

2015 Sales Data - updated through 12/31/2015

CAPE

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2013 Assessment	Comment
6/11	185,000	1/30	355 Mishnock Road	3.00	1900	180,400	
4/38	84,000	5/4	163 Michnock Road	0.44	1950	150,300	foreclosure
24/2-01	426,000	5/26	559 Victory Highway	2.74	2005	400,400	
18/30-03	96,600	8/20	1184 Fish Hill Rd	2.90	1986	279,700	Previously foreclosed
23/30	265,000	11/19	59 Tanglewood Drive	2.10	1985	289,300	

COLONIAL

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2013 Assessment	Comment
37/7/03	270,245	1/23	47 Barnes Lane	2.14	2000	301,100	foreclosure
58/2-02	450,000	3/4	142 Bates Trail	2.45	2014	407,400	
24/3-08	436,000	4/29	31 Raccoon Hill Road	3.45	1985	448,600	
12/19-03	279,500	5/11	25 Robin Hollow Road	2.33	1991	218,400	
58/1-15	365,500	5/15	10 Squirrels Run	2.00	1992	355,100	
23/1-29	350,000	5/26	29 Regina Drive	2.00	1991	326,700	
19/1-13	325,000	5/29	21 Vale Court	2.05	1994	297,900	
2/3-01	290,000	6/3	3 Carrs Pond	2.33	1989	292,300	
19/1-25	389,000	6/25	26 Errant Way	2.00	1994	363,700	
23/1-09	355,000	6/29	399 Fry Pond Road	2.20	1987	295,100	
21/8-07	480,000	8/24	12 Cedar Pond	6.80	1994	353,800	
23/97	395,000	8/3	7 Kings Daughter Court	2.01	2000	334,100	
51/7-11	455,000	8/19	43 Orion View	2.10	2012	395,500	
53/6-02	526,901	8/21	20 Bentley Farm	2.00	2015		new construction
12/13-04	508,000	9/1	98 Robin Hollow	2.59	2004	417,500	
33/1-20	389,000	10/1	17 Stonebridge Lane	2.00	2014	349,500	new construction
56/4-04	357,000	10/9	637 Hopkins Hill	2.09	1995	321,700	
25/4-07	326,500	12/4	20 Parkside	2.01	1993	293,900	
58/2-01	435,000	12/22	160 Bates Trail	2.50	2015	391,600	new construction

COTTAGE							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2013 Assessment	Comment
4/63	77,920	2/9	225 Mishnock Road	0.26	1950	97,400	foreclosure
4/72	89,500	10/6	247 Mishnock Road	0.18	1932	93,300	

CONTEMPORARY							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2013 Assessment	Comment
2/15/01	815,000	1/20	7 Tiffany Lane	2.01	2014	348,000	new construction

CONVENTIONAL							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2013 Assessment	Comment

LOG							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2013 Assessment	Comment
24/13/03	206,000	2/19	38 Raccoon Hill Road	2.31	1993	275,800	foreclosure
24/13/03	220,250	12/18	38 Raccoon Hill Road	2.31	1993	275,800	previously bank owned

RAISED RANCH							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2013 Assessment	Comment
40/25	199,750	1/22	157 Hazard Road	3.30	2004	231,900	foreclosure
41/38	185,000	1/30	19 Wamponaug Trail	0.50	1990	185,000	
48/9	204,101	2/20	184 Breakheart Hill	0.40	1990	213,400	foreclosure
6/99	329,900	6/5	43 Pine Tree Lane	1.00	1988	259,000	
4/141	235,000	6/26	51 Roland Drive	0.34	2014	232,000	
6/70	237,000	7/9	30 Lake Drive	1.00	1973	204,700	
29/27	75,000	8/28	189 Victory	1.03	1973	184,500	family sale

RANCH

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2013 Assessment	Comment
36/1/04	260,000	2/26	314 Plain Road	5.00	1988	301,100	
41/81	359,169	4/2	40 Nipmuck Trail	0.68	1976	171,400	foreclosure
23/23	240,000	4/3	620 Victory Highway	1	1946	311,000	previously bank owned
41/45	148,000	4/29	58 Niantic Trail	0.27	1970	127,700	
45/4-32	371,500	5/15	105 Hudson Pond Road	2.01	2004	342,700	
4/115	114,000	5/20	9 Bailey Drive	0.58	1968	110,600	
6/51	265,000	6/5	370 B Mishnock	3.7	1965	235,900	
27/11	135,100	6/15	253 Victory Highway	0.4913	2004	256,900	previously bank owned
8/1-03	330,000	7/31	600 Fish Hill	2.5	1998	296,300	
8/8	155,000	8/31	195 Weaver Hill	1.5	1964	195,100	
8/12	207,000	8/7	228 Weaver Hill	1.51	1953	199,900	
54/8	150,000	9/15	299 Henry Brown	1.84	1981	183,300	family sale
4/149	145,000	10/15	17 Bailey Drive	0.17	1950	121,300	
6/43	124,000	10/23	382 Mishnock Road	0.3	1930	158,900	
5/11	215,000	11/3	31 Seminole Trail	0.3	1967	154,600	
27/11	242,000	11/2	253 Victory Highway	0.4913	2004	256,900	flipped
27/19-20	250,000	12/17	196 Stubble Brook	2.28	1990	321,000	previously bank owned
41/81	375,237	12/4	40 Nipmuck Trail	0.68	1976	171,400	foreclosure

MOBILE HOME

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2013 Assessment	Comment
14/15-01/01	45,500	4/15	1 Blueberry Heights		2005	48,600	association owned land
6/36-30	53,000	4/29	30 Greenwich West		1987	60,900	leased land
6/36-28	39,000	7/27	28 Greenwich West		1988	45,400	leased land
14/15-01/6	30,000	11/10	6 Blueberry Heights		1970	22,100	association owned land

VACANT LAND

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2013 Assessment	Comment
53/5/01	370,000	2/13	Hopkins Hill Road			343,800	
2/18-03	245,000	5/1	90 Deer Run Drive	2.00		172,900	
2/15-03	200,000	5/15	20 Buck Hollow Road	2.01		173,000	
28/23-07	100,000	6/11	4 William Nichols Road	2.25		96,200	
21/18-06		6/15	109 Deer Run	2.06		173,100	
34/3-04	70,000	6/26	Plain Meeting House	12.00		3,600	FFOS / TNC
25/2	260,000	8/19	130 John Potter	50.00		239,400	
20/14-02	85,000	9/18	48 Victory Hwy	2.60		97,200	
23/18	55,500	10/22	27 Old Raccoon Hill	2.00		159,100	house to be demolished
37/1	480,000	12/22	380 Hudson Pond	50.00			sold to TNC

COMMERCIAL

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2013 Assessment	Comment
3/21	235,000	3/12	73 Hopkins Hill Road	1.8	1946	224,500	landscape/nursery
3/1-07	3,731,000	4/23	53 Technology Way	6.95			foreclosure
3/1-08	10,900,000	4/23	55 Technology Way	10.818			foreclosure

TAX SALE - June 18, 2015

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2013 Assessment	Comment
6/33-02	17,430	6/22	80 Nooseneck Hill	14.2		266,200	vacant commercial - Town took
6/4-02	5,253	6/22	329 Mishnock Road	0.49	1950	122,900	taken by bidder