

FISCAL YEAR 2025 COMPARABLE SALES LISTINGS

PARCEL ID	PROPERTY ADDRESS	USE CODE	STYLE	YEAR BUILT	LIVING AREA SQFT	LAND ACREAGE	FY25 ASSESSED VALUE	SALE PRICE	SALE DATE	VILLAGE
279-013	26 BEALE WAY	1010	Ranch	1954	1880	0.23	\$ 1,079,700.00	\$ 1,005,000.00	06/29/2023	BARNS
279-028	101 RENDEZVOUS LANE	1010	Conventional	1920	2147	0.63	\$ 1,492,000.00	\$ 1,595,000.00	05/15/2023	BARNS
279-035	3074 MAIN ST./RTE 6A(BARN.)	1010	Colonial	1739	3436	0.42	\$ 1,021,900.00	\$ 1,150,000.00	07/18/2023	BARNS
279-083	52 HARRIS MEADOW LANE	1300	Vacant Land	0	0	1.45	\$ 1,169,600.00	\$ 1,182,500.00	07/17/2023	BARNS
279-094	30 HARRIS MEADOW LANE	1090	Ranch	1991	3584	1	\$ 2,445,900.00	\$ 2,317,500.00	07/17/2023	BARNS
297-006	1367 HYANNIS-BARNSTABLE ROAD	1010	Ranch	1952	1018	0.59	\$ 429,500.00	\$ 550,000.00	06/02/2023	BARNS
297-055	109 PALOMINO DRIVE	1010	Ranch	1981	1592	1.15	\$ 665,700.00	\$ 802,500.00	11/09/2023	BARNS
298-073	29 COACH LANE	1010	Ranch	1974	1372	0.81	\$ 626,200.00	\$ 655,000.00	09/12/2023	BARNS
299-023	3217 MAIN ST./RTE 6A(BARN.)	031S	Res Typ Com	1700	2917	0.2	\$ 703,900.00	\$ 850,000.00	04/29/2022	BARNS
299-033	3256 MAIN ST./RTE 6A(BARN.)	3400	Office Bldg	1987	1005	0.13	\$ 817,000.00	\$ 835,000.00	01/19/2023	BARNS
301-044	45 FIRST WAY	1010	Ranch	1945	1678	0.23	\$ 977,600.00	\$ 1,150,000.00	10/13/2023	BARNS
314-041-00E	270 COMMUNICATION WAY	343O	Condo Office	1988	1300	0	\$ 250,300.00	\$ 295,000.00	06/15/2023	BARNS
314-041-00P	270 COMMUNICATION WAY	343O	Condo Office	1988	1300	0	\$ 197,100.00	\$ 265,000.00	11/10/2022	BARNS
314-041-0AB	270 COMMUNICATION WAY	343O	Condo Office	1988	1000	0	\$ 157,900.00	\$ 165,000.00	01/31/2022	BARNS
314-041-0AE	270 COMMUNICATION WAY	343O	Condo Office	1988	1000	0	\$ 214,700.00	\$ 220,000.00	04/21/2022	BARNS
314-041-0AI	270 COMMUNICATION WAY	343O	Condo Office	1988	1000	0	\$ 157,900.00	\$ 165,000.00	01/20/2022	BARNS
316-080-010	187 FLINT ROCK ROAD	1010	Gambrel	1986	1346	1	\$ 577,200.00	\$ 733,000.00	06/20/2023	BARNS
317-021-001	3660 MAIN ST./RTE 6A(BARN.)	1250	Conventional	1720	5135	1.86	\$ 1,961,300.00	\$ 2,000,000.00	03/31/2023	BARNS
319-042	126 COMMERCE ROAD	1010	Conventional	1925	915	0.15	\$ 744,500.00	\$ 632,000.00	09/21/2023	BARNS
319-051	105 HARBOR VIEW ROAD	1010	Colonial	2001	3458	0.37	\$ 2,875,300.00	\$ 3,325,000.00	02/24/2023	BARNS
319-117	79 LOCUST LANE	1010	Cape Cod	2007	2108	0.23	\$ 1,416,700.00	\$ 1,495,000.00	03/31/2023	BARNS
333-003-006	115 BRENTWOOD LANE	1010	Colonial	2000	2983	1.11	\$ 1,084,800.00	\$ 1,350,000.00	09/14/2023	BARNS
333-018	51 ALTHEA DRIVE	1010	Cape Cod	1992	2158	1	\$ 826,600.00	\$ 766,000.00	06/20/2023	BARNS
334-007-002	41 DROMOLAND LANE	1010	Colonial	2022	2240	1.18	\$ 961,700.00	\$ 880,000.00	03/17/2023	BARNS
334-007-003	33 DROMOLAND LANE	1300	Vacant Land	0	0	1.02	\$ 203,100.00	\$ 199,900.00	04/29/2022	BARNS
335-008-002	3861 MAIN ST./RTE 6A(BARN.)	1010	Cape Cod	1958	2666	1.03	\$ 966,300.00	\$ 862,500.00	06/29/2023	BARNS
336-051	4084 MAIN ST./RTE 6A(BARN.)	1010	Conventional	1850	3061	0.58	\$ 985,000.00	\$ 950,000.00	06/01/2023	BARNS
349-056	90 OAKMONT ROAD	1010	Cape Cod	1983	2544	1.08	\$ 843,700.00	\$ 960,000.00	05/17/2023	BARNS
349-077	277 MARSTONS LANE	1010	Cape Cod	1972	1732	0.85	\$ 753,400.00	\$ 930,000.00	10/04/2023	BARNS
349-084	132 WINGFOOT DRIVE	1010	Cape Cod	1976	2506	0.91	\$ 1,087,900.00	\$ 1,225,000.00	06/30/2023	BARNS
350-011-001	50 MARSTONS LANE	1010	Cape Cod	1850	1080	1.11	\$ 478,700.00	\$ 520,000.00	08/18/2023	BARNS
350-038	131 COUNTRY CLUB DRIVE	1010	Ranch	1969	1978	0.98	\$ 793,300.00	\$ 930,000.00	09/15/2023	BARNS
351-043	4428 MAIN ST./RTE 6A(BARN.)	1040	Conventional	1660	3424	1.5	\$ 1,264,300.00	\$ 1,500,000.00	11/13/2023	BARNS
352-035-00L	279 HARBOR POINT ROAD	102U	Condominium	1948	471	0	\$ 502,000.00	\$ 555,000.00	07/28/2023	BARNS

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146-010-007	50 NYE ROAD	1010	Cape Cod	1997	1588	1.01	\$ 611,600.00	\$ 640,000.00	08/18/2023	CENVIL
147-051	22 ENSIGN ROAD	1010	Ranch	1981	1056	0.47	\$ 454,900.00	\$ 521,000.00	08/31/2023	CENVIL
148-012-001	324 NYE ROAD	1010	Modern/Contemp	1982	2368	0.49	\$ 644,100.00	\$ 710,000.00	08/16/2023	CENVIL
148-075	102 VICTORIA STREET	1010	Ranch	1982	1446	0.37	\$ 541,600.00	\$ 505,000.00	05/31/2023	CENVIL
149-083	186 CEDRIC ROAD	1010	Cape Cod	1999	1459	0.53	\$ 603,600.00	\$ 629,000.00	02/10/2023	CENVIL
167-011	882 BUMPS RIVER ROAD	1010	Ranch	1969	1400	0.45	\$ 530,300.00	\$ 530,000.00	09/07/2023	CENVIL
167-031	863 BUMPS RIVER ROAD	1010	Cape Cod	1977	1466	0.46	\$ 537,600.00	\$ 725,000.00	11/03/2023	CENVIL
167-055	21 FIVE CORNERS ROAD	1010	Cape Cod	1890	3084	1.1	\$ 1,025,200.00	\$ 1,125,000.00	06/16/2023	CENVIL
168-072	155 FIVE CORNERS ROAD	1010	Ranch	1970	1764	0.35	\$ 575,900.00	\$ 475,000.00	10/23/2023	CENVIL
168-094	992 BUMPS RIVER ROAD	1010	Cape Cod	1988	2191	0.62	\$ 967,800.00	\$ 1,175,000.00	03/08/2023	CENVIL
168-115	138 LUMBERT MILL ROAD	1010	Cape Cod	1977	1152	0.37	\$ 514,100.00	\$ 620,000.00	11/01/2023	CENVIL
169-015-016	610 SKUNKNET ROAD	1010	Ranch	1981	1040	0.57	\$ 451,100.00	\$ 595,000.00	02/24/2023	CENVIL
169-054	38 LIETRIM CIRCLE	1010	Ranch	1972	1420	0.34	\$ 553,100.00	\$ 665,000.00	05/31/2023	CENVIL
169-055	53 LIETRIM CIRCLE	1010	Ranch	1972	1040	0.36	\$ 438,500.00	\$ 520,000.00	08/11/2023	CENVIL
169-060	3 LIETRIM CIRCLE	1010	Ranch	1971	1640	0.42	\$ 565,100.00	\$ 585,000.00	06/30/2023	CENVIL
169-130	2204 FALMOUTH ROAD/RTE 28	1010	Cape Cod	1986	1267	0.87	\$ 505,800.00	\$ 475,000.00	03/14/2023	CENVIL
170-011	110 BUCKSKIN PATH	1010	Cape Cod	1996	1412	0.62	\$ 595,100.00	\$ 620,000.00	08/21/2023	CENVIL
170-057-005	58 SEAN'S CIRCLE	1010	Colonial	1979	1200	0.36	\$ 412,900.00	\$ 515,000.00	03/15/2023	CENVIL
170-079	71 GOFF TERRACE	1010	Ranch	1983	1056	0.35	\$ 475,700.00	\$ 549,000.00	08/15/2023	CENVIL
170-105	51 ZENO CROCKER ROAD	1010	Ranch	1985	1372	0.36	\$ 458,200.00	\$ 406,500.00	01/05/2023	CENVIL
170-178	21 MICAH HAMLIN ROAD	1010	Ranch	1995	1874	0.35	\$ 762,300.00	\$ 685,000.00	11/08/2023	CENVIL
170-209	220 JAMES OTIS ROAD	1010	Ranch	1988	1592	0.35	\$ 618,600.00	\$ 560,000.00	09/12/2023	CENVIL
170-210	216 JAMES OTIS ROAD	1010	Ranch	1986	2352	0.35	\$ 794,700.00	\$ 720,000.00	12/15/2023	CENVIL
170-236	249 AMES WAY	1010	Colonial	1979	1942	0.36	\$ 577,100.00	\$ 615,000.00	11/28/2023	CENVIL
171-058	186 SHEAFFER ROAD	1010	Ranch	1972	1612	0.34	\$ 552,000.00	\$ 650,000.00	07/27/2023	CENVIL
171-064	195 SHEAFFER ROAD	1010	Ranch	1972	1968	0.34	\$ 607,700.00	\$ 580,000.00	07/27/2023	CENVIL
171-069	160 GUILDFORD ROAD	1010	Ranch	1972	1196	0.34	\$ 481,400.00	\$ 510,700.00	02/24/2023	CENVIL
171-073	45 THISTLE DRIVE	1010	Ranch	1972	1536	0.34	\$ 514,000.00	\$ 450,000.00	10/20/2023	CENVIL
171-100	57 WARWICK WAY	1010	Ranch	1983	1840	0.34	\$ 611,700.00	\$ 650,000.00	08/25/2023	CENVIL
171-116	255 PRINCE HINCKLEY ROAD	1010	Ranch	1980	1432	0.59	\$ 590,500.00	\$ 530,000.00	07/28/2023	CENVIL
171-154	21 LAZARUS LOVELL ROAD	1010	Colonial	1979	1872	0.51	\$ 653,900.00	\$ 740,000.00	08/15/2023	CENVIL
171-168	75 JAMES OTIS ROAD	1010	Ranch	1985	1432	0.35	\$ 596,100.00	\$ 555,000.00	11/15/2023	CENVIL
171-173	348 PRINCE HINCKLEY ROAD	1010	Ranch	1984	1936	0.35	\$ 677,300.00	\$ 624,900.00	11/21/2023	CENVIL
171-285	225 SKUNKNET ROAD	1010	Ranch	1986	1056	0.35	\$ 480,300.00	\$ 595,000.00	09/01/2023	CENVIL

