2/	15 CUTTER ST #2	9102	1020	1,449	113	21	12/28/2012	308,000	265,000	0.86	1.16	0.06
110578	102 CONDO	54/ C/ 3/ 1/	57 DANE ST #1	2102	1020	1,309	113	6	7/ 2/2012	484,000	468,000	0.97	1.03	0.05
110579	102 CONDO	54/ C/ 3/ 2/	57 DANE ST #2	2102	1020	1,317	1	0	6/ 7/2012	524,900	482,900	0.92	1.09	0.00
110138	102 CONDO	60/ A/ 3/ 2/	32 DARTMOUTH ST #2	7102	1020	1,016	113	11	2/ 3/2012	367,000	330,500	0.90	1.11	0.02
110139	102 CONDO	60/ A/ 3/ 3/	32 DARTMOUTH ST #3	7102	1020	1,081	113	11	2/29/2012	369,000	337,500	0.91	1.09	0.01
110580	102 CONDO	22/ B/ 11/ 29/	29 DAY ST	4102	1020	2,659	113	6	9/ 7/2012	1,200,000	961,600	0.80	1.25	0.12
110581	102 CONDO	22/ B/ 11/ 31A/	31A DAY ST	4102	1020	2,039	1	0	9/11/2012	969,000	883,500	0.91	1.10	0.01
110582	102 CONDO	22/ B/ 11/ 31B/	31B DAY ST	4102	1020	1,965	1	0	8/27/2012	880,000	778,300	0.88	1.13	0.04
108266	102 CONDO	69/ G/ 13/ 2/	38 DERBY ST #2	5102	1020	1,176	93	7	7/31/2012	317,500	320,300	1.01	0.99	0.09
110141	102 CONDO	8/ E/ 8/ 3/	3 DICKSON ST	4102	1020	1,722	103	7	7/17/2012	525,000	468,300	0.89	1.12	0.03
110587	102 CONDO	76/ A/ 11/ 1/	12 DIMICK ST #1	2102	1020	1,035	102	7	4/12/2012	429,000	391,600	0.91	1.10	0.01
110588	102 CONDO	76/ A/ 11/ 2/	12 DIMICK ST #2	2102	1020	1,050	102	7	4/19/2012	425,000	390,300	0.92	1.09	0.00
110589	102 CONDO	76/ A/ 11/ 3/	12 DIMICK ST #3	2102	1020	1,050	102	7	4/30/2012	415,000	392,100	0.94	1.06	0.02
105588	102 CONDO	66/ C/ 2/ 2/	52 DIMICK ST #2	2102	1020	1,155	113	16	8/31/2012	439,000	361,800	0.82	1.21	0.10
106436	102 CONDO	66/ B/ 4/ 62-1/	62 DIMICK ST #62-1	2102	1020	810	113	11	11/30/2012	332,000	276,500	0.83	1.20	0.09
106432	102 CONDO	66/ B/ 4/ 66-3/	66 DIMICK ST #3	2102	1020	975	113	11	9/ 4/2012	360,000	340,100	0.94	1.06	0.02
103469	102 CONDO	11/ C/ 19/ 1/	27 ELECTRIC AVE	4102	1020	1,074	113	16	8/30/2012	450,000	366,000	0.81	1.23	0.11
103474	102 CONDO	53/ D/ 15/ 1/	3 ELIOT ST	2102	1020	888	113	16	8/ 9/2012	370,000	319,600	0.86	1.16	0.06
103475	102 CONDO	53/ D/ 15/ 2/	3 ELIOT ST	2102	1020	968	113	16	12/13/2012	380,000	334,700	0.88	1.14	0.04
108928	102 CONDO	25/ F/ 10/ 161-2/	161 ELM ST #2	4102	1020	813	128	11	8/27/2012	445,000	368,000	0.83	1.21	0.09
108932	102 CONDO	25/ F/ 10/ 163-3/	163 ELM ST #3	4102	1020	743	128	11	5/ 9/2012	404,000	350,300	0.87	1.15	0.05
107370	102 CONDO	36/ A/ 39/ 2/	49 ELM ST #2	8102	1020	1,175	103	12	3/ 9/2012	410,000	352,900	0.86	1.16	0.06
106462	102 CONDO	13/ D/ 6/ 3/	9 ELMWOOD ST #3	1102	1020	1,138	113	11	7/20/2012	450,000	408,600	0.91	1.10	0.01
107374	102 CONDO	25/ F/ 1/ 1/	29 ELSTON ST #1	4102	1020	1,249	113	16	7/ 9/2012	435,000	389,000	0.89	1.12	0.03
109366	102 CONDO	9/ A/ 35/ 1/	57 ENDICOTT AVE #1	1102	1020	1,452	5	2	7/27/2012	585,000	551,400	0.94	1.06	0.02
108934	102 CONDO	90/ H/ 26/ 9-1/	9 EVERETT AVE #1	9102	1020	804	6	0	11/19/2012	223,000	208,000	0.93	1.07	0.01
108279	102 CONDO	3/ D/ 29/ 2/	25 FAIRFAX ST #2	4102	1020	1,373	93	7	11/ 7/2012	370,000	360,200	0.97	1.03	0.05
110607	102 CONDO	3/ D/ 41/ 1/	63 FAIRFAX ST #1	4102	1020	996	93	7	10/31/2012	375,000	344,800	0.92	1.09	0.00
110608	102 CONDO	3/ D/ 41/ 2/	63 FAIRFAX ST #2	4102	1020	1,210	93	7	9/27/2012	400,000	368,100	0.92	1.09	0.00
102945	102 CONDO	9/ A/ 23/ 50-2/	50 FARRAGUT AVE	1102	1020	1,030	98	12	2/17/2012	380,000	347,900	0.92	1.09	0.00
108282	102 CONDO	9/ A/ 34/ 6/	6 FARRAGUT AVE #1	1102	1020	1,127	98	12	6/29/2012	410,750	355,800	0.87	1.15	0.05

