

**MUNICIPALITY:**  
**Hudson, NH**

**ASSESSMENT YEAR:**  
**Tax Year 2022**

**ASSESSMENT SERVICES PROVIDED:**  
**Statistical Valuation Update**



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**SECTION A**  
**Letter of Transmittal**

December 14, 2022

Selectmen and Assessing Officials  
Town of Hudson  
12 School St.  
Hudson, NH 03051

### LETTER OF TRANSMITTAL

Dear Municipal Official:

The following report is intended to document the entire process associated with the data collection, review, analysis and reporting necessary to render a credible opinion of value(s) in accordance with RSA 21-J:14-b, and “Standard 6” of the Uniform Standards of Professional Appraisal Practice (USPAP, 2018-2022).

**The Intended Use of this Report:** is to provide a basis for the valuation update of all real property in the Municipality of Hudson by the contract signed between the Municipality of Hudson and Vision Government Solutions, Inc. A copy of this contract is retained in Appendix “A.”

**The Intended Client of this Report:** are the Municipal Officials.

**Other Users of this Report:** include the public, property owners, municipal officials, and the New Hampshire Department of Revenue (DRA).

**The Date of Value Utilized in this Report:** is April 1, 2022, as required by RSA 74:1 and RSA 76:2.

**Type and Definition of Value Utilized in this Report:** The type of value expressed in this report is “market” value and is defined in RSA 75:1 as: “the property's full and true value as the same would be appraised in payment of a just debt due from a solvent debtor.”

An expanded definition of “Market Value” as defined within the NH Department of Revenue, Property Appraisal Division’s “600” Rules, establishes the market value of a property must meet the following criteria:

- (a) Is the most probable price, not the highest, lowest, or average price;
- (b) Is expressed in terms of money;
- (c) Implies a reasonable time for exposure to the market;

- (d) Implies that both buyer and seller are informed of the uses to which the property may be put;
- (e) Assumes an arm's length transaction in the open market;
- (f) Assumes a willing buyer and a willing seller, with no advantage being taken by either buyer or seller; and
- (g) Recognizes both the present use and the potential use of the property. (NH Department of Revenue, Property Appraisal Division, "600 Rules"; Rev 601.14.)

**Identification of the Property Rights Assessed in this Report:** The type of property rights is "fee simple." Fee Simple Estate is defined as:

"Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the government powers of taxation, eminent domain, police power, and escheat (the right of government to take title to property when there are no apparent heirs)." (The Dictionary of Real Estate Appraisal, Third Edition, 1993, Page 140.)

**Extent of Property Inspections:** As required by the contract signed between the Municipality of Hudson and Vision Government Solutions, Inc., a measure, and list of qualified sales was performed by the Municipality prior to June 1, 2021, while Vision completed them from June 1, 2021 to May 15, 2022. Vision Government Solutions, Inc. project manager J. Michael Tarello and Stephen Whalen completed a field review of all the qualified sales for 4/1/2021 to 4/1/2022 for residential properties and 4/1/2020 to 4/1/2022 for commercial/Industrial properties . For further reference the Commercial/Industrial properties will be identified as Commercial Properties. The field review of all properties specified by the Municipality of Hudson, excluding utility properties and Cell Towers per a separate contract with a different vendor, was performed by Angela Silva, J. Michael Tarello, Richard Vincent, Chris Ruel and Stephen Whalen of Vision Government Solutions, Inc.

**Certification of Value:**

The undersigned certifies that, to the best of our knowledge and belief:

- 1) The statements of fact contained in this report are true and correct.
- 2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

- 3) We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
- 4) We have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- 5) Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6) Our compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7) The analyses, opinions and conclusions were developed, and this report has been prepared in conformity with "Standard 6" of the Uniform Standards of Professional Appraisal Practice (USPAP, 2018-2022).
- 8) We have not made a personal inspection of the properties that are the subject of this report other than the sale properties. These individuals, and anyone providing significant mass appraisal assistance to the individual signing this report, are identified in Appendix "B," at the back of this report.
- 9) As of the date of this report, J. Michael Tarello has completed the continuing education program for Designated Members of the Appraisal Institute and the American Society of Appraisers.
- 10) Our opinion of the total market value, pursuant to RSA 75:1, and the NH Department of Revenue, Property Appraisal Division "600" Rules, Rev. 601.14, for the assessed properties identified in Section G of this report, as of April 1, 2022 is:

**\$5,036,597,946**

See the Total Value Report by Property Class (LA4) for value details in Appendix D. This value includes the Utilities and Cell Towers.



J. Michael Tarello, Appraisal Vice President

Vision Government Solutions, Inc.

December 14, 2022

**SECTION B**

**Scope of Work**

### **Identification of Assumptions and Limiting Conditions:**

The following Assumptions and Limiting Conditions apply only to the sale data utilized to complete the sales analysis, and to establish the basis for the statistical benchmarks incorporated into the analysis. Any exceptions to the following Assumptions and Limiting Conditions will be documented on the individual property record cards, when applicable.

- 1) We have not been provided deeds to the assessed properties. Therefore, no responsibility is assumed for the legal description provided or for matters pertaining to legal issues and/or title.
- 2) We have not been provided deeds to the assessed properties. Therefore, the properties were assumed to be free of any and all liens and encumbrances. Each property has also been appraised as though under responsible ownership and competent management.
- 3) We have not been provided surveys of the assessed properties. Therefore, we have relied upon tax maps and other materials provided by the Municipality in the course of estimating physical dimensions and the acreage associated with assessed properties.
- 4) We have not been provided surveys of the assessed properties. Therefore, we have assumed that the utilization of the land and any improvements is located within the boundaries of the property described, and there is no encroachment on adjoining properties.
- 5) We assume that there are no hidden or unapparent conditions associated with the properties, subsoil, or structures, which would render the properties (land and/or improvements) more or less valuable.
- 6) We assume that the properties and/or the landowners are in full compliance with all applicable federal, state, and local environmental regulations and laws.
- 7) We assume that all applicable zoning and use regulations have been complied with.

- 8) We assume that all required licenses, certificates of occupancy, consents, or other instruments of legislative or administrative authority from any private, local, state, or national government entity have been obtained for any use on which the value opinions contained within this report are based.
- 9) We have not been provided a hazardous condition's report, nor are we qualified to detect hazardous materials. Therefore, evidence of hazardous materials, which may or may not be present on a property, was not observed. As a result, the final opinion of value is predicated upon the assumption that there is no such material on any of the properties that might result in a loss or change in value.
- 10) Information, estimates, and opinions furnished to the appraisers and incorporated into the analysis and final report, was obtained from sources assumed to be reliable and a reasonable effort has been made to verify such information. However, no warranty is given for the reliability of this information.
- 11) The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made compliance surveys nor conducted a specific analysis of any property to determine if it conforms to the various detailed requirements identified in the ADA. It is possible that such a survey might identify non-conformity with one or more ADA requirements, which could lead to a negative impact on the value of the property(s). Because such a survey has not been requested and is beyond the scope of this appraisal assignment, we did not take into consideration adherence or non-adherence to ADA in the valuation of the properties addressed in this report.
- 12) The market forecasts, projections and operating estimates contained within the report are predicated upon current market conditions, and forecasts of short-term supply and demand factors. This information was obtained in the course of interviews with knowledgeable parties, and in published public and private resources. While this information was assumed to be credible, these forecasts are subject to change due to unexpected circumstances, including local, regional and/or national.



- 13) Any opinions of value in this report apply to an entire property, and any allocation or division of the value into separate fractional interests will invalidate the opinion of value reflected in this report.
- 14) Information pertaining to the sales of properties utilized in the analysis and subsequent report has been confirmed with either the buyer, seller, or a third party when ever possible, and is assumed to be reliable.
- 15) Possession of this report does not carry with it the right of reproduction, and disclosure of this report is governed by the rules and regulations of the New Hampshire Assessing Standards Board (ASB) and is subject to jurisdictional exception and the laws of New Hampshire.

**Scope of Work as Identified in the Contract:** The valuation report that follows is predicated upon the contract signed between the Municipality of Hudson and Vision Government Solutions, Inc. A copy of the contract is located in Appendix “A” of this report. The scope of work identified in the contract and incorporated into the following report comprised the following steps:

The contract stipulated that a statistical update revaluation of all properties specified by the Municipality of Hudson, excluding utility properties. All property transfers within the Municipality of Hudson spanning a one-year period for residential and a two-year period for commercial of time prior to April 1, 2022, were reviewed and analyzed to determine if the transfer was an “arm’s-length transaction. This was accomplished by interviewing the buyer, seller, representative sales agent, or verification of PA 34 forms. The interview also identified the sales price, and any terms or conditions surrounding the sale that might have influenced the negotiated price.

This property information was analyzed, and the highest and best use of each property identified, as described within this section. The qualified sale data was “stratified” by use type, such as single-family residential, land, commercial, etc. The sale data was also stratified by site index, in order to isolate more discrete “locational” differences and/or influences. The verified sale data was then utilized to extract meaningful adjustments and/or benchmarks that became the basis for various tables, such as cost, depreciation, view influence, water influence, etc. All

pertinent factors, including physical, legal, and economic considerations were considered and recognized, subject to the assumptions and limiting conditions referenced above.

Once the preliminary benchmarks were established, “data calibration” was required in order to bring the computerized mass appraisal formulas and tables into conformity with the market. To do so, an analysis utilizing “ratios” (a comparison of the assessed value to its sale price) and the CAMA (Computer Assisted Mass Appraisal) software was conducted in order to refine the base tables and verify the alignment and consistency of the base tables.

Finally, these benchmarks became the basis for the statistical analysis of these properties, and new property values were developed utilizing at least one of the three possible approaches to value (Sales Approach, Cost Approach, and/or Income Approach to value). Overall, every effort was made to help ensure that the values were uniform and equitable.

Upon completion of the final review and approval of the Municipality’s values by the Municipality, notices of value were then mailed to each taxpayer. These notices also included sufficient information (timing and location) to enable a taxpayer to attend an informal hearing to “appeal” the new assessed value. Hearings were then held at a time and location scheduled by the Municipality. Any changes that arose from the appeal and hearings process were reflected in the final tax bill for 2022.

This report was then prepared in conformity with “Standard 6” of the Uniform Standards of Professional Appraisal Practice (USPAP, 2018-2022), as well as the contract signed between the Municipality of Hudson and Vision Government Solutions, Inc.

**Brief Description of the Assessed Properties:** In accordance with the contract located in Appendix “A” of this report, the Municipality of Hudson required all the real property in its respective municipal boundaries to be valued. A breakdown of the Municipality’s real property by “use type” follows:

Commercial	231
Mix Use	143
Industrial	163
(not including utilities and cell tower 76 parcels)	
Residential	8,829
Vacant Residential Land	178
Current Use / Open Space	100
Exempt	<u>335</u>
Total	9,979

**Determination of Highest and Best Use:** Highest and Best Use is defined as:

"The reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are: legal permissibility, physical possibility, financial feasibility, and maximum profitability" <sup>3</sup> (The Dictionary of Real Estate Appraisal, Third Edition, 1993, Page 171)

In most cases the “existing” use is already at its highest and best use and will be evaluated and assessed accordingly.

Importantly, however, in the case of “transitional” uses (a “transitional” use is a property with a highest and best use that is no longer “maximally profitable”... and the existing use is likely to change due to market and economic forces) the assessor may evaluate the property on the basis of its projected highest and best use. In these circumstances, the projected highest and best use is determined by a market analysis that references the four criteria referenced above (legal permissibility, physical possibility, financial feasibility, and maximum profitability). A common example of this would be a vacant tract of residential land (not in current use), that is surrounded by significant numbers of residential homes and/or lots, and the market conditions indicate a favorable housing market. In this case, the assessor may justifiably assess the raw land on the basis of its legitimate development potential.

In limited cases, the highest and best use is different from the existing use. In these cases, a note is added to the property's record cards.

Exceptions to valuation based on highest and best use are found in RSA 75:1 (How Appraised). They include properties under Current Use, residentially occupied property in commercial and industrial zoning districts, poles and conduits, and Low-Income Tax Credit (LIHTC) properties. These properties are valued based on criteria found in their corresponding RSAs.

**Approaches to Value Considered and Utilized:** The residential properties were valued by the Sales Comparison and Cost approaches to value. Commercial properties were valued by the Income and Cost approaches to value. The Cost approach was reconciled with the other approaches and was used as the final value for assessment purposes.

