

## 2020 Residential Sales for Fiscal 2022 Assessments (by STYLE)

ACCT	NO	Street Name	LUC	Lot Size	SF	STYLE	GRADE	CONDITION	SALE DATE	SALE PRICE	FY2022 Value	FY2021 Value
5209	13	KENILWORTH RD	1010	9,431	SF	Bungalow	6	G	4/29/2020	\$335,500	\$319,700	\$288,800
4852	219	MAPLE AVE	1010	23,636	SF	Bungalow	8	G	6/1/2020	\$487,500	\$456,500	\$373,300
6824	19-21	SIAS AVE	1010	10,000	SF	Bungalow	8	G	9/28/2020	\$419,000	\$382,300	\$269,000
6547	18	STONE AVE	1010	17,319	SF	Bungalow	6	G	12/1/2020	\$372,000	\$361,800	\$324,700
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2107	52	BOYLSTON CIR	1010	28,621	SF	Cape	7	G	12/18/2020	\$595,000	\$545,100	\$454,900
1913	4	BROOKLAWN PKWY	1010	18,550	SF	Cape	6	G	12/30/2020	\$360,000	\$345,300	\$308,500
770	131	CLINTON ST	1010	43,560	SF	Cape	5	G	9/29/2020	\$460,000	\$500,100	\$441,500
4893	83	CRESCENT ST	1010	10,996	SF	Cape	6	G	7/1/2020	\$390,000	\$382,000	\$315,400
1937	41	CYPRESS AVE	1010	20,000	SF	Cape	7	G	5/26/2020	\$450,000	\$497,700	\$425,800
5635	9	FLORAL ST	1010	25,354	SF	Cape	5	A	2/12/2020	\$309,000	\$346,100	\$316,100
6082	181	FLORAL ST	1010	24,386	SF	Cape	6	VG	3/30/2020	\$569,000	\$631,300	\$549,100
4179	32	FYRBECK AVE	1010	11,250	SF	Cape	6	A	1/21/2020	\$295,000	\$302,600	\$278,500
6859	15	GORDON RD	1010	4,955	SF	Cape	6	G	7/27/2020	\$278,000	\$259,400	\$231,700
5279	106	GRAFTON ST	1010	6,820	SF	Cape	7	E	12/15/2020	\$447,000	\$439,200	\$360,800
10990	785	GRAFTON ST	1010	24,153	SF	Cape	9	R	9/1/2020	\$432,000	\$393,600	\$358,900
11436	790	GRAFTON ST	1010	43,560	SF	Cape	6	A	9/30/2020	\$388,000	\$349,000	\$314,300
2467	7	GREENLEAF FARMS CIR	1010	43,560	SF	Cape	11	G	9/1/2020	\$940,000	\$964,000	\$950,400
13424	5	GROVE MEADOW LN	1010	12,564	SF	Cape	7	A	8/28/2020	\$630,000	\$637,100	\$678,300
10390	21	GROVE ST	1010	19,469	SF	Cape	6	A	10/1/2020	\$363,000	\$388,500	\$337,200
4860	7	HAPGOOD WAY	1010	9,607	SF	Cape	7	VG	5/27/2020	\$454,000	\$415,800	\$379,600
13433	15	HARLOW RD	1010	43,560	SF	Cape	9	A	10/27/2020	\$989,000	\$906,700	\$784,400
7186	41	JANET CIR	1010	20,940	SF	Cape	6	G	12/18/2020	\$370,000	\$423,200	\$359,300
7178	70	JANET CIR	1010	7,715	SF	Cape	6	A	12/10/2020	\$350,000	\$362,900	\$319,100
7090	36-38	JANET CIR	1040	17,719	SF	Cape	6	G	9/28/2020	\$455,000	\$450,000	\$376,600
5357	18	KENILWORTH RD	1010	9,335	SF	Cape	7	G	12/22/2020	\$375,000	\$331,600	\$332,900
7131	96	LAKE ST	1010	8,918	SF	Cape	6	VG	6/23/2020	\$426,000	\$414,400	\$349,900
1204	32	LONGFELLOW RD	1010	13,842	SF	Cape	7	VG	2/14/2020	\$456,000	\$461,600	\$385,600
2647	257	MAIN ST	1010	37,956	SF	Cape	8	F	1/31/2020	\$350,000	\$415,900	\$446,400
4337	35	MANOR RD	1010	13,834	SF	Cape	6	G	10/9/2020	\$429,000	\$435,600	\$364,400
4123	191	N QUINSIGAMOND AVE	1010	32,497	SF	Cape	10	E	9/18/2020	\$1,100,000	\$949,000	\$673,400
6430	9	PHILLIPS AVE	1010	9,785	SF	Cape	6	G	7/29/2020	\$420,000	\$401,300	\$357,200
6250	42	PHILLIPS AVE	1010	9,350	SF	Cape	6	F	5/11/2020	\$300,000	\$286,400	\$273,700