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172-069	99 SHEAFFER ROAD	1010	Ranch	1972	1248	0.35	\$ 493,800.00	\$ 531,500.00	02/28/2023	CENVIL
172-070	89 SHEAFFER ROAD	1010	Cape Cod	1983	1795	0.34	\$ 587,900.00	\$ 554,900.00	01/30/2023	CENVIL
172-084	7 GUILDFORD ROAD	1010	Ranch	1975	1504	0.35	\$ 626,700.00	\$ 675,000.00	12/22/2023	CENVIL
172-120	20 OUTPOST LANE	1010	Ranch	1974	1224	0.38	\$ 502,900.00	\$ 543,000.00	09/01/2023	CENVIL
172-136	118 CEDRIC ROAD	1010	Ranch	1973	1360	0.34	\$ 504,800.00	\$ 529,000.00	12/11/2023	CENVIL
172-153	20 LESTER CIRCLE	1010	Ranch	1973	1320	0.43	\$ 496,800.00	\$ 510,000.00	07/11/2023	CENVIL
172-170	54 WASHINGTON BURSLEY WAY	1010	Ranch	1976	1568	0.59	\$ 585,100.00	\$ 535,000.00	03/07/2023	CENVIL
172-173	38 PRINCE HINCKLEY ROAD	1010	Cape Cod	1976	1798	0.35	\$ 599,400.00	\$ 565,000.00	07/14/2023	CENVIL
173-009	68 OAK STREET (CENT./W.BARN)	1010	Conventional	1900	1028	0.38	\$ 456,300.00	\$ 520,000.00	12/15/2023	CENVIL
173-014-003	201 OAK STREET (CENT./W.BARN)	1010	Cape Cod	1992	2017	1	\$ 722,100.00	\$ 799,000.00	08/04/2023	CENVIL
173-084	14 GREAT HILL DRIVE	1010	Cape Cod	1984	1999	1	\$ 696,500.00	\$ 720,000.00	03/30/2023	CENVIL
186-029-001	140 BAY LANE	1010	Ranch	1993	2429	0.89	\$ 1,217,400.00	\$ 1,195,000.00	05/17/2023	CENVIL
186-035-001	100 BAY LANE	1010	Conventional	1968	2218	0.6	\$ 970,700.00	\$ 850,000.00	11/06/2023	CENVIL
186-066	707 SOUTH MAIN STREET	1010	Gambrel	1962	3881	0.55	\$ 2,624,100.00	\$ 3,500,000.00	08/24/2023	CENVIL
187-079-001	49 BEECH LEAF ISLAND ROAD	1010	Cape Cod	1993	2653	0.61	\$ 1,086,100.00	\$ 1,300,000.00	11/15/2023	CENVIL
188-015	76 LONGFELLOW DRIVE	1010	Ranch	1966	944	0.23	\$ 443,700.00	\$ 545,000.00	08/25/2023	CENVIL
188-021	89 EMERSON WAY	1010	Raised Ranch	1968	1100	0.23	\$ 493,900.00	\$ 580,000.00	11/15/2023	CENVIL
188-069	681 BAY LANE	1010	Cape Cod	1961	1637	0.6	\$ 653,800.00	\$ 890,000.00	12/20/2023	CENVIL
188-086	41 OVERLOOK DRIVE	1090	Cape Cod	1966	3056	0.58	\$ 859,400.00	\$ 750,000.00	10/28/2022	CENVIL
188-092	96 HOLLY HILL ROAD	1010	Cape Cod	1970	1594	0.45	\$ 630,800.00	\$ 791,900.00	06/16/2023	CENVIL
188-100	46 SCUDDER BAY CIRCLE	1010	Cape Cod	1962	954	0.41	\$ 513,600.00	\$ 600,000.00	08/21/2023	CENVIL
188-130	9 RAINBOW DRIVE	1010	Cape Cod	1996	1976	0.46	\$ 754,700.00	\$ 729,000.00	11/02/2023	CENVIL
188-141	43 RAINBOW DRIVE	1010	Colonial	1985	2621	0.37	\$ 892,800.00	\$ 975,000.00	08/01/2023	CENVIL
188-154	684 BAY LANE	1010	Raised Ranch	1979	2107	1.08	\$ 1,028,600.00	\$ 1,250,000.00	09/15/2023	CENVIL
189-012	27 STONEY CLIFF ROAD	1010	Ranch	1966	1122	0.35	\$ 463,800.00	\$ 510,000.00	09/28/2023	CENVIL
189-042	19 SOUTH EAST LANE	1010	Ranch	1966	1128	0.35	\$ 452,400.00	\$ 465,000.00	12/07/2023	CENVIL
189-090-002	276 FULLER ROAD	1010	Cape Cod	1999	1135	0.59	\$ 529,000.00	\$ 500,000.00	09/13/2023	CENVIL
189-111	121 LONGFELLOW DRIVE	1010	Ranch	1966	1296	0.23	\$ 511,400.00	\$ 575,000.00	08/07/2023	CENVIL
189-121	1309 SHOOTFLYING HILL RD	1010	Ranch	1964	1550	0.35	\$ 603,900.00	\$ 612,000.00	10/02/2023	CENVIL
189-146	25 WEDGEWOOD DRIVE	1010	Cape Cod	1997	1814	0.4	\$ 740,200.00	\$ 735,000.00	05/05/2023	CENVIL
190-095	1150 SHOOTFLYING HILL RD	1010	Raised Ranch	1966	2083	0.46	\$ 634,700.00	\$ 655,000.00	12/11/2023	CENVIL
190-170	346 GREAT MARSH ROAD	1010	Ranch	1966	1064	0.24	\$ 438,600.00	\$ 510,000.00	11/07/2023	CENVIL
191-061	700 OLD STAGE ROAD	1010	Ranch	1970	1120	0.39	\$ 458,900.00	\$ 482,500.00	02/17/2023	CENVIL
191-072	231 KNOTTY PINE LANE	1010	Ranch	1986	988	0.7	\$ 473,200.00	\$ 485,000.00	07/24/2023	CENVIL

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191-112	82 SKUNKNET ROAD	1010	Colonial	1972	2514	0.37	\$ 644,200.00	\$ 645,000.00	11/28/2023	CENVIL
191-165	18 GLENEAGLE DRIVE	1010	Ranch	1982	1100	0.39	\$ 456,500.00	\$ 605,000.00	11/17/2023	CENVIL
191-218	231 MONOMOY CIRCLE	1010	Ranch	1976	1235	0.34	\$ 486,700.00	\$ 487,000.00	08/14/2023	CENVIL
192-110	17 CAPSTAN WAY	1010	Cape Cod	1986	2058	0.36	\$ 698,700.00	\$ 780,000.00	08/25/2023	CENVIL
192-180	84 CAP'N LIJAH'S ROAD	1010	Saltbox	1976	1344	0.35	\$ 709,200.00	\$ 702,000.00	08/17/2023	CENVIL
192-217	49 PATRIOT WAY	1010	Cape Cod	1979	864	0.38	\$ 439,000.00	\$ 435,000.00	11/30/2023	CENVIL
192-226	119 PATRIOT WAY	1010	Cape Cod	1978	1310	0.38	\$ 472,800.00	\$ 449,000.00	08/31/2023	CENVIL
193-018	155 HILLSIDE DRIVE	1010	Ranch	1960	1152	0.24	\$ 475,400.00	\$ 412,000.00	04/27/2023	CENVIL
193-064	96 HAWSER BEND	1010	Cape Cod	1978	2170	0.34	\$ 648,500.00	\$ 665,000.00	07/14/2023	CENVIL
193-066	11 MASTHEAD LANE	1010	Ranch	1977	1632	0.34	\$ 596,300.00	\$ 600,000.00	05/31/2023	CENVIL
193-169	153 CAP'N CROSBY ROAD	1010	Ranch	1978	1344	0.42	\$ 566,500.00	\$ 585,000.00	08/30/2023	CENVIL
193-256	15 VISTA CIRCLE	1010	Cape Cod	1986	1622	0.34	\$ 576,200.00	\$ 660,000.00	04/20/2023	CENVIL
194-055	46 CAP'N JAC'S ROAD	1010	Ranch	1985	1248	0.47	\$ 503,400.00	\$ 555,000.00	09/18/2023	CENVIL
206-054	1211 CRAIGVILLE BEACH ROAD	1210	Apt House	1820	2796	0.79	\$ 1,024,500.00	\$ 1,275,000.00	10/11/2023	CENVIL
206-134	1060 CRAIGVILLE BEACH ROAD	1010	Cape Cod	1930	2726	0.2	\$ 1,391,000.00	\$ 1,375,000.00	02/24/2023	CENVIL
207-001-003	516 SOUTH MAIN STREET	1010	Conventional	1994	2476	1.06	\$ 1,293,800.00	\$ 1,174,500.00	05/08/2023	CENVIL
207-026	139 PARK AVENUE	1010	Conventional	1928	2130	0.36	\$ 837,100.00	\$ 860,000.00	06/22/2023	CENVIL
207-062	288 SOUTH MAIN STREET	1040	Ranch	1935	2154	0.25	\$ 641,300.00	\$ 572,000.00	01/13/2022	CENVIL
207-089	44 HI-ONA HILL ROAD	1010	Cape Cod	1950	1746	0.21	\$ 880,900.00	\$ 915,000.00	12/07/2023	CENVIL
207-123	173 HORSESHOE LANE	1010	Ranch	1969	1757	0.25	\$ 747,900.00	\$ 842,000.00	10/02/2023	CENVIL
207-160	45 WATERSIDE DRIVE	1010	Ranch	1984	1888	0.37	\$ 829,300.00	\$ 747,000.00	02/16/2023	CENVIL
207-163	244 PARK AVENUE	1010	Modern/Contemp	1983	1570	0.8	\$ 807,900.00	\$ 819,000.00	07/31/2023	CENVIL
208-058	120 MAIN STREET (CENT.)	1090	Ranch	1922	1102	0.63	\$ 587,900.00	\$ 505,000.00	02/17/2022	CENVIL
208-085-018	67 FERNBROOK LANE	1010	Cape Cod	1984	2462	0.81	\$ 1,281,100.00	\$ 1,360,000.00	05/01/2023	CENVIL
208-141	22 PARTRIDGE WAY	1010	Ranch	1984	1400	0.3	\$ 631,200.00	\$ 665,000.00	12/06/2023	CENVIL
209-038	16 LONG POND CIRCLE	1010	Ranch	1954	2225	0.81	\$ 1,368,000.00	\$ 1,355,000.00	09/25/2023	CENVIL
209-052-001	175 OLD POST ROAD (CENT.)	1010	Ranch	1985	1438	0.4	\$ 557,200.00	\$ 625,000.00	08/18/2023	CENVIL
209-086-B03	1645 FALMOUTH ROAD/RTE 28	343O	Condo Office	1983	1064	0	\$ 171,400.00	\$ 141,500.00	06/29/2023	CENVIL
209-086-D09	1645 FALMOUTH ROAD/RTE 28	343O	Condo Office	1983	243	0	\$ 62,200.00	\$ 54,000.00	12/29/2022	CENVIL
209-086-E03	1645 FALMOUTH ROAD/RTE 28	343O	Condo Office	1983	477	0	\$ 97,900.00	\$ 96,000.00	04/28/2023	CENVIL
209-115	41 JOYCE ANNE ROAD	1010	Ranch	1978	1741	0.35	\$ 766,400.00	\$ 860,000.00	12/20/2023	CENVIL
210-092	25 HAYES ROAD	1010	Colonial	1974	1536	0.51	\$ 727,400.00	\$ 735,000.00	08/14/2023	CENVIL
210-134-003	40 RICHARDSON ROAD	1010	Cape Cod	1996	1366	1.34	\$ 560,100.00	\$ 575,000.00	10/26/2023	CENVIL
210-150	76 CAMP OPECHEE ROAD	1010	Conventional	1915	1098	0.16	\$ 393,500.00	\$ 445,000.00	04/28/2023	CENVIL

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226-001	68 WATERMAN FARM ROAD	1010	Conventional	1925	4976	4.97	\$ 4,095,500.00	\$ 4,225,000.00	06/29/2023	CENVIL
226-119	30 IRVING STREET	1090	Ranch	1950	1234	0.28	\$ 530,100.00	\$ 669,000.00	05/25/2022	CENVIL
226-140-00Q	780 CRAIGVILLE BEACH ROAD #D1	102U	Condominium	2013	1952	0	\$ 1,125,900.00	\$ 1,175,000.00	09/29/2023	CENVIL
226-169	872 CRAIGVILLE BEACH ROAD	1040	Duplex	1950	1350	0.13	\$ 755,100.00	\$ 832,500.00	03/07/2022	CENVIL
227-089	282 ELLIOTT ROAD	1010	Cape Cod	1984	2168	0.64	\$ 884,900.00	\$ 900,000.00	04/05/2023	CENVIL
227-124	472 ELLIOTT ROAD	1010	Ranch	1977	1860	0.98	\$ 797,900.00	\$ 688,000.00	07/12/2023	CENVIL
227-130	48 SEA MARSH ROAD	1010	Cape Cod	1981	2248	1	\$ 843,100.00	\$ 890,000.00	12/15/2023	CENVIL
228-113-007	20 CEDAR POINT CIRCLE	1010	Ranch	1995	1524	0.34	\$ 724,900.00	\$ 760,000.00	07/07/2023	CENVIL
228-120	107 STANLEY WAY	1010	Cape Cod	1959	2106	0.3	\$ 696,300.00	\$ 696,100.00	03/14/2023	CENVIL
229-064	21 SCOTTSDALE ROAD	1010	Conventional	1960	1375	0.49	\$ 719,100.00	\$ 875,000.00	08/04/2023	CENVIL
229-074	52 HARRISON ROAD	1010	Ranch	1952	1432	0.22	\$ 686,800.00	\$ 677,000.00	04/14/2023	CENVIL
229-120	6 SCOTTSDALE ROAD	1090	Ranch	1982	1673	0.46	\$ 605,000.00	\$ 790,000.00	05/20/2022	CENVIL
230-142	57 BREZNER LANE	1010	Ranch	1972	1215	0.3	\$ 551,200.00	\$ 575,400.00	08/25/2023	CENVIL
230-179	49 CAPTAIN BELLAMY LANE	1010	Cape Cod	1985	1126	0.46	\$ 460,700.00	\$ 550,000.00	05/19/2023	CENVIL
232-039	130 HOLLY POINT ROAD	1010	Ranch	1960	1868	0.41	\$ 1,385,700.00	\$ 1,485,000.00	05/19/2023	CENVIL
233-003	141 NYES NECK ROAD	1010	Ranch	1933	817	2.32	\$ 1,268,100.00	\$ 1,200,000.00	03/31/2023	CENVIL
246-029	618 CRAIGVILLE BEACH ROAD	3260	Restaurant	1950	2240	0.31	\$ 646,800.00	\$ 700,000.00	10/12/2022	CENVIL
246-035-00B	558 CRAIGVILLE BEACH ROAD	102U	Condominium	1950	378	0	\$ 292,800.00	\$ 320,000.00	05/12/2023	CENVIL
246-035-00H	558 CRAIGVILLE BEACH ROAD	102U	Condominium	1950	420	0	\$ 341,800.00	\$ 368,900.00	03/30/2023	CENVIL
246-065-002	16 PRISCILLA STREET	1010	Ranch	1965	1092	0.29	\$ 484,900.00	\$ 527,000.00	04/28/2023	CENVIL
246-224	600 CRAIGVILLE BEACH ROAD	1010	Cape Cod	1914	1287	0.36	\$ 519,100.00	\$ 495,000.00	01/23/2023	CENVIL
247-043	20 SOUND VIEW ROAD	1010	Ranch	1947	922	0.17	\$ 446,800.00	\$ 570,000.00	03/07/2023	CENVIL
247-129	36 ADRENA AVENUE	1010	Cape Cod	1968	1414	0.3	\$ 531,500.00	\$ 539,000.00	02/16/2023	CENVIL
247-139	143 STRAWBERRY HILL ROAD	1090	Cottage	1936	1284	0.3	\$ 393,900.00	\$ 400,000.00	10/20/2023	CENVIL
248-139	441 OLD TOWN ROAD	1010	Colonial	1959	1968	0.26	\$ 559,700.00	\$ 573,000.00	03/31/2023	CENVIL
249-008	114 CHILDS STREET	1010	Cape Cod	1963	1907	0.45	\$ 598,800.00	\$ 645,000.00	10/18/2023	CENVIL
250-027-X01	1080 FALMOUTH ROAD/RTE 28	3210	Pharmacy	2004	9534	2.32	\$ 4,112,900.00	\$ 5,200,000.00	07/07/2023	CENVIL
251-016	99 CENTER LANE	1010	Ranch	2000	2219	0.64	\$ 3,149,900.00	\$ 3,690,000.00	12/15/2023	CENVIL
251-052	34 ANGUS WAY	1010	Ranch	1984	1736	0.34	\$ 662,400.00	\$ 670,000.00	08/10/2023	CENVIL
251-067	19 HUCKINS NECK ROAD	1010	Ranch	1972	1436	0.25	\$ 529,200.00	\$ 690,000.00	06/26/2023	CENVIL
252-013	49 HUCKINS NECK ROAD	1010	Ranch	1958	1224	0.27	\$ 568,100.00	\$ 610,000.00	08/02/2023	CENVIL
252-051-017	72 CRESTVIEW CIRCLE	1010	Cape Cod	1998	1856	0.31	\$ 775,700.00	\$ 849,000.00	05/01/2023	CENVIL
252-104	82 LAKESIDE DRIVE EAST	1010	Ranch	1972	1473	0.36	\$ 669,000.00	\$ 799,000.00	10/11/2023	CENVIL
252-106	102 LAKESIDE DRIVE EAST	1010	Ranch	1972	1046	0.4	\$ 528,300.00	\$ 670,000.00	05/30/2023	CENVIL