**Approaches to Value Not Utilized:** All approaches to value were considered.

**SECTION C**  
**Valuation Premises and Procedures**

## **Description of Basic Valuation Theory and Mass Appraisal:**

### **Basic Valuation Theory:**

- 1) The appraiser's first task is to identify what property is being appraised. This includes not only the physical aspects of the property, but the property rights as well.
- 2) There are six basic property rights associated with the private ownership of property, these include: 1) the right to use, 2) the right to sell, 3) the right to lease or rent, 4) the right to enter or leave the property, 5) the right to give away, and 6) the right to refuse to do any of these. These, and other rights, are known as the full "bundle of rights," which is understood to be attached to an ownership with "fee simple" title which has been described in the preceding section.
- 3) The New Hampshire Supreme Court has ruled that for the purpose of property taxation, the appraised property rights are assumed to be "fee simple."<sup>4</sup> (NH Supreme Court, "Kennard v. Manchester, 68 N.H. 61, 36A, 553 (1894)
- 4) The next step is to identify the "highest and best use" of the property. Refer to the preceding discussion, as well as the discussion on highest and best use in the preceding "Assumptions and Limiting Conditions" section.
- 5) Once the highest and best and use has been determined, the appraiser begins the process of data collection, studies the market and accompanying economic forces (such as "supply and demand") that pertain to the highest and best use, and assembles the relevant data and statistics for incorporation into the analysis.
- 6) Strategies for data collection will vary with the type of data being sought and may not be the same for every property "use." Overall, the comparative data, which may include descriptions and/or confirmations of physical attributes (such as total size, number of bedrooms, presence of a finished attic or basement, etc.) cost, income and expense, and details of sale or transfer information are collected, if applicable.
- 7) At this point, neighborhood boundaries can be established in order to "stratify" the properties and the property-specific factual information collected in the field, and the

statistical information pertaining to the market/economic forces that impact an area in a meaningful and cohesive way.

8) This market-derived information, such as sale information, improvement costs and depreciation are then entered into the Municipality's CAMA (Computer Assisted Mass Appraisal) system and forms the basis for the database "tables" that enable the CAMA system to generate specific property values.

9) There are primarily three "approaches" or analytical techniques utilized to develop an opinion of value, and these techniques are incorporated into the CAMA system.

9A) The first valuation technique is referred to as the "Sales Comparison Approach" and is based on the premise that the appraiser can utilize sale prices of similar properties as evidence of value. In other words, assuming similar market conditions (supply and demand) a similar property would sell for a similar price. However, because no two properties are ever exactly alike, and market conditions can change, a systematic series of "adjustments" are made to the sale property in order to bring it into conformity with the appraised property. In the context of mass appraisal performed for assessment purposes, the "appraised" property begins with a "generic" property description that is utilized to establish a "baseline" for comparing similar properties. For instance, a "single-family residential ranch-style home, approximating 2,000 square feet, three-bedrooms, two-baths, and of average quality construction and condition." The sales are then compared and adjusted in order to isolate the various market factors and baseline parameters that are then applied to the specific properties being assessed. Overall, the Sales Comparison Approach is based upon the principle of "substitution," which assumes that when several similar properties are available the property with the lowest price will attract the greatest demand.

9B) The "Cost Approach" is based on the concept that the likely value of an existing property is the value of the underlying land plus the replacement cost of the depreciated improvements. Typically, a Cost Approach would not be utilized for an appraisal of vacant land. The replacement cost of the improvement is typically derived from published cost tables, or derived directly from localized information, and should be updated as required by market conditions. Importantly, the assessor typically evaluates the existing improvement on the basis of its "utility" and function, rather than attempting

to duplicate or exactly “reproduce” the assessed property. Similar to the Sales Comparison Approach, the Cost Approach is also based upon the principle of “substitution.”

9C) The “Income Approach” is based upon the principle of “anticipation” which recognizes that value is created by the owner’s expectation of future benefits. Typically, these benefits are anticipated in the form of income, and/or in the anticipated increase in the property’s value over time. This technique requires that the appraiser estimate the potential gross market income for the property at its highest and best use, subtract all appropriate expenses to derive the net operating income. The net operating income is then divided by a “capitalization” rate, or the market-derived rate investors would expect on alternative investments that share the same degree of risk as the appraised property. A simplified income approach is structured as follows:

Annual Potential Gross Income	
5 apartments @ \$1,000/month =	\$60,000
Annual Vacancy Rate = 5% annually =	<u>(\$3,000)</u>
Annual Effective Gross Income =	\$57,000
Annual Expenses =	<u>(\$23,000)</u>
Net Operating Income =	\$34,000
Capitalization Rate = 10%	
Property Value = \$34,000 / 10% =	\$340,000

10) Completion of all three of the preceding independent approaches to value is preferable, since each independent approach provides a useful “test of reasonableness,” and more such tests are preferable to fewer such tests. However, it is not always possible to complete a specific approach due to the unavailability of meaningful data. Finally, the different values reached by independent techniques are “reconciled” by evaluating both the quality of the information utilized in each approach, and a final opinion of value is selected.



## Mass Appraisal:

11) Mass appraisal utilizes many of the same concepts outlined above. However, in light of the necessity to attach values to multiple properties, as opposed to a single property, mass appraisal emphasizes data management, statistical valuation models and statistical quality control. In regard to the statistical modeling required, typically the utilization of an automated valuation model (AVM), also referred to as Computer Assisted Mass Appraisal (CAMA) software is required. The CAMA or AVM is a mathematically based computer software program that produces an estimate of market value based on market analysis of location, market conditions, and real estate characteristics from information that was previously and separately collected. The distinguishing feature of CAMA or AVM software is that it is a market appraisal produced through mathematical modeling. Importantly, as in most if not all data processing systems, the credibility of the results is highly correlated with the quality of the input data utilized, and the skills of the assessor or analyst utilizing the CAMA or AVM software.

12) Therefore, a mass appraisal system generally relies upon four primary “subsystems” that include: 1) a data management system, 2) a sales analysis system, 3) a valuation system, and 4) an administration system. Each subsystem is briefly described below:

12A) The Data Management system is the core of the mass appraisal system and should be carefully designed and implemented. Fundamentally, the data management system is responsible for the data entry and subsequent editing, as well as the organization, storage, and security oversight of the data. Essential to the data management system is quality control, as the reliability of the data will have a direct and profound impact on the quality of the resulting output and values.

12B) The Sales Analysis subsystem is responsible for the collection of sale data, sale screening, various statistical studies, and sales reporting. The following statistical techniques are utilized to calibrate and fine-tune the data assumptions:

“**Ratio**”: refers to the relationship between the appraised or assessed values and market values as determined by a review of sales. The ratio studies, which are the primary product of this function, typically provide the most meaningful measures of

appraisal performance and provide the basis for establishing corrective actions (re-appraisals), adjusting valuations to the market, and in administrative planning and scheduling. The requirement, as established by the State of New Hampshire's Assessing Standards Board, is to maintain a Median Ratio between 90% and 110% of market value (A Ratio of 100% is preferred, indicating the assessed value is identical to the market value).

“**COD**”: or “Coefficient of Dispersion,” is another important statistical tool utilized in mass appraisal and refers to the average percentage deviation from the median ratio. As a measure of central tendency, the COD represents the degree to which the data being analyzed clusters around a central data point, such as the median ratio. The requirement, as established by the State of New Hampshire's Assessing Standards Board, is a COD no greater than 20% (a lower COD is preferable to a higher COD).

“**PRD**”: or “Price-Related Differential,” is calculated by dividing the mean by the weighted mean. A PRD greater than 1.03 indicates assessment regressivity (when high-value properties are assessed lower, or disproportionate to, than low value properties). A PRD lower than 0.98 indicates assessment progressivity (when high-value properties are assessed higher, or disproportionate to, low-value properties). The requirement, as established by the State of New Hampshire's Assessing Standards Board, is a PRD no greater than 1.03, and no lower than 0.98. Overall, a PRD equal to 1.0 is preferred.

12C) The Valuation System generally comprises the statistical application of the three approaches to value (identified in the preceding section). For instance, utilization of the Sales Comparison Approach includes a statistical analysis of current market sales data. The Cost Approach would utilize computerized cost and depreciation tables, and reconciliation of these computerized cost-generated values with market-derived sales information. The Income Approach can utilize computer-generated income multipliers and overall capitalization rates. The Valuation System is also utilized to extract adjustments and/or factors that are utilized in the development of values.

12D) The Administrative System includes such core (often automated) functions as development of the property record cards and assessment roll or property tax base,

the preparation of the tax notices, and retention of the appeals and other miscellaneous property files.

**Period of Time Associated with Sales/Data Collection:** Sale data collected for the purpose of completing this analysis spanned a one year period from April 1, 2021, to April 1, 2022. Only sales confirmed to be qualified “arms-length,” or market-oriented transactions were utilized in the analysis.

**Data Collection and Sales Verification Procedures:** The County Registry of Deeds provides the Municipality’s Assessing Department with copies of all recorded property transfers within 30 days of the date of transfer. Each individual sale was then analyzed by the Municipality’s assessing staff to determine if the transfer was a “qualified” sale, i.e., arm’s-length and market oriented. The qualification procedure required either a direct interview with either the buyer, seller, or broker/representative familiar with the circumstances surrounding the negotiated transfer of the property or was verified through PA 34 forms. Upon final qualification, an attempt was made to inspect the property (interior also, when applicable) by Municipality of Hudson DRA Certified Property Inspectors, and the property record cards were updated.

**Number of Sales Utilized in Analysis:** As previously described, as of the date of this report, there are 10,055 total parcels situated in the Municipality. The breakdown of all property transfers for 4/1/2021 to 4/1/2022 within the Municipality by “use type” is as follows:

Commercial	1
Exempt	0
Current Use	0
Industrial	0
Mixed Use	2
Residential	603
Vacant Residential Land	<u>0</u>
Total	606

The breakdown of all qualified property transfers within the Municipality by “use type” follows:

Commercial	5
Current Use	0
Mixed Use	2
Industrial	3
Residential	394
Vacant Residential Land	<u>5</u>
Total	409

**Description of Data Calibration Methods:** The sale data is verified for accuracy by submitting each one of these sale properties to a thorough physical (measure and list) and market analysis (by confirming a transaction was “arm’s length,” with no unusual circumstances that might have influenced the negotiated sale price), including interior inspection whenever possible. Once verified, and the preliminary benchmarks were established, field reviews were conducted in order to refine the base tables and verify the alignment of properties and the tables by “use” type and location, for example. The preliminary values were further “validated” by the statistical testing of the sale data made possible by the CAMA software system. The CAMA software groups and sorts the data by various elements of consideration such as: improvement type, age, size, and neighborhood, and various “ratios” are developed that reveal discrepancies in the underlying valuation model.

**Significance of Adjustments and Factors:** “Adjustments” and “factors” are mathematical changes to basic data (for example, a “base” table) to facilitate comparisons and understanding. This process assumes a “causal” relationship among the various factors for which the adjustments are made.

Examples of factors and/or adjustments can include such important elements of consideration as waterfront or view or water access amenities. Importantly, a “feature” can be a positive influence on property value, or a “negative” influence on property value. The specific adjustments or factors applied to properties with amenities such as these, are typically derived from a detailed sales analysis. Once the appropriate sales are identified and confirmed or “qualified,” several techniques are utilized to extract, or isolate, the specific factor the appraiser is trying to identify.

One such technique is known as “extraction,” this is where the appraiser subtracts the depreciated value of the improvements from the total sale price, to arrive at the underlying value of the specific land component being analyzed. This is the most commonly used method. Another technique, known “matched-pair” comparison analysis; wherein sales of properties that retain these features are compared to sales of properties that do not retain these features and the specific “contributory” value or factor attributable to the feature is isolated.

**SECTION D**  
**Time And Market Trending Analysis**

**Explanation and Derivation of Time Trending Factors:** Time trending refers to an analysis of market conditions over a specific period, with two objectives: 1) First, the assessor must identify whether the market has appreciated, remained stable, or declined since the last valuation/reporting period; 2) Secondly, the assessor must determine the actual rate of such activity, typically on a percentage basis.

The most useful and direct basis for extracting the rate of market change, whether up, down, or neutral, is to identify property that has sold twice with few changes in the property between the two sale dates. In such situations, the rate is calculated by comparing the change in sale price between the two periods. The reliability of this extracted rate of change is greatly improved when a number of such sales are available. There are zero multiple parcel sales without a physical change from April 1, 2021, to April 1, 2022. The result from utilizing this technique is limited and unreliable because there were no multiple parcel sales.