4130	52	PHILLIPS AVE	1010	9,125	SF	Cape	7	VG	3/25/2020	\$400,000	\$348,000	\$316,600
8844	49	PLAINFIELD AVE	1010	5,000	SF	Cape	6	VG	11/25/2020	\$378,000	\$312,600	\$260,500
1582	295	PROSPECT ST	1010	29,238	SF	Cape	10	G	7/30/2020	\$708,000	\$763,200	\$677,600
938	131	SEWALL ST	1010	43,560	SF	Cape	6	A	12/1/2020	\$392,000	\$433,900	\$427,500

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4703	20	SHADY LANE AVE	1010	7,539	SF	Cape	6	G	8/14/2020	\$324,000	\$368,200	\$304,900
4947	15	SHERWOOD AVE	1010	10,455	SF	Cape	6	G	4/30/2020	\$402,900	\$389,400	\$346,300
1926	57	SHIRLEY RD	1010	21,715	SF	Cape	7	VG	11/9/2020	\$495,000	\$445,100	\$360,700
2367	88	SPRING ST	1010	43,560	SF	Cape	10	G	7/28/2020	\$775,000	\$841,100	\$772,500
2249	152	SPRING ST	1010	20,000	SF	Cape	9	G	1/16/2020	\$445,000	\$512,800	\$479,000
2510	325	SPRING ST	1010	35,005	SF	Cape	11	G	1/8/2020	\$725,000	\$771,500	\$714,900
10565	5	STONE HILL RD	1010	43,560	SF	Cape	8	A	1/17/2020	\$707,500	\$784,000	\$845,200
7615	8	TAVERN ST	1010	24,036	SF	Cape	9	G	10/23/2020	\$660,000	\$653,800	\$554,100
8255	390	WALNUT ST	1010	34,550	SF	Cape	6	A	5/1/2020	\$460,000	\$512,700	\$496,000
6482	34	WILLARD AVE	1010	8,968	SF	Cape	6	VG	6/30/2020	\$365,000	\$325,300	\$254,000
5101	43	WOODLAND RD	1010	11,250	SF	Cape	7	VG	10/21/2020	\$460,000	\$400,700	\$377,400
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12021	8	AMHERST RD	1010	21,435	SF	Colonial	11	G	8/27/2020	\$710,000	\$687,000	\$647,200
13127	14	APPALOOSA DR	1010	43,560	SF	Colonial	14	A	8/20/2020	\$900,000	\$939,700	\$890,200
12250	52	ARROWWOOD DR	1010	24,202	SF	Colonial	8	G	9/1/2020	\$525,000	\$504,000	\$435,700
11573	4	BALDWIN CIR	1010	20,000	SF	Colonial	10	G	9/25/2020	\$792,000	\$733,400	\$691,900
10679	68	BAY VIEW DR	1010	12,740	SF	Colonial	8	VG	7/2/2020	\$497,000	\$488,800	\$455,400
12210	24	BIRCH LN	1010	36,572	SF	Colonial	13	A	1/31/2020	\$1,050,000	\$1,010,300	\$958,800
1787	3	BLACKTHORN RD	1010	31,399	SF	Colonial	13	A	3/2/2020	\$769,900	\$812,700	\$772,400
1790	6	BLACKTHORN RD	1010	34,355	SF	Colonial	12	G	6/29/2020	\$718,490	\$769,500	\$757,300
1137	295	BOYLSTON ST	1010	43,560	SF	Colonial	10	G	11/13/2020	\$672,500	\$642,300	\$597,500
8051	17	BRENTWOOD DR	1010	21,250	SF	Colonial	9	G	4/24/2020	\$675,000	\$615,700	\$588,900
7830	29	BRENTWOOD DR	1010	20,429	SF	Colonial	9	VG	3/12/2020	\$693,000	\$618,600	\$591,500
15358	50	BROOK ST	1010	43,560	SF	Colonial	8	A	7/31/2020	\$625,000	\$600,500	\$573,000
1038	24	BROWNING RD	1010	20,463	SF	Colonial	9	G	9/9/2020	\$495,000	\$519,900	\$452,500
1046	45	BROWNING RD	1010	20,001	SF	Colonial	9	A	11/19/2020	\$539,000	\$507,200	\$439,900
11965	4	BUMMET BROOK CIR	1010	13,867	SF	Colonial	12	G	11/13/2020	\$650,000	\$624,900	\$544,400
11959	7	BUMMET BROOK CIR	1010	13,845	SF	Colonial	12	G	7/16/2020	\$564,500	\$563,200	\$539,000
11960	9	BUMMET BROOK CIR	1010	14,471	SF	Colonial	10	G	8/17/2020	\$572,000	\$540,900	\$523,300
4472	19	BUNKER HILL RD	1010	19,206	SF	Colonial	9	G	3/6/2020	\$590,000	\$652,300	\$574,800
