

2011 SALES DATA - UPDATED AS OF 12/31/2011

TAX SALE

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
12/19-01		2/11	809 Nooseneck Hill	5.09	1912	496,700	big river inn
6/30		2/11	67 Nooseneck Hill	1.78	1979	432,200	gary french
40/10		2/11	1 Niantic Trail	0.26		26,900	balance in CT

CAPE

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
8/23	90,000	4/25	144 Weaver Hill Road	1.50	1900	161,200	family sale
56/10-01	340,000	5/2	159 Bates Trail	26.95	1987	316,400	
33/14	220,000	6/21	343 Plain Meeting House	11.20	1980	305,900	foreclosure
53/8	300,000	7/1	959 Hopkins Hill Road	5.01	1773	244,100	
25/5	250,000	8/12	229 Breakheart Hill Road	4.50	2004	268,300	
27/15-01	220,000	8/10	221 Victory Highway	2.31	1854	272,900	foreclosure-includes cottage
27/15-01	203,900	8/24	221 Victory Highway	2.31	1854	272,900	previously bank owned
9/4	232,000	12/23	772 Fish Hill Road	7.00	1976	238,500	

COLONIAL

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
57/19	275,000	3/1	69 Bates Trail	2.00	2000	374,700	
8/43	480,000	3/4	58 Weaver Hill	2.30	1740	355,900	
25/4-08	297,000	3/30	29 Parkside Drive	2.23	1993	301,500	
29/16	245,000	4/25	109 Victory Highway	1.69	1968	263,100	
23/89	205,000	6/28	5 Stratford Court	2.27	1997	260,000	previously bank owend
30/3-13	419,000	6/29	160 Kimberly Drive	2.00	1990	376,800	
41/52	116,000	6/22	15 Pequot Trail	0.73	1981	175,400	previously bank owend
33/2-01	285,000	6/26	400 Plain Meeting House	7.81	1999	346,000	foreclosure
6/103-02	262,500	7/21	30 Pond View Court	1.26	1986	265,000	
14/1-04	308,000	7/18	168 Robin Hollow Road	2.00	1995	274,800	
24/38	319,900	7/18	90 Parkside Drive	2.75	1995	276,800	
38/10-07	360,000	7/28	289 Plain Road	2.20	2001	353,000	

COLONIAL (con't)							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
23/98	310,000	8/9	104 Linden Lane	2.04	2000	324,700	short sale
27/15-01	220,000	8/10	221 Victory Highway	2.31	1854	272,900	foreclosure
27/15-01	203,900	8/24	221 Victory Highway	2.31	1854	272,900	includes cottage / previously bank owned
53/5-15	580,000	8/31	889 Hopkins Hill Road	2.03	2004	510,300	
33/2-01	150,000	9/7	400 Plain Meeting House	7.81	1999	178,700	hse is condemned / previously bank owned
33/1-12	270,000	10/14	386 Plain Meeting House	2.10	2010	280,100	new construction
4/67	272,087	11/15	233 Mishnock Road	0.21	2005	206,900	foreclosure
33/1-05	267,500	11/18	19 Stubble Brook Road	2.12	2000	321,800	
33/6-21	270,000	12/8	84 Wickaboxet	2.00	1998	340,200	possible short sale

COTTAGE							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
25/4-01	90,000	7/27	189 Breakheart Hill	2.00	1900	143,700	

CONTEMPORARY							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
23/31	250,000	7/15	47 Tanglewood Drive	2.20	1985	262,100	
44/17-07	449,400	10/10	54 Wood River Lane	2.00	1995	369,300	foreclosure

CONVENTIONAL							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
4/55	70,000	1/4	211 Mishnock Road	0.23	1950	183,400	previously bank owned

RAISED RANCH							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
41/88	119,000	5/9	10 Nipmuck Trail	0.46	1976	156,000	previously Bank Owned
23/2	196,000	6/14	330 Robin Hollow Road	4.10	1974	306,500	foreclosure/former group home
41/61	130,223	7/21	19 Niantic Trail	0.43	1988	159,900	foreclosure

