

Sterling Calendar Year 2016
Single Family Home Valid Sales

Map	Block	Lot	Unit	St#	Street Name	Use Code	VC	Sale Date	Price	Acres	Nbhd	Nbhd Class	Style Desc	Grade	Stories	Living Area	AYB	EYB Code	EYB	Land Value	Bldgs Value	Total Value FY2018
175		40		20	LAUREL AVE	1010	0	10/19/2016	59000	0.04	1		Camp	Below Average	1	551	1947	A	1964	22400	31600	54000
175		30		21	LAUREL AVE	1010	0	6/3/2016	159400	0.10	1		Modern/Contemporary	Average +	2	744	2014	A	2015	29900	117100	147000
123		17		160	REDEMPTION	1010	0	4/25/2016	165000	0.53	2		Ranch	Average	1	1118	1955	A	1968	88300	93800	182100
92		49		12	BIRD STREET	1010	0	2/16/2016	175000	0.13	2		Conventional	Average	1.5	1443	1860	G	1976	68500	101000	169500
154		36		1	SQUARESHIRE	1010	0	1/20/2016	190000	1.00	3		Ranch	Below Average	1	1152	1957	F	1961	117600	72100	189700
14		1		186	JUSTICE HILL	1010	0	1/15/2016	208000	1.12	3		Ranch	Below Average	1	1406	1950	A	1964	119600	77800	197400
105		1		12	NEWELL HILL	1010	0	6/27/2016	218000	0.59	3		Conventional	Average	1.5	1014	1830	VG	1986	108500	104700	213200
112		7		78	KENDALL HILL	1010	0	6/2/2016	225000	1.14	4		Ranch	Average	1	990	1962	A	1976	131900	91500	223400
91		39		20	REDSTONE HILL	1010	0	6/13/2016	225000	1.11	4		Ranch	Average	1	1188	1964	A	1976	131300	109500	240800
85		3		22	MEETINGHOUSE	1010	0	12/6/2016	232300	0.34	3		Ranch	Average	1	1023	1944	A	1964	98700	83300	182000
101		21		296	PRINCETON	1010	0	12/5/2016	233000	0.94	3		Ranch	Below Average	1	828	1950	G	1981	104200	80100	184300
114		38		11	GLENDALE HILL	1010	0	1/26/2016	239500	1.00	3		Ranch	Average	1	1054	1968	A	1980	117600	101300	218900
114		55		45	NEWELL HILL	1010	0	12/1/2016	245000	0.50	3		Ranch	Average	1	1332	1967	A	1980	105300	123100	228400
85		37		9	MEETINGHOUSE	1010	0	8/12/2016	250000	0.83	3		Conventional	Average	1.75	1852	1937	A	1964	113800	98300	212100
156		3		2	TWINE ROAD	1010	0	9/30/2016	256500	0.14	2		Conventional	Average	2	1733	1965	AG	1988	69600	139400	209000
75		20		39	TANGLEWOOD	1010	0	10/7/2016	262000	1.23	3		Raised Ranch	Average	1	1293	1977	A	1988	121500	159200	280700
157		37		4	SUNSET DRIVE	1010	0	6/22/2016	275000	0.36	3		Ranch	Average	1	1560	1961	A	1976	99900	133700	233600
85		39		5	COLBY ROAD	1010	0	5/26/2016	277300	1.87	4		Ranch	Average	1	1392	1982	A	1992	147700	148900	296600
30		17		21	NORTH ROVER	1010	0	6/17/2016	280000	1.00	3		Split-Level	Average	1	1452	1957	A	1972	117600	147300	264900
114		29		5	WOODSIDE	1010	0	8/4/2016	290000	2.30	3		Cape Cod	Average	1.75	2154	1968	A	1980	138600	168500	307100
113		61		5	JAMES ROAD	1010	0	12/27/2016	290000	1.08	4		Colonial	Average +	2	1870	1978	A	1988	130800	164400	295200
69		6		164	CLINTON ROAD	1010	0	6/30/2016	294900	0.50	2		Colonial	Average +	2	2716	1900	G	1976	87400	184200	271600
93		40		246	WORCESTER	1010	0	7/1/2016	295000	0.75	2		Conventional	Good	1.75	1972	1928	G	1981	93400	206100	299500
106		67		37	MAPLE STREET	1010	0	7/1/2016	295000	0.53	3		Ranch	Average	1	1133	1968	G	1996	106400	131500	237900