676	18	CAMELOT DR	1010	32,598	SF	Colonial	13	G	7/10/2020	\$790,000	\$798,900	\$771,800
756	71	CAMELOT DR	1010	29,703	SF	Colonial	13	A	3/5/2020	\$660,000	\$731,900	\$691,400
542	9	CARTER RD	1010	43,560	SF	Colonial	12	G	11/6/2020	\$745,000	\$757,700	\$723,100
10108	16	CEDAR RD	1010	13,645	SF	Colonial	9	A	2/28/2020	\$610,000	\$601,900	\$560,600
9470	95	CHERRY ST	1010	43,560	SF	Colonial	12	A	5/29/2020	\$625,000	\$584,200	\$610,000
10975	41	CLEWS ST	1010	21,780	SF	Colonial	11	A	9/21/2020	\$700,000	\$685,100	\$614,200
285	26	COACHMAN RIDGE RD	1010	29,778	SF	Colonial	14	A	7/29/2020	\$1,300,000	\$1,296,300	\$1,336,700

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268	85	COLONIAL DR	1010	30,329	SF	Colonial	9	A	8/31/2020	\$645,000	\$685,400	\$685,700
7821	15	COMSTOCK DR	1010	29,693	SF	Colonial	9	G	7/22/2020	\$660,000	\$590,000	\$567,000
5796	8	COOK ST	1010	9,150	SF	Colonial	7	G	12/31/2020	\$500,000	\$438,900	\$428,100
12458	6	COX LN	1010	43,560	SF	Colonial	10	G	6/25/2020	\$747,000	\$693,700	\$663,700
2771	4	DANA RD	1010	12,560	SF	Colonial	10	G	9/15/2020	\$590,000	\$550,100	\$519,800
12315	7	DARREN DR	1010	14,675	SF	Colonial	11	G	10/19/2020	\$685,000	\$612,400	\$569,900
11178	10	DEER RUN DR	1010	22,859	SF	Colonial	10	G	2/14/2020	\$701,000	\$692,000	\$659,300
11598	8	DICKINSON CIR	1010	24,939	SF	Colonial	10	G	9/30/2020	\$810,000	\$738,400	\$704,500
3746	8	EAST AVE	1010	9,620	SF	Colonial	8	E	5/28/2020	\$525,000	\$530,600	\$465,800
10449	26	FARMINGTON DR	1010	23,144	SF	Colonial	10	G	8/28/2020	\$710,000	\$664,100	\$630,800
6141	4	FLINTLOCK DR	1010	20,183	SF	Colonial	10	G	5/28/2020	\$565,000	\$534,700	\$515,000
6131	21	FLINTLOCK DR	1010	32,108	SF	Colonial	10	A	3/5/2020	\$635,000	\$670,900	\$631,700
5909	96	FLORAL ST	1010	12,971	SF	Colonial	8	G	11/25/2020	\$587,500	\$562,600	\$488,100
3740	10	FOUNDERS RD	1010	13,538	SF	Colonial	9	G	7/15/2020	\$519,000	\$561,300	\$541,600
1478	8	FOX HILL RD	1010	17,335	SF	Colonial	10	G	7/27/2020	\$540,000	\$518,800	\$497,700
3438	14	FRANCIS AVE	1040	11,979	SF	Colonial	6	G	9/30/2020	\$501,100	\$422,300	\$360,800
607	9	GLEN GERY RD	1010	20,790	SF	Colonial	12	G	4/2/2020	\$631,000	\$601,100	\$578,000
15338	89	GOLD ST	1010	25,066	SF	Colonial	10		8/13/2020	\$702,500	\$712,200	\$679,400
6956	26	GORDON RD	1010	5,000	SF	Colonial	6	G	11/3/2020	\$350,000	\$318,400	\$289,400
10379	520	GRAFTON ST	1010	43,560	SF	Colonial	6	F	10/2/2020	\$510,000	\$531,300	\$555,200
14069	169	GREEN ST	1010	26,876	SF	Colonial	13	A	9/30/2020	\$975,000	\$870,400	\$824,200
879	22	GREENBRIAR DR	1010	40,933	SF	Colonial	10	G	3/26/2020	\$510,000	\$504,500	\$485,400
14442	134	GULF ST	1010	30,000	SF	Colonial	7	A	4/24/2020	\$550,000	\$598,000	\$572,300
14441	136	GULF ST	1010	30,000	SF	Colonial	7	A	7/16/2020	\$545,000	\$597,600	\$567,100
15098	249	GULF ST	1010	43,560	SF	Colonial	8	A	1/31/2020	\$665,000	\$688,200	\$657,000
14678	271	GULF ST	1010	29,969	SF	Colonial	9	A	10/2/2020	\$1,050,000	\$1,016,100	\$873,800
4988	10	HAPGOOD WAY	1010	8,400	SF	Colonial	10	G	5/1/2020	\$419,000	\$447,800	\$390,000