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PARCEL ID	PROPERTY ADDRESS	USE CODE	STYLE	YEAR BUILT	LIVING AREA SQFT	LAND ACREAGE	FY25 ASSESSED VALUE	SALE PRICE	SALE DATE	VILLAGE
252-108	136 LAKESIDE DRIVE EAST	1010	Modern/Contemp	1976	1646	0.27	\$ 703,500.00	\$ 875,000.00	05/31/2023	CENVIL
252-151	86 COTTONWOOD LANE	1010	Ranch	1980	1144	0.23	\$ 563,300.00	\$ 605,000.00	10/24/2023	CENVIL
002-002-031	276 PHEASANT HILL CIRCLE	1010	Ranch	2009	1476	0.23	\$ 767,700.00	\$ 829,000.00	03/10/2023	COTUIT
002-002-059	19 OSPREY DRIVE	1010	Cape Cod	2009	1764	0.23	\$ 897,000.00	\$ 925,000.00	08/11/2023	COTUIT
002-002-062	45 OSPREY DRIVE	1010	Ranch	2011	1476	0.23	\$ 769,900.00	\$ 695,000.00	04/07/2023	COTUIT
002-002-080	179 PHEASANT HILL CIRCLE	1010	Ranch	2016	1486	0.23	\$ 815,400.00	\$ 715,000.00	03/10/2023	COTUIT
002-002-085	129 PHEASANT HILL CIRCLE	1010	Ranch	2017	1486	0.21	\$ 852,300.00	\$ 910,000.00	03/24/2023	COTUIT
002-002-103	7 SPRING BROOK LANE	1010	Ranch	2015	1744	0.3	\$ 848,800.00	\$ 899,000.00	10/16/2023	COTUIT
005-013	131 CLAMSHELL COVE ROAD	1010	Cape Cod	1986	2144	0.63	\$ 865,500.00	\$ 900,000.00	12/15/2023	COTUIT
005-071	180 PINQUICKSET COVE CIR	1010	Cape Cod	1981	5120	2.9	\$ 4,893,700.00	\$ 5,300,000.00	02/24/2023	COTUIT
006-025	685 SANTUIT ROAD	1010	Ranch	1960	1020	0.75	\$ 501,100.00	\$ 552,500.00	02/15/2023	COTUIT
006-031	30 FULLERS MARSH ROAD	1010	Ranch	1972	1032	0.94	\$ 561,700.00	\$ 670,000.00	06/23/2023	COTUIT
016-029-004	444 VINEYARD ROAD	1010	Gambrel	2023	6554	2.42	\$ 4,315,300.00	\$ 4,500,000.00	11/06/2023	COTUIT
018-058	62 PINE RIDGE ROAD	1010	Cape Cod	1987	2006	0.28	\$ 670,200.00	\$ 630,000.00	04/27/2023	COTUIT
019-125	104 CHERRY TREE ROAD	1010	Cape Cod	1974	1796	0.47	\$ 642,600.00	\$ 800,000.00	09/28/2023	COTUIT
019-137	116 CHERRY TREE ROAD	1010	Ranch	1987	1472	0.47	\$ 610,600.00	\$ 789,000.00	09/22/2023	COTUIT
019-147	23 PAULA LANE	1010	Conventional	1974	1152	0.49	\$ 513,600.00	\$ 500,000.00	10/18/2023	COTUIT
019-150	50 JACKSON DRIVE	1010	Colonial	1990	1792	0.57	\$ 725,000.00	\$ 699,000.00	02/24/2023	COTUIT
020-017	19 OLD OYSTER ROAD	1010	Ranch	1974	1248	0.48	\$ 582,500.00	\$ 735,000.00	08/04/2023	COTUIT
020-041	123 SCHOOL STREET	1010	Conventional	1931	1425	0.23	\$ 881,600.00	\$ 1,070,000.00	10/16/2023	COTUIT
020-056	179 LEWIS POND ROAD	1010	Ranch	1971	1380	0.75	\$ 910,500.00	\$ 855,000.00	05/24/2023	COTUIT
021-045	7 OXFORD DRIVE	1010	Cape Cod	1986	2977	0.46	\$ 932,100.00	\$ 950,000.00	06/02/2023	COTUIT
022-003	95 OLD KINGS ROAD	1010	Ranch	1951	1072	0.63	\$ 501,400.00	\$ 612,000.00	12/05/2023	COTUIT
022-045	52 RALYN ROAD	1010	Ranch	1974	1348	0.49	\$ 569,700.00	\$ 550,500.00	07/26/2023	COTUIT
022-097	80 OLD KINGS ROAD	1010	Cape Cod	1996	2795	0.8	\$ 992,800.00	\$ 1,100,000.00	12/07/2023	COTUIT
022-136	481 MAIN STREET (COTUIT)	1010	Colonial	1984	2540	1	\$ 1,000,400.00	\$ 950,000.00	02/08/2023	COTUIT
023-010	120 MAIN STREET (COTUIT)	1010	Ranch	1945	1096	1.33	\$ 545,000.00	\$ 675,000.00	09/18/2023	COTUIT
024-047	73 CURLEW WAY	1010	Ranch	1983	1216	0.46	\$ 585,400.00	\$ 715,000.00	09/26/2023	COTUIT
024-105	86 MOORING DRIVE	1010	Ranch	1980	1428	0.46	\$ 526,400.00	\$ 589,000.00	12/14/2023	COTUIT
024-157	4631 FALMOUTH ROAD/RTE 28	3260	Restaurant	1790	4443	2.28	\$ 1,263,200.00	\$ 1,300,000.00	05/12/2022	COTUIT
025-001	1519 SANTUIT-NEWTOWN ROAD	1010	Ranch	1967	1417	1.15	\$ 516,600.00	\$ 535,000.00	03/31/2023	COTUIT
025-007-008	71 FOREST HILLS ROAD	1010	Ranch	1999	2162	0.3	\$ 883,100.00	\$ 910,000.00	07/27/2023	COTUIT
025-007-017	140 FOREST HILLS ROAD	1010	Cape Cod	2001	2245	0.28	\$ 866,500.00	\$ 999,999.00	08/29/2023	COTUIT
025-031	217 SANDALWOOD DRIVE	1010	Cape Cod	1977	944	0.46	\$ 502,600.00	\$ 517,000.00	11/06/2023	COTUIT

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PARCEL ID	PROPERTY ADDRESS	USE CODE	STYLE	YEAR BUILT	LIVING AREA SQFT	LAND ACREAGE	FY25 ASSESSED VALUE	SALE PRICE	SALE DATE	VILLAGE
026-003	60 BRITTANY DRIVE	1010	Colonial	2004	2821	1	\$ 927,800.00	\$ 910,000.00	05/04/2023	COTUIT
026-027	1090 SANTUIT-NEWTOWN ROAD	1010	Ranch	1972	1656	0.47	\$ 561,100.00	\$ 480,000.00	12/22/2023	COTUIT
027-069	7 KIMBERLY WAY	1010	Ranch	1984	1152	0.46	\$ 486,300.00	\$ 523,500.00	05/31/2023	COTUIT
027-125	144 DEBBIES LANE	1010	Cape Cod	1987	1892	0.77	\$ 644,400.00	\$ 610,000.00	04/05/2023	COTUIT
033-022-003	1360 MAIN STREET (COTUIT)	1010	Cape Cod	1940	3044	1.57	\$ 3,774,658.00	\$ 3,900,000.00	02/28/2023	COTUIT
033-033	1180 MAIN STREET (COTUIT)	1010	Colonial	1960	2067	0.28	\$ 1,625,500.00	\$ 1,450,000.00	12/07/2023	COTUIT
034-032	978 MAIN STREET (COTUIT)	1010	Modern/Contemp	1993	4062	0.25	\$ 3,411,500.00	\$ 4,560,000.00	08/23/2023	COTUIT
035-070	820 MAIN STREET (COTUIT)	1010	Cape Cod	1940	2760	0.67	\$ 1,679,800.00	\$ 1,700,000.00	08/31/2023	COTUIT
035-101	33 OYSTER PLACE ROAD	1010	Conventional	1979	2128	0.33	\$ 1,932,500.00	\$ 2,240,000.00	08/31/2023	COTUIT
036-015-005	675 MAIN STREET (COTUIT) #C1	1020	Condominium	2016	1548	0	\$ 657,700.00	\$ 695,000.00	04/07/2023	COTUIT
036-015-006	675 MAIN STREET (COTUIT) #C2	1020	Condominium	2016	1548	0	\$ 643,000.00	\$ 699,000.00	03/15/2023	COTUIT
036-040-004	0 PUTNAM AVENUE	1300	Vacant Land	0	0	2.21	\$ 713,700.00	\$ 750,000.00	08/22/2023	COTUIT
036-040-005	0 PUTNAM AVENUE	1300	Vacant Land	0	0	2.64	\$ 798,900.00	\$ 750,000.00	08/22/2023	COTUIT
038-061	31 CAP'N CARLETON'S RD	1010	Raised Ranch	1995	1768	0.83	\$ 811,900.00	\$ 840,000.00	03/15/2023	COTUIT
039-047	46 PENELOPE LANE	1010	Ranch	1983	1168	0.49	\$ 498,600.00	\$ 500,000.00	03/08/2023	COTUIT
039-097	20 EISENHOWER DRIVE	1010	Ranch	1981	1144	0.78	\$ 558,400.00	\$ 550,000.00	02/23/2023	COTUIT
039-100	64 EISENHOWER DRIVE	1010	Ranch	1985	1448	0.45	\$ 614,300.00	\$ 665,000.00	11/16/2023	COTUIT
040-098	29 BUTTERNUT CIRCLE	1010	Ranch	1984	1260	0.59	\$ 521,400.00	\$ 540,000.00	05/12/2023	COTUIT
040-101	14 BUTTERNUT CIRCLE	1010	Ranch	1984	1196	0.57	\$ 494,300.00	\$ 549,900.00	06/13/2023	COTUIT
040-136	86 JILLIANN'S WAY	1010	Cape Cod	1999	2079	0.54	\$ 804,900.00	\$ 890,000.00	04/14/2023	COTUIT
055-039	508 COTUIT BAY DRIVE	1010	Ranch	1979	2601	0.67	\$ 1,147,700.00	\$ 1,300,000.00	10/31/2023	COTUIT
055-043	538 COTUIT BAY DRIVE	1010	Colonial	1984	3313	0.99	\$ 1,041,800.00	\$ 925,000.00	11/01/2023	COTUIT
056-017	200 COTUIT BAY DRIVE	1010	Cape Cod	1977	2366	0.76	\$ 991,700.00	\$ 1,055,000.00	06/16/2023	COTUIT
056-021	120 COTUIT BAY DRIVE	1010	Modern/Contemp	1986	2598	0.71	\$ 1,007,500.00	\$ 1,195,000.00	04/28/2023	COTUIT
245-136	264 FIFTH AVENUE (HYANNIS)	1010	Ranch	1940	1955	1.66	\$ 2,407,300.00	\$ 2,300,000.00	03/28/2023	HYAN
246-094	95 THIRD AVENUE (HYANNIS)	1010	Colonial	2005	3436	0.37	\$ 1,788,900.00	\$ 1,837,000.00	01/31/2023	HYAN
246-110	28 FOURTH AVENUE (HYANNIS)	1010	Ranch	1950	830	0.18	\$ 378,100.00	\$ 450,000.00	05/16/2023	HYAN
247-178	128 RUDDER ROAD	1010	Ranch	1972	960	0.23	\$ 389,700.00	\$ 434,000.00	12/19/2023	HYAN
248-094	104 CARLOTTA AVENUE	1010	Cape Cod	1970	1774	0.24	\$ 572,500.00	\$ 531,850.00	02/23/2023	HYAN
248-095	94 CARLOTTA AVENUE	1010	Ranch	1968	1116	0.24	\$ 462,800.00	\$ 513,000.00	01/13/2023	HYAN
248-109	36 ELAINE ROAD	1010	Ranch	1965	1421	0.24	\$ 537,800.00	\$ 590,000.00	10/31/2023	HYAN
248-302	38 LINDA LANE	1010	Cape Cod	1978	1749	0.25	\$ 617,300.00	\$ 699,000.00	03/17/2023	HYAN
249-031-00H	855 WEST MAIN STREET	102U	Condominium	1973	600	0	\$ 207,000.00	\$ 226,000.00	08/07/2023	HYAN
249-031-00J	855 WEST MAIN STREET	102U	Condominium	1972	600	0	\$ 207,100.00	\$ 220,000.00	11/17/2023	HYAN