Another technique, less direct, but generally more statistically reliable due to the number of sales associated with the study, is to extract the rate of change in market conditions from Sale Date Quartile and stratification of sales to assessment ratios. In the date range 4/1/2021 to 4/1/2022 there were 196 single family sales during this time. The sales when stratified by Sale Date Quartile's show sale to assessment ratios within five percent of a median of 0.9996 over the one-year period. The one sale in 2022 Q2 assessment to sale ratio fell outside of an acceptable range.

Sale Date Quartile	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised
2021, Q2	50	1.0168	6.42	1.0017	\$471,000	\$455,600
2021, Q3	57	1.0095	5.59	1.0045	\$496,100	\$481,300
2021, Q4	59	0.9900	6.11	1.0008	\$459,000	\$463,000
2022, Q1	29	0.9449	7.25	1.0106	\$541,000	\$526,600
2022, Q2	1	1.1623	0	1.00	\$480,000	\$557,900
	196	0.9996	6.55	1.0051	\$495,450	\$480,000

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Based on this method it was determined that a time adjustment was NOT needed when analyzing market sales for the 2022 revaluation of Hudson.

**SECTION E**  
**Land Data**

**Explanation of Land Valuation Methodology:**

Land Valuation begins with an understanding that every municipality can be segregated into areas which are differentiated by varying characteristics, such as type and quality of roads, topographic and scenic features such as views & waterfront amenities, approved uses of property, and the quality and/or maintenance of such surrounding uses, etc. Typically, these distinguishing characteristics result in differing market responses, in terms of the underlying land value, which can be positive or negative. Therefore, land valuation depends upon using all the available data to establish a “base,” or “typical” land rate for a municipality and then creating and applying a “schedule” of positive or negative adjustments corresponding to the degree of difference from that base.

To begin, local sale data is collected and examined. Sales of vacant land provide the most direct and reliable estimate of land value. However, when an insufficient number of vacant land sales are available, a land “extraction” technique can be utilized where the depreciated value of any structures or improvements on the property are deducted from the total sales price, resulting in the contributory value of the underlying land. Additional land value information can also be obtained by interviews with knowledgeable local brokers and real estate agents.

The two primary methods of valuing land are associated with the sales comparison approach. The “comparative unit” method enables the assessor to determine a typical per unit value for each strata of land, by calculating the median or mean sale price per unit. The “base lot” method requires the assessor to establish the value of the standard or “base” parcel in each stratum through a traditional sales comparison approach, with the base lot serving as the subject parcel. Once the base lot value is established, it is used as a benchmark to establish values for individual parcels, with adjustments made to each parcel as a result of their unique or varying characteristics.

**Base Land Curve:** Whether by the “comparative unit” method, or the “base lot” method, a generic “base” value for land was established for each stratum, reflective of the underlying market conformity of land values within the strata. Typically, there is an inverse curvilinear relationship between tract size and per acre prices. Larger sites are considered to sell for lower per acre values (all else being equal) and, inversely, smaller sites are considered to sell for larger per acre values. However, at some point these differences become too insignificant to be recognized in the market, and no adjustment is justified.



Residential base land curve values are developed both through the analysis of vacant land sales and use of the land extraction technique. Six land sales that were considered arms-length transactions were utilized in the analysis. There were also 151 sales residuals that were used to support the land curve. The median ratio of the indicated land value to the appraised land value is 1.00, with a COD of 14.57%. These lot sales were analyzed to determine correlations of lot size versus sale price and were a major part in the development of the base land curve. See the Land Residual Report in Appendix D for details.

Considering all of the data regarding sales price comparative to lot size, the land curve for the municipality was set as follows:

### Acre Land Curve

Area in AC	Price/Acres.	Value
.05	\$ 95,000	\$ 4,750
.10	\$110,000	\$ 11,000
.25	\$125,500	\$ 31,250
.50	\$140,000	\$ 70,000
.75	\$155,000	\$116,250
1.00	\$ 170,000	\$ 170,000

### NEIGHBORHOOD (LOCATION FACTOR):

The next step is to identify the areas of town that might require an overall adjustment to this base value and establish the corresponding boundaries associated with each. As examples, these could be based on such things as geographic location, influence of water or mountains, specific waterfront location, or any other homogeneous grouping of parcels that are similar in characteristics. These areas are identified by a Neighborhood Code which has a corresponding value adjustment associated with it. Through the land analysis process, seven distinct neighborhoods were developed for residential parcels and coded alphabetically.

These areas are identified by a Land Neighborhood Code (listed as “ST Idx” on the field cards). A list of each neighborhood code and corresponding adjustment are located in Appendix E labeled Land Tables. A description of each neighborhood code is also located in Appendix E. These neighborhood codes were applied in previous revaluation years based on the observations over time of the assessors’ office and/or revaluation staff during the analysis of sale patterns. They have been carried forward as the boundaries of the designated areas have changed very little over time and do not have new sales supporting a change for these areas. The table below adjustments refer to neighborhoods with current sales. When sale properties

with a Neighborhood designation used for valuation are analyzed, the overall Median sales ratio is a 0.9996 with a COD of 6.55%.

<b>NBHD Code</b>	<b>Description</b>	<b>Adjustment Factor</b>
AP1	APARTMENTS-FAIR	1.00
AP2	APARTMENTS-AVERAGE	1.00
AP3	APARTMENTS-GOOD	1.00
AP4	APARTMENTS-EXCELLENT	1.00
C01	CONDO-BARRETT HILL	1.00
C02	CONDO HOPKINS DRIVE	1.00
CAF	CONDO-ABBOTT FARM	1.00
CAL	CONDO-ABBIE'S LANDING	1.00
CBH	CONDO-BONNIE HEIGHTS	1.00
CCP	CONDO-COMPASS POINT	1.00
CCR	CONDO-ROBINSON ROAD	1.00
CCV	COBBLESTONE VILLAGE	1.00
CDR	315 DERRY RD INDUST.CONDOS	1.00
CDX	CONDEXES	1.00
CEV	ELMWOOD VILLAGE	1.00
CFD	CONDO - FDR	1.00
CFH	CONDO-FOX HOLLOW	1.00
CHL	HERITAGE LANDING	1.00
CHM	HUDSON MEADOWS	1.00
CHS	3 HIGHLAND ST. CONDO	1.00
CHW	HIGHLAND WOODS	1.00
CID	INDUSTRIAL DRIVE	1.00
CIS	CONDO-SITE DRIVE	1.00
CLH	LIBRARY & HIGHLAND STR.	1.00
CLK	CONDO-LOCKWOOD PLACE	1.00
CLL	LOWER LOWELL STREET	1.00
CLP	LEXINGTON PLACE	1.00
CMP	MISSION POINT CONDO	1.00
COB	OBATE RETREAT APTS.	1.00
COR	OAK RIDGE CONDOS	1.00
CPK	PARKLAND TERRACE	1.00
CRA	ROOSEVELT AVE. CONDOS	1.00
CRB	REEDS BROOK VILLAGE	1.00
CRG	ROLLING GREEN	1.00
CRR	RIVER RIDGE	1.00
CRS	REBEL SQUARE	1.00
<b>NBHD Code</b>	<b>DESCRIPTION</b>	<b>ADJ.FACTOR</b>
CRV	CONDO-ROBINVIEW	1.00
CRW	CONDO-RIVER WALK	1.00

CSH	CONDO-SHEPHERD'S HILL	1.00
CSR	SPARKLING RIVER	1.00
CTC	CONDO-TERRACES	1.00
CTL	COMM'L -TRACY LANE	1.00
CUL	CONDOS-UPPER LOWELL	1.00
CVB	VILLAGE@BARRETTS HILL	1.00
CWC	WESTCHESTER COURT	1.00
CWH	WOODLAND HEIGHTS	1.00
CWL	CONDO-WILLOW CREEK	1.00
CWR	69 WINDHAM RD CONDOS	1.00
HME	HUDSON MOBILE ESTATES	1.00
HP	HUDSON PARK	1.00
IB	BAE COMPLEX	1.00
ID	IND.PROPERTY DERRY RD	1.00
IE	INDUSTRIAL-ELM ST	1.25
IG	IND.PARCELS IN G/G-1 ZONES- NONCONFORMING	1.00
IH	HUDSON PARK	1.00
IS	SAGAMORE INDUST. PARK	1.25
KD	MOBILE HOME PARK	1.00
MC1	COMM.LOWER CENTRAL ST	1.10
MC2	COMM'L CENTRAL ST.	1.50
MD	COMM'L ON DERRY RD	1.10
MD1	AREA BELOW ELM ST	1.50
MD2	COMM'L RT. 102 LONDONDERRY LINE	1.00
MD3	MID DERRY COMML AREA	1.65
MF1	LOWER FERRY COMM'L	1.65
MF2	UPPER FERRY COMM'L	1.25
MG	GENERAL COMM'L AREAS	0.75
ML1	COMML-LOWELL ST. MAP 10 AREA	2.60
ML2	COMM'L UPPER LOWELL ST	1.50
MLS	COMM'L LIBRARY ST.AREA	1.10
MP1	MOBILE HOME PARK-FAIR	1.00
MP2	MOBILE HOME PARK-AVG	1.00
MP3	MOBILE HOME PRK-AVG/GOOD	1.00
MP4	MOBILE HOME PARK-GOOD	1.00
MS	COMM'L SAGAMORE AREA	3.10
OP	FOR OPEN SPACE CLUSTER	1.00
OT	OTTARNIC POND MAN HSE PARK	1.00
RC	RESIDENTIAL FAIR	0.90
RD	RESIDENTIAL AVG/FAIR	0.95
RE	RESIDENTIAL AVERAGE	1.00
REN	RESIDENTIAL EAGLES NEST	1.05
RF	RESIDENTIAL GOOD	1.05
RG	RESIDENTIAL VERY GOOD	1.10

RGD	ROLLING GREEN DETACHED CONDOS	1.00
RH	RESIDENTIAL EXCELLENT	1.15
RX	LAND LEASED FROM STATE	1.00

**Land Pricing Instructions:**

Land Line 1: The building site, in acres, is entered on this landline and includes land up to 1 AC based on zoning district and is priced per the land curve. The Neighborhood Code factors are utilized to adjust for location. Any access, right of way (ROW), allowable use, or topography adjustments can be found in the condition factor section using the following guidelines:

<i>Typical Land Adjustments</i>	
<b>Type</b>	<b>Adjustment</b>
<b>Building Lots</b> accesses, rows, etc.	Minus 5 - 10%
<b>Unbuildable</b> -Size, shape, topography	Minus 60 - 99%
<b>Vacant Buildable Lots</b>	No adjustment
<b>Landlocked</b>	Minus 60 - 99%
<b>Excess Acreage</b> - steep/wet	Minus 10 - 95%
<b>Waterfront</b>	Plus 10 to 50%
<b>Current Use</b>	per State guidelines

Land Line 2: Where a parcel may not be subdivided, any excess acreage over the prime site is priced here at \$6,000 per acre with site index equal to zero. This is considered the residual site. In addition, any applicable topography (condition factor) and neighborhood factors (adjustment factor) can be found here.

The cost of site improvements above base land value is included in the base rate of building cost improvements. As support and reference see Marshall & Swift Cost Manual in Appendix F.

**Land Valuation Model:**

The land valuation model for each land line is defined as Land Value = Size x Unit Price x Site Index factor x Condition Factor x Neighborhood factor.

Example: PID 225

1.05 Acre Lot in NBHD RF

*Primary Site:*

1.0 AC

\$170,000 per Acre (from Land Curve table)

Size Adjustment Factor 1.00

Site Index Factor 1.00 (SI 5)

Condition Factor 1.00

Neighborhood RF Factor 1.05

No view or waterfront location adjustment

$$1.0 \times \$170,000 \times 1.00 \times 1.00 \times 1.00 \times 1.05 = \$178,500$$

*Residual Site:*

0.05 AC

\$6,000 per Acre

Size Adjustment Factor 1.00

Condition Factor 1.00

Neighborhood RF Factor 1.05

$0.05 \times \$6,000 \times 1.00 \times 1.00 \times 1.05 = \$315$  or \$300 rounded

**Land Value = \$178,500 primary site + \$300 residual site = \$178,800**

**SECTION F**  
**Improved Property Data**

**Process for Collecting, Validating and Reporting Data:** All buildings had an external drive by review to verify the accuracy of the real estate data that was collected. It is necessary to observe the style, quality, condition, and sub area of each component of the building. The following elements have been reviewed:

- Style Type (Ranch, Colonial, etc.)
- Model (Residential, Commercial, etc.)
- Grade (Quality)
- Stories
- Occupancy
- Exterior Wall
- Roof Structure
- Roof Cover
- Interior Wall
- Interior Floor
- Heating Fuel and Type
- Air Conditioning Type
- Bedrooms, Bathrooms
- Year Built
- Condition of Property
- Functional and Economic Obsolescence
- Out Buildings & Extra Features

#### **Building Style:**

Below is an explanation of typical styles of single-family residential houses.

