

**Summary by Land Use  
SOMERVILLE, MA**

02/10/2014

Land Use Code		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
111	APT 4-8 MDL-01	11	764,545	737,900	0.97	740,000	699,200	0.95	0.01	3.16%	0.97
112	APT OVER 8 MC	3	3,228,667	3,110,233	0.97	3,400,000	3,130,400	0.98	0.01	2.38%	0.96
			<b>1,292,571</b>	<b>1,246,257</b>	<b>0.97</b>	<b>752,500</b>	<b>730,500</b>	<b>0.95</b>	<b>0.01</b>	<b>3.23%</b>	<b>0.96</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
1285	111 APT 4-8	80/ C/ 6/ /	5 MUNROE ST	8011	1110	6,155	93	37	7/12/2012	1,075,000	999,600	0.93	1.08	0.02
5134	111 APT 4-8	27/ E/ 28/ /	252 CEDAR ST	4011	1110	2,924	25	7	12/28/2012	740,000	692,500	0.94	1.07	0.01
1431	111 APT 4-8	90/ C/ 35/ /	184 BROADWAY	9011	1110	4,305	133	11	10/ 4/2011	620,000	582,300	0.94	1.06	0.01
827	111 APT 4-8	58/ E/ 1/ /	80 HEATH ST	5011	1110	4,377	113	31	10/31/2011	530,000	500,400	0.94	1.06	0.01
1506	111 APT 4-8	92/ F/ 6/ /	50 OLIVER ST	9011	1110	4,850	113	16	4/ 9/2013	755,000	716,300	0.95	1.05	0.00
5396	111 APT 4-8	28/ B/ 17/ /	87 MORRISON AVE	4011	1110	5,257	113	26	7/ 2/2012	1,180,000	1,119,800	0.95	1.05	0.00
597	111 APT 4-8	44/ H/ 5/ /	12 PITMAN ST	8011	1110	4,287	123	36	6/ 4/2013	720,000	684,800	0.95	1.05	0.00
642	111 APT 4-8	47/ F/ 7/ /	38 BOND ST	5011	1110	7,071	113	21	5/14/2012	945,000	904,900	0.96	1.04	0.01
1011	111 APT 4-8	70/ C/ 2/ /	2 JAQUES ST	5011	1110	5,049	103	37	2/15/2013	750,000	744,700	0.99	1.01	0.04
13714	111 APT 4-8	92/ J/ 21/ /	23 AUBURN AVE	9011	1110	3,465	113	31	1/10/2013	460,000	472,400	1.03	0.97	0.08
1485	111 APT 4-8	91/ E/ 16/ /	143 PERKINS ST	9011	1110	7,936	113	46	11/30/2012	635,000	699,200	1.10	0.91	0.15
1106	112 APT OVER 8	73/ C/ 12/ /	17 BOW ST	8012	112C	14,309	126	12	1/27/2012	3,400,000	3,130,400	0.92	1.09	0.06
712	112 APT OVER 8	50/ F/ 30/ /	123 HIGHLAND AVE	8012	112C	32,685	83	12	12/12/2011	4,936,000	4,860,300	0.98	1.02	0.00
1719	112 APT OVER 8	103/ H/ 12/ /	91 PERKINS ST	9012	112C	10,345	92	12	5/ 1/2012	1,350,000	1,340,000	0.99	1.01	0.01