**Parcel Detail by Land Use  
SOMERVILLE, MA**

02/10/2014

Intrnl ID	Land Use Code	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
9814	102 CONDO	55/ B/ 3/ 1/	222 FELLOSWAY	6102	1020	1,820	26	2	7/20/2012	465,000	437,000	0.94	1.06	0.02
103491	102 CONDO	70/ C/ 7/ 3/	24 FELLOSWAY WEST	5102	1020	1,214	128	21	11/30/2012	245,000	238,600	0.97	1.03	0.05
106478	102 CONDO	69/ E/ 4/ 2/	82 FELLOSWAY WEST #2	5102	1020	1,776	103	12	11/ 2/2012	389,000	384,500	0.99	1.01	0.07
14600	102 CONDO	58/ D/ 27/ 15-3/	15 FENWICK ST	5102	1020	1,376	113	16	9/14/2012	320,000	285,000	0.89	1.12	0.03
107384	102 CONDO	58/ A/ 6/ 1/	32 FENWICK ST #1	5102	1020	902	113	11	5/21/2012	315,000	284,400	0.90	1.11	0.02
14485	102 CONDO	115/ C/ 1/ B156/	1 FITCHBURG ST	3102	1020	1,814	133	26	10/ 2/2012	394,000	365,600	0.93	1.08	0.01
14500	102 CONDO	115/ C/ 1/ B355/	1 FITCHBURG ST	3102	1020	1,612	133	21	5/25/2012	420,000	379,100	0.90	1.11	0.02
14510	102 CONDO	115/ C/ 1/ B552/	1 FITCHBURG ST	3102	1020	1,692	133	21	9/14/2012	428,000	398,000	0.93	1.08	0.01
14574	102 CONDO	115/ C/ 1/ C403/	1 FITCHBURG ST	3102	1020	1,113	133	11	2/28/2012	360,000	341,800	0.95	1.05	0.03
14578	102 CONDO	115/ C/ 1/ C407/	1 FITCHBURG ST	3102	1020	1,552	133	26	9/20/2012	380,000	310,000	0.82	1.23	0.10
14582	102 CONDO	115/ C/ 1/ C411/	1 FITCHBURG ST	3102	1020	1,195	133	11	8/31/2012	335,000	360,400	1.08	0.93	0.16
105598	102 CONDO	105/ B/ 29/ 3/	43 FLORENCE ST #3	9102	1020	531	113	21	2/29/2012	189,000	184,000	0.97	1.03	0.05
107395	102 CONDO	105/ A/ 4/ 52-2/	52 FLORENCE ST #2	9102	1020	782	123	11	10/ 5/2012	267,000	229,900	0.86	1.16	0.06
105600	102 CONDO	48/ G/ 15/ 2/	21 FORSTER ST #2	7102	1020	873	93	7	7/31/2012	325,000	285,000	0.88	1.14	0.04
13502	102 CONDO	91/ H/ 12/ 3/	27 FRANKLIN ST	9102	1020	900	93	12	11/ 5/2012	283,500	251,000	0.89	1.13	0.03
106487	102 CONDO	104/ C/ 18/ 1/	39 FRANKLIN ST #1	9102	1020	908	15	2	7/10/2012	265,000	218,100	0.82	1.22	0.10
105606	102 CONDO	46/ F/ 31/ 2/	69 FREMONT ST #2	5102	1020	1,481	93	12	11/15/2012	308,000	290,400	0.94	1.06	0.02
110648	102 CONDO	89/ L/ 11/ 11/	11 GARFIELD AVE	9102	1020	1,590	103	7	5/24/2012	380,000	344,100	0.91	1.10	0.01
110647	102 CONDO	89/ L/ 11/ 9/	9 GARFIELD AVE	9102	1020	1,649	103	7	4/17/2012	399,000	361,900	0.91	1.10	0.01
12515	102 CONDO	79/ G/ 13/ 4/	74 GILMAN ST	7102	1020	812	93	17	3/23/2012	225,200	225,300	1.00	1.00	0.08
110651	102 CONDO	40/ F/ 30/ 1/	111 GLENWOOD RD	7102	1020	1,420	93	4	6/ 8/2012	424,500	380,200	0.90	1.12	0.02
110652	102 CONDO	40/ F/ 30/ 2/	111 GLENWOOD RD #2	7102	1020	1,835	93	4	6/25/2012	472,500	432,400	0.92	1.09	0.00
110649	102 CONDO	41/ C/ 4/ 68/	68 GLENWOOD RD	7102	1020	1,120	93	12	7/ 2/2012	298,000	290,200	0.97	1.03	0.05
110650	102 CONDO	41/ C/ 4/ 70/	70 GLENWOOD RD	7102	1020	1,785	93	7	5/11/2012	415,000	397,700	0.96	1.04	0.04
108943	102 CONDO	68/ D/ 24/ 2/	41 GOVERNOR	6102	1020	1,012	113	26	12/27/2012	259,900	251,700	0.97	1.03	0.05
107402	102 CONDO	52/ E/ 17/ 2L/	5 GRANITE ST #2L	8102	1020	985	113	11	7/31/2012	360,000	343,100	0.95	1.05	0.03
110655	102 CONDO	20/ C/ 32/ 1/	20 HALL AVE #1	4102	1020	1,335	103	7	5/ 7/2012	570,500	504,400	0.88	1.13	0.04
110656	102 CONDO	20/ C/ 32/ 2/	20 HALL AVE #2	4102	1020	2,126	103	4	10/31/2012	818,000	748,400	0.91	1.09	0.01
108946	102 CONDO	20/ C/ 26/ 1/	44 HALL AVE #1	4102	1020	1,301	103	7	7/25/2012	539,000	452,800	0.84	1.19	0.08
109376	102 CONDO	29/ H/ 8/ 2/	10 HALL ST #2	8102	1020	982	98	17	8/20/2012	355,500	299,900	0.84	1.19	0.08
107427	102 CONDO	29/ C/ 9/ 1/	98 HANCOCK ST #1	4102	1020	812	113	16	8/30/2012	367,000	355,400	0.97	1.03	0.05

**Parcel Detail by Land Use  
SOMERVILLE, MA**

02/10/2014

Intrnl ID	Land Use Code	MBLU	Location	Land Use	Eff	Eff	Sale	Sale	Appraised	A/S	S/A	Abs Disp		
				Nbhd Code	Area	Age	Age	Date	Price	Value	Ratio	Ratio		
103508	102	CONDO	39/ F/ 15/ 2/	43 HARRIS ST	2102	1020	1,061	205	11 2/ 3/2012	483,500	431,800	0.89	1.12	0.03
105622	102	CONDO	44/ B/ 6/ 1/	38 HARVARD ST #1	8102	1020	762	133	16 11/26/2012	296,000	258,700	0.87	1.14	0.05
110658	102	CONDO	25/ D/ 5/ 48/	48 HAWTHORNE ST	4102	1020	1,519	93	7 8/13/2012	575,000	512,500	0.89	1.12	0.03
110659	102	CONDO	36/ C/ 62/ 1/	1 HAYDEN TERR	8102	1020	768	87	7 10/30/2012	339,900	308,600	0.91	1.10	0.01
15527	102	CONDO	51/ C/ 4/ B/	112 HIGHLAND AVE	8102	1020	1,015	15	3 12/19/2012	372,000	335,200	0.90	1.11	0.02
102974	102	CONDO	50/ G/ 20/A 3/	137 HIGHLAND AVE	8102	1020	1,100	128	16 10/15/2012	399,900	341,300	0.85	1.17	0.07
110663	102	CONDO	43/ D/ 6/ 1/	162 HIGHLAND AVE #1	8102	1020	1,717	113	11 4/20/2012	515,000	455,100	0.88	1.13	0.04
110664	102	CONDO	43/ D/ 6/ 2/	162 HIGHLAND AVE #2	8102	1020	1,495	113	11 5/ 1/2012	460,000	436,800	0.95	1.05	0.03
110665	102	CONDO	43/ D/ 6/ 3/	162 HIGHLAND AVE #3	8102	1020	1,385	113	11 4/20/2012	470,000	405,500	0.86	1.16	0.06
110667	102	CONDO	34/ E/ 36/ 2/	221 HIGHLAND AVE #2	8102	1020	1,630	103	12 5/31/2012	380,000	376,700	0.99	1.01	0.07
106585	102	CONDO	34/ E/ 49/ 3/	245 HIGHLAND AVE #3	8102	1020	401	103	12 6/25/2012	187,000	179,000	0.96	1.04	0.04
107453	102	CONDO	34/ E/ 55/ 261-2/	261 HIGHLAND AVE #2	8102	1020	418	113	11 6/22/2012	181,500	171,700	0.95	1.06	0.03
110669	102	CONDO	34/ E/ 59/ 2/	275 HIGHLAND AVE #2	8102	1020	1,006	113	16 11/28/2012	310,000	315,700	1.02	0.98	0.10
110671	102	CONDO	34/ E/ 59/ A/	275 HIGHLAND AVE #A	8102	1020	475	113	36 11/ 6/2012	140,000	124,700	0.89	1.12	0.03
101938	102	CONDO	72/ F/ 9/ 1/	28 HIGHLAND AVE	8102	1020	1,035	120	16 4/27/2012	369,900	355,500	0.96	1.04	0.04
106568	102	CONDO	72/ F/ 6/ 40-1/	40 HIGHLAND AVE #1	8102	1020	488	118	16 8/30/2012	200,000	215,400	1.08	0.93	0.16
106581	102	CONDO	72/ F/ 6/ 42-6/	42 HIGHLAND AVE #6	8102	1020	1,286	118	16 3/15/2012	360,000	376,200	1.04	0.96	0.12
109388	102	CONDO	72/ B/ 25/ 4/	6 HIGHLAND AVE #4	8102	1020	1,701	113	11 5/22/2012	435,000	435,800	1.00	1.00	0.08
103509	102	CONDO	27/ H/ 22/ 1/	91 HIGHLAND RD	4102	1020	1,496	93	7 6/ 1/2012	564,000	530,800	0.94	1.06	0.02
110672	102	CONDO	7/ L/ 10/ 1/	145 HILLSDALE RD #1	4102	1020	906	93	7 12/18/2012	395,000	364,900	0.92	1.08	0.00
110673	102	CONDO	7/ L/ 10/ 2/	145 HILLSDALE RD #2	4102	1020	954	93	7 12/18/2012	412,500	373,800	0.91	1.10	0.01
106596	102	CONDO	32/ I/ 3/ 57-2/	57 HINCKLEY ST #2	7102	1020	735	108	7 5/11/2012	280,000	272,100	0.97	1.03	0.05
110539	102	CONDO	33/ B/ 2/ 1/	81 HINCKLEY ST #1	7102	1020	855	148	11 10/17/2012	303,000	288,900	0.95	1.05	0.03
15535	102	CONDO	31/ D/ 8/ 1/	9 HOLYOKE RD	4102	1020	1,135	113	11 7/ 2/2012	470,000	403,300	0.86	1.17	0.06
15536	102	CONDO	31/ D/ 8/ 2/	9 HOLYOKE RD	4102	1020	835	113	11 7/19/2012	418,000	378,600	0.91	1.10	0.01
108962	102	CONDO	17/ A/ 58/ 30-1/	30 HOWARD ST #1	1102	1020	1,728	9	0 12/17/2012	779,000	726,100	0.93	1.07	0.01
108982	102	CONDO	17/ A/ 58/ 60-2/	60 HOWARD ST #2	1102	1020	772	9	0 2/ 9/2012	385,000	405,700	1.05	0.95	0.13
107479	102	CONDO	34/ E/ 15/ 202/	140 HUDSON ST #202	8102	1020	1,521	8	3 2/17/2012	500,000	488,000	0.98	1.02	0.06
110688	102	CONDO	34/ D/ 60/ 2/	147 HUDSON ST #2	8102	1020	792	103	7 5/25/2012	393,000	375,700	0.96	1.05	0.04
110687	102	CONDO	34/ D/ 60/ 1/	149 HUDSON ST #1	8102	1020	816	103	7 6/ 4/2012	396,000	380,500	0.96	1.04	0.04
110689	102	CONDO	34/ D/ 60/ 3/	149 HUDSON ST #3	8102	1020	925	103	4 5/31/2012	430,000	413,900	0.96	1.04	0.04



