Sterling Calendar Year 2015

Single Family Home Valid Sales

Map	Block	Lot	Unit	St#	Street Name	Use Code	VC	Sale Date	Price	Acres	Nhbd	Nbhd Class	Style Desc	Grade	Stories	Living Area	AYB		EYB Code	EYB	Land Value	Bldgs Value	Total Value FY2017
92		99		21	REDSTONE I	1010	0	1/8/2015	235000	0.68	3		Bungalow	Average	1	1225	1952	G		1990	102900	100900	203800
10		5		112	HEYWOOD I	1010	0	6/5/2015	219500	0.75	3		Cape Cod	Average	1.75	1122	1954	A		1968	104200	99600	203800
101		10		9	JOHNSON R	1010	0	12/23/2015	225000	2.33	3		Cape Cod	Average	1.5	1035	1935	A		1963	128300	76800	205100
144		7		80	REDEMPTIO	1010	0	7/9/2015	254900	3.00	2		Cape Cod	Average	1	1442	1942	G		1986	114600	111300	225900
146		13		4	BOUTELLE R	1010	0	1/13/2015	285000	0.94	3		Cape Cod	Average	1.5	1961	1951	G		1990	107300	168800	276100
107		18		104	MAPLE STRE	1010	0	11/4/2015	287500	1.00	4		Cape Cod	Average	1.75	1547	1969	G		1998	118700	141000	259700
54		6		126	ROWLEY HIL	1010	0	9/3/2015	305000	1.18	3		Cape Cod	Average	1.75	1596	1994	G		2007	111600	155600	267200
48		24		109	FLANAGAN	1010	0	4/24/2015	364000	1.49	4		Cape Cod	Average +	1.5	1954	1984	A		1990	127500	219300	346800
54		20		156	ROWLEY HIL	1010	0	5/20/2015	366000	7.93	3		Cape Cod	Average +	1.5	1932	1994	A		2000	161900	194900	356800
82		49		2	HOMESTEAI	1010	0	12/8/2015	502000	2.03	3		Cape Cod	Good +	1.75	2611	2015	A		2016	126500	386900	513400
75		6		22	TANGLEWO	1010	0	4/21/2015	300000	4.20	3		Colonial	Average	2	2448	1978	A		1986	139500	180500	320000
155		5		82	CAMPGROU	1010	0	8/7/2015	315000	1.00	3		Colonial	Average +	1.75	1935	1973	G		2000	108900	201200	310100
30		1		8	NORTH ROV	1010	0	7/16/2015	353900	1.28	3		Colonial	Average +	2	2473	1985	A		1990	113600	216400	330000
112		2		60	KENDALL HI	1010	0	4/29/2015	355000	2.70	4		Colonial	Average	2	4992	1780	A		1961	141900	267800	409700
158		5		109	JOHN DEE R	1010	0	11/25/2015	380000	0.97	3		Colonial	Average +	2	2432	1985	G		2004	108100	255800	363900
18		15		1	ELLIOTT RO/	1010	0	2/27/2015	380000	1.78	4		Colonial	Average +	2	3000	1986	A		1995	133800	259700	393500
88		14.7		3	THOMAS LA	1010	0	2/20/2015	380000	0.92	4		Colonial	Good	2	2248	2014	A		2016	116600	266200	382800
130		28		153	KENDALL HI	1010	0	11/2/2015	384000	2.16	4		Colonial	Average +	2	2462	1964	G		1996	138700	249000	387700
131		26		177	CHACE HILL	1010	0	10/29/2015	385000	1.29	3		Colonial	Average +	2	2576	1999	A		2004	113800	275000	388800
65		9		13	STUART RO/	1010	0	4/30/2015	395000	1.05	4		Colonial	Good	2	2234	2003	A		2008	119500	251600	371100
157		45		19	SUNSET DRI	1010	0	7/3/2015	402000	3.77	4		Colonial	Average +	2	2030	1991	G		2007	148300	241500	389800
47		5		4	CYNTHIA LA	1010	0	10/9/2015	405000	1.30	4		Colonial	Average +	2	2340	2000	G		2008	124200	246200	370400
52		7		7	EVERGREEN	1010	0	8/28/2015	409000	3.00	4		Colonial	Average +	2.5	2501	1992	A		2000	143700	252500	396200
131		12		187	CHACE HILL	1010	0	10/8/2015	410000	1.00	3		Colonial	Average +	2	2445	1999	G		2008	108900	253700	362600
81		6		6	BROOKSIDE	1010	0	6/25/2015	414050	1.43	4		Colonial	Average +	2	2196	1993	G		2007	126500	243900	370400
48		12		4	DEBORAH L/	1010	0	2/10/2015	423000	1.10	4		Colonial	Good	2	2304	1995	G		2007	120200	258100	378300
21		16		212-214	UPPER NOR	1010	0	7/31/2015	429900	2.50	3		Colonial	Average +	2.5	2766	1999	A		2004	129300	275800	405100
82		28		10	OSGOOD RC	1010	0	7/10/2015	437900	2.64	4		Colonial	Average +	2	2218	1997	G		2008	155300	241100	396400
52		5		11	EVERGREEN	1010	0	6/25/2015	438000	3.16	4		Colonial	Good	2	2718	1999	A		2004	144700	278600	423300
88		14.3		2	THOMAS LA	1010	0	1/30/2015	460500	0.67	4		Colonial	Good	2	2574	2006	G		2011	111900	287300	399200
53		16		7	SKY FARM L	1010	0	1/30/2015	532000	4.09	4		Colonial	Good	2	2898	1994	G		2007	150200	338900	489100
49		43		37	SANDY RIDC	1010	0	6/30/2015	550000	1.78	5		Colonial	Good +	2	2477	2014	A		2016	195200	355100	550300
113		31		15	ADAM TAYL	1010	0	9/25/2015	595000	2.00	5		Colonial	Good +	2	2774	2004	A		2008	200900	422200	623100
68		27		11	SANDY RIDC	1010	0	3/30/2015	602000	1.48	5		Colonial	Good +	2	2613	2014	A		2016	185700	379100	564800
73		30		26	TUTTLE ROA	1010	0	4/28/2015	194500	1.00	4		Conventiona	Average	2	1573	1946	A		1964	118700	83700	202400
147		17		7	STERLING A'	1010	0	9/29/2015	210000	0.25	2		Conventiona	Average +	2	1332	1900	G		1984	74200	102300	176500
54		30		133	ROWLEY HIL	1010	0	9/16/2015	220000	10.33	3		Conventiona	Below Avera	2	1296	1900	A		1961	168000	50200	218200
82		12		46	BEAMAN RC	1010	0	10/16/2015	235000	2.01	3		Conventiona	Average	1.75	1870	1981	A		1990	126400	128100	254500
20		1		220	UPPER NOR	1010	0	6/3/2015	280400	1.01	3		Conventiona	Average	2	2379	1960	A		1971	109000	125500	234500
46		3		39	MELLON HC	1010	0	10/22/2015	252500	1.13	3		Modern/Co	Average +	1.5	1571	1984	A		1990	110700	140800	251500
95		21		9	MICHAEL LA	1010	0	8/14/2015	305000	1.84	4		Modern/Co	Average +	1.75	1909	1993	A		2000	135200	175200	310400
140		11		30	BIRCH DRIV	1010	0	8/21/2015	332000	1.00	4		Modern/Co	Average +	1.75	1902	1985	A		1990	118700	171400	290100
75		34		36	OSGOOD RC	1010	0	6/9/2015	345000	2.40	4		Modern/Co	Good	3	2379	1974	A		1982	153900	182300	336200
129		29		93	KENDALL HI	1010	0	12/10/2015	540000	9.10	4		Modern/Co	Very Good	1	1774	1992	VG		2009	158700	326500	485200
78		19		15	STILL RIVER	1010	0	7/1/2015	264400	1.02	3		Raised Ranc	Average	1	1374	1976	A		1986	109200	166000	275200
150		18		70-72	CHACE HILL	1010	0	11/16/2015	265000	1.04	3		Raised Ranc	Average	1	1215	1974	A		1982	109500	133500	243000
59		28		367	REDEMPTIO	1010	0	8/26/2015	319000	1.01	2		Raised Ranc	Average	1	1196	1972	G		2000	93800	173100	266900
24		23		34	LEGATE HILL	1010	0	9/10/2015	340000	1.33	2		Raised Ranc	Average	1	1810	1988	A		1995	98400	216700	315100
97		16		247	REDEMPTIO	1010	0	9/14/2015	140000	0.34	2		Ranch	Average	1	660	1947	A		1964	79100	65000	144100
139		20		101	REDEMPTIO	1010	0	1/29/2015	145000	1.00	2		Ranch	Below Avera	1	792	1963	A		1974	93700	63300	157000
92		106		4	JAMES PATT	1010	0	3/30/2015	202000	0.57	3		Ranch	Average	1	1368	1959	A		1971	99800	108800	208600
114		19		14	GLENDALE A	1010	0	3/17/2015	211999	1.08	3		Ranch	Average	1	1318	1968	A		1978	110000	114200	224200
83		4		11	PINEVIEW R	1010	0	9/30/2015	220000	1.10	3		Ranch	Average	1	1244	1969	A		1978	110300	102400	212700
137		45		4	OAKWOOD	1010	0	10/30/2015	228000	0.47	3		Ranch	Average	1	1008	1966	G		1998	96600	103200	199800
137		40		3	WALNUT DF	1010	0	4/30/2015	231000	0.56	3		Ranch	Average	1	1052	1966	A		1978	99700	94700	194400
137		42		2	WALNUT DF	1010	0	7/23/2015	240000	0.46	3		Ranch	Average	1	1052	1968	G		1998	96300	118800	215100
105		17		9	NEWELL HIL	1010	0	10/30/2015	240500	0.92	3		Ranch	Average	1	1152	1956	G		1994	106800	108900	215700
95		26		153	PRINCETON	1010	0	12/1/2015	250000	2.64	3		Ranch	Average	1	1144	1976	A		1986	130100	116500	246600