11588	29	HAWTHORNE RD	1010	20,000	SF	Colonial	10	G	12/10/2020	\$756,000	\$701,400	\$615,900
11620	32	HAWTHORNE RD	1010	20,002	SF	Colonial	10	G	2/28/2020	\$865,000	\$826,300	\$786,300
505	15	HEATHERWOOD DR	1010	15,706	SF	Colonial	10	G	12/4/2020	\$580,000	\$505,600	\$481,100
504	16	HEATHERWOOD DR	1010	15,851	SF	Colonial	10	G	2/28/2020	\$575,000	\$566,900	\$542,300
11725	53	HEMINGWAY ST	1010	27,174	SF	Colonial	10	G	11/10/2020	\$783,000	\$719,100	\$685,200
11535	1	HEMLOCK CIR	1010	23,661	SF	Colonial	12	G	9/18/2020	\$720,000	\$701,700	\$671,100
9493	8B	HEYWOOD ST	1010	43,560	SF	Colonial	12	A	4/10/2020	\$785,940	\$803,400	\$765,900
12958	4	HICKORY BEND RD	1010	22,795	SF	Colonial	14	A	6/15/2020	\$950,000	\$1,006,900	\$943,000
1734	111	HILL ST	1010	20,688	SF	Colonial	8	G	8/24/2020	\$566,000	\$548,100	\$520,300
9302	68	HILLSIDE DR	1010	12,501	SF	Colonial	8	G	7/30/2020	\$530,000	\$486,900	\$420,700
3533	1	HOLLY LN	1010	12,797	SF	Colonial	9	G	12/4/2020	\$565,000	\$543,400	\$474,600
2345	71	HOLMAN ST	1010	12,500	SF	Colonial	10	G	1/30/2020	\$615,540	\$662,300	\$597,600

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12331	7	HOLT ST	1010	43,560	SF	Colonial	9	G	5/28/2020	\$628,000	\$622,500	\$596,000
2707	50	IRETA RD	1010	12,530	SF	Colonial	10	G	10/30/2020	\$562,000	\$518,700	\$494,700
2734	51	IRETA RD	1010	12,829	SF	Colonial	10	G	8/28/2020	\$550,000	\$543,600	\$511,400
15019	1	JACOBSON DR	1010	20,030	SF	Colonial	10	A	3/25/2020	\$737,500	\$752,600	\$708,600
2377	17	KALAMAT FARMS CIR	1010	43,560	SF	Colonial	7	A	7/8/2020	\$659,000	\$677,000	\$776,200
561	4	KEYES HOUSE RD	1010	38,919	SF	Colonial	12	G	7/30/2020	\$730,000	\$754,200	\$725,600
12133	40	KEYES HOUSE RD	1010	20,281	SF	Colonial	13	G	7/30/2020	\$862,500	\$885,400	\$841,400
741	4	KING ARTHUR RD	1010	20,000	SF	Colonial	13	G	8/14/2020	\$745,000	\$755,400	\$694,200
3140	33	KNOWLTON AVE	1010	19,980	SF	Colonial	7	F	7/28/2020	\$320,000	\$368,300	\$342,900
6099	20	LADYSLIPPER DR	1010	18,956	SF	Colonial	8	A	4/3/2020	\$449,000	\$404,300	\$411,900
11568	435	LAKE ST	1010	15,636	SF	Colonial	10	G	5/12/2020	\$625,000	\$625,600	\$599,300
11494	561	LAKE ST	1010	20,718	SF	Colonial	8	G	8/3/2020	\$501,000	\$446,700	\$408,300
1178	34	LONGFELLOW RD	1010	16,875	SF	Colonial	7	G	9/30/2020	\$568,000	\$491,000	\$421,700
1010	53	LONGFELLOW RD	1010	21,041	SF	Colonial	8	G	11/19/2020	\$572,500	\$517,000	\$446,100
1007	66	LONGFELLOW RD	1010	43,560	SF	Colonial	9	G	12/14/2020	\$563,700	\$593,700	\$515,100
11567	307	MAIN ST	1010	33,270	SF	Colonial	9	A	10/23/2020	\$648,900	\$618,800	\$560,400
13438	435	MAIN ST	1010	43,560	SF	Colonial	16	E	8/11/2020	\$1,595,000	\$1,615,900	\$1,554,200
14739	441	MAIN ST	1010	34,157	SF	Colonial	15	A	7/1/2020	\$1,395,000	\$1,202,500	\$1,151,300
15479	457	MAIN ST	1010	43,560	SF	Colonial	17	A	4/28/2020	\$1,760,500	\$1,772,800	\$1,421,000
3886	731	MAIN ST	1010	43,560	SF	Colonial	8	G	2/25/2020	\$439,000	\$527,900	\$526,400