**Parcel Detail by Land Use  
SOMERVILLE, MA**

02/10/2014

Intrnl ID	Land Use Code	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
110674	102 CONDO	42/ C/ 37/ 1/	19 HUDSON ST #1	8102	1020	780	113	11	11/14/2012	305,000	289,800	0.95	1.05	0.03
110675	102 CONDO	42/ C/ 37/ 2/	19 HUDSON ST #2	8102	1020	1,402	113	11	11/20/2012	470,000	386,000	0.82	1.22	0.10
106613	102 CONDO	42/ C/ 43/ 1/	33 HUDSON ST #1	8102	1020	918	113	16	11/16/2012	316,000	284,600	0.90	1.11	0.02
106615	102 CONDO	42/ C/ 43/ 3/	33 HUDSON ST #3	8102	1020	904	113	16	3/30/2012	305,000	303,600	1.00	1.00	0.08
102980	102 CONDO	38/ G/ 19/ 1/	12 IBBETSON ST	8102	1020	902	113	11	6/22/2012	400,000	362,000	0.90	1.10	0.02
107488	102 CONDO	47/ F/ 6/ A/	140 JAQUES ST #A	5102	1020	1,423	8	3	6/18/2012	401,000	324,900	0.81	1.23	0.11
100947	102 CONDO	47/ E/ 5/ 2/	143 JAQUES ST	5102	1020	2,529	113	11	4/ 9/2012	555,000	531,000	0.96	1.05	0.04
102114	102 CONDO	17/ B/ 9/ 21/	21 JAY ST	1102	1020	1,256	93	7	8/31/2012	465,000	397,400	0.85	1.17	0.07
110690	102 CONDO	75/ D/ 19/ 1/	9 JOSEPH ST #1	2102	1020	775	113	11	6/ 8/2012	330,500	336,300	1.02	0.98	0.10
110691	102 CONDO	75/ D/ 19/ 2/	9 JOSEPH ST #2	2102	1020	1,424	113	11	6/ 7/2012	470,000	450,400	0.96	1.04	0.04
110692	102 CONDO	75/ D/ 19/ 3/	9R JOSEPH ST #3	2102	1020	1,048	113	11	7/17/2012	410,000	356,500	0.87	1.15	0.05
110693	102 CONDO	28/ A/ 13/ 1/	10 JOSEPHINE AVE #1	4102	1020	1,218	113	11	2/29/2012	475,000	422,300	0.89	1.12	0.03
110694	102 CONDO	28/ A/ 13/ 2/	10 JOSEPHINE AVE #2	4102	1020	1,917	113	6	5/ 4/2012	680,000	553,700	0.81	1.23	0.11
110695	102 CONDO	27/ K/ 7/ 1/	122 JOSEPHINE AVE #1	4102	1020	1,110	113	11	6/14/2012	439,000	395,400	0.90	1.11	0.02
110696	102 CONDO	27/ K/ 7/ 2/	124 JOSEPHINE AVE #2	4102	1020	680	113	11	7/23/2012	309,600	312,800	1.01	0.99	0.09
110697	102 CONDO	27/ K/ 7/ 3/	124 JOSEPHINE AVE #3	4102	1020	955	113	16	6/14/2012	331,000	315,200	0.95	1.05	0.03
110698	102 CONDO	23/ D/ 1/ 1/	93 KIDDER AVE #1	4102	1020	1,233	108	17	4/13/2012	465,000	382,500	0.82	1.22	0.10
105652	102 CONDO	74/ E/ 8/ 24A/	24A LAKE ST	2102	1020	1,490	10	0	8/16/2012	485,000	448,800	0.93	1.08	0.01
105658	102 CONDO	58/ C/ 12/ 1/	15 LANGMAID AVE #1	5102	1020	974	113	16	12/ 5/2012	243,500	217,000	0.89	1.12	0.03
107510	102 CONDO	49/ D/ 11/ 2/	4 LEE ST #2	7102	1020	705	113	16	5/ 9/2012	226,000	204,000	0.90	1.11	0.02
103566	102 CONDO	64/ C/ 14/ 1/	8 LELAND ST	2102	1020	853	128	16	8/ 1/2012	340,600	336,700	0.99	1.01	0.07
110167	102 CONDO	29/ B/ 6/ 14/	14 LESLEY AVE	4102	1020	2,078	113	6	4/20/2012	675,000	628,600	0.93	1.07	0.01
103000	102 CONDO	29/ C/ 4/ 2/	66 LEXINGTON AVE	4102	1020	1,910	113	11	4/ 3/2012	670,000	550,400	0.82	1.22	0.10
105682	102 CONDO	29/ C/ 2/ 2/	72 LEXINGTON AVE #2	4102	1020	978	113	11	9/21/2012	425,000	386,300	0.91	1.10	0.01
105684	102 CONDO	28/ I/ 11/ 1/	73 LEXINGTON AVE #1	4102	1020	1,419	113	6	12/ 6/2012	557,000	506,500	0.91	1.10	0.01
108350	102 CONDO	103/ H/ 28/ 4/	26 LINCOLN ST #4	9102	1020	800	113	16	6/26/2012	242,000	227,400	0.94	1.06	0.02
106634	102 CONDO	36/ C/ 52/ 2/	17 LINDEN AVE #2	8102	1020	838	123	11	4/20/2012	375,000	330,400	0.88	1.13	0.04
105699	102 CONDO	36/ C/ 60/ 12/	25 LINDEN AVE #12	8102	1020	550	43	15	10/23/2012	235,000	205,000	0.87	1.15	0.05
105701	102 CONDO	36/ C/ 60/ 14/	25 LINDEN AVE #14	8102	1020	544	43	15	3/ 9/2012	225,500	208,100	0.92	1.08	0.00
105709	102 CONDO	36/ C/ 60/ 26/	25 LINDEN AVE #26	8102	1020	544	43	10	12/18/2012	249,000	219,200	0.88	1.14	0.04
105697	102 CONDO	36/ C/ 60/ 6/	25 LINDEN AVE #6	8102	1020	544	43	20	7/24/2012	205,000	197,800	0.96	1.04	0.04