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PARCEL ID	PROPERTY ADDRESS	USE CODE	STYLE	YEAR BUILT	LIVING AREA SQFT	LAND ACREAGE	FY25 ASSESSED VALUE	SALE PRICE	SALE DATE	VILLAGE
249-031-00P	855 WEST MAIN STREET	102U	Condominium	1973	840	0	\$ 275,800.00	\$ 284,000.00	08/15/2023	HYAN
249-049-001	765 WEST MAIN STREET	340R	Res Typ Com	1960	1143	0.16	\$ 452,300.00	\$ 470,000.00	05/20/2022	HYAN
249-130	70 OLD STRAWBERRY HILL ROAD	1010	Cape Cod	1971	1778	0.27	\$ 564,900.00	\$ 690,000.00	11/27/2023	HYAN
249-140	30 SEAGATE LANE	1010	Conventional	1930	1176	0.34	\$ 395,400.00	\$ 449,000.00	05/23/2023	HYAN
249-155	715 WEST MAIN STREET	3410	Branch Bank	1983	3574	0.45	\$ 1,222,800.00	\$ 1,300,000.00	07/21/2022	HYAN
250-058	28 VANDERMINT LANE	1010	Ranch	1971	1068	0.34	\$ 447,500.00	\$ 450,400.00	06/27/2023	HYAN
250-068-002	452 BISHOPS TERRACE	1010	Ranch	1988	768	0.14	\$ 369,300.00	\$ 425,000.00	11/08/2023	HYAN
250-090	22 BRIAN LANE	1010	Ranch	1972	1780	0.44	\$ 642,000.00	\$ 550,000.00	05/10/2023	HYAN
251-074	130 LONGVIEW DRIVE	1010	Cape Cod	1978	2204	0.39	\$ 691,400.00	\$ 675,000.00	08/11/2023	HYAN
252-057	990 PHINNEY'S LANE	1010	Ranch	1960	936	0.27	\$ 401,800.00	\$ 385,000.00	05/26/2023	HYAN
253-013-10I	817 OLD STRAWBERRY HILL ROAD	102U	Condominium	1982	704	0	\$ 316,500.00	\$ 350,000.00	06/07/2023	HYAN
266-005	111 OCEAN DRIVE	1010	Cape Cod	2009	2327	0.82	\$ 2,041,000.00	\$ 2,300,000.00	06/16/2023	HYAN
267-003	87 FIRST AVENUE (HYANNIS)	1010	Conventional	1933	1919	0.18	\$ 654,000.00	\$ 815,000.00	02/03/2023	HYAN
267-056	48 KENNEDY CIRCLE	1010	Ranch	1974	1176	0.23	\$ 517,500.00	\$ 652,000.00	12/29/2023	HYAN
267-073-00B	272 CRAIGVILLE BEACH ROAD	102U	Condominium	1978	884	0	\$ 360,800.00	\$ 380,000.00	11/01/2023	HYAN
267-120	238 CRAIGVILLE BEACH ROAD #A	1010	Cape Cod	1930	1810	0.28	\$ 542,200.00	\$ 668,000.00	07/28/2023	HYAN
267-152	49 ISALENE STREET	1010	Ranch	1960	1120	0.22	\$ 428,900.00	\$ 495,000.00	07/28/2023	HYAN
267-175	41 OLD SCHOOL HOUSE RD	1010	Colonial	1973	2136	0.37	\$ 561,500.00	\$ 510,000.00	10/18/2023	HYAN
268-084	104 OLD TOWN ROAD	1010	Conventional	1951	1712	0.16	\$ 486,300.00	\$ 550,000.00	10/18/2023	HYAN
268-154	34 SILVER LANE	1010	Ranch	1968	986	0.23	\$ 435,200.00	\$ 500,000.00	12/19/2023	HYAN
268-172	50 STERLING ROAD	1010	Ranch	1968	1239	0.22	\$ 487,300.00	\$ 539,950.00	11/09/2023	HYAN
268-186	151 DOLPHIN LANE	1010	Cape Cod	1969	1545	0.24	\$ 499,300.00	\$ 497,000.00	05/12/2023	HYAN
268-188	246 OLD TOWN ROAD	1010	Ranch	1992	1040	0.23	\$ 437,900.00	\$ 420,000.00	04/11/2023	HYAN
268-275	118 OAKVIEW TERRACE	1010	Cape Cod	1985	1409	0.27	\$ 498,700.00	\$ 505,000.00	06/14/2023	HYAN
269-041	83 LAFRANCE AVENUE	1010	Conventional	1935	1320	0.16	\$ 408,100.00	\$ 480,000.00	07/18/2023	HYAN
269-044	55 LAFRANCE AVENUE	1090	Conventional	1930	1934	0.16	\$ 494,600.00	\$ 600,000.00	06/13/2022	HYAN
269-051-00M	398 WEST MAIN STREET	102U	Condominium	1982	864	0	\$ 231,000.00	\$ 254,000.00	10/30/2023	HYAN
269-051-00N	398 WEST MAIN STREET	102U	Condominium	1982	864	0	\$ 231,000.00	\$ 250,000.00	04/27/2023	HYAN
269-072	41 PONTIAC STREET	1010	Ranch	1940	982	0.35	\$ 335,800.00	\$ 405,000.00	03/15/2023	HYAN
269-100-00A	16 SUOMI ROAD	327O	Retail Condo	1940	1784	0	\$ 600,200.00	\$ 500,000.00	12/06/2023	HYAN
269-113	57 SUOMI ROAD	1010	Ranch	1960	758	0.18	\$ 344,700.00	\$ 425,000.00	03/13/2023	HYAN
269-123	497 WEST MAIN STREET	3222	Dry Cln/Laundr	1974	3452	0.34	\$ 575,500.00	\$ 700,000.00	10/06/2022	HYAN
269-166	417 PITCHER'S WAY	1010	Cape Cod	1967	1346	0.36	\$ 458,500.00	\$ 510,000.00	11/29/2023	HYAN
270-006	195 DUNN'S POND ROAD	1010	Ranch	1950	624	0.67	\$ 302,300.00	\$ 325,000.00	04/28/2023	HYAN

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PARCEL ID	PROPERTY ADDRESS	USE CODE	STYLE	YEAR BUILT	LIVING AREA SQFT	LAND ACREAGE	FY25 ASSESSED VALUE	SALE PRICE	SALE DATE	VILLAGE
270-021-001	20 DUNN'S POND ROAD	322R	Res Typ Com	1960	616	0.32	\$ 323,400.00	\$ 325,000.00	08/25/2022	HYAN
270-109	223 FAWCETT LANE	1010	Cape Cod	1970	1346	0.23	\$ 447,100.00	\$ 575,000.00	03/08/2023	HYAN
270-230	635 PITCHER'S WAY	1010	Ranch	1977	1056	0.29	\$ 404,100.00	\$ 536,000.00	05/03/2023	HYAN
270-270	68 SEABOARD LANE	1010	Ranch	1981	1368	0.23	\$ 609,100.00	\$ 634,000.00	12/01/2023	HYAN
270-314	154 WOODLAND AVENUE	1010	Ranch	1984	1300	0.34	\$ 514,100.00	\$ 575,000.00	10/20/2023	HYAN
271-041-00L	720 PITCHER'S WAY	102U	Condominium	1988	1057	0	\$ 278,000.00	\$ 260,000.00	01/06/2023	HYAN
271-041-00N	720 PITCHER'S WAY	102U	Condominium	1988	1023	0	\$ 292,300.00	\$ 342,200.00	06/20/2023	HYAN
271-041-00X	720 PITCHER'S WAY	102U	Condominium	1988	1236	0	\$ 332,400.00	\$ 340,000.00	05/25/2023	HYAN
271-041-00Y	720 PITCHER'S WAY	102U	Condominium	1988	1236	0	\$ 329,700.00	\$ 349,000.00	07/11/2023	HYAN
271-041-0AB	720 PITCHER'S WAY	102U	Condominium	1988	1390	0	\$ 386,300.00	\$ 435,000.00	11/30/2023	HYAN
271-043	577 FALMOUTH ROAD/RTE 28	1300	Vacant Land	0	0	1.2	\$ 206,100.00	\$ 240,000.00	05/20/2022	HYAN
271-044	766 PITCHER'S WAY	1010	Ranch	2005	936	0.36	\$ 440,000.00	\$ 450,000.00	10/03/2023	HYAN
271-053	56 ARROWHEAD DRIVE	1010	Ranch	1990	960	0.2	\$ 406,300.00	\$ 435,000.00	05/02/2023	HYAN
271-073	288 LINCOLN ROAD	1010	Cape Cod	1965	1346	0.24	\$ 618,700.00	\$ 667,500.00	09/29/2023	HYAN
271-095	745 FALMOUTH ROAD/RTE 28	3400	Res Typ Com	1935	2687	0.43	\$ 481,600.00	\$ 522,500.00	06/01/2022	HYAN
271-157	102 WINDSHORE DRIVE	1010	Ranch	1978	1056	0.23	\$ 402,100.00	\$ 495,000.00	08/14/2023	HYAN
271-199	94 WAYLAND ROAD	1010	Ranch	1982	912	0.28	\$ 432,600.00	\$ 520,000.00	06/09/2023	HYAN
271-224	131 WAYLAND ROAD	1010	Ranch	1982	1592	0.24	\$ 552,500.00	\$ 550,000.00	05/02/2023	HYAN
271-229	69 WAYLAND ROAD	1010	Ranch	1982	1056	0.35	\$ 441,100.00	\$ 420,000.00	01/13/2023	HYAN
271-231	41 WAYLAND ROAD	1010	Cape Cod	1982	1635	0.25	\$ 557,600.00	\$ 553,000.00	10/10/2023	HYAN
272-005-013	27 KILKORE DRIVE	1010	Cape Cod	1989	1411	0.41	\$ 547,900.00	\$ 600,000.00	05/19/2023	HYAN
272-181	546 LINCOLN ROAD EXTENSION	1010	Cape Cod	1982	1152	0.4	\$ 429,400.00	\$ 529,000.00	03/16/2023	HYAN
272-192	191 WHITEHALL WAY	1010	Cape Cod	1988	1267	0.34	\$ 495,300.00	\$ 590,000.00	09/11/2023	HYAN
272-193-010	201 KILKORE DRIVE	1010	Cape Cod	2000	2092	0.26	\$ 751,300.00	\$ 783,500.00	10/05/2023	HYAN
272-193-014	16 STARBEAM LANE	1010	Ranch	2001	1512	0.19	\$ 675,300.00	\$ 669,000.00	07/06/2023	HYAN
272-193-018	17 STARBEAM LANE	1010	Cape Cod	1999	1584	0.17	\$ 575,700.00	\$ 744,000.00	06/21/2023	HYAN
273-028	270 CASTLEWOOD CIRCLE	1010	Cape Cod	1967	1557	0.2	\$ 490,000.00	\$ 520,000.00	07/07/2023	HYAN
273-066	36 CASTLEWOOD CIRCLE	1010	Ranch	1965	942	0.18	\$ 382,700.00	\$ 428,500.00	03/03/2023	HYAN
273-086-006	14 MYRICA LANE	1010	Ranch	1992	1931	0.31	\$ 733,900.00	\$ 780,000.00	06/15/2023	HYAN
273-110-001	81 STATICE LANE	1010	Ranch	1994	1846	0.36	\$ 716,500.00	\$ 698,000.00	12/13/2023	HYAN
273-122-020	132 SETTLERS LANE	1010	Cape Cod	2019	2255	0.23	\$ 854,600.00	\$ 765,000.00	02/27/2023	HYAN
273-125	949 BEARSE'S WAY	322I	Store	1983	5950	0.83	\$ 1,156,500.00	\$ 1,181,000.00	05/30/2023	HYAN
273-223	122 SUNNY-WOOD DRIVE	1010	Cape Cod	1986	1609	0.34	\$ 556,600.00	\$ 630,000.00	08/21/2023	HYAN
273-245	14 SEAFARER LANE	1010	Cape Cod	1994	1741	0.24	\$ 678,900.00	\$ 595,000.00	02/21/2023	HYAN