7511	2	MAYFLOWER CIR	1010	34,642	SF	Colonial	8	G	10/9/2020	\$463,500	\$453,300	\$445,000
1765	2	MERLIN CIR	1010	23,019	SF	Colonial	13	G	7/23/2020	\$755,000	\$746,600	\$738,800
2091	5	MERRIAM AVE	1010	12,936	SF	Colonial	13	G	7/9/2020	\$885,000	\$858,200	\$791,100
4545	31	MINUTEMAN WAY	1010	20,000	SF	Colonial	9	G	10/9/2020	\$600,000	\$668,700	\$585,800
5393	46	MONROE ST	1010	13,413	SF	Colonial	9	A	10/15/2020	\$542,000	\$488,300	\$445,600
64	12	MORNINGSIDE DR	1010	25,482	SF	Colonial	15	G	9/2/2020	\$1,400,000	\$1,208,400	\$1,149,400
11104	20	NIGHTINGALE DR	1010	12,694	SF	Colonial	10	A	11/19/2020	\$495,000	\$486,200	\$470,200
15319	65	NORTH ST	1010	13,450	SF	Colonial	13	A	7/24/2020	\$835,000	\$852,100	\$806,700
15320	69	NORTH ST	1010	14,441	SF	Colonial	13		3/16/2020	\$900,000	\$887,000	\$838,900
1686	127	NORTH ST	1010	29,223	SF	Colonial	11	G	11/17/2020	\$705,000	\$663,500	\$629,400
7188	80	OAK ST	1010	16,170	SF	Colonial	7	G	3/17/2020	\$327,985	\$324,900	\$302,000
5097	17	OLD BROOK RD	1010	20,132	SF	Colonial	8	G	5/29/2020	\$480,000	\$495,200	\$426,900
5492	38	OLD BROOK RD	1010	36,287	SF	Colonial	8	F	12/18/2020	\$510,000	\$520,200	\$468,300
1371	9	OLD SALEM CIR	1010	21,615	SF	Colonial	10	G	1/3/2020	\$612,000	\$595,100	\$570,000
1640	3	OLDE COLONY DR	1010	21,251	SF	Colonial	12	G	5/5/2020	\$672,500	\$636,700	\$610,900
12928	38A	OLDE COLONY DR	1010	43,560	SF	Colonial	16	VG	12/14/2020	\$1,499,000	\$1,394,300	\$1,083,200
2303	6	PARK GROVE LN	1010	23,840	SF	Colonial	14	A	11/20/2020	\$990,000	\$974,800	\$938,200
3512	3	PARK ST W	1010	21,600	SF	Colonial	13	VG	10/22/2020	\$695,000	\$696,000	\$618,300
12778	9	PARMENTER HILL RD	1010	20,045	SF	Colonial	11	A	10/23/2020	\$879,900	\$877,600	\$832,800

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6409	24	PHILLIPS AVE	1010	9,805	SF	Colonial	10	A	10/1/2020	\$586,000	\$621,200	\$580,500
13186	12	PROSPECT ST	1010	37,581	SF	Colonial	12	A	9/22/2020	\$950,000	\$823,200	\$782,800
2254	136	PROSPECT ST	1010	43,560	SF	Colonial	12	A	2/4/2020	\$810,000	\$901,700	\$855,100
1441	300	PROSPECT ST	1010	19,770	SF	Colonial	10	G	8/25/2020	\$635,000	\$636,600	\$606,600
625	389	PROSPECT ST	1010	23,170	SF	Colonial	11	G	6/25/2020	\$693,000	\$673,300	\$640,500
620	44	RAWSON HILL DR	1010	43,560	SF	Colonial	11	G	5/7/2020	\$682,000	\$717,800	\$694,700
1496	11	RED COAT RD	1010	15,000	SF	Colonial	10	G	12/7/2020	\$495,000	\$484,500	\$466,200
3062	5	RICHARD AVE	1010	7,802	SF	Colonial	8	VG	12/4/2020	\$468,000	\$428,000	\$368,800
8297	15	ROBERTS ST	1010	40,024	SF	Colonial	12	A	12/15/2020	\$751,000	\$675,700	\$629,400
6752	72	ROLFE AVE	1010	10,810	SF	Colonial	6	A	6/19/2020	\$290,000	\$285,500	\$287,300
8362	147	S QUINSIGAMOND AVE	1010	15,140	SF	Colonial	6	G	11/20/2020	\$384,000	\$332,300	\$284,300
10009	219-221	S QUINSIGAMOND AVE	1010	19,500	SF	Colonial	8	E	6/22/2020	\$505,000	\$498,200	\$445,800
12121	28	SAXON LN	1010	23,487	SF	Colonial	14	A	6/30/2020	\$785,000	\$797,800	\$763,400
5795	16	SENECA ST	1010	13,817	SF	Colonial	6	A	8/24/2020	\$449,000	\$399,100	\$336,400