**Parcel Detail by Land Use  
SOMERVILLE, MA**

02/10/2014

Intrnl ID	Land Use Code	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
100602	102 CONDO	36/ A/ 17/ 4/	36 LINDEN AVE	8102	1020	688	153	11	11/28/2012	295,000	270,200	0.92	1.09	0.00
103581	102 CONDO	66/ E/ 17/ C/	22 LINE ST	2102	1020	2,529	11	0	12/19/2012	785,000	712,500	0.91	1.10	0.01
11045	102 CONDO	66/ D/ 15/ 1/	72 LINE ST	2102	1020	1,072	93	7	5/14/2012	428,500	368,300	0.86	1.16	0.06
110700	102 CONDO	23/ B/ 3/ 1/	35 LOWDEN AVE #1	4102	1020	1,289	93	7	4/30/2012	485,000	449,800	0.93	1.08	0.01
110701	102 CONDO	23/ B/ 3/ 2/	35 LOWDEN AVE #2	4102	1020	1,804	93	4	5/16/2012	625,000	582,700	0.93	1.07	0.01
110702	102 CONDO	23/ E/ 3/ 1/	77 LOWDEN AVE #1	4102	1020	1,179	108	7	6/ 7/2012	486,900	447,400	0.92	1.09	0.00
110703	102 CONDO	23/ E/ 3/ 2/	77 LOWDEN AVE #2	4102	1020	930	108	7	5/10/2012	435,000	390,200	0.90	1.11	0.02
110704	102 CONDO	23/ E/ 3/ 3/	77 LOWDEN AVE #3	4102	1020	936	108	7	6/13/2012	374,400	392,500	1.05	0.95	0.13
110705	102 CONDO	38/ F/ 20/ 1/	10 LOWELL ST #1	8102	1020	918	113	6	6/28/2012	410,000	385,000	0.94	1.06	0.02
110706	102 CONDO	38/ F/ 20/ 2/	10 LOWELL ST #2	8102	1020	1,797	113	6	6/19/2012	565,000	545,400	0.97	1.04	0.05
105719	102 CONDO	34/ E/ 34/ 3/	188 LOWELL ST #3	8102	1020	739	103	12	4/27/2012	277,000	264,500	0.95	1.05	0.03
103602	102 CONDO	41/ A/ 54/ 2/	351 LOWELL ST	7102	1020	1,204	113	21	12/28/2012	275,000	265,700	0.97	1.04	0.05
105714	102 CONDO	38/ E/ 6/ 41/	41 LOWELL ST	8102	1020	1,279	113	16	10/25/2012	410,000	368,900	0.90	1.11	0.02
110707	102 CONDO	38/ C/ 19/ 1/	64 LOWELL ST #1	8102	1020	1,020	128	11	9/10/2012	413,000	384,100	0.93	1.08	0.01
110708	102 CONDO	38/ C/ 19/ 2/	66 LOWELL ST #2	8102	1020	1,032	128	11	9/21/2012	429,900	385,900	0.90	1.11	0.02
110709	102 CONDO	38/ C/ 19/ 3/	66 LOWELL ST #3	8102	1020	1,084	128	11	11/ 9/2012	427,500	397,700	0.93	1.07	0.01
105723	102 CONDO	50/ F/ 9/ 2/	32 MADISON ST #2	8102	1020	2,125	113	11	5/30/2012	503,500	447,400	0.89	1.13	0.03
110176	102 CONDO	47/ I/ 9/ 1/	14 MAIN ST #1	5102	1020	1,177	4	1	6/ 1/2012	337,500	309,800	0.92	1.09	0.00
110179	102 CONDO	47/ I/ 9/ 4/	16 MAIN ST #4	5102	1020	1,605	4	1	1/20/2012	419,000	383,200	0.91	1.09	0.01
110180	102 CONDO	47/ I/ 9/ 5/	16 MAIN ST #5	5102	1020	1,619	4	1	5/16/2012	418,000	385,400	0.92	1.08	0.00
110178	102 CONDO	47/ I/ 9/ 3/	18 MAIN ST #3	5102	1020	1,465	4	1	2/28/2012	390,000	359,900	0.92	1.08	0.00
105725	102 CONDO	47/ H/ 15/ 2/	33 MAIN ST #2	5102	1020	690	85	12	8/ 3/2012	233,000	232,900	1.00	1.00	0.08
107535	102 CONDO	13/ A/ 37/ 1/	13 MALVERN AVE #1	1102	1020	876	113	11	11/19/2012	379,500	347,800	0.92	1.09	0.00
105737	102 CONDO	60/ C/ 36/ 1/	16 MAPLE AVE #1	7102	1020	932	113	16	6/ 5/2012	306,000	261,800	0.86	1.17	0.06
14616	102 CONDO	65/ A/ 75/ 59/	59 MARION ST	2102	1020	953	26	7	5/24/2012	410,810	359,900	0.88	1.14	0.04
105740	102 CONDO	65/ A/ 42/ 1/	71 MARION ST #1	2102	1020	1,031	93	7	6/19/2012	388,150	360,900	0.93	1.08	0.01
101563	102 CONDO	59/ C/ 7/ 3/	17 MARSHALL ST	7102	1020	1,135	93	12	8/31/2012	295,000	296,100	1.00	1.00	0.08
106651	102 CONDO	71/ A/ 16/ 11/	24R MARSHALL ST #11	7102	1020	1,758	9	3	5/29/2012	439,000	419,200	0.95	1.05	0.03
106653	102 CONDO	60/ C/ 17/ 2/	59 MARSHALL ST #2	7102	1020	1,173	113	16	4/26/2012	340,000	283,000	0.83	1.20	0.09
101544	102 CONDO	60/ D/ 9/ 4/	69 MARSHALL ST	7102	1020	612	93	17	4/24/2012	212,500	200,100	0.94	1.06	0.02
105745	102 CONDO	48/ A/ 24/ 1/	435 MEDFORD ST #1	7102	1020	1,150	113	11	7/16/2012	345,000	329,800	0.96	1.05	0.04

**Parcel Detail by Land Use  
SOMERVILLE, MA**

02/10/2014

Intrnl ID	Land Use Code	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
110711	102 CONDO	50/ E/ 17/ 16B/	16B MONTROSE ST	8102	1020	800	113	21	10/ 1/2012	293,000	276,100	0.94	1.06	0.02
110712	102 CONDO	50/ E/ 17/ 16C/	16C MONTROSE ST	8102	1020	600	113	16	10/17/2012	263,000	240,300	0.91	1.09	0.01
4361	102 CONDO	20/ B/ 35/ 201/	185 MORRISON AVE	4102	1020	1,209	110	12	6/28/2012	490,000	431,000	0.88	1.14	0.04
4371	102 CONDO	20/ B/ 35/ G-3/	185 MORRISON AVE	4102	1020	1,151	110	17	4/13/2012	312,000	323,900	1.04	0.96	0.12
107556	102 CONDO	71/ D/ 42/ 3/	7 MORTIMER PL #3	7102	1020	536	43	10	1/26/2012	149,200	153,100	1.03	0.97	0.11
14406	102 CONDO	105/ C/ 9/ 75A/	75 MOUNT VERNON ST	9102	1020	1,517	25	14	3/30/2012	306,000	287,800	0.94	1.06	0.02
14410	102 CONDO	105/ C/ 9/ 77B/	77 MOUNT VERNON ST	9102	1020	1,050	25	12	12/31/2012	291,000	243,300	0.84	1.20	0.08
105764	102 CONDO	33/ A/ 14/ 3/	42 MURDOCK ST #3	8102	1020	1,938	9	3	11/16/2012	548,350	549,200	1.00	1.00	0.08
106687	102 CONDO	32/ F/ 5/ 1/	9 NASHUA ST #1	7102	1020	812	103	12	10/24/2012	286,500	260,200	0.91	1.10	0.01
110192	102 CONDO	24/ C/ 9/ 5/	28 NEWBERNE ST #5	4102	1020	2,777	3	0	2/ 3/2012	957,150	943,800	0.99	1.01	0.07
110193	102 CONDO	24/ C/ 9/ 6/	28 NEWBERNE ST #6	4102	1020	2,557	3	0	5/25/2012	925,000	890,400	0.96	1.04	0.04
103099	102 CONDO	96/ D/ 4/ 419-2E/	419 NORFOLK ST	2102	1020	722	11	0	6/21/2012	285,000	278,100	0.98	1.02	0.06
103786	102 CONDO	96/ D/ 4/ 429-7/	429 NORFOLK ST	2102	1020	588	10	0	4/ 3/2012	257,000	253,900	0.99	1.01	0.07
103788	102 CONDO	96/ D/ 4/ 429-9/	429 NORFOLK ST	2102	1020	390	10	0	9/14/2012	217,000	185,500	0.85	1.17	0.07
103794	102 CONDO	96/ D/ 4/ 429-15/	429 NORFOLK ST	2102	1020	1,686	10	0	1/17/2012	494,500	457,300	0.92	1.08	0.00
106693	102 CONDO	96/ C/ 1/ 1B/	432 NORFOLK ST #1B	2102	1020	879	9	0	3/28/2012	320,000	322,600	1.01	0.99	0.09
106709	102 CONDO	96/ C/ 1/ 3A/	432 NORFOLK ST #3A	2102	1020	474	9	0	6/ 8/2012	221,000	230,200	1.04	0.96	0.12
106714	102 CONDO	96/ C/ 1/ 3F/	432 NORFOLK ST #3F	2102	1020	620	9	0	11/15/2012	299,000	252,100	0.84	1.19	0.08
2121	102 CONDO	4/ B/ 17/ 4/	96 NORTH ST CT	4102	1020	1,175	25	7	7/30/2012	400,000	355,400	0.89	1.13	0.03
2124	102 CONDO	4/ B/ 17/ 7/	96 NORTH ST CT	4102	1020	1,399	25	7	10/17/2012	422,000	405,800	0.96	1.04	0.04
12853	102 CONDO	83/ A/ 41/ 29B/	29 OAK ST	2102	1020	1,175	26	14	12/10/2012	412,500	366,700	0.89	1.12	0.03
105768	102 CONDO	92/ F/ 13/ 1/	36 OLIVER ST #1	9102	1020	1,155	113	16	10/ 1/2012	275,000	241,200	0.88	1.14	0.04
105769	102 CONDO	92/ F/ 13/ 2/	36 OLIVER ST #2	9102	1020	1,155	113	16	3/20/2012	263,000	239,700	0.91	1.10	0.01
107586	102 CONDO	52/ C/ 29/ 25-10/	25 OSGOOD ST #10	8102	1020	2,328	8	3	9/ 4/2012	629,000	593,200	0.94	1.06	0.02
107587	102 CONDO	52/ C/ 29/ 25-11/	25 OSGOOD ST #11	8102	1020	1,251	8	3	8/24/2012	475,000	408,000	0.86	1.16	0.06
107581	102 CONDO	52/ C/ 29/ 27-5/	27 OSGOOD ST #5	8102	1020	1,230	8	3	9/25/2012	471,000	423,700	0.90	1.11	0.02
102195	102 CONDO	11/ B/ 19/ 2/	17 OSSIPEE RD	4102	1020	1,945	113	11	12/20/2012	535,000	531,600	0.99	1.01	0.07
103105	102 CONDO	11/ C/ 8/ 2/	22 OSSIPEE RD	4102	1020	1,735	113	16	7/12/2012	555,000	486,600	0.88	1.14	0.04
106731	102 CONDO	90/ H/ 6/ 1/	34 OTIS ST #1	9102	1020	974	103	12	6/ 4/2012	238,000	246,900	1.04	0.96	0.12
108409	102 CONDO	11/ F/ 8/ 1/	14 PACKARD AVE #1	4102	1020	1,133	127	16	1/26/2012	388,000	356,600	0.92	1.09	0.00
109042	102 CONDO	52/ G/ 24/ A/	17 PARK PL #A	8102	1020	911	28	1	11/15/2012	348,000	312,600	0.90	1.11	0.02