**Ranch:** This style was built generally after 1940's, although some houses were built earlier and could fall within this category. A ranch is a one-story house, which is usually rambling and low to the ground with a low-pitched roof.

**Tri-Level:** Generally built after 1970's. The living area is on three or more levels with each level having a single-story height, generally seen on uneven terrain lots. It can be a front/rear or side/rear split or a combination of the two.

**Colonial:** Traditional design built from 1700's to present. Generally, 2 or 2 ½ stories with balanced openings along the main façade. Second floor overhangs are common. Newer colonials attempt to imitate this classic New England design.

**Cape Cod:** Generally built from the 1920's to present. Built "close to the ground" with simple lines. A high roof ridge often supplemented with full or partial dormers may provide a second level of living area, but not a full upper story. Generally, a gable roof.

**Bungalow:** Most bungalows were built in the early 1900's. A small, one-story design often seen with an expansion attic area and/or dormer(s). Usually with an open or enclosed front porch. Narrow across the front and deep from front to back.

**Conventional:** An older type of house with no particular architectural design. Story heights generally range from 1.5 to 2.5 stories.

**Modern or Contemporary:** Constructed since 1940's WWII. One-story, two-stories or split-level. Characterized by large windows, open planning, horizontal lines, and simple details.

**Raised Ranch:** This style combines the ranch and tri-level designs. The basement area sets on or slightly below the ground level and is usually partially or entirely finished. Basement garages are common.

**Modular:** A prefabricated building that consists of sections called modules. The sections are constructed away from the building site, then delivered to the intended site. Installation of the prefabricated sections is done on site.

**New Englander:** Older house with no particular architectural design. Story heights generally range from 1.5 to 2.5 stories.

**Split Cape:** Generally, a split-level combined with a high roof ridge often supplemented with full or partial dormers that provide an upper level of living area, but not a full upper story. Generally, a gable roof.

**Split Gambrel:** A split-level combined with a traditional colonial style & design. Generally, 2 or 2.5 stories with balanced openings along the main façade. Upper floor overhangs are common with a Gambrel style roof.

**Split Level:** Generally built after 1940's. The living area is on two or more levels with each level having a single-story height, generally seen on uneven terrain lots. It can be a front/rear or side/rear split or a combination of the two.

**Camp:** A small seasonal design, normally one story. May have an expansion attic or dormers. Usually without a central heating system or foundation. Limited insulation with



plumbing that cannot be used during freezing weather and must be annually drained and winterized.

**Building Valuation Model:**

The building valuation model is defined as follows: Base Rate +/- Number of Baths etc... +/- Size Adjustment +/- Grade of Construction = Adjusted Base Rate. Adjusted Base Rate x Effective Area – Depreciation Adjustment = Building Value. Base rates were developed from Marshall & Swift (April 2022), Section 12, Pages 16 to 26, and adjusted according to market sales data.

Example:

PID = 5811

Use Code = 1010

Cost rate Group = SIN

Model ID = P01

Section #1

Base Rate: 125 (**starting base rate**)

Size Adjustment: 1.18848 (**adjustment for building size- based on a building size curve supported by sales**)

Effective Area: 1614 (Size of Building- all sizes of each sub area that are allocated as a weighted size living area)

Adjusted Base Rate = (125 + 4.37500000) (**comes from amenities listed under base rate adjustments**) \* 1.18848

Adjusted Base Rate: 153.76 (**does not include quality of construction grade adjustment**)

RCN = (((153.76 \* 1614) + 26,100 (**comes from unit value additions**)) \* 1.000 (**grade adjustment**)) + 0.0000 (**comes from non-factored flat value additions**)

TOTAL RCN = 274,269 (**cost new**)

**Base Rate Adjustments**

EXTERIOR WALL TWO 30 (cedar/redwood) = 1.25000000 + Base Rate

INTERIOR FLOOR ONE 03 (hardwood) = 1.25000000 + Base Rate

INTERIOR FLOOR TWO 15 (wood laminate) = 1.25000000 + Base Rate

**Factor Adjustments**

GRADE ADJUSTMENT C = 1.000 \* RCN

**Unit Value Additions**

FULL BATHROOMS = 5000 + RCN

KITCHENS = 20000 + RCN

WS FLUES = 1100 + RCN

Actual Year Built: 1964

Effective Age = 22

Percent Good = 78

RCNLD \* Trending = 213,930 \* 1.0000

RCNLD: 213,930

**Building Value = \$213,900 rounded**

Story Level and Story Heights - The buildings are valued based on square feet and described by story levels. Like a two story colonial with a full basement. The story height is not used as a value calculation.

**Cost/Market Approach Modeling:** Once all the pertinent physical data regarding the improvements have been collected, the replacement cost of the building is obtained. The cost tables were derived from local building costs and from Marshall & Swift cost manual. See Appendix F for the M&S spreadsheet for details. Once the cost of the building was developed, depreciation from normal wear and tear and from functional and economic obsolescence was deducted.

**Depreciation:** Depreciation is the loss in value from any cause and is typically associated with reasons that are “physical” (loss in value due to physical deterioration and/or ageing), “functional” (due to deficiencies in the structure’s design) and/or “economic” (loss in value due to factors external to the appraised property). In the appraisal of a single property (not Mass Appraisal), the three primary methods for estimating depreciation are: the “market extraction method,” the “age-life” method, and the “breakdown” method. Typically, the market extraction and age-life calculation techniques are utilized to capture the total depreciation in a property from all sources. The “breakdown” method is a more rigorous exercise that attempts to isolate the specific components for each type of depreciation, physical, functional, and economic. Typically, in mass appraisal, the identification of depreciation relies upon the application of computer modeling techniques. Importantly, regardless of the methodology utilized to identify depreciation, it is imperative that the final estimate of depreciation reflects the loss in value from all sources.

The remaining value is considered the Replacement Cost Less Depreciation (RCLD). The market indicated land value and any other outbuilding values are added to give you a final value. This value is compared to market sale prices of similar properties to ensure that the property is appraised at market value for April 1, 2022.

Qualified sales that occurred between 4/1/2021 & 4/1/2022 were utilized. These sales were analyzed based on style, year built, location, sales price, lot size and building size. Refer to the Appendix D for the Sales Study Reports.

**Quality Adjustment Rating:** A pure replacement cost system of valuation relies only on quality of materials, design, and workmanship in quality grade determinants. It has been said that the three most important considerations in purchasing real estate are Location, Location and Location. Unfortunately, a pure cost system does not address what might be a major value

ingredient on improvement values (Neighborhood and Location). Yes, materials, design and workmanship should be the primary quality grade determinant, but the neighborhood's appeal, or lack thereof, may have a secondary impact. An extreme example of this is that the so-called \$200,000 home in the \$400,000 neighborhood will usually bring more than its pure replacement cost. Because Vision Government Solutions, Inc's Appraisal System is a combination of Cost/Market Appraisal Systems, quality grades may need to vary slightly among similar neighborhoods. Any variations from the pure cost approach quality rating should be made only with supportable conclusive market evidence, using neighborhood sales to justify these adjustments. Once the quality grade determinants are determined, the final quality grades should be similar on similar homes within similar neighborhoods. Equitability and consistency are paramount.

Within Vision Government Solutions, Inc's Appraisal System, there are quality adjustments available to cover a wide range of possible construction qualities. The quality grades applied to the properties are multipliers, or factors, applied to the basic construction rate, which is derived from the structural components.

What follows are the guidelines in establishing quality grades based purely on a cost approach system, unadjusted for market neighborhood conditions:

**Quality Grading Guidelines:** The general quality specifications for each grade are as follows:

**Minimum Grade E :** Buildings constructed with very low grades of materials.

No extras, only bare minimum.

**Below Average Grade D :** Buildings constructed with a minimum grade materials, Usually "culls" and "seconds" and poor-quality workmanship resulting from unskilled, inexperienced, "do-it-yourself" type labor. Low-grade heating, plumbing and lighting fixtures.

**Average Grades C :** Buildings constructed with average quality materials and workmanship throughout, conforming to the base specifications used to develop the pricing schedule. Minimal architectural treatment. Average quality interior finish and built-in features. Standard grade heating, plumbing, and lighting fixtures.

**Good Grades B :** Buildings constructed with good to very good quality materials and workmanship throughout. Moderate architectural treatment. Good to very good quality interior finish and built-in features. Good to very good grade heating, plumbing, and lighting fixtures.

**Excellent Grades A :** Buildings generally having an excellent architectural style and design, constructed with excellent quality materials and workmanship throughout. Excellent quality interior finish and built-in features. Excellent grade heating, plumbing, and lighting fixtures.

**Superior Grade AA+ :** Buildings constructed with custom quality materials and workmanship throughout. Custom architectural design and treatment. Excellent grade interior finish and custom built-in features. Excellent grade heating, plumbing, and lighting fixtures.

## **Commercial Valuation Process:**

The purpose of the mass appraisal is to determine an opinion of the market value of all the commercial properties in the Municipality for 4/1/2022. In the appraisal of real estate, there are three recognized approaches to value. These are: Cost Approach, Sales Approach, and Income Approach.

**Cost Approach Methodology:** The cost approach is based on the theory that an informed buyer would not pay more for a property than the cost to build a reasonable substitute. The cost approach is therefore based on a comparison of the subject property to the cost to produce a new subject property or a substitute property. Items considered in this estimate are the age, condition, and utility of the property.

In applying the cost approach, the appraiser will first value the land of the subject based on comparable land sales, sales land residuals or income land residuals. Secondly, the appraiser will estimate the cost to construct the existing structure, along with any site improvements, and then deduct any accrued depreciation from the cost. The land value is added to the cost value to derive an indication of market value by the cost approach.

**Sales Approach Methodology:** The sales comparison approach is the process of comparing the subject property to other comparable properties, which have sold within a reasonable period, adjusting the sale prices of those comparable properties to compensate for differences, and weighing the value indications developed to arrive at an opinion of market value for the subject property.

The sales comparison approach reflects the actions and reactions of typical buyers and sellers in the marketplace. A comparative analysis process is completed to determine and define similarities and differences of properties and transactions that can affect value. These elements may include property rights appraised, financing terms, market conditions, size, location, and physical features.

**Income Approach Methodology:** This approach is based on set of procedures that derives a value by analyzing and determining an income flow from the market, and then capitalizing this stream of income into a value. Income producing property is typically purchased as an investment. Therefore, the premise is the higher the earnings the higher the value. An investor who purchases income producing real estate is trading present day dollars for the expectation of receiving future dollars.

**Reconciliation Methodology:** The final step of the appraisal process is the reconciliation. The appraiser considers the strengths and weaknesses of each applicable approach and reconciles the values indicated by these approaches to determine a final value opinion. In this determination, the appraiser weighs the relative importance, applicability, and defensibility of each of the three approaches and relies strongly on the approach that is most appropriate to the nature of the appraisal.

**Cost Approach Modeling:** The final assessed values utilized by the Municipality will be broken out by land and building values. The cost approach is the only approach that identifies both components individually. The other two approaches will also be considered and depending on the type of property will be given the most weight in the reconciliation stage.

Vision Government Solutions, Inc's cost tables were utilized, supported by nation cost valuation services, to develop a replacement cost for all buildings. Once the cost of all the buildings was developed, depreciation from normal wear and tear and from functional and economic obsolescence was deducted. The remaining value is considered the Replacement Cost Less Depreciation (RCLD). The market indicated land value and any other outbuilding values are added to give you a final value.

**Sales Approach Modeling:** This cost value is compared to market sale prices from 4/1/2020 to 4/1/2022 of similar properties to ensure that the property is appraised at market value for April 1, 2022. There were a limited number of sales that occurred within two years in the community. This data was considered but based on the small sample size; this approach was not given as much weight as the other approaches.