7809	6	SETON DR	1010	25,000	SF	Colonial	9	G	9/14/2020	\$682,000	\$617,400	\$590,800
12309	4	SHANNON DR	1010	12,905	SF	Colonial	10	G	5/14/2020	\$585,000	\$612,700	\$540,100
12391	6	SHERYL DR	1010	26,445	SF	Colonial	14	A	8/12/2020	\$1,120,000	\$1,050,000	\$910,200
13118	4	SHETLAND WAY	1010	24,062	SF	Colonial	14	A	12/14/2020	\$960,000	\$884,700	\$830,500
11654	5	SINCLAIR RD	1010	20,696	SF	Colonial	12	G	8/24/2020	\$782,000	\$713,300	\$641,600
11642	12	SINCLAIR RD	1010	27,871	SF	Colonial	10	G	7/15/2020	\$869,000	\$873,000	\$833,200
12789	17	SLOCUM MEADOW LN	1010	21,664	SF	Colonial	12	A	8/10/2020	\$750,000	\$720,800	\$696,400
5556	148	SOUTH ST	1010	43,560	SF	Colonial	11	VG	1/3/2020	\$725,000	\$769,000	\$681,900
13376	177	SOUTH ST	1010	20,405	SF	Colonial	10	A	9/28/2020	\$575,000	\$660,300	\$589,200
14056	183	SOUTH ST	1010	43,560	SF	Colonial	7	A	9/9/2020	\$535,000	\$609,500	\$530,000
12099	67	SPRING ST	1010	19,515	SF	Colonial	12	G	11/6/2020	\$890,000	\$802,500	\$679,800
11766	12	STONYBROOK LN	1010	22,214	SF	Colonial	14	VG	9/9/2020	\$840,000	\$804,300	\$652,600
1377	4	STURBRIDGE CIR	1010	20,579	SF	Colonial	10	G	11/20/2020	\$650,000	\$578,400	\$550,200
3381	2	SURREY LN	1010	12,600	SF	Colonial	10	G	5/6/2020	\$495,000	\$436,800	\$418,700
6625	26	TATUM RD	1010	5,000	SF	Colonial	7	G	7/1/2020	\$311,000	\$281,100	\$265,800
11185	4	THISTLE HILL DR	1010	15,091	SF	Colonial	10	A	4/24/2020	\$595,000	\$553,500	\$532,100
9647	45	THOMAS FARM CIR	1010	20,476	SF	Colonial	8	G	11/13/2020	\$478,000	\$448,500	\$382,400
12254	5	TIP POND RD	1010	35,924	SF	Colonial	14	A	9/17/2020	\$1,050,000	\$1,098,100	\$1,062,900
11949	27	TOBLIN HILL DR	1010	16,315	SF	Colonial	12	G	8/6/2020	\$585,000	\$560,100	\$536,900
12125	7	TRAVIS RD	1010	41,980	SF	Colonial	13	A	7/7/2020	\$1,075,000	\$1,132,100	\$1,100,300
12128	8	TRAVIS RD	1010	43,560	SF	Colonial	11	A	8/21/2020	\$888,000	\$918,300	\$963,900
11778	10	TROWBRIDGE CIR	1010	26,284	SF	Colonial	10	G	8/21/2020	\$695,000	\$676,600	\$644,300
3676	8	TROWBRIDGE LN	1010	18,760	SF	Colonial	9	G	8/31/2020	\$485,000	\$555,700	\$534,300
5923	50	TROWBRIDGE LN	1010	13,087	SF	Colonial	10	G	2/13/2020	\$585,000	\$523,100	\$499,100
12185	3	TURNING LEAF CIR	1010	20,000	SF	Colonial	12	G	9/24/2020	\$838,000	\$916,900	\$805,200

## 2020 Residential Sales for Fiscal 2022 Assessments (by STYLE)

ACCT	NO	Street Name	LUC	Lot Size	SF	STYLE	GRADE	CONDITION	SALE DATE	SALE PRICE	FY2022 Value	FY2021 Value
4107	1	TURTLE CREEK CIR	1010	21,258	SF	Colonial	12	A	5/5/2020	\$730,000	\$745,700	\$709,800
1294	34	VENUS DR	1010	21,800	SF	Colonial	9	A	7/9/2020	\$512,500	\$493,300	\$497,800
3814	30	WALNUT ST	1010	27,500	SF	Colonial	7	A	7/27/2020	\$400,000	\$409,000	\$346,700
4103	99	WALNUT ST	1010	43,560	SF	Colonial	9	G	7/31/2020	\$655,000	\$694,100	\$555,700
6121	161	WALNUT ST	1010	21,081	SF	Colonial	9	A	10/26/2020	\$485,000	\$480,400	\$426,600
9760	455	WALNUT ST	1010	43,560	SF	Colonial	8	VG	10/2/2020	\$650,000	\$606,600	\$583,500