**Parcel Detail by Land Use  
SOMERVILLE, MA**

02/10/2014

Intrnl ID	Land Use Code	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
105778	102 CONDO	45/ B/ 8/ 3/	23 PARK ST #3	2102	1020	1,782	10	4	12/20/2012	500,000	423,600	0.85	1.18	0.07
106763	102 CONDO	12/ B/ 26/ 2/	31 PAULINA ST #2	4102	1020	1,597	103	7	6/26/2012	591,000	544,100	0.92	1.09	0.00
106768	102 CONDO	79/ A/ 2/ 2/	206 PEARL ST #2	7102	1020	1,560	113	16	6/ 1/2012	309,000	286,200	0.93	1.08	0.01
108413	102 CONDO	61/ D/ 10/ 3/	222 PEARL ST #3	7102	1020	1,188	113	11	5/ 1/2012	315,000	309,300	0.98	1.02	0.06
107593	102 CONDO	104/ D/ 27/ 1/	70 PEARL ST #1	9102	1020	795	113	16	7/ 6/2012	256,000	248,200	0.97	1.03	0.05
106770	102 CONDO	28/ D/ 12/ 1/	20 PEARSON AVE #1	4102	1020	878	113	11	10/26/2012	435,000	374,900	0.86	1.16	0.06
108416	102 CONDO	28/ D/ 9/ 2/	30 PEARSON AVE #2	4102	1020	999	113	11	6/29/2012	435,500	389,800	0.90	1.12	0.02
107600	102 CONDO	27/ H/ 13/ 1/	82 PEARSON AVE #1	4102	1020	1,319	93	4	9/ 7/2012	590,000	518,500	0.88	1.14	0.04
107601	102 CONDO	27/ H/ 13/ 2/	82 PEARSON AVE #2	4102	1020	1,045	93	4	9/20/2012	440,162	418,700	0.95	1.05	0.03
107602	102 CONDO	27/ H/ 13/ 3/	82 PEARSON AVE #3	4102	1020	1,029	93	4	9/ 7/2012	453,500	417,800	0.92	1.09	0.00
103670	102 CONDO	18/ B/ 3/ 1/	130 PEARSON RD	4102	1020	1,199	113	11	11/27/2012	390,000	377,900	0.97	1.03	0.05
110716	102 CONDO	49/ F/ 11/ 12/	12 PEMBROKE CT	7102	1020	809	103	7	2/23/2012	275,000	253,200	0.92	1.09	0.00
110713	102 CONDO	49/ F/ 11/ 6/	6 PEMBROKE CT	7102	1020	809	103	7	2/23/2012	275,000	253,200	0.92	1.09	0.00
110714	102 CONDO	49/ F/ 11/ 8/	8 PEMBROKE CT	7102	1020	868	103	12	7/ 3/2012	245,000	247,700	1.01	0.99	0.09
101622	102 CONDO	49/ C/ 13/ 2/	11 PEMBROKE ST	7102	1020	1,322	113	16	5/24/2012	335,000	308,200	0.92	1.09	0.00
10791	102 CONDO	65/ A/ 68/ 1/	25 PERRY ST	2102	1020	1,408	24	7	7/12/2012	515,000	449,200	0.87	1.15	0.05
10795	102 CONDO	65/ A/ 68/ 5/	33 PERRY ST	2102	1020	1,416	24	7	5/15/2012	485,000	450,900	0.93	1.08	0.01
108421	102 CONDO	105/ B/ 8/ 26-2/	26 PINCKNEY ST #2	9102	1020	417	113	16	12/21/2012	175,400	159,100	0.91	1.10	0.01
108424	102 CONDO	105/ B/ 8/ 26-5/	26 PINCKNEY ST #5	9102	1020	529	113	16	12/14/2012	213,000	195,800	0.92	1.09	0.00
108428	102 CONDO	105/ B/ 8/ 28-4/	28 PINCKNEY ST #4	9102	1020	416	113	16	11/ 6/2012	157,000	158,700	1.01	0.99	0.09
106789	102 CONDO	105/ C/ 37/ 37-2/	37 PINCKNEY ST #2	9102	1020	865	108	12	4/24/2012	272,500	243,700	0.89	1.12	0.03
109900	102 CONDO	35/ H/ 19/ 1/	8 PORTER AVE #1	8102	1020	2,083	103	4	6/22/2012	765,000	702,400	0.92	1.09	0.00
108431	102 CONDO	35/ C/ 24/ 2/	103 PORTER ST #2	8102	1020	1,062	108	7	8/15/2012	384,000	370,900	0.97	1.04	0.05
110721	102 CONDO	35/ C/ 27/ 2/	109 PORTER ST #2	8102	1020	1,946	108	7	5/31/2012	565,000	539,200	0.95	1.05	0.03
110720	102 CONDO	35/ C/ 27/ 1/	111 PORTER ST #1	8102	1020	922	108	7	6/15/2012	385,000	386,600	1.00	1.00	0.08
110718	102 CONDO	36/ C/ 30/ 1/	18 PORTER ST #1	8102	1020	800	123	6	8/28/2012	390,000	328,500	0.84	1.19	0.08
110719	102 CONDO	36/ C/ 30/ 2/	18 PORTER ST #2	8102	1020	1,504	123	6	7/31/2012	600,000	565,500	0.94	1.06	0.02
105793	102 CONDO	38/ A/ 28/ 1/	35 PORTER ST #1	8102	1020	907	113	21	5/23/2012	319,325	286,100	0.90	1.12	0.02
110722	102 CONDO	15/ C/ 9/ 1/	34 POWDER HOUSE	4102	1020	1,305	93	12	6/20/2012	435,000	417,900	0.96	1.04	0.04
110725	102 CONDO	83/ F/ 11/ 1/	101 PROSPECT ST #1	2102	1020	870	113	16	5/ 8/2012	325,000	308,100	0.95	1.05	0.03
110726	102 CONDO	83/ F/ 11/ 2/	101 PROSPECT ST #2	2102	1020	1,000	113	16	5/ 8/2012	339,000	332,100	0.98	1.02	0.06