RAISED RANCH (con't)							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
41/17	252,497	9/30	39 Bailey Pond Road	0.51	2003	243,800	foreclosure
38/13	240,000	10/5	407 Plain Road	3.39	1993	257,800	short sale
24/3-04	209,000	10/258	54 John Potter Road	2.10	1970	237,200	
41/17	180,000	11/9	39 Bailey Pond Road	0.51	2003	243,800	previously bank owned
23/2	177,500	11/16	330 Robin Hollow Road	4.10	1974	306,500	previously bank owned

RANCH							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
42/12	144,900	1/11	40 Escoheag Hill	2.01	1987	181,300	previously bank owned
51/7-15	323,000	2/24	24 Orion View Drive	3.70	2008	311,600	
5/17	210,111	4/20	9 Comanche Trail	0.25	1956	175,300	foreclosure
2/6	325,000	5/25	45 Carrs Pond	2.01	1955	265,900	includes lot 12 and a cottage
6/59	55,000	6/27	35 Lake Drive	0.44	1948	157,500	
5/14	160,928	7/12	16 Comanche Trail	0.26	1956	150,800	foreclosure
6/59	100,000	7/19	35 Lake Drive	0.44	1948	157,500	
41/48	137,000	10/17	46 Niantic Trail	0.31	1950	147,500	foreclosure
41/45	134,000	10/21	58 Niantic Trail	0.27	1970	137,300	flip
5/17	127,500	10/21	9 Comanche Trail	0.25	1956	175,300	previously bank owned
45/7-07	197,180	10/26	330 Hazard Road	2.23	1989	198,600	foreclosure
45/1-03	195,000	11/1	400 Hazard Road	5.35	1991	280,800	
5/24	152,000	12/2	2 Cherokee Trail	0.25	1979	145,400	foreclosure
27/21-02	200,000	12/9	23 Jonathan Road	4.77	1991	220,700	short sale

SPLIT & SALT BOX							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
42/1-03	255,000	5/24	613 Hazard Road	2.98	1989	290,100	foreclosure
42/1-03	200,000	8/10	613 Hazard Road	2.98	1989	290,100	previously bank owned
27/19-14	221,000	8/12	250 Stubble Brook Road	2.21	1984	197,600	

MOBILE HOME

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
6/36-14	46,388	5/27	14 Greenwich West	0.00	1990	43,800	foreclosure / leased land
6/36-02	15,000	7/18	2 Greenwich West	0.00	1987	22,300	leased land
6/36-14	11,000	7/7	14 Greenwich West	0.00	1990	43,800	leased land
4/147	70,000	9/15	69 Roland Drive	0.19	1998	115,700	foreclosure
14/15-01/28	36,500	10/27	28 Blueberry Heights	0.00	1991	52,500	park association
4/156	54,000	12/8	35 Bailey Drive	1.03	1965	82,100	

VACANT LAND

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
41/22	8,800	1/15	80 Niantic	0.22		6,800	
36/ 2 & 3	160,000	2/1	649 Plain Meeting House	80.49		32,200	FFOS - sold to TNC
44/16-02	100,000	4/1	128 Escoheag Hill Road	2.19			family sale
6/103-01	10,000	5/9	Pond View Court	1.20			new owner had been paying taxes
2/12	325,000	5/25	45 Carrs Pond Road	18.37		5,500	includes lot 6 w/ house
19/18-02	85,000	6/21	15 Sharpe Street	1.81			building restrictions
40/7	90,000	10/27	Nipmuck Trail	75.36		22,600	FFOS - sold to TNC
45/1-05	95,000	11/22	410 Hazard Road	4.65		147,600	barn included

COMMERCIAL

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
12/19-01	100,000	2/28	809 Nooseneck Hill	5.09	1912	496,700	foreclosure
6/33-03	260,000	3/31	74 Nooseneck Hill	2.20	1995	695,000	former tim hortons
49/4-02	775,000	12/20	865 Victory Highway	4.01	1980	1,025,300	warehouse - former coca cola
14/12-01/04	120,000	12/28	780 Victory Highway		1990	109,000	commercial condo