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PARCEL ID	PROPERTY ADDRESS	USE CODE	STYLE	YEAR BUILT	LIVING AREA SQFT	LAND ACREAGE	FY25 ASSESSED VALUE	SALE PRICE	SALE DATE	VILLAGE
273-257	12 SUNBEAM LANE	1010	Ranch	1999	1500	0.17	\$ 616,700.00	\$ 660,000.00	07/14/2023	HYAN
274-014-00A	2 LOUISBURG SQUARE	102U	Condominium	1972	1206	0	\$ 336,000.00	\$ 392,500.00	09/13/2023	HYAN
274-014-00C	4 LOUISBURG SQUARE	102U	Condominium	1972	1224	0	\$ 335,100.00	\$ 280,000.00	09/28/2023	HYAN
274-014-00E	6 CAPTAIN COOK LANE	102U	Condominium	1972	1224	0	\$ 382,200.00	\$ 402,000.00	09/19/2023	HYAN
274-014-0AM	52 CAPTAIN COOK LANE	102U	Condominium	1972	1224	0	\$ 383,300.00	\$ 402,000.00	11/30/2023	HYAN
274-014-0AW	67 CAPTAIN COOK LANE	102U	Condominium	1972	1206	0	\$ 330,800.00	\$ 398,000.00	05/25/2023	HYAN
274-021-00P	1431 IYANNOUGH ROAD/RTE132	102U	Condominium	1976	1019	0	\$ 290,700.00	\$ 275,000.00	07/06/2023	HYAN
274-021-00S	1431 IYANNOUGH ROAD/RTE132	102U	Condominium	1976	690	0	\$ 219,300.00	\$ 247,500.00	06/26/2023	HYAN
286-022	28 MARCHANT AVENUE	1090	Conventional	1924	4857	1.19	\$ 4,130,500.00	\$ 5,000,000.00	11/30/2022	HYAN
287-127	8 NEWTON AVENUE	1090	Gambrel	1911	4911	0.54	\$ 4,469,200.00	\$ 4,200,000.00	01/11/2022	HYAN
287-150	24 OVERLEA ROAD	1010	Ranch	1980	1430	0.48	\$ 1,427,600.00	\$ 1,550,000.00	06/06/2023	HYAN
288-119	7 NOB HILL ROAD	1010	Colonial	2000	2584	0.27	\$ 1,679,000.00	\$ 1,500,000.00	03/27/2023	HYAN
288-130	37 MARSTON AVENUE	1010	Cape Cod	1959	963	0.26	\$ 404,600.00	\$ 550,000.00	06/15/2023	HYAN
288-158	67 FIDDLERS CIRCLE	1010	Ranch	1960	1914	0.37	\$ 557,300.00	\$ 500,000.00	08/31/2023	HYAN
288-180-00O	160 MARSTON AVENUE	102U	Condominium	1957	825	0	\$ 620,300.00	\$ 671,000.00	09/29/2023	HYAN
289-101	65 GREENWOOD AVENUE	1010	Raised Ranch	1983	1248	0.25	\$ 537,300.00	\$ 555,000.00	02/01/2023	HYAN
289-110	35 SCUDDER AVENUE	3000	Hotel	1968	193364	54.54	\$ 17,156,000.00	\$ 11,425,000.00	06/30/2022	HYAN
290-029-00J	100 WEST MAIN STREET	343O	Condo Office	1980	448	0	\$ 64,200.00	\$ 70,000.00	12/14/2022	HYAN
290-038	69 PINE GROVE AVENUE	1010	Conventional	1946	864	0.3	\$ 324,200.00	\$ 350,000.00	08/30/2023	HYAN
290-056	327 MITCHELL'S WAY	1300	Vacant Land	0	0	0.59	\$ 148,100.00	\$ 175,000.00	01/05/2023	HYAN
290-093-20K	24 BETTY'S POND ROAD	102U	Condominium	1981	890	0	\$ 252,500.00	\$ 275,000.00	12/22/2023	HYAN
290-102-00K	135 WEST MAIN STREET	102U	Condominium	1981	936	0	\$ 294,000.00	\$ 364,900.00	04/12/2023	HYAN
290-102-00R	135 WEST MAIN STREET	102U	Condominium	1981	1064	0	\$ 303,100.00	\$ 325,000.00	02/21/2023	HYAN
290-102-00Z	135 WEST MAIN STREET	102U	Condominium	1981	1008	0	\$ 263,300.00	\$ 260,000.00	12/15/2023	HYAN
290-102-0AM	135 WEST MAIN STREET	102U	Condominium	1981	1008	0	\$ 263,300.00	\$ 260,000.00	12/28/2023	HYAN
290-104-0AQ	90 TOWNHOUSE TERRACE	102U	Condominium	1972	1089	0	\$ 363,300.00	\$ 400,000.00	05/18/2023	HYAN
290-104-0CE	8 TOWNHOUSE TERRACE	102U	Condominium	1972	1089	0	\$ 377,900.00	\$ 400,000.00	11/16/2023	HYAN
290-143	194 MITCHELL'S WAY	1010	Ranch	1973	1064	0.23	\$ 408,100.00	\$ 450,000.00	03/03/2023	HYAN
290-173-00D	110 WEST MAIN STREET	102U	Condominium	1980	1102	0	\$ 332,400.00	\$ 340,000.00	06/12/2023	HYAN
291-005	15 PHILLIPS ROAD	1010	Conventional	1930	1121	0.22	\$ 385,000.00	\$ 395,000.00	06/27/2023	HYAN
291-017-012	432 PITCHER'S WAY	1010	Cape Cod	1984	1170	0.27	\$ 449,600.00	\$ 464,900.00	03/24/2023	HYAN
291-070-001	42 MARYALICE LANE	1010	Cape Cod	1993	1994	0.3	\$ 675,900.00	\$ 600,000.00	11/21/2023	HYAN
291-123	47 SUFFOLK AVENUE	1010	Ranch	1965	1864	0.25	\$ 580,900.00	\$ 625,000.00	02/17/2023	HYAN
291-162	89 COUNTY SEAT STREET	1010	Ranch	1972	1545	0.29	\$ 495,900.00	\$ 560,000.00	10/11/2023	HYAN

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PARCEL ID	PROPERTY ADDRESS	USE CODE	STYLE	YEAR BUILT	LIVING AREA SQFT	LAND ACREAGE	FY25 ASSESSED VALUE	SALE PRICE	SALE DATE	VILLAGE
292-006	460 BEARSE'S WAY	3250	Office/Retail	1971	7960	0.42	\$ 687,400.00	\$ 715,000.00	03/17/2022	HYAN
292-103	13 GENERAL PATTON DRIVE	1010	Ranch	1945	1022	0.18	\$ 361,700.00	\$ 445,000.00	10/20/2023	HYAN
292-120	39 GENERAL PATTON DRIVE	1010	Ranch	1940	846	0.17	\$ 305,700.00	\$ 325,000.00	11/30/2023	HYAN
292-127	14 GENERAL PATTON DRIVE	1010	Ranch	1945	851	0.17	\$ 298,400.00	\$ 385,000.00	11/30/2023	HYAN
292-216	4 THACH LANE	1010	Ranch	1972	1404	0.26	\$ 479,600.00	\$ 395,000.00	05/04/2023	HYAN
292-230	11 ALICIA ROAD	1010	Ranch	1973	1288	0.3	\$ 497,000.00	\$ 499,900.00	01/13/2023	HYAN
292-323	44 UNCLE WILLIES WAY	1010	Ranch	1978	1076	0.24	\$ 458,200.00	\$ 464,900.00	12/15/2023	HYAN
293-004-10P	11 ENTERPRISE ROAD	3270	Retail Condo	1985	1200	0	\$ 187,400.00	\$ 165,000.00	02/25/2022	HYAN
293-021-001	30 ENTERPRISE ROAD	3220	Store	1965	6388	0.7	\$ 661,800.00	\$ 650,000.00	06/21/2023	HYAN
293-026	58 CORPORATION STREET	3250	Warehouse-Wd Frm	1960	18032	1.1	\$ 1,989,600.00	\$ 2,600,000.00	05/06/2022	HYAN
293-033	230 FALMOUTH ROAD/RTE 28	3370	Vacant Land			0.83	\$ 472,800.00	\$ 545,000.00	09/07/2022	HYAN
294-061-00H	800 BEARSE'S WAY	102U	Condominium	1974	1144	0	\$ 333,100.00	\$ 325,000.00	04/18/2023	HYAN
294-061-00Y	800 BEARSE'S WAY	102U	Condominium	1974	840	0	\$ 252,100.00	\$ 323,000.00	08/15/2023	HYAN
294-061-0AH	800 BEARSE'S WAY	102U	Condominium	1974	1144	0	\$ 333,100.00	\$ 350,000.00	06/05/2023	HYAN
294-061-0BB	800 BEARSE'S WAY	102U	Condominium	1974	840	0	\$ 252,900.00	\$ 290,000.00	05/08/2023	HYAN
294-061-0CE	800 BEARSE'S WAY	102U	Condominium	1974	840	0	\$ 254,400.00	\$ 270,000.00	02/21/2023	HYAN
294-061-0CJ	800 BEARSE'S WAY	102U	Condominium	1974	1144	0	\$ 349,200.00	\$ 349,900.00	10/05/2023	HYAN
294-061-0DT	800 BEARSE'S WAY	102U	Condominium	1974	1144	0	\$ 333,100.00	\$ 305,000.00	10/23/2023	HYAN
294-061-0FC	800 BEARSE'S WAY	102U	Condominium	1974	840	0	\$ 254,400.00	\$ 333,000.00	10/06/2023	HYAN
294-061-0FH	800 BEARSE'S WAY	102U	Condominium	1974	840	0	\$ 264,400.00	\$ 289,000.00	05/25/2023	HYAN
306-004	17 KEATING ROAD	1010	Saltbox	1914	2084	0.25	\$ 1,599,200.00	\$ 1,600,000.00	02/14/2023	HYAN
306-037	73 NORRIS STREET	1090	Cottage	1950	1032	0.34	\$ 499,400.00	\$ 555,000.00	06/24/2022	HYAN
306-115-18C	230 GOSNOLD STREET	102U	Condominium	1951	277	0	\$ 146,300.00	\$ 160,000.00	08/25/2023	HYAN
306-132	37 CUMNER STREET	1010	Cape Cod	1950	1589	0.28	\$ 656,500.00	\$ 767,500.00	02/10/2023	HYAN
306-144	189 BREAKWATER SHORES DR	1010	Raised Ranch	1966	1975	0.24	\$ 1,299,000.00	\$ 1,275,000.00	12/21/2023	HYAN
306-166-001	74 BREAKWATER SHORES DR	1010	Colonial	1960	2923	0.23	\$ 1,130,000.00	\$ 1,310,000.00	09/22/2023	HYAN
307-041	189 SEABROOK ROAD	1040	Duplex	1967	2056	0.21	\$ 450,200.00	\$ 500,000.00	12/20/2023	HYAN
307-143	138 CHASE STREET	1090	Conventional	1890	3415	0.86	\$ 833,100.00	\$ 865,500.00	04/21/2022	HYAN
307-175	176 OAK NECK ROAD	1010	Ranch	1960	1070	0.19	\$ 373,500.00	\$ 350,000.00	02/24/2023	HYAN
307-212	48 SNOW CREEK DRIVE	1010	Ranch	1973	1024	0.26	\$ 440,600.00	\$ 510,000.00	07/10/2023	HYAN
307-230	56 SEABROOK ROAD	1040	Ranch	1957	863	0.21	\$ 439,800.00	\$ 527,500.00	03/04/2022	HYAN
307-268-00B	94 SEA STREET #B	1020	Condominium	1939	593	0	\$ 275,500.00	\$ 292,000.00	05/24/2023	HYAN
308-004-0AA	320 STEVENS STREET #G3	102U	Condominium	2011	1995	0	\$ 559,500.00	\$ 600,000.00	09/01/2023	HYAN
308-040	81 BASSETT LANE	3222	Res Typ Com	1960	3051	0.32	\$ 401,600.00	\$ 525,000.00	09/22/2023	HYAN

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PARCEL ID	PROPERTY ADDRESS	USE CODE	STYLE	YEAR BUILT	LIVING AREA SQFT	LAND ACREAGE	FY25 ASSESSED VALUE	SALE PRICE	SALE DATE	VILLAGE
308-041	89 BASSETT LANE	3222	Comm Bldg	1960	2208	0.21	\$ 372,700.00	\$ 375,000.00	03/27/2023	HYAN
308-053	640 MAIN STREET (HYANNIS)	031M	Mixed Use	1960	13522	0.58	\$ 1,521,700.00	\$ 1,575,000.00	02/23/2022	HYAN
308-074-00C	548 MAIN STREET (HYANNIS)	327O	Retail Condo	1962	1520	0	\$ 317,100.00	\$ 325,000.00	10/07/2022	HYAN
308-074-00I	540 MAIN STREET (HYANNIS)	343O	Condo Office	1962	2203	0	\$ 463,100.00	\$ 465,000.00	08/09/2022	HYAN
308-074-00M	540 MAIN STREET (HYANNIS)	343O	Condo Office	1962	3050	0	\$ 575,500.00	\$ 760,000.00	11/09/2022	HYAN
308-084	473 MAIN STREET (HYANNIS)	3010	Motel	1954	39107	1.98	\$ 6,557,100.00	\$ 7,250,000.00	02/09/2023	HYAN
308-092	497 MAIN STREET (HYANNIS)	031M	Mixed Use	1920	4886	0.2	\$ 785,600.00	\$ 900,000.00	11/17/2022	HYAN
308-094	517 MAIN STREET (HYANNIS)	031R	Mixed Use	1900	2256	0.07	\$ 412,100.00	\$ 385,000.00	10/13/2023	HYAN
308-103	547 MAIN STREET (HYANNIS)	031S	Mixed Use	1950	2112	0.08	\$ 360,600.00	\$ 395,000.00	06/08/2022	HYAN
308-111-00D	569 MAIN STREET (HYANNIS) #A	327O	Retail Condo	1987	532	0	\$ 225,800.00	\$ 300,000.00	06/30/2023	HYAN
308-111-00F	569 MAIN STREET (HYANNIS) #C	327O	Retail Condo	1987	672	0	\$ 119,900.00	\$ 115,000.00	03/24/2023	HYAN
308-111-00K	569 MAIN STREET (HYANNIS) #H	327O	Retail Condo	1987	700	0	\$ 123,300.00	\$ 115,000.00	12/18/2023	HYAN
308-119	605 MAIN STREET (HYANNIS)	031S	Mixed Use	1929	5698	0.16	\$ 806,900.00	\$ 785,000.00	11/09/2023	HYAN
308-120-00M	615 MAIN STREET (HYANNIS)	327O	Retail Condo	1930	2228	0	\$ 611,000.00	\$ 525,000.00	03/31/2022	HYAN
308-144	749 MAIN STREET (HYANNIS)	3410	Branch Bank	1989	7580	3.18	\$ 1,276,800.00	\$ 1,250,000.00	09/26/2023	HYAN
308-159	35 NEWTON STREET	1010	Gambrel	1926	1535	0.21	\$ 485,600.00	\$ 545,000.00	11/28/2023	HYAN
308-161-00B	15 NEWTON STREET	1020	Condominium	1966	1884	0	\$ 425,000.00	\$ 425,000.00	11/30/2023	HYAN
308-162	525 SOUTH STREET	031M	Mixed Use	2005	9240	0.2	\$ 1,590,300.00	\$ 1,750,000.00	01/09/2023	HYAN
308-214	99 PINE AVENUE	1010	Cape Cod	1941	3359	0.36	\$ 799,700.00	\$ 943,000.00	07/07/2023	HYAN
308-227	2 GRACEADA COURT	1010	Cape Cod	1940	1080	0.11	\$ 401,900.00	\$ 465,000.00	05/05/2023	HYAN
308-277	574 MAIN STREET (HYANNIS)	031S	Mixed Use	1950	4032	0.14	\$ 675,400.00	\$ 640,000.00	03/10/2023	HYAN
308-283-00A	722 MAIN STREET (HYANNIS)	343O	Condo Office	1968	660	0	\$ 134,000.00	\$ 140,000.00	10/14/2022	HYAN
308-283-00C	722 MAIN STREET (HYANNIS)	343O	Condo Office	1968	1092	0	\$ 211,200.00	\$ 225,000.00	01/31/2022	HYAN
309-040	110 BACON ROAD	1010	Cape Cod	1962	1898	0.23	\$ 537,400.00	\$ 638,000.00	07/31/2023	HYAN
309-161	90 BEARSE'S WAY	1090	Conventional	1928	1343	0.29	\$ 409,400.00	\$ 450,000.00	07/31/2023	HYAN
309-193-20E	70 NORTH STREET	102U	Condominium	1980	772	0	\$ 244,700.00	\$ 265,000.00	07/31/2023	HYAN
309-193-20H	70 NORTH STREET	102U	Condominium	1980	744	0	\$ 237,500.00	\$ 242,500.00	09/12/2023	HYAN
309-207	65 LOUIS STREET #A	1010	Ranch	1950	736	0.08	\$ 325,300.00	\$ 415,000.00	07/13/2023	HYAN
309-221	412 MAIN STREET (HYANNIS)	3260	Restaurant	1920	3980	0.14	\$ 1,868,100.00	\$ 1,950,000.00	06/12/2023	HYAN
309-224	35 WINTER STREET	3400	Office Bldg	1987	14987	0.32	\$ 1,366,900.00	\$ 1,450,000.00	10/03/2022	HYAN
309-231	94 STEVENS STREET	3690	Churches	1950	5431	1.04	\$ 1,028,400.00	\$ 995,000.00	08/02/2023	HYAN
309-259-001	210 NORTH STREET	3222	C-Store	1983	2688	0.34	\$ 869,700.00	\$ 900,000.00	11/09/2023	HYAN
310-077	251 HINCKLEY ROAD	1010	Ranch	1951	684	0.21	\$ 304,100.00	\$ 407,000.00	08/14/2023	HYAN
310-089	160 HINCKLEY ROAD	1010	Cape Cod	1971	1426	0.48	\$ 466,800.00	\$ 550,000.00	04/28/2023	HYAN