3775	18	WASHINGTON ST	1010	5,000	SF	Colonial	9	A	1/23/2020	\$564,500	\$599,200	\$529,400
3394	1	WESLEYAN ST	1010	6,153	SF	Colonial	6	G	6/25/2020	\$305,000	\$352,500	\$298,900
5406	6	WESTPORT DR	1010	12,500	SF	Colonial	9	A	9/25/2020	\$495,000	\$554,100	\$513,700
11761	5	WOODCHUCK HILL RD	1010	26,901	SF	Colonial	12	G	9/21/2020	\$840,000	\$815,200	\$771,400
8968	108	WORTHINGTON AVE	1010	6,265	SF	Colonial	9	R	10/15/2020	\$418,000	\$416,200	\$276,000
*****												
10407	34	GROVE ST	1010	43,560	SF	Contemporary	8	A	5/14/2020	\$524,900	\$510,400	\$492,200
*****												
11246	17	BAY VIEW DR	1010	3,723	SF	Conventional	7	G	5/29/2020	\$540,000	\$520,100	\$499,100
10715	14	ROBERTSON DR	1010	12,025	SF	Conventional	9	F	11/16/2020	\$428,000	\$429,700	\$410,300
*****												
1146	299	BOYLSTON ST	1010	24,405	SF	Cottage	2	P	12/7/2020	\$240,000	\$240,000	\$219,200
11040	40	CLEWS ST	1010	21,780	SF	Cottage	5	VG	11/17/2020	\$405,000	\$352,200	\$275,600
5359	104	GRAFTON ST	1010	10,620	SF	Cottage	6	G	11/25/2020	\$340,500	\$288,600	\$257,800
5226	108	GRAFTON ST	1010	12,891	SF	Cottage	7	F	6/8/2020	\$315,000	\$358,700	\$371,000
10685	80	LAKESIDE DR	1010	9,867	SF	Cottage	5	G	12/23/2020	\$460,000	\$446,300	\$413,400
10807	24A	OLD FAITH RD	1010	6,421	SF	Cottage	6	F	7/6/2020	\$326,000	\$359,700	\$336,500
11362	2	SALISBURY ST	1010	1,930	SF	Cottage	3	A	2/18/2020	\$175,000	\$150,800	\$139,300
*****												
9143	128	WORTHINGTON AVE	1010	18,135	SF	Modified Cape	9	G	8/28/2020	\$550,000	\$539,300	\$457,700
*****												
2291	6	ADIN DR	1010	18,434	SF	Raised Ranch	7	VG	9/1/2020	\$560,000	\$491,000	\$476,400
10908	6	ARROWWOOD DR	1010	17,050	SF	Raised Ranch	7	G	7/17/2020	\$530,000	\$541,400	\$485,300

## 2020 Residential Sales for Fiscal 2022 Assessments (by STYLE)

ACCT	NO	Street Name	LUC	Lot Size	SF	STYLE	GRADE	CONDITION	SALE DATE	SALE PRICE	FY2022 Value	FY2021 Value
5811	7	BOSTON DR	1010	7,500	SF	Raised Ranch	6	VG	12/15/2020	\$410,000	\$352,600	\$348,800
5365	67	EDGEWOOD RD	1010	11,178	SF	Raised Ranch	7	G	1/21/2020	\$360,000	\$357,900	\$360,800
492	17	HEATHERWOOD DR	1010	12,650	SF	Raised Ranch	7	F	1/10/2020	\$377,000	\$440,000	\$462,000
5424	8	HILLCREST AVE	1010	16,522	SF	Raised Ranch	9	G	6/4/2020	\$580,000	\$606,000	\$540,200
9365	13	HYLAIR DR	1010	15,382	SF	Raised Ranch	7	A	11/6/2020	\$500,000	\$481,600	\$396,400
2700	28	IRETA RD	1010	19,640	SF	Raised Ranch	7	G	8/3/2020	\$511,000	\$497,400	\$495,900
1852	4	KIRK ST	1010	6,570	SF	Raised Ranch	6	G	8/25/2020	\$361,000	\$342,500	\$326,500
7560	95	LAKE ST	1010	23,967	SF	Raised Ranch	7	E	4/30/2020	\$459,000	\$479,200	\$416,900
4492	1	LEXINGTON RD	1010	19,958	SF	Raised Ranch	7	A	9/21/2020	\$443,000	\$419,800	\$384,100
1253	31	LONGFELLOW RD	1010	17,500	SF	Raised Ranch	7	A	10/29/2020	\$449,550	\$450,400	\$421,700
4081	25	OAK RIDGE WAY	1010	13,968	SF	Raised Ranch	7	G	3/6/2020	\$455,000	\$462,300	\$410,200
14942	11	ROBERTS ST	1010	22,920	SF	Raised Ranch	10		9/15/2020	\$605,000	\$583,100	\$567,900