**Income Approach Modeling:**

**Market Rent Analysis:** The first step in analyzing properties income potential is to establish market rent for land and improvements. To establish a basis for market rent, rentals of comparable properties in the city for all property types have been considered. Market rent is the rental income that a property would most probably command in an open market; indicated by current rents paid and asked for comparable space as of the date of the appraisal. Market rent may differ from contract rent, which is rent paid as a result of a specific agreement. Market rent is applicable when the property rights appraised are fee simple. To estimate the property's market rent, rental data from comparable properties within the town are required to be gathered and analyzed.

Income and expense statements were mailed out to all commercial property owners throughout the town. This data was examined, qualified, and analyzed to develop market rent schedules and vacancy/expense ratios for each property type (i.e., retail, office, industrial, etc.). National real estate publications were also reviewed to further support the market rents that were established. The rates that were developed are for properties that are considered to be of average quality and location. Further adjustments are applied for utility, location, building condition and specific vacancy conditions. Income location adjustment factors were mapped consistently with site index adjustment factors to reconcile between the approaches. Individual quality adjustments were also applied to each property to account for higher or lower utility of the property.

Once all these factors have been considered, a final net operating income (NOI) is established for most commercial properties based on current market conditions for the fee simple interest.

**Direct Capitalization Method:** Capitalization is the process of converting a net income stream into an indication of value. The selection of a capitalization rate ( $R_o$ ) can be developed by several methods. Direct Capitalization is a method used to convert an estimate of a single year's income expectancy into an indication of value in one direct step, either by dividing the income estimate by an appropriate rate or by multiplying the income estimate by an appropriate factor. Extraction of a capitalization rate ( $R_o$ ) from market surveys and by the band of investment technique are the most commonly accepted methods of development. They will be utilized to determine a direct capitalization rate for each commercial property type. Another method to develop a capitalization rate is through extracting it from comparable sales. This process was also considered when good market data was available.

**Market Survey of Capitalization Rates:** Is an analysis of market surveys that were completed to determine capitalization rates for the various commercial property types in the Municipality as of 4/1/2022.

**Band of Investment technique:** This is a technique in which the capitalization rates attributable components of a capital investment are weighted and combined to derive a weighted average rate that is attributable to the total investment. The two components are the mortgage position and the equity position. The variables considered are the mortgage interest rate, amortization period, holding period, loan to value ratio and the equity yield rate.



Once the capitalization rate is developed the NOI is divided by this rate to determine a value by the income approach.

**Final Reconciliation:** Reconciliation spreadsheets by property type were developed and analyzed. When possible, the cost and income approach to value were reconciled within a range of 0.90 to 1.10 and the cost model was used as the final value estimate. When it is not possible to reconcile the cost and income, the most relevant approach to value for a given parcel was selected. The income approach model was deleted during the reconciliation process when not appropriate to the valuation of a given parcel or property type.

**Land Valuation Models:** The Commercial/Industrial land sales, sales residuals and income residuals were analyzed by street to derive typical land value ranges. Neighborhood adjustment factors were derived to modify the basic land curve to the market characteristics of each neighborhood.

## **SECTION G**

### **Appendices**

**Appendix 'A':** Copy of Contract Specific to this Report

# 2022 FULL STATISTICAL REVALUATION CONTRACT

SUBJECT: "FULL STATISTICAL REVALUATION" means the process of a revaluation of all taxable and nontaxable properties in a municipality, using existing property data, to arrive at full and true value as of April 1, 2022. The term also includes "statistical update" and "statistical reassessment." (Asb 301.28; Rev 601.25)

The Municipality of Hudson, NH, a municipal corporation organized and existing under the laws of the State of New Hampshire, hereinafter called Municipality; and, Vision Government Solutions, Inc. a business organization existing under the laws of the State of New Hampshire (or another state) and having a principal place of business at, 1 Cabot Road, Hudson, MA 01749, hereinafter called Contractor, hereby mutually agree as follows:

## 1. GENERAL PROVISIONS

### 1.1. PARTIES

1.1 Name of Municipality:	<u>Town of Hudson, New Hampshire</u>
1.2 Mailing Address of Municipality:	<u>12 School Street, Hudson, NH 03051</u>
1.3 Contracting Official(s) name(s) and title(s) for Municipality:	<u>Jim Michaud, Assessor</u>
1.4 Telephone and Fax numbers:	<u>Phone: 603-886-6009</u> <u>Fax: 603-598-6481</u>
1.5 E-mail Address, if applicable:	<u>jmichaud@hudsonnh.gov</u>
<hr/>	
1.6 Name of Contractor:	<u>Vision Government Solutions, Inc.</u>
1.7 Mailing Address of Contractor:	<u>1 Cabot Road, Hudson, MA 01749</u>
1.8 Principal Place of Business:	<u>1 Cabot Road, Hudson, MA</u>
1.9 E-mail Address, if applicable:	<u>pdonovan@vgsi.com</u>
1.10 Telephone and Fax numbers:	<u>Phone: 800-628-1013 Ext 3644</u> <u>Fax: 508-351-3798</u>
1.11 Name and Title of Authorized Contractor:	<u>Patrick Donovan</u>
1.12 Type of Business Organization:	<u>Corporation</u>

## PART Rev 601 DEFINITIONS

**Rev 601.01 "Abatement Review"** means to make an assessment recommendation to the municipal assessing officials or to make a change to an assessment that is in response to an abatement request from a taxpayer.

**Rev 601.02 "Appraisal"** means the act or process of developing a market value estimate of property which will be used as the basis for valuation, fulfilling a municipality's statutory duties relative to property tax administration including, but not limited to those pursuant to RSA 75:1.

**Rev 601.05 "Assessing Services"** means the making of appraisals, reappraisals, assessments, or providing other services on behalf of municipal assessing officials for the statutory administration of property valuation and assessment including, but not limited to those pursuant to RSA 75:1.

**Rev 601.06 "Assessing Standards Board (ASB)"** means the State of New Hampshire assessing standards board as

established pursuant to RSA 21-J:14-a.

**Rev 601.07 “Assessment”** means an estimate of the quality, amount, size, features, or worth of real estate which is used as a basis for a municipalities’ valuation in accordance with statutory requirements including, but not limited to those pursuant to RSA 75:1.

**Rev 601.08 “Base Year”** means the tax year in which the municipality performed a revaluation of all properties.

**Rev 601.09 “BTLA Reassessment”** means an order by the State of New Hampshire board of tax and land appeals for a revaluation or partial update of a municipality’s property assessments.

**Rev 601.10 “Calibration”** means the process of ensuring the predictive accuracy of the CAMA model(s), through testing, which may include but not be limited to; determining the variable rates and adjustments from market analysis for land and land factors, costs and depreciation for a cost model, valuation rates and adjustments for a sales comparison model, and market rents and capitalization rates for an income model.

**Rev 601.11 “Computer Assisted Mass Appraisal System (CAMA)”** means a system of appraising property that incorporates computer-supported tables, automated valuation models and statistical analysis to assist the appraiser in estimating value for a revaluation, assessment data maintenance and valuation update.

**Rev 601.13 “Contract”** means any agreement between the municipality and the contractor for making appraisals, reappraisals, assessments, or for appraisal work on behalf of a municipality with the State of New Hampshire.

**Rev 601.14 “Contractor”** means the person, firm, company, or corporation with which the municipality has executed a contract or agreement for assessing services.

**Rev 601.15 “Cyclical Inspection”** means the process of a systematic measure and listing of all properties within a municipality over a specified period of time. The term includes “data collection” and “data verification.”

**Rev 601.16 “Cyclical Revaluation”** means the process of combining a full statistical revaluation of the entire municipality with a cyclical inspection process.

**Rev 601.17 “Data Collection”** means the inspection, measuring, or listing of property within a municipality. The term includes data verification.

**Rev 601.20 “DRA-certified”** means a level of certification attained by a person as set forth by the ASB in Asb 300 pursuant to RSA 21-J:14-f.

**Rev 601.22 “Executed”** means to transact, agree to, carry into effect, sign or act upon a contract or agreement to perform assessing services for a municipality. The term includes “executing.”

**Rev 601.23 “Final Monitoring Report”** means the DRA’s final letter to the municipality for any revaluation or partial update.

**Rev 601.24 “Full Revaluation”** means the revaluation of all taxable and nontaxable properties in a municipality, with a complete measure and listing of all taxable and nontaxable properties to occur at the same time of the establishment of the new base year, to arrive at full and true value as of April 1. The term includes “full reappraisal” and “full reassessment.”

**Rev 601.25 “Full Statistical Revaluation”** means the process of a revaluation of all taxable and nontaxable properties in a municipality, using existing property data, to arrive at full and true value as of April 1. The term includes “statistical update” and “statistical reassessment.”

**Rev 601.26 “Highest and Best Use”** means the physically possible, legally permissible, financially feasible, and maximally productive use of a property, as appraised in accordance with RSA 75:1.

**Rev 601.27 “Improvement”** means any physical change to either land or to buildings that may affect value.

**Rev 601.29 “In-house Work Plan”** means a written set of goals, objectives, processes, and timelines that the municipality intends to rely upon to perform revaluations, partial updates, or cyclical inspections.

**Rev 601.30 “Listing”** means recording a description of the interior, exterior, and attributes of any improvements or the recording of the description of land features and attributes. The term includes “list.”

**Rev 601.31 “Market Analysis”** means the study and processes utilized to determine the response of buyers and sellers of real estate, in a geographic area, to various data elements through the analysis of cost data, income data, and sale transactions in the performance of mass appraisal.

**Rev 601.32 “Market Value”** means the value of a property that:

- (a) Is the most probable price, not the highest, lowest or average price;
- (b) Is expressed in terms of money;
- (c) Implies a reasonable time for exposure to the market;
- (d) Implies that both buyer and seller are informed of the uses to which the property may be put;
- (e) Assumes an arm’s length transaction in the open market;
- (f) Assumes a willing buyer and a willing seller, with no advantage being taken by either buyer or seller; and,
- (g) Recognizes both the present use and the potential use of the property.

The term includes “full and true value.”

**Rev 601.33 “Mass Appraisal”** means the utilization of standard commonly recognized techniques to value a group of properties as of a given date, using standard appraisal methods, employing common data and providing for statistical testing.

**Rev 601.34 “Measure”** means the physical inspection, verification, sketching and recording of the exterior dimensions and attributes of any improvements made to a property.

**Rev 601.36 “Municipal Assessing Officials”** means those charged by law with the duty of assessing taxes and being the:

- (a) Governing body of a municipality;
- (b) Board of assessors or selectmen of a municipality; or
- (c) County commissioners of an unincorporated place.

**Rev 601.37 “Municipality”** means a city, town or unincorporated place.

**Rev 601.38 “Partial Update”** means the process of analyzing market sales throughout the entire municipality to identify and implement needed value changes to the affected areas, or classes of property, to bring those properties to the municipality’s general level of assessment utilizing the existing base tax year and providing an addendum to the existing USPAP compliant report. The term includes “partial revaluation.”

**Rev 601.40 “Revaluation”** means the act of re-estimating the worth of real estate of the entire municipality using standard appraisal methods, calibration of the CAMA tables and models, establishment of a new base year with a USPAP compliant report, and providing for statistical testing whether by either:

- (a) A full revaluation; or,
- (b) A full statistical revaluation.

The term includes “reappraisal,” “reassessment,” and “value anew.”

**Rev 601.41 “Sale Validation”** means the process of verifying a real estate sale transaction to determine whether the sale was a valid or an invalid indicator of the market value of the sold property. The term includes “sale verification” and “sale qualification.”

**Rev 601.42 “Statistical Testing”** means the use or application of numerical statistics to understand the results of a reappraisal or the need for a reappraisal.

**Rev 601.44 “Uniform Standards of Professional Appraisal Practice (USPAP)”** means the generally accepted and recognized standards of appraisal practice printed by The Appraisal Foundation as authorized by Congress as the source of appraisal standards and appraiser qualifications.

**Rev 601.45 "USPAP Compliant Report"** means an appraisal report based upon the standards established by the ASB pursuant to RSA 21-J:14-b I, (c.)

**PART Asb 304 DUTIES**

**Asb 304.01 DRA-Certified Building Measurer and Lister Duties.**

(a) For revaluation or assessing services, under the guidance and oversight of a DRA-certified property assessor or DRA-certified property assessor supervisor, a DRA-certified building measurer and lister may perform:

- (1) Data collection;
- (2) Data verification; and
- (3) Cyclical inspection.