27		1.1		24	FORD ROAD	1010	0	7/26/2016	295000	4.40	3		Ranch	Average	1	1612	2004	A	2008	151200	179500	330700
81		12		38	WILDER ROAD	1010	0	7/12/2016	300000	2.10	4		Antique	Average	2	3359	1738	A	1956	151100	141500	292600
72		40		74	MEETINGHOUSE	1010	0	8/16/2016	305000	1.83	3		Raised Ranch	Average	1	1377	1994	A	2000	133500	161500	295000
164		7		74	BEAN ROAD	1010	0	10/26/2016	319000	2.43	3		Raised Ranch	Average +	1	1189	1984	A	1992	139400	161700	301100
43		9		37	HEYWOOD HILL	1010	0	2/29/2016	319000	1.00	3		Cape Cod	Average	1.75	1922	1986	A	1996	117600	167300	284900
19		11		344	UPPER NORTH	1010	0	4/13/2016	323910	3.04	3		Modern/Contemporary	Average +	2	2474	1981	A	1992	137800	180900	318700
34		4		76	JUSTICE HILL	1010	0	7/1/2016	325000	2.12	3		Colonial	Average +	2.5	1820	1996	A	2002	137500	204100	341600
82		43		7	OSGOOD ROAD	1010	0	11/23/2016	329900	1.00	4		Cape Cod	Average	1.5	1528	1969	A	1980	129400	154800	284200
146		67		16	SHERWOOD	1010	0	6/15/2016	331500	0.81	4		Split-Level	Average +	1	1696	1967	A	1980	124800	207700	332500
154		29		28	CHACE HILL	1010	0	7/14/2016	332000	1.00	3		Raised Ranch	Average	1	1344	1984	AG	1998	117600	188500	306100
76		17		127	BEAMAN ROAD	1010	0	2/26/2016	341600	3.90	3		Colonial	Average +	2	2563	1880	G	1976	148200	195700	343900
144		5		76	REDEMPTION	1010	0	7/28/2016	343400	10.20	2		Cape Cod	Average	1.75	1737	1941	A	1964	162700	123000	285700
75		8		26	TANGLEWOOD	1010	0	10/27/2016	350000	1.00	3		Modern/Contemporary	Average	1.75	1720	1981	AG	1998	117600	168000	285600
88		15		171	CLINTON ROAD	1010	0	11/18/2016	353000	0.52	2		Colonial	Average	2	2120	2005	AG	2012	88000	207100	295100
106		41		21	JAMES ROAD	1010	0	12/2/2016	355000	2.47	4		Raised Ranch	Average +	1	1294	1978	AG	1996	153300	204400	357700
140		5		20	FOX RUN ROAD	1010	0	11/10/2016	355000	1.43	4		Modern/Contemporary	Average +	1.75	2242	1985	AG	1998	137600	216100	353700
122		2		2	PAMELA LAUREL	1010	0	6/27/2016	355000	1.00	4		Cape Cod	Average +	1.75	2131	1996	A	2002	129400	243500	372900
82		21		9	BEAMAN ROAD	1010	0	4/28/2016	359000	1.00	3		Colonial	Average +	2	1872	1997	A	2002	117600	213400	331000
92		22		10	CHARLES PARK	1010	0	7/27/2016	359900	0.32	3		Cape Cod	Average +	1.75	2138	2010	AG	2014	97800	241800	339600
92		2		8	MAPLE STREET	1010	0	4/21/2016	360000	0.50	3		Antique	Good	2	2579	1900	VG	1986	105300	206600	311900
113		55		12	JAMES ROAD	1010	0	7/5/2016	365000	4.04	4		Split-Level	Average +	2	1518	1979	A	1988	162700	191200	353900
122		11		80	HOLDEN ROAD	1010	0	10/27/2016	365000	1.17	3		Colonial	Average +	2	1872	1996	A	2002	120400	211200	331600
141		26		22	BIRCH DRIVE	1010	0	6/28/2016	367500	1.00	4		Colonial	Average +	2	2185	1984	G	2002	129400	222200	351600
92		36		9	ASHTON LAUREL	1010	0	8/4/2016	375000	2.35	4		Colonial	Average +	2	2228	1993	A	2000	152600	219200	371800
48		29		99	FLANAGAN	1010	0	7/29/2016	385000	1.24	4		Colonial	Average +	2	1896	1984	G	2002	133900	214100	348000