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137		51		30	MUDDY POI	1010	0	5/1/2015	257000	0.46	3		Ranch	Average	1	1300	1966	G	1998	96300	130700	227000
82		13		50	BEAMAN RC	1010	0	8/12/2015	272500	1.06	3		Ranch	Average	1	1732	1959	G	1994	109800	151000	260800
157		5		52	BEAN ROAD	1010	0	9/1/2015	291000	0.57	3		Ranch	Average	1	1544	1976	G	2002	99800	170200	270000
134		15		57	SWETT HILL	1010	0	12/2/2015	325000	8.89	3		Ranch	Average	1.5	2536	1970	F	1973	167600	178300	345900
77		18		1	QUAIL ROOS	1010	0	10/1/2015	351000	1.01	3		Ranch	Average +	1	2669	1975	G	2000	109000	262200	371200
134		36		14	NORTH COV	1010	0	2/26/2015	470000	0.27	5		Ranch	Good +	1	1192	1900	E	2005	139000	238200	377200
87		10		33	WILES ROAI	1010	0	6/1/2015	516251	2.53	2		Ranch	Good	1	2899	2014	A	2016	111800	365100	476900
146		34		40	BEAN ROAD	1010	0	6/29/2015	235000	0.36	3		Split-Level	Average	1	1224	1960	A	1971	92500	102200	194700