(b) A DRA-certified building measurer and lister shall not perform sale validation.

(c) A DRA-certified building measurer and lister shall not determine, or change, the quality grade or depreciation of structures.

(d) A DRA-certified building measurer and lister shall not determine or change adjustments applied to land attributes.

**Asb 304.02 DRA-Certified Property Assessor Assistant Duties.**

(a) For revaluation or assessing services, under the guidance and oversight of a DRA-certified property assessor or DRA-certified property assessor supervisor, a DRA-certified property assessor assistant may assist with:

- (1) Assessment tasks as defined in Asb 301.06;
- (2) Sale validation; and
- (3) The training of a building measurer and lister.

(b) A DRA-certified property assessor assistant shall not adjust an assessment unless specifically authorized by a DRA-certified property assessor or DRA-certified property assessor supervisor.

(c) A DRA-certified property assessor assistant shall not perform final field review as defined in Asb 301.26.

(d) A DRA-certified property assessor assistant shall not oversee revaluation informal review process or conduct abatement reviews.

(e) A DRA-certified property assessor assistant shall not represent a municipality in the defense of assessed values.

**Asb 304.03 DRA-Certified Property Assessor Duties.**

(a) A DRA-certified property assessor may, in accordance with Asb 303.05:

- (1) Perform appraisal work which includes:
  - a. The annual maintenance of assessments by using the base year data collection manual and USPAP-compliant report; and
  - b. The use of the computer assisted mass appraisal system existing models and cost data established by a DRA-certified property assessor supervisor during the year of the last revaluation for new appraisals;
- (2) Perform abatement reviews and the defense of value under the supervision of a DRA-certified property assessor supervisor;
- (3) Perform sale validation; and
- (4) Submit a signed and dated statement to the DRA attesting to the qualifications of a building measurer and lister, or a property assessor assistant, working under the DRA-certified property assessor's supervision to be true, accurate and correct.

(b) A DRA-certified property assessor shall not adjust the cost, land, depreciation, or other computer assisted mass appraisal tables resulting in a change to the values unless specifically authorized by a DRA-certified property assessor supervisor.

- (c) A DRA-certified property assessor shall not establish and certify values.
- (d) A DRA-certified property assessor shall not sign the USPAP-compliant report.
- (e) A DRA-certified property assessor shall not conduct the final field review.

**Asb 304.04 DRA-Certified Property Assessor Supervisor Duties.**

- (a) Perform and supervise all appraisal work;
- (b) Conduct and supervise a revaluation, cyclical revaluation, or partial update by:
  - (1) Compilation of the data collection manual;
  - (2) Performing a market analysis for the establishment of the base values and tables for the computer assisted mass appraisal models;
  - (3) Calibrating the computer assisted mass appraisal models;
  - (4) Performing the data quality final field review of the mass appraisal results;
  - (5) Conducting statistical testing;
  - (6) Complete and certify a USPAP-compliant report; and
  - (7) Overseeing and supervising:
    - a. The informal review process;
    - b. The abatement review; and
    - c. Defense of the appraised value(s);
- (c) Oversee any revaluation by assisting the municipal assessing officials to ensure that:
  - (1) The revaluation is performed in accordance with applicable state statutes and administrative rules;
  - (2) The contract terms and conditions are adhered to; and
- (d) Submit a signed and dated statement to the DRA attesting to the qualifications at all levels of certification to be true, accurate, and correct.

**2. RESPONSIBILITIES AND SERVICES TO BE PERFORMED BY CONTRACTOR**

**2.1 Contract Submission**

The contract, any revised contract, and the list of personnel assigned to work under the contract, shall be submitted to the DRA for examination and written recommendations of the DRA to be made to the Municipality within 10 working days of receipt. No work shall begin without first submitting a copy of the executed contract or agreement to the commissioner along with the names and qualifications of all personnel to be employed under the contract or agreement.

The Contractor will not assign or in any way transfer any interest in this Agreement without the prior written consent of the municipal assessing officials.

**2.2 Assessment of All Property**

- 2.2.1 Contractor shall appraise all taxable property (RSA 72:6) within Municipality in a good and workmanlike manner in accordance with RSA 75:1.
- 2.2.2 Contractor shall appraise all tax exempt and non-taxable property (RSA 74:2) within the taxing jurisdiction of Municipality in the same manner as taxable property. Utility and Special Use properties are not included in the Contractors responsibilities. Public Utility properties (land and buildings) (All Eversource (PSNH), Liberty Utilities, New England Power, New England Hydro-Transmission, Tennessee Gas, Consolidated Communications, Comcast) properties as well as all cell tower properties (land and buildings) are not included in the Contractors responsibilities (76 cards in total in 2021)



2.2.3 Contractor shall utilize Municipality's Vision CAMA System to assess properties.

### **2.3 Completion of Work**

2.3.1 Contractor shall deliver final values to the municipal assessing officials on or before September 1, 2022.

2.3.2 A penalty of \$200. per day shall be paid by Contractor for each day required beyond the above stated completion date for delays caused by Contractor.

2.3.3 Contractor shall provide Municipality a list of all products to be delivered and dates of delivery thereof. The products include:

- (1) Property record cards in hard copy; electronic or both formats;
- (2) The USPAP Compliant Appraisal Report within 30-days of the Town's submission of the final 2022 MS-1 report to NH DRA;
- (3) The Data Collection Manual;
- (4) The CAMA System Manual; and,
- (5) Any other products as deemed necessary by the municipal assessing officials (as described in Section 3).

2.3.4 The revaluation shall be considered satisfied and in its final form only when:

- (1) The informal review of assessments has been completed as described in Section 3.6;
- (2) Any required value adjustments are made;
- (3) The final values are submitted to and accepted by the municipal assessing officials;
- (4) All products required by the contract are delivered to Municipality and the DRA;
- (5) The DRA has completed its final monitoring report;
- (6) Values established by Contractor have been defended through the municipal abatement process, as described under RSA 76:16, for the year of the revaluation; and,
- (7) All other terms of the contract have been satisfied.

### **2.4 Personnel**

2.4.1 For grading, classifying, appraising and data collection of all property covered by the contract, Contractor shall only employ personnel who are:

- (1) Certified by the DRA, as defined in the Asb 300 Rules and RSA 21-J:14-f for the level of work they will be performing; and,
- (2) Approved by the municipal assessing officials.

2.4.2 Contractor shall not compensate, in any way, a municipal official, employee or any immediate family member of such official or employee in the performance of any work under the contract unless previously disclosed and a prior full-time employee of Contractor.

2.4.3 Upon approval of the contract and before the revaluation begins, Contractor shall provide to the DRA and the municipal assessing officials, a list of the DRA-certified personnel assigned to work under the contract.

2.4.4 Contractor shall ensure that the DRA-certified assessor supervisor is proficient in the use and calibration of the CAMA system that will be used to assess the property specified in Section 2.2.

2.4.5 Contractor shall ensure that the individual(s) assigned to perform data entry are proficient in the use of Municipality's CAMA system.

2.4.6 Contractor shall ensure that the DRA-certified assessor supervisor will be present for all analysis and table structure in the CAMA system throughout the duration of the project.

## **2.5 Public Relations**

- 2.5.1 Contractor and the municipal assessing officials, during the progress of the work, shall each use their best efforts to promote full cooperation and amiable relations with taxpayers. All publicity and news releases shall be approved by the municipal assessing officials before being released to the news media. Contractor, upon request of the municipal assessing officials, shall provide assistance in conjunction with the municipal assessing officials to acquaint the public with the mechanics and purpose of the revaluation.

## **2.6 Confidentiality**

- 2.6.1 Contractor, municipal assessing officials or municipal employees shall not disclose any preliminary values to anyone or permit anyone to use or access any data on file during the course of the revaluation project, except the municipal assessing officials and the Commissioner of the DRA, or their respective designees, until the values have been submitted to the municipal assessing officials and made public.

## **2.7 Compensation and Terms**

- 2.7.1 Municipality, in consideration of the services hereunder to be performed by Contractor, agrees to pay Contractor the sum total of \$149,000. pursuant to the terms of the agreement as defined in Section 3.
- 2.7.2 The amount or terms of compensation to be paid by Municipality for assessing services to support and defend assessments that are appealed to the BTLA or Superior Court, if not included in Section 3 of the agreement, quoted on a daily basis plus expenses is: \$1,000. daily.
- 2.7.3 The itemized cost for the appraisal of special use or utility property(ies) if not included in 2.7.1 is/are listed below:

Not applicable to this contract, see section 2.2.2.

- 2.7.4 Payments shall be made to the CONTRACTOR monthly, based on the portion of work completed during the preceding month. The amount paid shall represent ninety percent (90%) of the amount billed for that month.
- 2.7.5 The remaining ten percent (10%) will be paid to the CONTRACTOR within sixty (60) calendar days following the satisfactory completion of all terms of this Agreement.
- 2.7.6 Except as provided in Sections 2.7.2 and 2.7.3, the stated consideration in 2.7.1 represents the total payment for all contracted services.

## **3. DETAIL OF SERVICES TO BE PERFORMED BY CONTRACTOR**

- 3.1 Contractor will be responsible for data collection of Sale Properties that occur from June 1, 2021 through May 15, 2022. Municipality will be responsible for data collection of Sale Properties prior to June 1 2021. Collection of Newly Inventoried Property Data will be the responsibility of the Municipality. Contractor will provide one new image for each sale property data collected. Data Collection and imaging services provided include the associated data entry services into the CAMA system.
  - 3.1.1 Vacant land parcels and any attributes that may affect the market value shall be listed accurately. Such attributes may include, but not be limited to: number of acres; road frontage; neighborhoods; water frontage; water access; views; topography; easements; deeded restrictions and other factors that might affect the market value.
  - 3.1.2 Principal building(s), and any appurtenant building(s), or other improvements, shall be accurately measured and listed to account for the specific elements and details of construction as described in the data collection manual. Such elements and details may include, but not be limited to: quality of construction; age of structure; depreciation factors; basement area; roofing; exterior cover; flooring; fireplaces; heating & cooling systems; plumbing; story height; number of bathrooms; number of bedrooms; and, other features, attributes, or factors that might affect market value.
  - 3.1.3 Municipality/Contractor shall make an attempt to inspect the property, and if the attempt is unsuccessful, Municipality/Contractor may:

- (1) Leave a notification card at the property requesting that the property owner calls Contractor's designee, within a stated time frame as agreed upon by the municipal assessing officials and Contractor, to arrange for an interior inspection; or,
- (2) Send a letter to the property owner requesting that the property owner call Contractor's designee, within a stated time frame as agreed upon by the municipal assessing officials and Contractor, to arrange for an interior inspection; or,
- (3) Also subject to section 3.1.5 (8)

3.1.4 If the municipal assessing officials/Contractor are not able to arrange for an interior inspection, or entrance to a building or parcel of land cannot be obtained as detailed in Section 3.1.5 below, Municipality shall:

- (1) Estimate the value of the improvements using the best evidence available; and,
- (2) Annotate the property record card accordingly.

3.1.5 Municipality/Contractor shall complete interior inspection of properties except:

- (1) Vacant or unoccupied structures;
- (2) Where multiple attempts for inspection have been made without success and the owner or occupant has not responded to the municipal assessing officials' notifications;
- (3) Where postings prevent access;
- (4) Unsafe structures;
- (5) When the owner has refused access to Municipality or designee;
- (6) When inhabitants appear impaired, dangerous or threatening; and,
- (7) Any other reason for which the municipal assessing officials agree that the property is inaccessible.
- (8) Due to COVID19 protocols interior inspections are subject to not being done, info at door and other applicable work arounds shall suffice for purposes of interior inspection.

3.1.6 Contractor shall provide to Municipality a complete copy of the: field data collection card(s); worksheet(s); and, other document(s) used in the valuation process. (used in the valuation process, including field review cards, informal hearing sheets, and any assessment cards amended as a result of any Contractor interior/exterior review of a property as a result of the informal hearings.

3.1.7 Contractor shall provide monthly progress reports indicating the percentage of completion of the full statistical revaluation to the municipal assessing officials and the DRA.