141		18		6	BIRCH DRIVE	1010	0	8/9/2016	385275	1.00	4		Colonial	Average +	2	2168	1983	AG	1998	129400	216800	346200
114		36		22	WOODSIDE	1010	0	6/30/2016	390000	1.14	3		Cape Cod	Average +	1.75	3156	1968	AG	1991	119900	263400	383300
63		18		103	OSGOOD ROAD	1010	0	6/15/2016	394900	1.67	4		Colonial	Average +	2	2256	2000	A	2004	143500	240700	384200
70		3.4		108	CLINTON ROAD	1010	0	8/19/2016	408750	0.50	2		Modern/Contemporary	Average +	1.5	3117	2001	A	2006	87400	289300	376700
82		27		8	OSGOOD ROAD	1010	0	5/25/2016	410000	1.34	4		Modern/Contemporary	Average +	1	2115	1998	G	2010	135900	248900	384800
106		84		7	GOULDING	1010	0	8/26/2016	410000	1.52	3		Colonial	Average +	2	2120	2015	A	2016	126900	240600	367500
141		29		28	BIRCH DRIVE	1010	0	8/26/2016	410550	1.00	4		Colonial	Average +	2	2196	1983	AG	1998	129400	217600	347000
148		5		180	NEWELL HILL	1010	0	9/8/2016	429900	0.66	5		Conventional	Average +	2	1920	1966	G	1996	160600	174600	335200
133		13		108	CHACE HILL	1010	0	10/31/2016	430000	2.35	3		Colonial	Average +	2	4002	1990	A	1996	138900	292900	431800
49		36		81	ALBRIGHT ROAD	1010	0	8/12/2016	435000	5.80	3		Colonial	Average	2	1844	1983	AG	1998	159600	202300	361900
86		15		8	LESLEY LANE	1010	0	3/16/2016	435500	0.97	3		Colonial	Average +	2	2394	2003	G	2013	116800	280100	396900
81		3		3	BROOKSIDE	1010	0	4/29/2016	437678	1.08	4		Colonial	Good	2	2180	1994	VG	2010	130800	287100	417900
49		22		20	COUNTRY CLUB	1010	0	1/20/2016	439000	2.53	4		Colonial	Average +	2	2890	2000	G	2011	153700	336500	490200
86		2		34	CLINTON ROAD	1010	0	8/15/2016	440000	8.71	3		Colonial	Average +	2	2304	1987	AG	2000	177100	231500	408600

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85		19		4	OLDE PARIS	1010	0	11/9/2016	450000	1.39	4		Colonial	Good	2	2555	1997	A	2002	136800	304300	441100
86		40.6		5	CHAD LANE	1010	0	9/2/2016	454900	0.69	4		Colonial	Good	2	2029	2014	A	2015	122700	272300	395000
53		12		12	SKY FARM L	1010	0	8/31/2016	486000	2.05	4		Colonial	Average +	2	2878	1998	A	2002	150800	307500	458300
108		14		41	RUGG ROAD	1010	0	12/29/2016	514490	2.00	3		Colonial	Average +	2	2500	2016	A	2016	136800	275400	412200
47		6		6	CYNTHIA LA	1010	0	7/26/2016	535000	1.01	4		Modern/Contemp	Good +	1.75	3049	1999	G	2011	129600	366300	495900
113		23		18	ADAM TAYL	1010	0	3/9/2016	540000	1.04	5		Colonial	Good +	2	3322	2002	A	2006	171500	415100	586600
113		30		19	ADAM TAYL	1010	0	8/4/2016	565000	2.00	5		Colonial	Good +	2	2950	2014	A	2015	198300	379900	578200
67		25		64	ALBRIGHT R	1010	0	11/22/2016	580000	4.20	3		Modern/Contemp	Good	2	3398	1994	AG	2004	150000	416700	566700
113		38		5	MALVERN H	1010	0	3/30/2016	609900	1.37	5		Modern/Contemp	Good +	2.25	3024	1998	G	2010	179900	402100	582000
68		23		19	SANDY RIDGE	1010	0	6/6/2016	680000	1.89	5		Colonial	Very Good	2	3230	2007	A	2010	195200	465200	660400
63		29.1		66	OSGOOD ROAD	1010	0	12/28/2016	729000	6.13	4		Colonial	Good +	2	3817	2004	A	2008	175300	516700	692000