**Parcel Detail by Land Use  
SOMERVILLE, MA**

02/10/2014

Intrnl ID	Land Use Code	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
106837	102 CONDO	62/ B/ 53/ 2-1/	2 PUTNAM ST #1	8102	1020	358	93	4	5/31/2012	175,000	164,100	0.94	1.07	0.02
106840	102 CONDO	62/ B/ 53/ 4-3/	4 PUTNAM ST #3	8102	1020	1,109	93	7	7/31/2012	400,000	366,300	0.92	1.09	0.00
110727	102 CONDO	62/ C/ 21/ 1/	49 PUTNAM ST #1	8102	1020	1,159	113	6	9/ 5/2012	432,000	404,700	0.94	1.07	0.02
110728	102 CONDO	62/ C/ 21/ 2/	49 PUTNAM ST #2	8102	1020	1,166	113	6	9/17/2012	449,000	406,100	0.90	1.11	0.02
110729	102 CONDO	62/ C/ 21/ 3/	49 PUTNAM ST #3	8102	1020	1,166	113	6	9/ 7/2012	465,000	417,400	0.90	1.11	0.02
110730	102 CONDO	63/ A/ 4/ 1/	46 QUINCY ST #1	8102	1020	888	153	6	6/20/2012	414,000	401,600	0.97	1.03	0.05
110731	102 CONDO	63/ A/ 4/ 2/	46 QUINCY ST #2	8102	1020	866	153	6	6/ 1/2012	430,500	380,800	0.88	1.13	0.04
110732	102 CONDO	63/ A/ 4/ 3/	46 QUINCY ST #3	8102	1020	930	153	6	6/15/2012	400,000	395,200	0.99	1.01	0.07
101018	102 CONDO	32/ I/ 1/ 20/	10 ROBERTS ST	7102	1020	387	63	11	7/30/2012	144,850	112,300	0.78	1.29	0.14
101021	102 CONDO	32/ I/ 1/ 23/	10 ROBERTS ST	7102	1020	529	63	11	5/ 7/2012	158,100	152,100	0.96	1.04	0.04
110733	102 CONDO	27/ J/ 21/ 1/	58 ROGERS AVE #1	4102	1020	876	113	11	11/29/2012	385,500	366,500	0.95	1.05	0.03
110734	102 CONDO	27/ J/ 21/ 2/	58 ROGERS AVE #2	4102	1020	2,655	113	6	12/ 5/2012	779,000	730,100	0.94	1.07	0.02
110735	102 CONDO	8/ C/ 38/ 1/	11 RUSSELL RD #1	4102	1020	935	103	7	2/ 9/2012	373,500	334,400	0.90	1.12	0.02
110736	102 CONDO	8/ C/ 38/ 2/	11 RUSSELL RD #2	4102	1020	1,288	103	7	7/26/2012	465,000	417,300	0.90	1.11	0.02
110738	102 CONDO	8/ G/ 5/ 2/	32 RUSSELL RD #2	4102	1020	1,821	103	4	5/11/2012	590,000	503,500	0.85	1.17	0.07
109461	102 CONDO	8/ J/ 24/ 47/	47 RUSSELL RD	4102	1020	2,015	103	7	4/27/2012	570,000	533,400	0.94	1.07	0.02
110739	102 CONDO	71/ A/ 14/A 1/	11 SARGENT AVE #1	7102	1020	938	113	11	8/ 1/2012	330,000	285,200	0.86	1.16	0.06
110740	102 CONDO	71/ A/ 14/A 2/	11 SARGENT AVE #2	7102	1020	936	113	11	3/23/2012	300,000	284,900	0.95	1.05	0.03
110741	102 CONDO	71/ B/ 25/ 1/	44 SARGENT AVE #1	7102	1020	1,123	123	11	6/27/2012	359,000	301,800	0.84	1.19	0.08
110742	102 CONDO	71/ B/ 25/ 2/	44 SARGENT AVE	7102	1020	1,652	123	11	5/ 3/2012	383,000	353,100	0.92	1.08	0.00
100393	102 CONDO	62/ A/ 11/ 1/	101 SCHOOL ST	8102	1020	965	124	16	7/24/2012	419,900	364,500	0.87	1.15	0.05
100398	102 CONDO	62/ A/ 11/ 6/	101 SCHOOL ST	8102	1020	995	124	16	5/18/2012	420,000	376,200	0.90	1.12	0.02
100326	102 CONDO	63/ A/ 39/ 3/	45 SCHOOL ST	8102	1020	1,029	143	16	5/31/2012	372,000	332,200	0.89	1.12	0.03
101072	102 CONDO	62/ A/ 6/ 2/	77 SCHOOL ST	8102	1020	1,129	128	16	3/16/2012	299,500	286,200	0.96	1.05	0.04
106828	102 CONDO	70/ D/ 7/ 4/	22 SEWALL ST #4	5102	1020	1,029	93	7	8/16/2012	315,000	282,900	0.90	1.11	0.02
103684	102 CONDO	70/ A/ 19/ 1/	31 SEWALL ST	5102	1020	1,135	128	16	6/28/2012	295,000	262,400	0.89	1.12	0.03
107629	102 CONDO	38/ B/ 20/ 2/	10 SILVEY PL #2	8102	1020	851	113	11	5/14/2012	340,000	337,100	0.99	1.01	0.07
107630	102 CONDO	38/ B/ 20/ 3/	10 SILVEY PL #3	8102	1020	950	113	11	5/11/2012	371,000	353,200	0.95	1.05	0.03
106832	102 CONDO	54/ G/ 7/ 2/	35 SKEHAN ST #2	2102	1020	652	113	16	8/31/2012	305,000	267,300	0.88	1.14	0.04
103688	102 CONDO	54/ H/ 5/ 38/	38 SKEHAN ST	2102	1020	2,577	11	0	5/ 3/2012	710,000	645,900	0.91	1.10	0.01
109059	102 CONDO	54/ H/ 7/ 1/	44 SKEHAN ST #1	2102	1020	882	118	11	6/27/2012	425,000	360,500	0.85	1.18	0.07

