

TOWN OF FAYSTON - 3 YEAR SALES STUDY | APRIL 1, 2015-APRIL 1, 2017

PARCEL ID	LOCATION	DESCRIPTION	PRICE	2017 VALUE	RATIO	SALE DATE
LAND						
01-001	713	NO FAYSTON ROAD	1.50 AC **	55,000	60,800	0.90 10/27/2015
01-006 -003		STONY FARM RD	6.91 AC **	98,555	110,000	0.90 5/2/2015
03-094-003		KEW-VASSEUR RD	5.70 AC	135,000	132,700	1.02 9/30/2016
03-094-004		KEW-VASSEUR RD	35.85 AC	275,000	256,500	1.07 4/1/2016
06-069		PHEN BASIN ROAD	7.70 AC	192,000	189,600	1.01 8/25/2015
07-005		MILL BROOK RD	10.10 AC	135,000	127,100	1.06 10/13/2015
11-085-009		FIDDLEHEAD ROAD	2.79AC	200,000	198,300	1.01 12/16/2016
CONDOMINIUM						
09-005	5	BATTLEGROUND	UNIT 5	165,000	163,700	1.01 8/19/2016
09-031	31	BATTLEGROUND	UNIT 31	142,500	150,300	0.95 4/25/2016
09-046	4647	BATTLEGROUND	UNIT 46	180,000	204,700	0.88 4/4/2016
09-052	1254	BATTLEGROUND	UNIT 52	155,000	164,400	0.94 10/6/2015
09-054	1254	BATTLEGROUND	UNIT 54	175,000	180,400	0.97 10/16/2015
09-055	1256	BATTLEGROUND	UNIT 55	212,000	176,500	1.20 3/13/2017
09-059	59	BATTLEGROUND	UNIT 59	154,000	153,300	1.00 7/29/2016
12-013	325	FIDDLEHEAD	UNIT 13	110,000	109,000	1.01 4/29/2016
12-021	325	FIDDLEHEAD	UNIT 21	135,000	134,400	1.00 1/21/2016
13-011	11	SNOWSIDE	UNIT 11	187,000	182,800	1.02 7/18/2016
13-016	93	SNOWSIDE	UNIT 16	176,000	174,200	1.01 8/11/2015
13-019	105	SNOWSIDE	UNIT 19	190,000	189,300	1.00 12/7/2015
13-024	24	SNOWSIDE	UNIT 24	168,500	168,200	1.00 9/6/2016
15-003	3	SUGAR RUN	UNIT 3	112,000	108,000	1.04 4/4/2016
15-011	98	SUGAR RUN	UNIT 11	107,500	108,300	0.99 9/1/2015
15-013	13	SUGAR RUN	UNIT 13	95,000	108,700	0.87 1/29/2016
15-034	34	SUGAR RUN	UNIT 34	62,500	71,600	0.87 4/22/2016
15-036	36	SUGAR RUN	UNIT 36	62,500	68,000	0.92 4/22/2016
CAMP						
02-012	395	OLD DUXBURY RD	0.33 AC & CAMP	17,000	16,600	1.02 12/16/2016
RESIDENTIAL < 6 ACRES						
01-020	247	SMITH ROAD	2.8 AC & DWL	273,000	270,200	1.01 5/25/2016
01-087	3078	NO FAYSTON RD	2.30 AC & DWL	233,000	229,100	1.02 10/21/2016
02-029	106	MURPHY RD	.26 AC & DWL	167,000	167,200	1.00 3/7/2017
03-003	812	AIRPORT ROAD	6.70 AC & DWL	250,000	267,900	0.93 8/27/2015
03-015	1229	AIRPORT ROAD	4.30 AC & DWL	236,000	239,900	0.98 1/5/2017
03-038-001	139	RANDELL ROAD	3.72 AC & DWL	262,000	267,900	0.98 8/28/2015
04-029	235	POST OFFICE ROAD	1.06 AC & DWL	346,000	344,300	1.00 4/3/2015
05-004	320	BRAGG HILL ROAD	1.28 AC & DWL	420,000	419,200	1.00 11/30/2016