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PARCEL ID	PROPERTY ADDRESS	USE CODE	STYLE	YEAR BUILT	LIVING AREA SQFT	LAND ACREAGE	FY25 ASSESSED VALUE	SALE PRICE	SALE DATE	VILLAGE
310-121-00E	32 BAXTER ROAD	3190	Indust Condo	1988	968	0	\$ 172,600.00	\$ 190,000.00	05/10/2023	HYAN
310-169	280 WINTER STREET	340R	Ranch	1961	840	0.34	\$ 374,600.00	\$ 425,000.00	03/23/2023	HYAN
310-171	259 BARNSTABLE ROAD	9300	Vacant Land			0.13	\$ 165,000.00	\$ 220,000.00	10/23/2023	HYAN
310-180	270 WINTER STREET	340R	Res Typ Com	1952	2996	0.33	\$ 772,900.00	\$ 749,000.00	08/29/2023	HYAN
310-207	4 MULBERRY STREET	1010	Cape Cod	1960	960	0.21	\$ 376,400.00	\$ 382,000.00	12/06/2023	HYAN
310-208	297 WINTER STREET	3420	Dental Office	1930	1499	0.23	\$ 342,000.00	\$ 425,000.00	11/13/2023	HYAN
310-211	321 WINTER STREET	1010	Conventional	1925	1020	0.11	\$ 423,700.00	\$ 475,000.00	07/31/2023	HYAN
310-388	358 COMPASS CIRCLE	1010	Ranch	1979	1080	0.23	\$ 443,400.00	\$ 525,000.00	11/22/2023	HYAN
310-401	76 COMPASS CIRCLE	1010	Ranch	1978	1508	0.23	\$ 533,700.00	\$ 510,000.00	04/24/2023	HYAN
310-411	236 COMPASS CIRCLE	1010	Ranch	1979	1080	0.23	\$ 441,900.00	\$ 460,000.00	11/30/2023	HYAN
310-436-002	274 BARNSTABLE ROAD	3420	Dental Office	1985	3998	0.47	\$ 872,700.00	\$ 1,100,000.00	06/30/2023	HYAN
312-016	157 AIRPORT ROAD	031P	Mixed Use	1980	5824	0.5	\$ 1,056,400.00	\$ 1,175,000.00	08/31/2022	HYAN
324-040-00M	500 OCEAN STREET	102U	Condominium	1975	1200	0	\$ 586,200.00	\$ 725,000.00	04/28/2023	HYAN
324-040-0AU	500 OCEAN STREET	102U	Condominium	1975	1334	0	\$ 589,200.00	\$ 725,000.00	06/27/2023	HYAN
324-040-0BP	500 OCEAN STREET	102U	Condominium	1978	1552	0	\$ 750,000.00	\$ 780,000.00	07/14/2023	HYAN
324-040-0CC	500 OCEAN STREET	102U	Condominium	1978	1710	0	\$ 870,600.00	\$ 800,000.00	05/24/2023	HYAN
324-040-0CQ	500 OCEAN STREET	102U	Condominium	1978	1541	0	\$ 795,700.00	\$ 835,000.00	09/08/2023	HYAN
325-066	87 BAY SHORE ROAD	1010	Colonial	1950	3104	0.2	\$ 1,367,200.00	\$ 1,299,000.00	12/22/2023	HYAN
325-166	90 RIPPLE COVE ROAD	1010	Raised Ranch	1972	1546	0.17	\$ 877,500.00	\$ 829,000.00	01/27/2023	HYAN
327-006-001	342 MAIN STREET (HYANNIS) #A	3250	Office/Retail	1890	10585	0.12	\$ 2,117,400.00	\$ 2,200,000.00	04/19/2023	HYAN
327-044	41 SPRING STREET	1040	Conventional	1950	1675	0.12	\$ 531,900.00	\$ 565,000.00	08/18/2022	HYAN
327-098	282 MAIN STREET (HYANNIS)	031R	Mixed Use	1940	4241	0.08	\$ 511,800.00	\$ 600,000.00	11/07/2022	HYAN
327-150	201 MAIN STREET (HYANNIS)	3010	Res Typ Com	1900	13635	1.75	\$ 1,849,800.00	\$ 2,325,000.00	02/25/2022	HYAN
327-152	219 MAIN STREET (HYANNIS)	031S	Mixed Use	1890	9200	0.13	\$ 1,336,200.00	\$ 1,150,000.00	01/14/2022	HYAN
327-154-00N	68 CENTER STREET	102U	Condominium	2007	1406	0	\$ 410,700.00	\$ 420,000.00	03/24/2023	HYAN
327-154-00V	68 CENTER STREET	327O	Retail Condo	2007	2090	0	\$ 391,900.00	\$ 350,000.00	01/14/2022	HYAN
327-157	252 MAIN STREET (HYANNIS)	031M	Mixed Use	1900	5358	0.15	\$ 602,900.00	\$ 570,000.00	03/04/2022	HYAN
327-202	115 MAIN STREET (HYANNIS)	1110	Apt House	1820	2436	0.41	\$ 667,000.00	\$ 660,000.00	03/31/2022	HYAN
327-246-00A	247 MAIN STREET (HYANNIS)	327O	Restaurant Condo	1900	2782	0	\$ 462,500.00	\$ 450,000.00	02/15/2023	HYAN
327-251	52 SCHOOL STREET	013X	Res Typ Com	1910	1806	0.24	\$ 645,000.00	\$ 625,000.00	12/07/2022	HYAN
328-073	195 RIDGEWOOD AVENUE	323N	Strip Retail	1965	8416	0.59	\$ 656,200.00	\$ 680,000.00	01/31/2023	HYAN
328-160	116 CAMP STREET	3420	Medical Bldg	1972	2016	0.39	\$ 535,300.00	\$ 525,000.00	04/12/2022	HYAN
328-174	143 CEDAR STREET	1010	Conventional	1927	1384	0.12	\$ 371,900.00	\$ 351,000.00	12/07/2023	HYAN
328-184-00B	68 CAMP STREET	343O	Condo Office	1987	1790	0	\$ 260,000.00	\$ 265,000.00	03/16/2022	HYAN

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PARCEL ID	PROPERTY ADDRESS	USE CODE	STYLE	YEAR BUILT	LIVING AREA SQFT	LAND ACREAGE	FY25 ASSESSED VALUE	SALE PRICE	SALE DATE	VILLAGE
328-226	185 RIDGEWOOD AVENUE	1110	Apt House	2019	6448	0.42	\$ 2,009,000.00	\$ 2,448,000.00	08/29/2022	HYAN
329-001	409 IYANNOUGH ROAD/RTE 28	3320	Service Shop	1946	5712	0.81	\$ 1,172,900.00	\$ 1,280,000.00	06/10/2022	HYAN
342-027-00N	32 MAIN STREET (HYANNIS)	3430	Condo Office	1985	5584	0	\$ 1,052,400.00	\$ 1,300,000.00	10/27/2023	HYAN
343-001	1 IYANNOUGH ROAD/RTE 28	3220	Store	1963	6549	0.24	\$ 701,900.00	\$ 650,000.00	01/27/2023	HYAN
344-021	150 OLD YARMOUTH ROAD	1010	Ranch	1961	824	0.23	\$ 388,500.00	\$ 370,000.00	07/31/2023	HYAN
345-033-00W	92 ROSARY LANE	3190	Indust Condo	1986	1000	0	\$ 109,900.00	\$ 120,000.00	05/17/2022	HYAN
027-034	30 SPUR LANE	1010	Cape Cod	1980	1874	0.41	\$ 615,900.00	\$ 555,000.00	05/02/2023	MARSTM
027-042	30 CHIPPINGSTONE ROAD	1010	Colonial	1999	2278	0.47	\$ 745,000.00	\$ 840,000.00	10/05/2023	MARSTM
027-103	93 LAURIES LANE	1010	Cape Cod	1986	1267	0.46	\$ 480,200.00	\$ 610,000.00	08/10/2023	MARSTM
029-033	496 SANTUIT-NEWTOWN ROAD	1010	Modern/Contemp	1984	2160	1.03	\$ 694,500.00	\$ 685,500.00	11/30/2023	MARSTM
030-029	347 SANTUIT-NEWTOWN ROAD	1040	Duplex	1871	1891	1.28	\$ 497,800.00	\$ 600,000.00	12/07/2022	MARSTM
030-033	37 HAMBLIN'S HAYWAY	1010	Colonial	1972	1981	0.6	\$ 678,000.00	\$ 720,000.00	11/02/2023	MARSTM
030-093	318 LAKE SHORE DRIVE	1010	Cape Cod	1973	1566	0.46	\$ 522,300.00	\$ 529,000.00	12/08/2023	MARSTM
030-103	61 HEAD OF THE POND LANE	1010	Cape Cod	1985	1691	0.59	\$ 604,400.00	\$ 650,000.00	10/06/2023	MARSTM
030-105	35 HEAD OF THE POND LANE	1010	Ranch	1978	1464	0.63	\$ 560,400.00	\$ 584,900.00	06/20/2023	MARSTM
030-130	1081 RIVER ROAD	1010	Cape Cod	1984	2007	1.05	\$ 724,800.00	\$ 650,000.00	03/01/2023	MARSTM
041-012-016	31 CHERRYWOOD LANE	1010	Ranch	1992	1080	1.07	\$ 495,300.00	\$ 520,000.00	09/29/2023	MARSTM
043-001-007	210 OLDE HOMESTEAD DRIVE	1010	Cape Cod	1991	1656	0.43	\$ 691,000.00	\$ 925,000.00	07/06/2023	MARSTM
043-052-005	53 OLDE HOMESTEAD DRIVE	1010	Cape Cod	1988	2317	0.61	\$ 824,900.00	\$ 915,000.00	12/20/2023	MARSTM
044-009-006	16 COLONIAL FARM CIRCLE	1010	Cape Cod	1989	2332	0.35	\$ 1,459,000.00	\$ 1,330,000.00	08/10/2023	MARSTM
044-017-002	32 LADY SLIPPER LANE	1010	Cape Cod	1985	2176	2.49	\$ 844,700.00	\$ 920,000.00	03/06/2023	MARSTM
045-042	1007 RIVER ROAD	1010	Ranch	1983	1350	1	\$ 509,700.00	\$ 450,000.00	12/08/2023	MARSTM
046-068	100 BLACKTHORN ROAD	1010	Cape Cod	1990	1937	0.62	\$ 669,100.00	\$ 615,000.00	08/01/2023	MARSTM
046-069	88 BLACKTHORN ROAD	1010	Saltbox	1985	1748	0.63	\$ 554,400.00	\$ 571,000.00	11/22/2023	MARSTM
046-084	292 OLD MILL ROAD	1010	Colonial	1976	2160	0.49	\$ 617,300.00	\$ 725,000.00	04/25/2023	MARSTM
046-112	151 ABLE WAY	1010	Ranch	1977	960	0.46	\$ 413,100.00	\$ 366,500.00	07/18/2023	MARSTM
047-044	115 JONES ROAD	1010	Saltbox	1978	1063	0.5	\$ 434,500.00	\$ 530,000.00	05/12/2023	MARSTM
047-104	133 CINDERELLA TERRACE	1010	Saltbox	1979	1606	0.46	\$ 519,300.00	\$ 570,000.00	10/31/2023	MARSTM
047-135	259 JONES ROAD	1010	Cape Cod	1978	1319	0.51	\$ 509,500.00	\$ 426,000.00	08/18/2023	MARSTM
048-005-003	29 DRUMBLE LANE	1010	Cape Cod	1999	2646	6.5	\$ 1,380,500.00	\$ 1,575,000.00	09/13/2023	MARSTM
057-028	1363 OLD POST ROAD (CT & MM)	1010	Cape Cod	1984	1350	0.49	\$ 538,800.00	\$ 735,000.00	06/26/2023	MARSTM
057-030	1337 OLD POST ROAD (CT & MM)	1010	Cape Cod	1977	1482	0.49	\$ 552,500.00	\$ 740,100.00	10/16/2023	MARSTM
057-088	11 IRONWOOD ROAD	1010	Modern/Contemp	1983	2441	0.46	\$ 762,200.00	\$ 725,000.00	04/14/2023	MARSTM
061-010-006	140 FLUME AVENUE	1010	Cape Cod	1999	2206	0.54	\$ 917,100.00	\$ 925,000.00	05/25/2023	MARSTM