**Parcel Detail by Land Use  
SOMERVILLE, MA**

02/10/2014

Intrnl ID	Land Use Code	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
103694	102 CONDO	52/ F/ 9/ 1B/	465 SOMERVILLE AVE	8102	1020	1,479	11	5	12/17/2012	464,825	396,900	0.85	1.17	0.07
108461	102 CONDO	44/ A/ 19/ 1/	16 SPRING ST #1	8102	1020	1,125	111	12	9/14/2012	365,000	341,300	0.94	1.07	0.02
107635	102 CONDO	44/ A/ 9/ 2/	34 SPRING ST #2	8102	1020	665	123	16	12/20/2012	312,000	268,800	0.86	1.16	0.06
110236	102 CONDO	83/ A/ 68/ 2/	65 SPRINGFIELD ST #2	2102	1020	1,419	113	11	6/ 8/2012	475,000	431,600	0.91	1.10	0.01
107639	102 CONDO	3/ F/ 13/ 20/	20 STERLING ST	4102	1020	1,045	93	12	6/14/2012	312,000	301,700	0.97	1.03	0.05
110237	102 CONDO	3/ E/ 36/ 63/	63 STERLING ST	4102	1020	1,015	93	27	5/23/2012	249,500	246,700	0.99	1.01	0.07
108467	102 CONDO	35/ G/ 15/ 3/	205 SUMMER ST #3	8102	1020	1,380	103	7	8/10/2012	553,000	502,600	0.91	1.10	0.01
101116	102 CONDO	35/ G/ 20/ 1/	215 SUMMER ST	8102	1020	1,056	113	16	6/15/2012	384,000	337,000	0.88	1.14	0.04
107653	102 CONDO	35/ G/ 27/ 1/	227 SUMMER ST #1	8102	1020	887	113	11	7/27/2012	375,000	343,100	0.91	1.09	0.01
109067	102 CONDO	36/ A/ 5/ 1/	248 SUMMER ST #1	8102	1020	737	103	12	11/29/2012	287,000	246,900	0.86	1.16	0.06
105845	102 CONDO	63/ C/ 4/ 1/	30 SUMMER ST #1	8102	1020	942	123	21	11/ 9/2012	250,000	269,700	1.08	0.93	0.16
106846	102 CONDO	62/ B/ 53/ 33-6/	33 SUMMER ST #6	8102	1020	1,083	93	7	5/23/2012	374,000	353,900	0.95	1.06	0.03
101114	102 CONDO	52/ B/ 6/ 2/	94 SUMMER ST	8102	1020	930	113	11	6/28/2012	359,900	328,600	0.91	1.10	0.01
101115	102 CONDO	52/ B/ 6/ 3/	94 SUMMER ST	8102	1020	950	113	16	5/23/2012	332,000	309,300	0.93	1.07	0.01
109918	102 CONDO	49/ D/ 16/ 2/	71 SYCAMORE ST #2	7102	1020	2,321	113	11	7/13/2012	504,000	464,000	0.92	1.09	0.00
100413	102 CONDO	17/ A/ 21/ 1A/	1 TANNERY BROOK ROW	1102	1020	1,314	123	6	8/21/2012	735,000	665,600	0.91	1.10	0.01
100438	102 CONDO	17/ A/ 21/ 2A/	1 TANNERY BROOK ROW	1102	1020	1,328	123	6	7/31/2012	740,000	660,700	0.89	1.12	0.03
100439	102 CONDO	17/ A/ 21/ 2B/	1 TANNERY BROOK ROW	1102	1020	1,351	123	6	6/28/2012	775,000	660,400	0.85	1.17	0.07
103149	102 CONDO	17/ A/ 25/ D 12/	4 TANNERY BROOK ROW	1102	1020	1,175	113	6	6/29/2012	549,000	535,800	0.98	1.02	0.06
103152	102 CONDO	17/ A/ 25/ D 15/	4 TANNERY BROOK ROW	1102	1020	1,175	113	6	4/ 9/2012	522,000	540,400	1.04	0.97	0.12
109080	102 CONDO	17/ A/ 25/ B 9/	5 TANNERY BROOK	1102	1020	1,957	9	0	7/17/2012	795,000	790,400	0.99	1.01	0.07
101961	102 CONDO	70/ A/ 1/ 49-2/	49 TEMPLE ST	5102	1020	1,195	103	17	5/31/2012	299,900	251,500	0.84	1.19	0.08
110748	102 CONDO	17/ D/ 12/ 1/	20 THORNDIKE ST #1	1102	1020	1,757	103	4	11/20/2012	834,000	726,100	0.87	1.15	0.05
110749	102 CONDO	17/ D/ 12/ 2/	20 THORNDIKE ST #2	1102	1020	2,286	103	4	11/ 9/2012	878,000	869,300	0.99	1.01	0.07
107687	102 CONDO	96/ D/ 18/ 5/	1 TREMONT PL #5	2102	1020	831	113	11	5/15/2012	365,000	329,900	0.90	1.11	0.02
107688	102 CONDO	96/ D/ 18/ 3/	1 TREMONT PL #3	2102	1020	831	113	11	6/28/2012	356,928	330,400	0.93	1.08	0.01
107690	102 CONDO	41/ A/ 6/ 72B/	72B TRULL ST	7102	1020	932	93	12	7/18/2012	288,000	254,200	0.88	1.13	0.04
107691	102 CONDO	41/ A/ 6/ 74A/	74A TRULL ST	7102	1020	950	93	12	8/ 9/2012	287,625	266,900	0.93	1.08	0.01
107692	102 CONDO	41/ A/ 6/ 74B/	74B TRULL ST	7102	1020	912	93	12	5/ 9/2012	290,000	250,300	0.86	1.16	0.06
107696	102 CONDO	93/ A/ 15/ 4/	47 TUFTS ST #4	9102	1020	940	113	16	5/11/2012	254,000	210,200	0.83	1.21	0.09
105876	102 CONDO	41/ E/ 3/ 2/	100 VERNON ST #2	7102	1020	2,149	10	4	6/15/2012	565,000	531,000	0.94	1.06	0.02

**Parcel Detail by Land Use  
SOMERVILLE, MA**

02/10/2014

Intrnl ID	Land Use Code	MBLU	Location	Land Use	Eff	Eff	Sale	Sale	Appraised	A/S	S/A	Abs Disp	
				Nbhd Code	Area	Age	Age	Date	Price	Value	Ratio	Ratio	
105877	102 CONDO	41/ E/ 3/ 3/	100 VERNON ST #3	7102 1020	2,533	10	4	10/28/2012	637,000	606,000	0.95	1.05	0.03
105878	102 CONDO	41/ E/ 3/ 4/	100 VERNON ST #4	7102 1020	2,533	10	4	12/10/2012	649,000	606,000	0.93	1.07	0.01
108471	102 CONDO	6/ C/ 32/ 1/	30 VICTORIA ST #1	1102 1020	904	83	7	8/31/2012	369,900	342,000	0.92	1.08	0.00
102244	102 CONDO	6/ C/ 31/ 3/	34 VICTORIA ST	1102 1020	1,066	83	7	10/31/2012	370,000	346,900	0.94	1.07	0.02
105881	102 CONDO	54/ A/ 10/ 1/	20 VILLAGE ST #1	2102 1020	668	128	16	3/20/2012	265,000	272,100	1.03	0.97	0.11
105883	102 CONDO	54/ A/ 10/ 3/	20 VILLAGE ST #3	2102 1020	761	128	11	5/17/2012	325,000	304,700	0.94	1.07	0.02
106448	102 CONDO	66/ B/ 4/ 15-1/	15 WALDO AVE #1	2102 1020	1,115	113	16	9/ 5/2012	395,000	360,700	0.91	1.10	0.01
106441	102 CONDO	66/ B/ 4/ 62-4/	5 WALDO AVE #4	2102 1020	637	113	16	6/15/2012	254,500	258,600	1.02	0.98	0.10
107702	102 CONDO	15/ D/ 6/ 38/	38 WALKER ST	4102 1020	1,029	93	12	1/12/2012	365,000	357,100	0.98	1.02	0.06
106914	102 CONDO	8/ C/ 2/ 2/	48 WARE ST #2	4102 1020	2,060	103	7	1/17/2012	567,000	560,000	0.99	1.01	0.07
2661	102 CONDO	8/ C/ 12/ 8/	8 WARE ST	4102 1020	1,164	25	2	8/ 2/2012	476,000	397,300	0.83	1.20	0.09
108475	102 CONDO	81/ A/ 15/ 1/	205 WASHINGTON ST #1	8102 1020	934	113	11	1/ 6/2012	370,000	331,000	0.89	1.12	0.03
108485	102 CONDO	65/ B/ 1/ 360-1/	360 WASHINGTON ST #1	2102 1020	1,110	113	11	6/18/2012	410,000	385,200	0.94	1.06	0.02
103729	102 CONDO	66/ A/ 42/ B/	384 WASHINGTON ST	2102 1020	988	113	11	11/30/2012	401,000	359,800	0.90	1.11	0.02
106920	102 CONDO	66/ A/ 40/ 2A/	386 WASHINGTON ST	2102 1020	839	113	11	9/21/2012	362,500	332,100	0.92	1.09	0.00
106921	102 CONDO	66/ A/ 40/ 2B/	386 WASHINGTON ST	2102 1020	838	113	11	6/25/2012	339,000	331,900	0.98	1.02	0.06
106922	102 CONDO	66/ A/ 40/ 3A/	386 WASHINGTON ST	2102 1020	982	113	11	6/12/2012	382,000	352,300	0.92	1.08	0.00
106923	102 CONDO	66/ A/ 40/ 3B/	386 WASHINGTON ST	2102 1020	986	113	11	7/27/2012	397,500	353,000	0.89	1.13	0.03
106928	102 CONDO	66/ A/ 28/ 202/	400 WASHINGTON ST	2102 1020	1,196	13	0	3/28/2012	436,000	410,100	0.94	1.06	0.02
106932	102 CONDO	66/ A/ 28/ 302/	400 WASHINGTON ST	2102 1020	1,196	13	0	3/30/2012	449,000	410,100	0.91	1.09	0.01
106933	102 CONDO	66/ A/ 28/ 303/	400 WASHINGTON ST	2102 1020	1,258	13	0	10/12/2012	460,000	421,800	0.92	1.09	0.00
9739	102 CONDO	54/ E/ 2/ 206/	435 WASHINGTON ST	2102 1020	775	25	7	8/24/2012	390,000	318,900	0.82	1.22	0.10
105891	102 CONDO	6/ B/ 31/ 1/	26 WATERHOUSE ST #1	1102 1020	816	83	12	11/23/2012	306,000	288,200	0.94	1.06	0.02
108489	102 CONDO	6/ A/ 10/ 2/	27 WATERHOUSE ST #2	1102 1020	1,157	83	12	6/21/2012	347,000	339,900	0.98	1.02	0.06
107754	102 CONDO	6/ A/ 18/ 63-3/	63 WATERHOUSE ST #3	1102 1020	641	93	17	9/28/2012	253,500	225,500	0.89	1.12	0.03
109477	102 CONDO	96/ F/ 1/ 1E/	80 WEBSTER AVE #1E	2102 1020	501	5	0	10/31/2012	255,000	241,700	0.95	1.06	0.03
109498	102 CONDO	96/ F/ 1/ 3B/	80 WEBSTER AVE #3B	2102 1020	630	5	0	9/28/2012	315,000	269,100	0.85	1.17	0.07
107711	102 CONDO	7/ L/ 17/ 154/	154 WEST ADAMS ST	4102 1020	1,854	83	12	7/10/2012	440,000	466,000	1.06	0.94	0.14
109524	102 CONDO	11/ G/ 18/ 23-2/	23 WESTMINSTER ST #2	4102 1020	1,000	117	11	8/ 8/2012	431,000	399,200	0.93	1.08	0.01
110752	102 CONDO	9/ C/ 10/ 16/	16 WESTON AVE	1102 1020	2,267	2	0	6/11/2012	659,000	605,600	0.92	1.09	0.00
110753	102 CONDO	9/ C/ 10/ 18/	18 WESTON AVE	1102 1020	2,252	2	0	8/ 1/2012	645,000	600,000	0.93	1.08	0.01