1086	3	VEGA DR	1010	12,668	SF	Raised Ranch	6	G	12/4/2020	\$454,000	\$389,800	\$382,300
6014	136	WALNUT ST	1010	17,573	SF	Raised Ranch	7	A	8/31/2020	\$417,000	\$444,800	\$415,400
6097	144	WALNUT ST	1010	21,031	SF	Raised Ranch	7	A	8/31/2020	\$410,000	\$418,000	\$378,600
6105	170	WALNUT ST	1010	43,560	SF	Raised Ranch	7	A	3/17/2020	\$454,500	\$487,600	\$449,100
5405	5	WESTPORT DR	1010	13,203	SF	Raised Ranch	7	G	11/16/2020	\$480,000	\$436,400	\$377,200
5408	8	WESTPORT DR	1010	12,698	SF	Raised Ranch	7	G	11/30/2020	\$525,000	\$522,200	\$468,000
5624	24	WHIPPOORWILL DR	1010	15,000	SF	Raised Ranch	6	A	4/30/2020	\$392,000	\$346,300	\$344,500
6060	24	WINSLOW ST	1010	12,534	SF	Raised Ranch	6	G	7/22/2020	\$455,000	\$383,800	\$379,200
*****												
2080	36	BOYLSTON CIR	1010	11,862	SF	Ranch	6	A	1/23/2020	\$268,000	\$332,900	\$278,300
9712	20	BROOK ST	1010	33,799	SF	Ranch	6	G	5/8/2020	\$420,000	\$425,400	\$394,100
5827	31	BUMBLE BEE CIR	1010	12,500	SF	Ranch	7	E	7/15/2020	\$475,000	\$429,500	\$413,700
7299	122	CRESCENT ST	1010	12,540	SF	Ranch	6	VG	7/13/2020	\$400,000	\$398,400	\$340,200
10298	9	DALPHEN RD	1010	9,027	SF	Ranch	6	A	10/9/2020	\$370,000	\$358,700	\$303,100
351	9	DEERFIELD RD	1010	13,300	SF	Ranch	7	A	9/28/2020	\$410,000	\$384,300	\$386,400
10649	69	EDGEMERE BLVD	1010	17,012	SF	Ranch	8	VG	9/10/2020	\$431,000	\$386,000	\$283,200
5589	9	FARVIEW AVE	1010	7,500	SF	Ranch	6	VG	3/2/2020	\$345,000	\$366,600	\$312,600
5378	30	FERNCROFT RD	1010	13,511	SF	Ranch	6	G	5/14/2020	\$435,000	\$403,600	\$345,300
5998	171	FLORAL ST	1010	13,643	SF	Ranch	7	G	4/10/2020	\$405,000	\$417,200	\$358,800
3270	17	FRANCIS AVE	1010	11,465	SF	Ranch	6	G	9/18/2020	\$401,000	\$372,400	\$303,200
3316	22	FRANCIS AVE	1010	17,215	SF	Ranch	6	F	11/23/2020	\$331,000	\$408,400	\$329,900
3030	9	GAGE LN	1010	9,816	SF	Ranch	6	VG	8/21/2020	\$421,000	\$409,600	\$342,200
3262	42	GATES RD	1010	9,085	SF	Ranch	7	A	10/29/2020	\$375,000	\$328,900	\$320,500
5154	25	GLEN TER	1010	9,000	SF	Ranch	6	G	11/13/2020	\$415,000	\$384,700	\$325,200
5098	2	GOLDEN HILL AVE	1010	8,377	SF	Ranch	6	G	9/3/2020	\$360,000	\$352,300	\$296,400





## 2020 Residential Sales for Fiscal 2022 Assessments (by STYLE)

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*****												
2103	158	BOYLSTON ST	1010	28,275	SF	Split-Level	7	G	9/29/2020	\$479,900	\$414,300	\$423,800
847	54	SEWALL ST	1010	43,560	SF	Split-Level	8	A	7/7/2020	\$580,000	\$546,400	\$589,100
5122	15	SPRUCE ST	1010	9,506	SF	Split-Level	7	VG	5/29/2020	\$365,000	\$371,500	\$337,100
*****												
6337	2-6	BAGLEY AVE	1040	12,600	SF	Two-Family	6	A	1/6/2020	\$340,000	\$324,000	\$345,400
3281	5-9	JULIO DR	1040	13,806	SF	Multi-Family	7	G	8/19/2020	\$520,000	\$534,800	\$472,600
3500	692	MAIN ST	1050	8,241	SF	Multi-Family	8	G	10/14/2020	\$615,000	\$582,800	\$505,800
4683	191	MAPLE AVE	1040	33,576	SF	Two-Family	7	A	2/14/2020	\$560,000	\$552,200	\$501,900
3848	33	SOUTH ST	1040	12,549	SF	Two-Family	9	G	8/18/2020	\$450,000	\$468,200	\$423,900