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PARCEL ID	PROPERTY ADDRESS	USE CODE	STYLE	YEAR BUILT	LIVING AREA SQFT	LAND ACREAGE	FY25 ASSESSED VALUE	SALE PRICE	SALE DATE	VILLAGE
061-049	587 WHISTLEBERRY DRIVE	1010	Modern/Contemp	1988	2672	1.82	\$ 820,600.00	\$ 848,000.00	05/26/2023	MARSTM
061-050	589 WHISTLEBERRY DRIVE	1300	Vacant Land	0	0	1.02	\$ 203,100.00	\$ 200,000.00	04/05/2023	MARSTM
061-055	470 WHISTLEBERRY DRIVE	1300	Vacant Land	0	0	1.42	\$ 209,700.00	\$ 238,000.00	04/22/2022	MARSTM
064-030	439 REGENCY DRIVE	1010	Modern/Contemp	1974	2598	1	\$ 702,500.00	\$ 725,000.00	01/04/2023	MARSTM
064-068-003	47 STONEY POND CIRCLE	1010	Colonial	1989	2704	0.36	\$ 1,058,800.00	\$ 960,000.00	12/28/2023	MARSTM
064-085	150 OLD MILL ROAD	1010	Gambrel	1983	1632	0.55	\$ 578,100.00	\$ 597,900.00	11/28/2023	MARSTM
065-026	72 STONEY POND CIRCLE	1010	Cape Cod	1994	2570	0.54	\$ 957,200.00	\$ 885,000.00	11/30/2023	MARSTM
075-007-004	375 BAXTERS NECK ROAD	1010	Cape Cod	2000	6285	1.69	\$ 4,839,000.00	\$ 4,500,000.00	03/14/2023	MARSTM
076-029	160 CEDAR TREE NECK ROAD	1090	Cape Cod	2003	4191	1.89	\$ 2,440,200.00	\$ 2,125,000.00	07/21/2023	MARSTM
077-004-001	0 FALMOUTH ROAD/RTE 28	1300	Vacant Land	0	0	2.8	\$ 181,800.00	\$ 195,000.00	08/08/2022	MARSTM
077-020	41 HILLTOP DRIVE	1010	Cape Cod	1950	1731	0.68	\$ 539,500.00	\$ 570,000.00	03/17/2023	MARSTM
077-032	2045 MAIN STREET (M.MILLS)	1010	Ranch	1931	916	0.93	\$ 451,000.00	\$ 575,000.00	05/24/2023	MARSTM
078-015-001	102 RIVER ROAD	1010	Ranch	1999	1660	0.31	\$ 654,600.00	\$ 676,000.00	06/06/2023	MARSTM
078-016	84 RIVER ROAD	1090	Colonial	1912	4780	1.63	\$ 1,889,000.00	\$ 2,150,000.00	10/31/2022	MARSTM
078-018-40G	195 ROUTE 149 #G	102U	Condominium	2003	2014	0	\$ 784,600.00	\$ 736,250.00	09/29/2023	MARSTM
078-069-001	20 RASCALLY RABBIT ROAD	3400	Office Bldg	1991	7854	0.82	\$ 1,071,800.00	\$ 1,300,000.00	05/31/2023	MARSTM
078-071-002	230 ROUTE 149	340R	Res Typ Com	1984	3536	0.34	\$ 584,600.00	\$ 580,000.00	01/18/2022	MARSTM
078-104-001	4 MOR-WAY	1010	Cape Cod	1985	1754	1.37	\$ 613,600.00	\$ 680,000.00	11/06/2023	MARSTM
078-104-002	263 CAMMETT ROAD	1010	Ranch	1985	1126	1.11	\$ 540,000.00	\$ 565,000.00	07/14/2023	MARSTM
079-009	227 MISTIC DRIVE	1300	Vacant Land	0	0	1.04	\$ 389,300.00	\$ 400,000.00	11/15/2022	MARSTM
079-031	356 ROUTE 149	1010	Cape Cod	1931	930	0.47	\$ 404,500.00	\$ 459,000.00	08/31/2023	MARSTM
079-062	683 MISTIC DRIVE	1010	Cape Cod	1996	2408	1.05	\$ 1,040,100.00	\$ 1,065,000.00	01/27/2023	MARSTM
080-025	375 MISTIC DRIVE	1010	Colonial	1993	2185	1.03	\$ 797,100.00	\$ 834,000.00	04/07/2023	MARSTM
098-010-001	1774 SOUTH COUNTY ROAD	1010	Cape Cod	1920	2514	1.14	\$ 1,043,800.00	\$ 1,320,000.00	08/31/2023	MARSTM
098-023-001	19 MARQUAND DRIVE	1010	Conventional	2017	9891	5.18	\$ 8,097,400.00	\$ 10,900,000.00	05/25/2023	MARSTM
099-026	37 CAMMETT LANE	1010	Ranch	1963	936	0.45	\$ 393,200.00	\$ 420,000.00	08/09/2023	MARSTM
101-025	23 CALVIN HAMBLIN ROAD	1010	Cape Cod	1979	1209	0.52	\$ 467,000.00	\$ 410,000.00	09/22/2023	MARSTM
102-014	80 LAKESIDE DRIVE	1010	Ranch	1961	1150	0.23	\$ 406,400.00	\$ 427,000.00	06/09/2023	MARSTM
102-057	544 FLINT STREET	1010	Cape Cod	1986	1544	0.26	\$ 549,700.00	\$ 525,000.00	03/24/2023	MARSTM
102-169	217 LAKESIDE DRIVE	1010	Ranch	1960	820	0.2	\$ 385,200.00	\$ 495,000.00	08/30/2023	MARSTM
102-191	67 GOOSEBERRY LANE	1010	Ranch	1984	1632	0.24	\$ 546,500.00	\$ 600,000.00	12/08/2023	MARSTM
102-207	35 HOLLIDGE HILL LANE	1010	Cape Cod	1976	2553	1.09	\$ 1,335,300.00	\$ 1,350,000.00	06/29/2023	MARSTM
102-220	85 KNOWLTON LANE	1010	Ranch	1986	1534	1	\$ 611,600.00	\$ 610,000.00	03/24/2023	MARSTM
121-009	2957 FALMOUTH ROAD/RTE 28	3400	Office Bldg	1940	4200	0.94	\$ 996,300.00	\$ 1,230,000.00	10/24/2022	MARSTM

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PARCEL ID	PROPERTY ADDRESS	USE CODE	STYLE	YEAR BUILT	LIVING AREA SQFT	LAND ACREAGE	FY25 ASSESSED VALUE	SALE PRICE	SALE DATE	VILLAGE
121-145	146 CHINE WAY	1010	Colonial	1981	3029	0.8	\$ 1,603,800.00	\$ 2,050,000.00	11/20/2023	MARSTM
122-049	440 OST.-W.BARN. RD	1010	Ranch	1945	724	0.52	\$ 400,200.00	\$ 410,000.00	03/24/2023	MARSTM
122-138	66 CARLISLE DRIVE	1010	Cape Cod	1996	2780	0.61	\$ 884,700.00	\$ 845,000.00	11/20/2023	MARSTM
122-155	43 CARLISLE DRIVE	1010	Ranch	1979	1460	0.46	\$ 560,500.00	\$ 730,000.00	05/31/2023	MARSTM
123-003-0AN	381 OLD FALMOUTH ROAD	3190	Indust Condo	1987	977	0	\$ 231,200.00	\$ 239,500.00	05/25/2022	MARSTM
123-007	721 OST.-W.BARN. RD	1010	Ranch	1950	1352	1.29	\$ 514,000.00	\$ 600,000.00	02/07/2023	MARSTM
123-037	31 ROSS LANE	1010	Colonial	1997	1648	0.54	\$ 634,900.00	\$ 688,500.00	11/03/2023	MARSTM
123-065-00L	624 OST.-W.BARN. RD #M	1020	Condominium	2005	1476	0	\$ 415,300.00	\$ 410,000.00	06/21/2023	MARSTM
123-065-00P	624 OST.-W.BARN. RD #3	1020	Condominium	2005	912	0	\$ 278,900.00	\$ 295,750.00	11/01/2023	MARSTM
123-065-00Z	624 OST.-W.BARN. RD #C	1020	Condominium	2005	1476	0	\$ 443,800.00	\$ 555,000.00	08/09/2023	MARSTM
124-046	599 OLD FALMOUTH ROAD	1010	Ranch	1980	1052	0.6	\$ 457,200.00	\$ 495,000.00	11/20/2023	MARSTM
124-048	879 OST.-W.BARN. RD	1010	Modern/Contemp	1984	1404	0.63	\$ 510,300.00	\$ 525,000.00	08/30/2023	MARSTM
125-016	105 MOUNTWOOD ROAD	1010	Cape Cod	2000	1458	0.45	\$ 605,300.00	\$ 700,000.00	05/12/2023	MARSTM
126-055	36 CAPTAIN BAKER ROAD	1010	Colonial	1976	2264	0.46	\$ 695,300.00	\$ 815,000.00	08/16/2023	MARSTM
126-070	459 RACE LANE	1010	Cape Cod	1987	2252	1	\$ 824,000.00	\$ 780,000.00	12/07/2023	MARSTM
148-084	29 THATCHER HOLWAY ROAD #A	1010	Conventional	1979	1721	0.49	\$ 641,900.00	\$ 600,000.00	05/15/2023	MARSTM
149-010	138 WALNUT STREET (M.MILLS)	1010	Ranch	1960	840	0.45	\$ 368,700.00	\$ 419,000.00	08/01/2023	MARSTM
149-130-014	47 FOXGLOVE ROAD	1010	Ranch	1981	1846	0.46	\$ 618,600.00	\$ 650,000.00	05/25/2023	MARSTM
149-133	64 BRIDLE PATH	1010	Saltbox	1978	1296	0.61	\$ 473,100.00	\$ 585,000.00	09/14/2023	MARSTM
150-017	182 WALNUT STREET (M.MILLS)	1010	Ranch	1932	1452	1	\$ 570,900.00	\$ 500,000.00	05/25/2023	MARSTM
150-078	1271 OLD STAGE ROAD	1010	Cape Cod	2011	1802	1.01	\$ 668,000.00	\$ 655,000.00	06/23/2023	MARSTM
151-029	142 COACHMAN LANE	1010	Cape Cod	1985	2026	1.01	\$ 814,800.00	\$ 769,000.00	07/10/2023	MARSTM
151-042	24 SADDLER LANE	1010	Cape Cod	1986	1473	0.37	\$ 618,900.00	\$ 655,000.00	12/15/2023	MARSTM
174-013	77 GREAT HILL DRIVE	1010	Cape Cod	1985	1373	1.04	\$ 557,700.00	\$ 630,000.00	05/15/2023	MARSTM
051-017-001	284 SEAPUIT RIVER ROAD	1010	Cape Cod	1996	5284	1.22	\$ 4,362,100.00	\$ 4,250,000.00	03/09/2023	OSTVIL
051-017-002	320 SEAPUIT RIVER ROAD	1010	Colonial	1985	4958	1.1	\$ 3,711,500.00	\$ 4,280,000.00	10/11/2023	OSTVIL
052-002	186 WINDSWEPT WAY	1090	Conventional	1933	10763	4	\$ 11,340,600.00	\$ 14,000,000.00	08/05/2022	OSTVIL
052-015-002	292 GRAND ISLAND DRIVE	1010	Cape Cod	1983	4707	1.26	\$ 3,457,500.00	\$ 3,268,500.00	07/28/2023	OSTVIL
073-032	79 SAND POINT	1010	Modern/Contemp	1983	4944	1.11	\$ 7,573,800.00	\$ 7,801,058.00	03/20/2023	OSTVIL
090-002-002	878 SEA VIEW AVENUE	1090	Cape Cod	1929	5254	1.76	\$ 3,617,200.00	\$ 3,540,000.00	10/05/2023	OSTVIL
090-007	959 SEA VIEW AVENUE	1090	Conventional	1916	7167	2.33	\$ 11,760,100.00	\$ 15,100,000.00	09/22/2023	OSTVIL
093-011	104 GREAT BAY ROAD	1010	Cape Cod	1955	3382	1.45	\$ 6,751,900.00	\$ 6,500,000.00	06/22/2023	OSTVIL
096-004-003	100 ICE VALLEY ROAD	1010	Cape Cod	1990	3895	1.91	\$ 2,510,900.00	\$ 2,800,000.00	05/15/2023	OSTVIL
097-027	47 FARM VALLEY ROAD	1010	Cape Cod	1996	3815	1.21	\$ 1,972,700.00	\$ 1,800,000.00	01/27/2023	OSTVIL

