

2010 SALES DATA - UPDATED AS OF 12/31/2010

TAX SALE

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2007 Assessment	Comment
1/4-03		4/14	755 Centre of NE Blvd.	6.93		709,100	vacant
1/4-05		4/14	687 Centre of NE Blvd.	12.90		1,061,300	vacant
1/10-01		4/14	New London Turnpike	5.18		399,700	vacant
1/10-03		4/14	New London Turnpike	23.92		1,570,500	vacant
1/4-04		4/14	705-737 Centre of NE Blvd	12.16	2007	13,204,300	hotel & plaza
3/54		4/14	Centre of NE Blvd	0.03		100	back strip of land

CAPE

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2007 Assessment	Comment
32/7-01	470,000	2/4	32 Saddle Rock Road	20.00	1962	568,400	includes cottage rental
26/27	375,000	5/25	189 John Potter Road	28.50	1990	302,600	family sale
48/6	270,000	7/30	156 Breakheart Hill	2.00	1976	300,800	
41/96	82,500	9/4	263 Hazard Road	0.57	1840	125,100	historic schoolhouse
45/4-18	365,000	10/1	61 Arthur Richmond Road	7.39	1997	372,500	

COLONIAL

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2007 Assessment	Comment
41/52	202,500	1/21	15 Pequot Trail	0.73	1981	216,600	Foreclosure
23/109	335,000	1/23	158 Regina Drive	2.34	2000	359,200	
11/2-11	300,000	1/29	15 Joslin Lane	2.85	2004	428,100	Short Sale
38/18	298,000	1/29	363 Plain Road	2.05	1999	346,100	Short Sale
23/1-34	319,000	2/18	21 Valley Look Court	2.05	2001	552,600	Foreclosure
56/9-13	370,000	4/4	592 Hopkins Hill Road	4.27	1999	475,600	Foreclosure
11/2-25	332,000	4/23	19 Henry Clay Court	6.40	2004	443,200	
37/8	255,000	4/28	423 Plain Road	2.33	1986	269,600	
23/1-34	299,000	5/10	21 Valley Look Court	2.05	2001	497,600	Previously bank owned - House damaged
56/9-13	360,000	5/12	592 Hopkins Hill Road	4.27	1999	475,600	Previously bank owned
23/90	326,950	5/14	75 Linden Lane	2.09	1999	354,900	

COLONIAL (con't)

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2007 Assessment	Comment
44/17-08	295,000	5/21	60 Wood River Lane	2.00	2000	400,100	Short Sale
19/1-30	300,000	10/6	17 Hammit View Drive	2.00	1993	386,500	Short Sale
5/119-02	250,000	10/28	10 Old Hickory Road	1.02	2000	332,700	Short Sale
58/1-10	276,173	5/21	192 Bates Trail	2.12	1988	431,500	Foreclosure
41/13	195,000	5/28	23 Bailey Pond Road	0.34	2007	241,000	
30/3-19	345,000	7/15	38 Leyden Ct	2.01	1992	365,800	
37/7-02	189,000	8/17	39 Barnes Lane	2.07	2000	343,700	Previously Bank Owned
11/2-28	307,000	9/8	49 Benjamin Reynolds	2.37	2004	405,200	Short Sale
23/1-11	329,900	9/23	363 Fry Pond Road	2.00	1987	334,000	
33/6-31	325,900	9/27	27 Whippoorwill Way	2.09	1998	449,900	has in law apt.
33/1-08	299,900	11/18	346 Plain Meeting House	2.26	2010		New Construction
33/1-11	299,900	11/18	376 Plain Meeting House	2.25	2010		New Construction
27/22	232,000	11/19	41 Browns Corner Road	2.51	1983	300,900	Short Sale
38/14	230,500	11/30	399 Plain Road	3.28	1993	294,600	

COTTAGE

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2007 Assessment	Comment
6/10	38,000	3/9	349 Mishnock Road	0.17	1940	133,100	
6/10	56,000	6/15	349 Mishnock Road	0.17	1940	133,100	
41/45	31,000	6/22	58 Niantic Trail	0.27	1970	158,800	Previously bank owned
4/88	20,000	8/27	257-A Mishnock Road	0.39	1966	123,400	
4/103	25,000	7/7	42 Bailey Drive	0.23	1958	115,100	May have to be razed

CONTEMPORARY

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2007 Assessment	Comment
2/13-01	729,582	7/29/	79 Buck Hollow Drive	2.01	NEW		May be large contemp. ranch
21/5-02	442,500	11/22	49 Fry Pond Road	3.20	1993	429,700	

CONVENTIONAL							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2007 Assessment	Comment
6/44	83,277	1/15	380 Mishnock Road	0.23	1900	172,200	Previously bank owned

LOG							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2007 Assessment	Comment
45/4-02	412,500	11/29	107 Hudson Pond	29.81	2001	396,800	FFOS

RAISED RANCH							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2007 Assessment	Comment
41/59	215,305	3/5	11 Niantic Trail	0.28	1988	225,700	Foreclosure
5/48	208,000	5/28	89 Mohawk Trail	0.39	1979	223,300	Previously Bank Owned
40/26	225,000	9/14	149 Hazard Road	2.50	2001	262,100	
6/22	165,000	9/17	19 Nooseneck Hill	0.68	1967	233,100	

RANCH							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2007 Assessment	Comment
3/37	187,700	1/13	107 Mishnock Road	1.50	1976	237,900	Short Sale
44/2-01	325,000	1/22	99 Escoheag Hill Road	2.18	1962	298,700	
5/139	65,000	4/5	237 Lake Drive	0.28	1940	171,800	Previously Bank Owned
42/12	168,000	5/26	40 Escoheag Hill Road	2.01	1987	231,300	Foreclosure
5/3	180,000	6/24	7 Seminole Trail	0.26	1965	194,200	
24/6	175,000	8/6	617 Victory Highway	1.70	1954	242,800	
28/23-04	380,909	6/25	100 Stubble Brook Road	2.10	1997	290,800	in lieu of foreclosure
56/13	252,000	8/3	195 Bates Trail	2.00	1986	280,300	
6/44	160,000	10/1	380 Mishnock Road	0.23	1900	172,200	
41/27	179,900	10/22	65 Bailey Pond Road	0.31	2010		new construction
1/13	180,000	12/10	49 Division Road	1.48	1650	258,100	

SPLIT

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2007 Assessment	Comment
24/25	305,411	1/26	57 Breakheart Hill Road	1.03	1970	341,200	Foreclosure Includes cottage
24/25	220,000	4/16	57 Breakheart Hill Road	1.03	1970	341,200	Previously Bank Owned Includes cottage

MOBILE HOME

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2007 Assessment	Comment
4/108	105,000	2/5	30 Bailey Drive	0.446	1966	103,400	
6/36-24	50,000	3/15	24 Greenwich West		1987	92,400	on leased land
6/36-25	32,000	8/25	25 Greenwich West		1984	56,800	on leased land
4/114	75,000	11/1	10 Bailey Drive	0.27	1951	68,200	

VACANT LAND

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2007 Assessment	Comment
51/7-11	120,000	1/25	43 Orion View Drive	2.10		145,500	
41/27	45,000	2/10	65 Bailey Pond Road	0.31		98,000	lot has foundation
10/7	170,000	6/9	Brant Trail	75.3		30,100	land locked
33/1-08	100,000	11/18	346 Plain Meeting House	2.26			newly created lot
41/2-01	253,000	12/23	Hazard Road	41.70		17,200	FFOS - sold to TNC