**Parcel Detail by Land Use  
SOMERVILLE, MA**

02/10/2014

Intrnl ID	Land Use Code	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp	
110754	102	CONDO	9/ C/ 10/ 20/	20 WESTON AVE	1102	1020	2,203	2	0	6/18/2012	639,000	593,700	0.93	1.08	0.01
102361	102	CONDO	9/ B/ 4/ 21/	21 WESTON AVE	1102	1020	2,163	12	2	11/ 6/2012	660,000	589,600	0.89	1.12	0.03
110756	102	CONDO	9/ C/ 10/ 24A/	24A WESTON AVE	1102	1020	1,029	2	0	6/29/2012	410,000	365,700	0.89	1.12	0.03
110757	102	CONDO	9/ C/ 10/ 24B/	24B WESTON AVE	1102	1020	1,248	2	0	8/17/2012	445,000	403,600	0.91	1.10	0.01
110758	102	CONDO	9/ C/ 10/ 26A/	26A WESTON AVE	1102	1020	751	2	0	6/18/2012	319,000	297,900	0.93	1.07	0.01
110759	102	CONDO	9/ C/ 10/ 26B/	26B WESTON AVE	1102	1020	784	2	0	6/13/2012	325,000	301,200	0.93	1.08	0.01
110760	102	CONDO	9/ C/ 10/ 28A/	28A WESTON AVE	1102	1020	1,378	2	0	7/18/2012	515,000	482,000	0.94	1.07	0.02
110762	102	CONDO	9/ C/ 10/ 30/	30 WESTON AVE	1102	1020	1,660	2	0	6/14/2012	555,000	512,000	0.92	1.08	0.00
110763	102	CONDO	9/ C/ 10/ 32/	32 WESTON AVE	1102	1020	2,187	2	0	6/28/2012	643,750	587,500	0.91	1.10	0.01
102369	102	CONDO	9/ B/ 4/ 33/	33 WESTON AVE	1102	1020	2,162	12	2	8/15/2012	675,000	584,600	0.87	1.15	0.05
110764	102	CONDO	9/ C/ 10/ 34/	34 WESTON AVE	1102	1020	2,256	2	0	6/15/2012	655,000	600,800	0.92	1.09	0.00
110765	102	CONDO	9/ C/ 10/ 36/	36 WESTON AVE	1102	1020	2,214	2	0	6/18/2012	649,000	595,900	0.92	1.09	0.00
110766	102	CONDO	9/ C/ 10/ 38/	38 WESTON AVE	1102	1020	2,212	2	0	6/11/2012	649,000	592,500	0.91	1.10	0.01
110767	102	CONDO	9/ C/ 10/ 40/	40 WESTON AVE	1102	1020	2,255	2	0	6/20/2012	645,000	600,600	0.93	1.07	0.01
110768	102	CONDO	9/ C/ 10/ 42/	42 WESTON AVE	1102	1020	2,272	2	0	6/18/2012	649,500	606,600	0.93	1.07	0.01
103745	102	CONDO	70/ B/ 10/ 2/	22 WHEATLAND ST	5102	1020	1,489	128	31	7/23/2012	329,900	294,200	0.89	1.12	0.03
105898	102	CONDO	103/ F/ 2/ 2/	14 WHEELER ST #2	9102	1020	1,056	113	11	7/ 2/2012	320,000	300,200	0.94	1.07	0.02
108501	102	CONDO	28/ J/ 1/ 4/	135 WILLOW AVE #4	4102	1020	1,025	7	3	4/17/2012	365,000	388,700	1.06	0.94	0.14
102603	102	CONDO	25/ E/ 11/ 1/	20 WILLOW AVE	4102	1020	1,100	93	7	9/ 7/2012	469,000	394,200	0.84	1.19	0.08
105913	102	CONDO	27/ K/ 25/ 3/	209 WILLOW AVE #3	4102	1020	1,090	83	12	9/19/2012	350,000	373,800	1.07	0.94	0.15
107722	102	CONDO	23/ C/ 13/ 3/	210 WILLOW AVE #3	4102	1020	1,200	108	7	10/26/2012	400,000	429,400	1.07	0.93	0.15
110769	102	CONDO	27/ K/ 28/ 1/	221 WILLOW AVE #1	4102	1020	1,448	113	11	5/ 7/2012	505,000	491,400	0.97	1.03	0.05
108519	102	CONDO	23/ C/ 10/ 1/	222 WILLOW AVE #1	4102	1020	1,134	108	22	11/ 5/2012	355,000	347,400	0.98	1.02	0.06
109094	102	CONDO	23/ C/ 8/ 1/	228 WILLOW AVE #1	4102	1020	1,264	108	12	6/ 5/2012	391,000	401,000	1.03	0.98	0.11
107729	102	CONDO	27/ K/ 33/ 237/	237 WILLOW AVE	4102	1020	1,945	83	7	1/ 5/2012	585,000	592,600	1.01	0.99	0.09
107732	102	CONDO	27/ K/ 37/ 3/	251 WILLOW AVE #3	4102	1020	1,087	113	11	7/20/2012	374,000	382,700	1.02	0.98	0.10
106946	102	CONDO	26/ D/ 9/ 3/	5 WINDOM ST #3	4102	1020	928	93	7	7/27/2012	389,000	368,100	0.95	1.06	0.03
103755	102	CONDO	29/ L/ 20/ 25/	25 WINDSOR RD	4102	1020	1,870	113	21	8/31/2012	499,900	456,000	0.91	1.10	0.01
110243	102	CONDO	24/ H/ 8/ 69/	69 WINSLOW AVE	4102	1020	1,680	93	7	6/26/2012	715,000	572,000	0.80	1.25	0.12
4816	102	CONDO	24/ H/ 12/ 93/	93 WINSLOW AVE	4102	1020	1,388	26	2	6/20/2012	515,000	473,400	0.92	1.09	0.00
107739	102	CONDO	6/ F/ 1/ 1/	104 WOODSTOCK ST #1	1102	1020	1,414	93	7	7/25/2012	435,000	408,000	0.94	1.07	0.02



**Parcel Detail by Land Use  
SOMERVILLE, MA**

02/10/2014

Intrnl ID	Land Use Code	MBLU	Location	Land Nbhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
107745	102 CONDO	6/ A/ 18/ 111A/	111 WOODSTOCK ST #A	1102	1020	855	93	7	8/16/2012	316,000	280,200	0.89	1.13	0.03
106949	102 CONDO	65/ E/ 8/ 1/	1 WYATT CIR	2102	1020	947	93	7	2/21/2012	417,500	370,800	0.89	1.13	0.03