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RESIDENTIAL < 6 ACRES						
05-006	418	BRAGG HILL ROAD	1.25 AC & DWL	262,000	288,100	0.91 5/29/2015
05-013	39	MOULTON ROAD	2.10 AC& DWL	215,000	213,800	1.01 11/13/2015
05-014	74	MOULTON ROAD	1.22 AC & DWL	275,000	273,600	1.01 6/30/2016
05-018	174	MOULTON ROAD	.75 AC & DWL	258,000	256,900	1.00 1/29/2016
05-046	123	OLD CARRIAGE RD	1.00AC & DWL	285,000	293,000	0.97 9/3/2015
06-019	1076	KEW-VASSEUR RD	8.00 AC & DWL	290,000	302,800	0.96 9/25/2015
06-033	207	STAGECOACH ROAD	3.9 AC & DWL	545,000	543,000	1.00 12/12/2016
06-083	221	FARM ROAD	2.10 AC & DWL	505,000	506,000	1.00 9/19/2016
06-085	312	FARM ROAD	1.8AC & DWL	540,000	542,000	1.00 10/23/2015
06-087	325	FARM ROAD	2.AC& DWL	380,000	379,900	1.00 11/20/2015
06-091	420	FARM ROAD	1.60AC & DWL	378,000	385,100	0.98 9/3/2015
07-036	128	MOUNTAIN MEADOW LN	5.0 AC & DWL	357,500	358,200	1.00 7/26/2016
08-008	2130	MILL BROOK RD	1.00 AC & DWL	312,000	322,300	0.97 8/12/2015
08-038	252	MANSFIELD ROAD	1 AC & DWL	224,000	215,300	1.04 3/17/2017
08-042-002	386	MANSFIELD ROAD	2.20 AC & DWL	328,000	328,700	1.00 5/31/2016
08-060	7	CABIN LANE	2.22 AC & DWL	265,000	267,100	0.99 8/14/2015
08-065	598	MANSFIELD ROAD	2.48AC & DWL	168,000	199,000	0.84 2/15/2016
11-019	67	SHADY TREE LANE	1.80 AC & DWL	275,000	281,700	0.98 10/15/2015
11-031	442	HIDDENWOOD ROAD	2 AC & DWL	400,000	402,000	1.00 10/23/2015
11-032	35	FIRE POND ROAD	1.60 AC & DWL	304,000	303,600	1.00 12/4/2015
11-062	94	LOW ROAD	.75 AC & DWL	250,000	252,000	0.99 2/12/2016
11-078	394	VILLAGE ROAD	1 AC & DWL	300,000	289,300	1.04 2/7/2017
14-011	28	LOCKWOOD BROOK RD	1.0 AC & DWL	252,750	250,000	1.01 12/19/2016
14-015	98	LOCKWOOD BROOK RD	1.1 AC & DWL	270,000	274,300	0.98 1/15/2016
14-017	175	LOCKWOOD BROOK RD	1.10 AC & DWL	320,000	318,900	1.00 7/31/2015
14-058	57	HORSESHOE ROAD	1.1 AC & DWL	235,000	233,400	1.01 12/2/2016
RESIDENTIAL > 6 ACRES						
01-065	359	DUNBAR HILL RD	12.50 AC & DWL	225,000	229,300	0.98 1/24/2017
02-007-002	70	CENTER FIRE RD	12.76 AC & DWL	600,000	596,900	1.01 12/9/2016
06-014-002	37	HIGH COUNTRY RD	11.35 AC & DWL	1,100,000	1,085,800	1.01 11/22/2016
06-023	179	SNOW HOLLOW RD	10.22AC & DWL	341,000	338,300	1.01 10/30/2015
06-050	1005	STAGECOACH ROAD	7.50AC & DWL	415,000	420,700	0.99 12/29/2015
06-108	1089	PHEN BASIN RD	10.10AC & DWL	530,000	523,800	1.01 10/31/2016
10-001	26	HIGH FALLS ROAD	7.60 AC & DWL	482,000	509,300	0.95 5/23/2016
COMMERCIAL						
07-102	1428	MILL BROOK RD	15.40AC, LODGE & RES	765,000	717,300	1.07 6/30/2015
				Average Ratio	0.976	
**	2017 VALUE ON UNIMPROVED LAND					