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PARCEL ID	PROPERTY ADDRESS	USE CODE	STYLE	YEAR BUILT	LIVING AREA SQFT	LAND ACREAGE	FY25 ASSESSED VALUE	SALE PRICE	SALE DATE	VILLAGE
097-029	63 FARM VALLEY ROAD	1010	Cape Cod	1999	3931	1.85	\$ 2,055,900.00	\$ 2,050,000.00	09/27/2023	OSTVIL
114-072	70 BAYBERRY WAY	1090	Modern/Contemp	1983	5849	1	\$ 3,398,500.00	\$ 3,225,000.00	02/16/2023	OSTVIL
116-021	38 CROSBY CIRCLE	1010	Ranch	1949	1040	0.35	\$ 1,233,600.00	\$ 1,679,000.00	08/11/2023	OSTVIL
116-028	125 PARKER ROAD	1010	Conventional	1750	1768	0.22	\$ 1,319,900.00	\$ 1,200,000.00	10/03/2023	OSTVIL
116-030-00A	105 PARKER ROAD	102U	Condominium	1988	1549	0	\$ 802,400.00	\$ 850,000.00	04/06/2023	OSTVIL
116-041	200 PARKER ROAD	1010	Cape Cod	1925	1866	0.33	\$ 1,368,100.00	\$ 1,550,000.00	06/02/2023	OSTVIL
116-061-00H	16 SECOND AVENUE	102U	Condominium	2022	884	0	\$ 788,900.00	\$ 840,000.00	07/31/2023	OSTVIL
117-072-00G	39 TOWER HILL ROAD	102U	Condominium	1972	1131	0	\$ 490,600.00	\$ 650,000.00	11/13/2023	OSTVIL
117-072-00S	39 TOWER HILL ROAD	102U	Condominium	1973	1478	0	\$ 561,700.00	\$ 520,000.00	04/14/2023	OSTVIL
117-091	10 WIANNO AVENUE #A	3250	Office/Retail	1940	1863	0.08	\$ 581,200.00	\$ 750,000.00	09/12/2023	OSTVIL
117-104	857 MAIN STREET (OST.)	325R	Res Typ Com	1880	2991	0.24	\$ 802,400.00	\$ 1,000,000.00	11/10/2022	OSTVIL
117-158	209 BAY STREET	1010	Gambrel	2022	5628	2.8	\$ 10,459,900.00	\$ 12,200,000.00	03/14/2023	OSTVIL
117-180-20C	39 TOWER HILL ROAD	102U	Condominium	1979	2916	0	\$ 887,200.00	\$ 710,000.00	08/24/2023	OSTVIL
117-180-20Q	39 TOWER HILL ROAD	102U	Condominium	1981	1278	0	\$ 542,000.00	\$ 599,900.00	11/28/2023	OSTVIL
117-180-20Z	39 TOWER HILL ROAD	102U	Condominium	1981	1260	0	\$ 669,100.00	\$ 752,000.00	05/10/2023	OSTVIL
117-180-2AC	39 TOWER HILL ROAD	102U	Condominium	1981	1253	0	\$ 624,200.00	\$ 675,000.00	01/04/2023	OSTVIL
118-015-00J	1046 MAIN STREET (OST.)	343O	Condo Office	1940	1152	0	\$ 181,000.00	\$ 199,900.00	03/31/2022	OSTVIL
118-015-00K	1046 MAIN STREET (OST.)	343O	Condo Office	1940	850	0	\$ 139,900.00	\$ 125,000.00	03/31/2022	OSTVIL
118-019	49 MILNE ROAD	1010	Ranch	1954	1402	0.5	\$ 640,700.00	\$ 729,000.00	11/28/2023	OSTVIL
118-036	169 POND STREET	1010	Cape Cod	1932	2932	0.33	\$ 611,300.00	\$ 600,000.00	10/17/2023	OSTVIL
118-042-002	318 TOWER HILL ROAD	1010	Cape Cod	1982	2230	0.48	\$ 1,100,400.00	\$ 1,350,000.00	02/27/2023	OSTVIL
118-071	48 BLOSSOM AVENUE	1010	Ranch	1926	664	0.19	\$ 450,100.00	\$ 545,000.00	05/23/2023	OSTVIL
118-098	321 TOWER HILL ROAD	1010	Ranch	2022	1245	0.37	\$ 1,451,600.00	\$ 1,800,000.00	09/21/2023	OSTVIL
119-023	100 WATERFIELD ROAD	1010	Ranch	1972	2693	0.83	\$ 1,132,500.00	\$ 1,275,000.00	05/19/2023	OSTVIL
119-076	123 WINTERGREEN CIRCLE	1010	Cape Cod	1984	1792	0.55	\$ 702,600.00	\$ 729,000.00	10/06/2023	OSTVIL
120-034	65 ACORN DRIVE	1010	Ranch	1966	1160	0.27	\$ 463,700.00	\$ 630,000.00	10/04/2023	OSTVIL
120-078	5 OLDHAM ROAD	1010	Ranch	1998	1648	0.48	\$ 835,000.00	\$ 815,000.00	09/01/2023	OSTVIL
139-090	19 FOURTH AVENUE	1010	Cape Cod	1985	2349	0.51	\$ 1,653,400.00	\$ 1,700,000.00	06/02/2023	OSTVIL
140-023	42 SCUDDER ROAD	1010	Colonial	1950	1762	0.41	\$ 1,279,500.00	\$ 1,165,000.00	02/01/2023	OSTVIL
140-032	146 SCUDDER ROAD	1010	Cape Cod	1956	1104	0.21	\$ 1,079,700.00	\$ 1,040,000.00	11/30/2023	OSTVIL
140-043	151 HOLLINGSWORTH ROAD	1010	Ranch	1951	1428	0.24	\$ 1,100,700.00	\$ 1,050,000.00	10/25/2023	OSTVIL
140-103	245 WIANNO CIRCLE	1010	Colonial	1964	1953	0.25	\$ 1,247,500.00	\$ 1,100,500.00	05/12/2023	OSTVIL
140-124-001	321 WIANNO AVENUE	1010	Cape Cod	1937	3424	0.75	\$ 2,395,500.00	\$ 2,675,000.00	10/06/2023	OSTVIL
140-140	219 WIANNO AVENUE	1010	Cape Cod	1938	2649	1.62	\$ 2,616,300.00	\$ 3,000,000.00	08/01/2023	OSTVIL

FISCAL YEAR 2025 COMPARABLE SALES LISTINGS

PARCEL ID	PROPERTY ADDRESS	USE CODE	STYLE	YEAR BUILT	LIVING AREA SQFT	LAND ACREAGE	FY25 ASSESSED VALUE	SALE PRICE	SALE DATE	VILLAGE
140-154-002	408 WIANNO AVENUE	1010	Gambrel	2014	5915	4.12	\$ 6,181,600.00	\$ 6,000,000.00	05/10/2023	OSTVIL
140-157-00B	199 EAST BAY ROAD	102U	Condominium	2000	3175	0	\$ 1,894,800.00	\$ 1,795,000.00	07/25/2023	OSTVIL
141-013-00D	727 MAIN STREET (OST.)	102U	Condominium	1967	1088	0	\$ 498,900.00	\$ 575,000.00	06/02/2023	OSTVIL
141-013-00I	727 MAIN STREET (OST.)	102U	Condominium	1967	1232	0	\$ 542,500.00	\$ 460,000.00	06/22/2023	OSTVIL
141-013-00O	727 MAIN STREET (OST.)	102U	Condominium	1983	1216	0	\$ 584,100.00	\$ 595,000.00	12/12/2023	OSTVIL
141-013-00X	727 MAIN STREET (OST.)	343O	Condo Office	1983	1262	0	\$ 469,700.00	\$ 505,000.00	01/31/2023	OSTVIL
141-013-00Z	727 MAIN STREET (OST.)	102U	Condominium	1983	1157	0	\$ 562,500.00	\$ 615,000.00	06/01/2023	OSTVIL
141-013-0AA	727 MAIN STREET (OST.)	102U	Condominium	1983	1221	0	\$ 580,300.00	\$ 600,000.00	11/14/2023	OSTVIL
141-014-00H	749 MAIN STREET (OST.)	343O	Condo Office	1984	1258	0	\$ 397,800.00	\$ 435,000.00	02/28/2022	OSTVIL
141-089	38 EVANS STREET	1010	Cape Cod	1959	2187	0.59	\$ 892,400.00	\$ 825,000.00	04/21/2023	OSTVIL
142-033	95 HINCKLEY CIRCLE	1010	Ranch	1963	1330	0.23	\$ 694,600.00	\$ 895,000.00	06/30/2023	OSTVIL
142-062-002	336 OLD MILL ROAD	1010	Cape Cod	1945	2434	1.05	\$ 862,000.00	\$ 995,000.00	04/14/2023	OSTVIL
142-068	107 SPICE LANE	1010	Conventional	1966	2236	0.36	\$ 1,092,700.00	\$ 1,040,000.00	10/31/2023	OSTVIL
145-005	7 BONNIE BRIAR DRIVE	1010	Ranch	1980	1144	0.35	\$ 491,700.00	\$ 530,000.00	01/24/2023	OSTVIL
146-067	20 FLOWING POND CIRCLE	1010	Cape Cod	2015	1346	0.53	\$ 572,900.00	\$ 600,000.00	08/31/2023	OSTVIL
146-084	37 CAPTAIN ALDEN'S LANE	1010	Saltbox	1979	1200	0.35	\$ 471,300.00	\$ 530,000.00	07/07/2023	OSTVIL
146-109	38 VERMEER COURT	1010	Cape Cod	1983	1267	0.35	\$ 463,500.00	\$ 570,000.00	07/13/2023	OSTVIL
146-122	44 RENOIR DRIVE	1010	Cape Cod	1983	1267	0.35	\$ 559,400.00	\$ 645,000.00	08/11/2023	OSTVIL
146-123	36 RENOIR DRIVE	1010	Cape Cod	1983	1387	0.42	\$ 519,900.00	\$ 605,000.00	05/12/2023	OSTVIL
165-044	95 STURBRIDGE DRIVE	1010	Cape Cod	1972	2018	0.23	\$ 772,400.00	\$ 643,900.00	07/26/2023	OSTVIL
165-113	141 PARSLEY LANE	1010	Ranch	1970	1868	0.35	\$ 966,400.00	\$ 860,000.00	04/27/2023	OSTVIL
165-117	25 NUTMEG LANE	1010	Ranch	1971	1776	1.36	\$ 1,035,500.00	\$ 950,000.00	06/16/2023	OSTVIL
166-001-002	21 DARBY WAY	1010	Cape Cod	2016	2098	0.15	\$ 1,106,100.00	\$ 1,380,000.00	11/30/2023	OSTVIL
166-016	329 SWIFT AVENUE	1010	Ranch	1953	972	0.31	\$ 582,200.00	\$ 617,000.00	05/25/2023	OSTVIL
166-041	133 STARBOARD LANE	1010	Cape Cod	1960	3545	2.15	\$ 2,317,200.00	\$ 2,550,000.00	05/15/2023	OSTVIL
166-043	175 STARBOARD LANE	1010	Cape Cod	1981	4017	2.45	\$ 2,470,900.00	\$ 2,900,000.00	10/05/2023	OSTVIL
166-047-002	379 STARBOARD LANE	1010	Cape Cod	1984	3907	1.39	\$ 2,193,300.00	\$ 1,987,500.00	01/18/2023	OSTVIL
166-055	128 STARBOARD LANE	1090	Ranch	1949	2986	2.62	\$ 3,308,400.00	\$ 3,303,000.00	05/24/2022	OSTVIL
166-071	50 DEERFIELD ROAD	1010	Cape Cod	1972	2098	0.27	\$ 872,500.00	\$ 895,000.00	03/03/2023	OSTVIL
166-089	84 NEWPORT LANE	1010	Cape Cod	1983	2380	0.35	\$ 867,300.00	\$ 890,000.00	05/11/2023	OSTVIL
166-101	15 STURBRIDGE DRIVE	1010	Cape Cod	1982	2163	0.4	\$ 918,900.00	\$ 1,200,000.00	07/14/2023	OSTVIL
088-002-001	35 ABEGALE SNOW ROAD	1010	Colonial	2003	3510	1.29	\$ 1,228,900.00	\$ 1,385,000.00	08/24/2023	WBARNS
089-004-002	91 GREAT MARSH ROAD	1010	Ranch	2022	2432	1	\$ 1,293,900.00	\$ 1,375,000.00	09/07/2023	WBARNS
089-005-006	130 GREAT MARSH ROAD	1010	Ranch	2022	2407	1.14	\$ 1,102,300.00	\$ 1,350,000.00	02/09/2023	WBARNS

FISCAL YEAR 2025 COMPARABLE SALES LISTINGS

PARCEL ID	PROPERTY ADDRESS	USE CODE	STYLE	YEAR BUILT	LIVING AREA SQFT	LAND ACREAGE	FY25 ASSESSED VALUE	SALE PRICE	SALE DATE	VILLAGE
108-025	48 BARNHILL ROAD	1010	Colonial	1989	3290	0.96	\$ 993,800.00	\$ 1,266,000.00	10/10/2023	WBARNS
109-013-002	5 NORTH WINDS LANE	1010	Colonial	1992	2712	1.03	\$ 855,000.00	\$ 799,000.00	10/16/2023	WBARNS
109-023	66 SHEEP MEADOW ROAD	1010	Cape Cod	1978	1930	0.92	\$ 706,900.00	\$ 700,000.00	10/03/2023	WBARNS
128-014	1730 OST.-W.BARN. RD	1010	Cape Cod	1972	1477	0.8	\$ 543,500.00	\$ 658,000.00	11/02/2023	WBARNS
130-033	571 WILLOW STREET	1010	Cape Cod	2004	1980	4.52	\$ 790,900.00	\$ 775,000.00	06/28/2023	WBARNS
131-061	410 CEDAR STREET	1010	Gambrel	1986	1663	1.97	\$ 742,200.00	\$ 670,000.00	10/18/2023	WBARNS
132-046	176 MAPLE STREET	1010	Cape Cod	1975	1459	1.5	\$ 656,700.00	\$ 799,000.00	12/13/2023	WBARNS
133-025	126 MEADOW LANE	1010	Modern/Contemp	1974	2376	1.62	\$ 1,091,500.00	\$ 1,450,000.00	06/06/2023	WBARNS
134-015	317 MAIN ST./RTE 6A(W.BARN.)	1010	Cape Cod	1970	1134	1.2	\$ 634,300.00	\$ 565,000.00	11/13/2023	WBARNS
136-025	22 BURNING TREE LANE	1010	Cape Cod	2013	4532	0.81	\$ 1,943,800.00	\$ 2,125,000.00	12/15/2023	WBARNS
136-040	17 HOLWAY DRIVE	1010	Colonial	1986	3371	0.8	\$ 1,371,900.00	\$ 1,575,000.00	09/18/2023	WBARNS
152-026	291 WOODSIDE ROAD	1010	Ranch	1973	1912	0.8	\$ 650,500.00	\$ 660,000.00	06/02/2023	WBARNS
175-031	26 MORGAN WAY	1010	Cape Cod	1994	1741	0.39	\$ 731,300.00	\$ 790,000.00	04/14/2023	WBARNS
178-015-02A	1170 MAIN ST./RTE 6A(W.BARN.)	343O	Condo Office	1987	518	0	\$ 152,100.00	\$ 175,000.00	12/14/2023	WBARNS
178-015-02B	1170 MAIN ST./RTE 6A(W.BARN.)	343O	Condo Office	1987	524	0	\$ 119,400.00	\$ 145,000.00	12/14/2023	WBARNS
194-009	1767 SERVICE ROAD	1300	Vacant Land	0	0	1.39	\$ 163,700.00	\$ 135,000.00	09/01/2022	WBARNS
214-034-001	125 LAKEVIEW DRIVE	1010	Colonial	2001	3379	1.01	\$ 1,257,500.00	\$ 1,475,000.00	04/20/2023	WBARNS
216-020	71 SPRUCE STREET	1010	Cape Cod	1975	1368	0.43	\$ 483,600.00	\$ 529,000.00	04/14/2023	WBARNS
216-053	57 SPRUCE STREET	1010	Cape Cod	1981	1688	0.47	\$ 556,000.00	\$ 591,000.00	08/15/2023	WBARNS