### 3.2 Property Record Cards

3.2.1 Contractor shall prepare an individual property record card, for each separate parcel of property in Municipality arranged to show:

- (1) The owner's name, street number, map and lot number or other designation of the property;
- (2) The owner's mailing address;
- (3) Information necessary to derive and understand:
  - (a) The land value;
  - (b) The number of acres of the parcel;
  - (c) The land classification;
  - (d) The adjustments made to land values;
  - (e) The value of the improvements on the land;
  - (f) The accurate description of all improvements whether affecting market value or not;

- (g) The improvement pricing details; and,
- (h) The allowances made for physical, functional and economic depreciation factors;
- (4) The outline sketch of all principal improvements with dimensions with the street side or waterfront toward the bottom of the diagram;
- (5) The base valuation year;
- (6) The print date of property record card;
- (7) Photograph of the principal building;
- (8) History of the property transfer to include:
  - (a) Date of sale;
  - (b) Consideration amount;
  - (c) Qualification code; and,
  - (d) Property type noted as either vacant or improved;
- (9) A notation area to record any comments pertaining to the property; and,
- (10) A notation area to record the history of the property, which may include, but not be limited to:
  - (a) Property inspection date;
  - (b) Individual's identification number or initials associated with the inspection;
  - (c) The extent of the inspection;
  - (d) Reason for the inspection; and,
  - (e) Any value adjustment(s).

### 3.3 Market Analysis

- 3.3.1 A DRA-certified property assessor supervisor shall conduct the full statistical revaluation market analysis.
- 3.3.2 A DRA-certified property assessor assistant, under the guidance of a DRA-certified property assessor or a DRA-certified property assessor supervisor, may validate or invalidate sales for the market analysis.
- 3.3.3 The municipal assessing officials shall provide to Contractor a copy of all property transfers for a minimum of two (2) years immediately preceding the effective date of the revaluation.
- 3.3.4 A market analysis shall be conducted by Contractor using accepted mass appraisal methods in order to determine land, improvements and any other contributory values or factors including:
  - (1) A review of all property transfers provided by the municipal assessing officials to Contractor;
  - (2) A compilation of all unqualified property transfers into a sales list with appropriate notations for those sales not used in the analysis accompanied by:
    - (a) The parcel map and lot number;
    - (b) The disqualification code;
    - (c) The date of sale; and,
    - (d) The sale price.
  - (3) A compilation of all qualified property transfers into a sales list with appropriate notations for those sales used in the analysis accompanied by:
    - (a) The parcel map and lot number;
    - (b) The date of sale;
    - (c) The sale price;

- (d) The newly established value;
- (e) A photocopy or printout of the property record card for each property transferred; and,
- (f) A photograph of the principal improvements attached thereto;
- (4) Estimated land values with the documented results, as follows:
  - (a) Utilizing vacant land sales whenever possible; and,
  - (b) In the absence of an adequate number of vacant land sales, the land residual method or other recognized land valuation methodologies shall be used to assist in the determination of land unit values;
- (5) The indicated land values shall be documented as:
  - (a) Site;
  - (b) Front or square foot;
  - (c) Front acre;
  - (d) Rear acre units; and/or,
  - (e) Other appropriate units of comparison;
- (6) An analysis section to include:
  - (a) The sale price; and,
  - (b) Supporting adjustments made in sufficient detail to be understood by the municipal assessing officials and taxpayers;
- (7) The market analysis used to indicate unit values with the documentation of the method(s) employed and any special adjustment factors; and,
- (8) Tax maps showing the locations of all qualified sales and the delineation of neighborhoods.

3.3.5 The preliminary market analysis shall:

- (1) Be provided to the municipal assessing officials and the DRA prior to the acceptance of the new values by the municipal assessing officials;
- (2) Be printed in its final form, and provided to the municipal assessing officials and the DRA at the completion of the revaluation as part of the USPAP compliant report; and,
- (3) Become property of Municipality and the DRA.

3.3.6 Contractor shall ensure that a final comprehensive review of the newly established values shall be performed by a DRA-certified property assessor supervisor utilizing a parcel-by-parcel field review of the entire Municipality to:

- (1) Ensure that all properties are valued at their highest and best use; and,
- (2) Identify and correct: any mechanical errors; inconsistencies; unusual features or value influencing factors.

3.3.7 Any supporting documentation supplied, provided or utilized by Contractor in the process of compiling the market analysis, such as but not limited to: sales verification sheets; rental/expense statements and questionnaires; Contractor cost estimates; sales listing sheets; final review notes; etc., shall be relinquished to and become property of Municipality.

**3.4 Approaches to Value**

3.4.1 The valuation of property for the revaluation shall be completed by utilizing recognized approaches to value, which may include, but not be limited to:

3.4.2 Cost Approach:

- (1) The cost approach, when utilized, shall be implemented by calibrating and applying land valuation tables, building valuation tables and unit costs as follows:

- (a) Investigate, with documented analysis, land values for residential, commercial, industrial and any other special use properties in the area;
  - (b) Document the land valuation tables and unit costs by including statistical testing to compare the calculated preliminary land value to the sale properties to ensure accuracy before the land valuation tables and unit costs are implemented;
  - (c) Document the development of the units of comparison that shall be used for the base land prices, which may include, but not limited to: site; front foot; square foot; front acre; rear acre; and, other appropriate units of comparison;
  - (d) Document site specific characteristic land adjustments, which may include, but not be limited to: topography; view; size; location; and, access; and,
  - (e) Document the calibration of land tables and models.
- (2) In developing building cost tables, Contractor shall provide the following:
- (a) Investigate, with documented analysis, the building costs of residential, commercial, industrial and any other special use properties in the area;
  - (b) Document the testing of Contractor's building valuation tables and unit costs by comparing the calculated preliminary building value to the sale properties, for which the building costs are known, to ensure accuracy before the building valuation tables and unit costs are implemented;
  - (c) The building cost tables shall consist of unit prices based upon relevant factors, which may include, but not be limited to: specifications for various types of improvements; the quality of construction; the building customs and practices in Municipality; various story heights and square foot areas adequate for the valuation of all types of buildings and other improvements to the land; tables for additions and deductions for variations from the base cost improvement; and, tables for depreciation based upon age and condition of the improvements.
  - (d) Document the calibration of all building cost tables and models.

#### 3.4.3 Income Approach:

- (1) The income approach, when utilized, shall be implemented by calibrating and applying valuation models as follows:
- (a) Investigate and qualify, with documented analysis, market data, which may include but not be limited to: rental income; expenses; vacancy; and, capitalization rates for: residential, commercial, industrial and any other special use property;
  - (b) Describe property specific characteristics;
  - (c) Document statistical testing for the income valuation models to known sales of similar properties;
  - (d) Create valuation models consisting of market data based upon:
    - (i) Defined descriptions and specifications based upon property type; and,
    - (ii) Quality and size of the improvements; and,
  - (e) Document the calibration of all income approach valuation tables and models.
  - (f) Income and Expense (I & E's) Questionnaires shall be mailed by the Contractor at Contractors expense to commercial/industrial properties, said properties to be as mutually agreed upon by the Municipality and the Contractor prior to mailing. The record of which properties the forms were sent to, as well as the filed I & E's, shall become the property of the Municipality at the conclusion of the contract.

#### 3.4.4 Market-Sales Comparison Approach:

- (1) The market-sales comparison approach, when utilized, shall be implemented by calibrating and applying valuation models as follows:
- (a) Contractor shall qualify, analyze, and use sales as direct units of comparison in the valuation

of residential, commercial, industrial and any other special use properties;

- (b) Investigate with documented analysis comparable sales;
- (c) Document the adjustments for specifics, which may include, but not be limited to: location; time; size; features; and, condition;
- (d) Document how the adjustments were derived;
- (e) Document final value reconciliation; and,
- (f) Document calibration of all sales comparison tables and models.

3.4.5 In the utilization of the appraisal approaches to valuation, Contractor shall make and document adjustments made to properties for depreciation factors, which may include, but not be limited to: physical; functional; and, economic conditions.

### **3.5 Utility and Special Use Properties**

3.5.1 Not included in Contractor's scope of work under this contract, see section 2.2.2.

### **3.6 Value Notification and Informal Reviews**

3.6.1 Contractor shall provide to the municipal assessing officials:

- (1) A list of the newly established values for review;
- (2) A preliminary value analysis with a copy delivered to the DRA for review; and,
- (3) The informal review schedule in advance.

3.6.2 Contractor shall mail, first class, to all property owners, the notification of the newly established value of their property by sending to the property owner either of the following:

- (1) A list of all property owners containing the newly established valuations of all properties within Municipality; or,
- (2) A letter to the owner stating the newly established value of their property and whether Contractor has either:
  - (a) Published a list of all property owners containing the newly established valuations for all properties within Municipality in an identified newspaper of general circulation for the entire Municipality; or,
  - (b) Posted in two (2) identified public places within Municipality a list of all property owners and the newly established values of the entire Municipality, and,
  - (c) Information on a web page address posting of assessing data with newly established valuations.

3.6.3 The notification of newly established values shall contain the details of the informal review process, instructions on scheduling an informal review; and the time frame in which informal reviews shall be scheduled. The informal hearing process and notification shall include stated language allowing for an informal hearing by phone.

3.6.4 The notification of newly established values shall contain instructions in regard to the appeal process for abatements pursuant to RSA 76:16, RSA 76:16-a and RSA 76:17.

3.6.5 After mailing or posting of the notification of newly established values, Contractor shall ensure that an informal review of the newly established property values is provided to all property owners who may, within the time prescribed by the contract, request such a review.

3.6.6 Notwithstanding Section 2.6 of this contract (Confidentiality), Contractor shall make available to all property owners the property record card and market analysis related to their newly established property value(s).

3.6.7 Contractor shall notify, by first class mail, all property owners addressed during the informal reviews and indicate whether or not a change in value resulted and the amount thereof.

3.6.8 All documentation utilized or obtained during the informal review process shall be relinquished to the municipal assessing officials. This documentation shall include any original as well as amended assessment cards as a result of the informal hearings, including any original as well as amended assessment cards that were changed as a result of any necessary Contractor interior and exterior reviews of assessment cards as a result of the informal hearings.

### 3.7 Appraisal Reporting and Appraisal Manuals

3.7.1 Contractor shall provide a data collection manual, to be included within the USPAP report, or as a separate document, which may include but not be limited to:

- (1) A description of building characteristics; extra features; outbuildings; site improvements; site characteristics; road frontage; water frontage; water access; topography; and view;
- (2) A glossary and description of all codes used within the data collection and on property record cards;
- (3) A description of all grading factors utilized, which may include, but may not be limited to: condition factors; quality; depreciation; amenity values; and other factors or conditions; and,
- (4) A glossary and description of the coding used for visitation history.

3.7.2 Contractor shall ensure that the municipal assessing officials have:

- (1) A technical CAMA manual detailing the CAMA system utilized; and,
- (2) Been provided training in the proper use of the CAMA system.

3.7.3 Contractor shall provide a USPAP compliant appraisal report pursuant to RSA 21-J:14-b,1(c): The report shall comply with the most recent edition of the USPAP. The report shall contain, at a minimum, the following:

- (1) A letter of transmittal to include a signed and dated certification statement;
- (2) Sections detailing:
  - (a) The scope of work;
  - (b) The development of values;
  - (c) Time trending analysis;
  - (d) Land and neighborhood data;
  - (e) Improved property data;
  - (f) Statistical testing, analysis, and quality control; and,
  - (g) The development of approaches to value used in the revaluation of properties.
- (3) Appendices which may include, but not be limited to:
  - (a) Work plan;
  - (b) Neighborhood maps;
  - (c) Names and levels of DRA-certified individuals authoring or assisting with the development of the USPAP compliant report;
  - (d) CAMA system codes;
  - (e) Identification and description of zoning districts;
  - (f) Qualified and unqualified sale codes; and,
  - (g) Other useful definitions or information.
- (4) Instructions, or as a separate document, adequate instructions for the municipal assessing officials to:



- (a) Understand the valuation methodologies employed;
  - (b) Understand the market and neighborhood adjustments; and,
  - (c) Understand the conclusions of the appraisal report.
- 3.7.4 Contractor shall provide a USPAP compliant report to the municipal assessing officials, to be retained by the municipal assessing officials until the next revaluation and shall provide a copy to the DRA.
- 3.7.5 Utilities are not included in Contractor's scope of work under this contract.

