

2013 SALES DATA - UPDATED AS OF 12/31/2013

CAPE							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
2/32	310,000	1/4	96 Carrs Pond Road	5.65	1977	294,500	family sale
28/5	217,500	3/29	208 Plain Meeting House	1.10	1987	281,600	
2/6	365,000	8/15	45 Carrs Pond Road	1.15	1955	298,400	reno'd w/ 3 room cottage
32/10-02	260,000	12/6	50 Welch Hollow Road	4.50	1992	332,200	

COLONIAL							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
2/12-01	368,000	2/5	47D Carrs Pond Road	2.75	2012	238,700	new construction - res compound
15/4	339,900	3/15	249 Robin Hollow Road	2.00	1983	320,900	
27/19-19	365,745	3/28	204 Stubble Brook Road	2.31	1985	296,500	foreclosure
23/97	316,000	3/29	7 Kings Daughters Court	2.01	2000	332,700	
23/1-10	229,000	3/7	373 Fry Pond Road	2.40	1989	306,800	previously bank owned
5/59	141,932	3/28	8 Apache Court	0.51	1997	178,300	foreclosure
23/1-34	455,000	4/22	21 Valley Look Court	2.05	2001	479,100	
26/17	365,000	4/1	9 John Potter Road	3.70	1988	323,400	
2/12-04	435,000	5/3	47A Carrs Pond	4.37	2013	126,300	new construction
41/1	359,000	5/30	430 Hazard Road	3.49	1792	427,700	house w/ det apartment
53/5-09	389,900	6/13	839 Hopkins Hill Road	2.00	1991	316,600	
23/50-06	460,000	7/26	136 Regina Drive	2.90	2013		new construction
33/1-06	400,500	8/12	29 Stubblebrook Road	1.20	2001	329,000	foreclosure
30/3-20	303,000	8/27	31 Leyden Court	2.16	1992	302,400	
34/2-02	332,000	8/30	619 Plain Meeting Hse	2.20	1994	313,600	
5/59	174,000	7/16	8 Apache Court	0.51	1997	178,300	previously bank owned
23/50-03	365,000	9/25	104 Regina Drive	3.20	2013		new construction
51/6-09	380,000	9/27	39 Fox Run	3.14	1993	344,400	
25/1-11	279,000	10/18	174 John Potter Road	8.30	1992	277,700	
33/6-10	299,900	11/18	12 Arrowhead Lane	2.00	1998	294,600	
29/23	272,041	11/1	161 Victory Highway	1.51	1985	266,300	foreclosure
2/12-02	399,115	12/2	47C Carrs Pond Road	5.20	2013		new construction
23/45-03	300,000	12/9	15 Heather Hollow	2.00	2000	295,000	
33/1-08	290,000	12/11	346 Plain Meeting House	2.26	2010	284,000	

COTTAGE

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
5/137	105,000	1/10	233 Lake Drive	0.07	1965	125,200	
4/35	134,000	4/30	151 Mishnock Road	0.34	1950	116,500	
5/133	82,000	4/3	227 Lake Drive	0.24	1950	140,600	previously bank owned
12/28	60,000	6/19	759 Nooseneck Hill	0.41	1910	116,700	
4/152	148,000	5/30	21 Bailey Drive	0.17	1950	106,600	foreclosure
6/84-L2	107,000	7/11	260-B Mishnock Road	0.00	1900	61,600	on leased land
4/110	94,645	8/6	26 Bailey Drive	0.21	1955	105,400	foreclosure
4/152	85,000	12/6	21 Bailey Drive	0.17	1950	106,600	previously bank owned
6/8	100,000	12/26	347B Mishnock Road	0.29	1957	111,700	family sale

CONTEMPORARY

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
29/45-04	250,000	5/24	38 Dayna Drive	2.00	1991	303,300	
26/28-08	335,000	7/31	229 John Potter Road	2.90	1987	318,200	
8/36	159,000	12/17	36 Harry Andrews Road	2.00	1979	242,400	
36/18	283,000	12/20	340 Plain Road	5.00	1992	361,500	

CONVENTIONAL

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
29/21	176,000	6/1	139 Victory Highway	1.90	1964	219,500	short sale

LOG

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
26/12	265,000	12/14	481 Victory Highway	4.10	1985	257,200	

RAISED RANCH

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
42/14	179,900	1/11	20 Escoheag Hill Road	2.01	1987	322,600	short sale
60/5-01	190,000	1/3	970 Hopkins Hill Road	3.00	2002	236,400	previously bank owend
5/32	261,935	2/5	27 Cherokee Trail	0.29	1979	164,500	foreclosure
5/93	185,000	2/4	52 Club House Road	0.32	1979	177,200	
18/20	100,000	2/27	517 Weaver Hill Road	2.01	1966	191,600	family sale

RAISED RANCH (con't)

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
26/25-02	266,000	3/13	105 John Potter Road	2.87	2012	233,700	new construction
23/47	160,000	3/14	441 Robin Hollow Road	1.18	1975	200,500	short sale
16/5	268,000	5/6	44 Fry Pond Road	5.13	1967	234,100	total remo
29/14	174,000	5/3	93 Victory Highway	1.03	1971	281,300	foreclosure
51/6-06	234,900	5/10	15 Fox Run	2.00	1996	237,500	
6/118	240,000	12/27	120 Lake Drive	1.56	1977	207,200	
56/4-05	230,000	5/30	643 Hopkins Hill Road	2.13	1995	229,200	
41/61	135,000	8/15	19 Niantic Trail	0.43	1988	159,900	previously bank owend
23/8	235,000	9/18	390 Robin Hollow Road	1.10	2013		new construction
5/68	212,500	9/27	59 Mohawk Trail	0.35	1971	166,800	
5/32	139,000	10/28	27 Cherokee Trail	0.29	1979	164,500	previously bank owend
5/54	176,400	10/23	114 Club House Road	0.29	1979	176,400	short sale
23/76	272,000	11/5	464 Victory Highway	6.17	1993	270,900	

RANCH

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
51/7-03	140,000	1/14	378 Henry Brown Road	2.19	1985	283,000	foreclosure
40/13	145,750	1/25	13 Nipmuck Trail	0.34	1993	177,600	
4/4	177,500	1/31	10 Seminole Trail	0.52	1963	147,900	
27/18-03	217,500	3/29	70 Plain Meeting House	2.03	1992	198,200	
5/111	142,400	4/30	27 Club House Road	0.21	1951	134,200	
45/7-07	113,000	4/19	330 Hazard Road	2.227	1989	198,600	previously bank owned
48/8-01	300,000	4/3	164 Breakheard Hill Road	28.88	1980	302,100	
1/23	325,000	5/20	2 Carrs Pond Road	2.37	1998	302,200	
40/28	195,000	7/10	133 Hazard Road	1.9	2004	196,200	
55/4-03	375,000	7/29	119 Henry Brown Road	3.24	1986	339,700	
1/17-01	235,000	8/30	12 Division Road	2.16	1965	204,400	

MOBILE HOME

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
6/36-19	40,833	3/11	19 Greenwich West	0.00	1990	52,100	on leased land
6/36-05	84,986	10/28	5 Greenwich West	0.00	2002	63,600	foreclosure - on leased land

VACANT LAND

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
40/8	20,000	2/4	69 Nipmuck Trail	1.40		16,000	remaining land in CT - sold to TNC
23/8	72,500	2/27	390 Robin Hollow Road	1.10		76,400	
53/6-01 ptn	212,500	3/21	Hopkins Hill Road	12.27			subdivision
26/25-01	65,000	4/12	115 John Potter Road	4.46		80,900	
8/1-09	72,500	7/15	522 Fish Hill Road	2.03		105,100	
25/1-02	78,500	9/14	262 John Potter Road	4.79		113,400	
26/24-01	11,500	9/20	99 John Potter Road	2.9		13,200	purchased by abutting owner
1/10-03	2,500,000	12/31	New London Turnpike	23.915		1,388,700	w/ pre approved housing complex

COMMERCIAL

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
multiple	1,360,000	5/2	849 Victory Highway	36.17		1,797,100	truck stop - receivership
6/33-01	800,000	6/20	100 Nooseneck Hill	2.6	1980	522,400	Sunoco
49/4-04	600,000	11/8	859 Victory Highway	2.93	1989	750,000	motel

TAX SALE - June 6, 2013

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
45/4-31	9,346	6/6	109 Hudson Pond	2.34	1925	172,000	Cape
4/141	3,059	6/6	51 Roland Drive	0.3443	1960	74,700	Mobile Home (condemed)
5/87	3,015	6/6	38 Club House Road	0.14		56,300	vacant land
23/1-31	32,812	6/6	399 Robin Hollow Road	2.27	2002	424500	Log Home