**3.8 Defense of Values**

- 3.8.1 Contractor shall, after the final property tax bills have been mailed by Municipality, support and defend the values that were established by Contractor for the year of the revaluation as follows:
- (1) At no additional cost to Municipality, property tax abatement requests that are timely filed with Municipality pursuant to RSA 76:16 shall have:
    - (a) A review, by either a DRA-certified property assessor or a DRA-certified property assessor supervisor; and,
    - (b) The Contractor's written recommendation provided to the municipal assessing officials which an abatement request had been received.
- 3.8.2 Contractor shall provide a qualified representative for the defense of property tax abatement appeals that are timely filed with the Board of Tax and Land Appeals (BTLA) or Superior Court pursuant to RSA 76:16-a and RSA 76:17, whose compensation has agreed upon by the parties to the contract as stipulated in Section 2.7; and,
- 3.8.3 Appeals to the BTLA or Superior Court:
- (1) Contractor will support and defend values established by Contractor that may have been lowered by municipal assessing officials but shall not be required to support or defend values that have been increased by the municipal assessing officials. Any litigation, litigation preparation or narrative reports can be provided at a daily rate of One Thousand Dollars (\$1,000)
  - (2) Utilities are not included in Contractor's scope of work under this contract, see section 2.2.2.
- 3.8.4 All documentation utilized or obtained during the defense of assessed value process shall be relinquished to Municipality.

**4. RESPONSIBILITIES OF MUNICIPALITY**

- 4.1 The municipal assessing officials shall identify to Contractor, in writing, which properties within the taxing jurisdiction are exempt from taxation.
- 4.2 The municipal assessing officials shall furnish to Contractor information such as but not be limited to: the current ownership information of all property; the physical location of all property; property address changes within Municipality; all property transfer information; a set of current tax maps; zoning maps; plans; building permits; subdivisions; boundary line adjustments and mergers; and, other information as specified by Contractor for the services being provided.
- 4.3 The municipal assessing officials shall keep Contractor informed of all sales of property that occur during the progress of the revaluation.
- 4.4 The municipal assessing officials shall make corrections to tax maps as of April 1 of the revaluation year where lots have been subdivided, or apportioned, and notify Contractor of all ownership and name and address changes.
- 4.5 If requested, suitable office space and equipment, as specified by Contractor, for the use of Contractor's personnel in the performance of the appraisal work shall be provided. Municipality can provide 1 desk with 1 telephone with 1 workstation with 1 printer.

## **5. INDEMNIFICATIONS AND INSURANCE**

- 5.1 Contractor agrees to defend and indemnify Municipality, with which it is contracting, against claims for bodily injury, death and property damage which arises in the course of Contractor's performance of the contract and with respect to which Municipality, with which it is contracting, shall be free from negligence on the part of itself, its employees and agents.
- 5.2 Contractor shall not be responsible for consequential or compensatory damages arising from the late performance or non-performance of the agreement caused by circumstances, which are beyond Contractor's reasonable control.
- 5.3 Contractor shall maintain public liability insurance, automobile liability insurance and workmen's compensation insurance unless Contractor is not required to do so by New Hampshire state law or as otherwise agreed upon.
- 5.3.1 The public liability insurance shall be in the form of commercial general liability with the inclusion of contractual liability coverage and shall provide limits of \$1,000,000 each person and \$1,000,000 each occurrence for bodily injury liability, and \$1,000,000 each occurrence for property damage liability; and,
- 5.3.2 The automobile liability insurance shall be in the form of comprehensive automobile liability and shall provide limits of \$1,000,000 each person and \$1,000,000 each Occurrence for bodily injury liability.
- 5.4 Prior to starting the revaluation, Contractor shall provide certificates of insurance by a State of NH licensed insurer confirming the required insurance coverage for Municipality with which the appraisal Contractor is contracting.
- 5.5 Contractor shall provide Municipality and the DRA a ten (10) day advance written notice of the cancellation or material change in the required insurance coverage.

## **6. PERFORMANCE BOND**

- 6.1 Contractor, before starting any revaluation work, shall deliver an executed bond or irrevocable letter of credit in favor of Municipality, or as otherwise agreed upon, with which it is contracting to assure faithful and satisfactory performance of the contract, and provide a copy to the DRA. The amount of such bond or letter of credit shall be no less than the amount of compensation to be paid by Municipality to Contractor for services to be performed, and shall not expire before final values are submitted to and accepted by the municipal assessing officials.

## **7. ESTIMATED SIZE OF REVALUATION**

- 7.1 It is agreed between the parties that the entire revaluation consists of an estimate of 10,000 parcels as defined by RSA 75:9.

## **8. ADDENDUMS, AMENDMENTS AND APPENDICES**

- 8.1 Addendums, amendments and appendices pertaining to this contract may be added only by separate instrument in writing and shall meet all requirements of Section 2.1.

**9. SIGNATURE PAGE**

By signing the contract, Contractor attests that pursuant to RSA 21-J:11 and Rev 602.01(c) and (d):

- (1) The contract, any revised contract, and the names and DRA-certified level of all personnel to be employed under the contract has been first submitted to the DRA for examination; and,
- (2) No appraisal work shall begin until a copy of this executed contract, and the names and DRA-certified level of all personnel to be employed under this contract, has been submitted to the DRA.

In the Presence of:

*Jim Laffin*  
Witness Signature

Date: July 27, 2021

Municipality of: Hudson New Hampshire

By Authorized-Municipal Assessing Officials or Agent:

*M. McQuinn*  
*[Signature]*  
\_\_\_\_\_  
\_\_\_\_\_

In the Presence of:

\_\_\_\_\_  
Witness Signature

By Contractor:

*TR 3001*  
\_\_\_\_\_  
President or Authorized Agent

**APPENDIX A**

**SCHEDULE  
TOWN OF HUDSON, NEW HAMPSHIRE  
STATISTICAL REVALUATION**

<i><b>TASK</b></i>	<i><b>FROM</b></i>	<i><b>TO</b></i>
Project Startup, Bonding, Staffing, and public relations	01/07/2022	01/15/2022
*Sales & Building Permit Data Collection	01/15/2022	04/15/2022
Land Study and Building Cost Study	02/01/2022	05/01/2022
Commercial Study of Market Rents, Expenses & Capitalization Factors	04/01/2022	07/01/2022
Field Review and Data Entry	04/15/2022	07/15/2022
Preliminary Residential & Commercial Valuation model and values to Assessors	07/16/2022	
Assessor review of values	07/16/2022	7/22/2022
Assessment hearing notices mailed	07/23/2022	
Informal Hearings	07/25/2022	08/22/2022
Hearing Changes & Final values to Assessors	08/15/2022	08/30/2022
Final Values to Assessor	09/01/2022	
Final Report/Documentation	10/01/2022	

\*Sales & Building Permit Data Collection –Town will be responsible for all Building Permits. All sales data collection, associated data entry and sales verification prior to June 1 2021 will be the Towns responsibility. The Contractor will be responsible for all sales data collection, associated data entry and sales verification from June 1, 2021 through May 15<sup>th</sup>, 2022.

## APPENDIX B

### LIST OF VISION GOVERNMENT SOLUTIONS PERSONNEL

Mike Tarello – DRA Certified Property Assessor Supervisor  
Steve Whalen – DRA Certified Property Assessor Supervisor  
June Perry – DRA Certified Property Assessor Supervisor  
Sandra Schmucki – DRA Certified Property Assessor Supervisor  
Rick Kulp – DRA Certified Property Assessor  
Robert Tolland – Measure and Lister Trainee



Lindsey M. Stepp  
Commissioner

Carolynn J. Lear  
Assistant Commissioner

# State of New Hampshire Department of Revenue Administration

109 Pleasant Street  
PO Box 487, Concord, NH 03302-0487  
Telephone (603) 230-5000  
www.revenue.nh.gov



*Jim Michaud*  
*6/19/21*  
*6/19/21*

RECEIVED  
JUL 19 2021  
TOWN OF HUDSON  
SELECTMEN'S OFFICE

MUNICIPAL AND PROPERTY  
DIVISION  
James P. Gerly  
Director

Samuel T. Greene  
Assistant Director

July 13, 2021

Town of Hudson  
Board of Selectmen  
12 School Street  
Hudson, NH 03051

Re: Hudson 2022 Full Statistical Revaluation

Dear Assessing Officials,

Pursuant to RSA 21-J:11, a contract has been submitted to the Department for its review and recommendations.

The 2022 contract for revaluation/update services has been reviewed and the Department is making the following contract recommendations.

- Please keep in mind that per Rev 602.01(b) the names and DRA-certification level of all personnel to be employed under the contract are to be submitted with the unexecuted contract. Any changes or adjustments to this list may be made at the time of the executed contract submittal.
- Recommend referencing the Assessing Standards Board due date of the USPAP report to be 30-days from the filing of the MS-1.

Once the contract has been signed, please forward a copy to our office. Please keep in mind the Department does not warrant your contracts against errors or omissions.

If you have any questions, please feel free to contact me at (603) 230-5963 or [samuel.t.greene@dra.nh.gov](mailto:samuel.t.greene@dra.nh.gov).

Sincerely,

*Sam Greene*  
Sam Greene, Assistant Director  
Municipal and Property Division

cc: Vision Government Solutions  
File

**Appendix 'B': Individuals Responsible/Assisting in Completion of Report**

**VP of Appraisal:**

J. Michael Tarello

**Project Manager and Analysis:**

J. Michael Tarello (DRA Certified Property Assessor Supervisor)

**Field Review and Commercial Valuation:**

Angela Silva (DRA Certified Property Assessor Supervisor)

Steve Whalen (DRA Certified Property Assessor Supervisor)

Richard Vincent (DRA Certified Property Assessor Supervisor)

Chris Ruel (DRA Certified Property Assessor Supervisor)

**Data Collection:**

Teresa Sullivan (DRA Certified Building Measurer and Lister)

*“DRA Certification can be verified on-line at the New Hampshire Department of Revenue Administration website at [www.nh.gov/revenue](http://www.nh.gov/revenue).”*



## **Appendix 'C': Qualifications**

**NEW HAMPSHIRE DEPARTMENT OF  
REVENUE ADMINISTRATION**

**THIS CERTIFIES THAT**

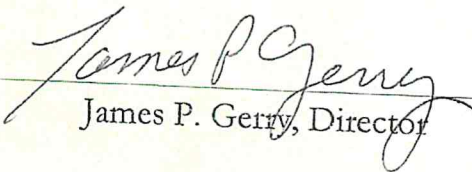
**J. Michael Tarello**

Has successfully completed and submitted the required documentation as  
required by state law to obtain status as a

**DRA-CERTIFIED PROPERTY ASSESSOR SUPERVISOR**

Which shall remain valid until December 31, 2025

Given this day of December 01, 2020

  
James P. Gerry, Director



**NEW HAMPSHIRE DEPARTMENT OF  
REVENUE ADMINISTRATION**

**THIS CERTIFIES THAT**

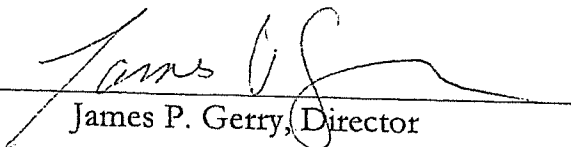
**Stephen P. Whalen**

Has successfully completed and submitted the required documentation as  
required by state law to obtain status as a

**DRA-CERTIFIED PROPERTY ASSESSOR SUPERVISOR**

Which shall remain valid until December 31, 2024

Given this day of February 12, 2020

  
James P. Gerry, Director



**NEW HAMPSHIRE DEPARTMENT OF  
REVENUE ADMINISTRATION**

**THIS CERTIFIES THAT**

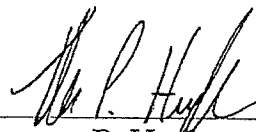
**Richard A. Vincent**

Has successfully completed and submitted the required documentation as  
required by state law to obtain status as a

**DRA-CERTIFIED PROPERTY ASSESSOR SUPERVISOR**

Which shall remain valid until December 31, 2023

Given this day of December 06, 2018



Thomas P. Hughes, Assistant Director



**NEW HAMPSHIRE DEPARTMENT OF  
REVENUE ADMINISTRATION**

**THIS CERTIFIES THAT**

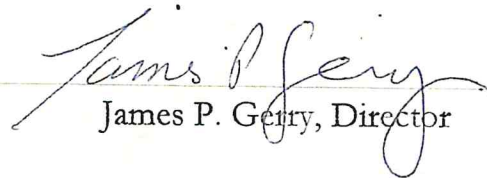
**Teresa Sullivan**

Has successfully completed and submitted the required documentation as  
required by state law to obtain status as a

**DRA-CERTIFIED BUILDING MEASURER AND LISTER**

Which shall remain valid until December 31, 2025

Given this day of March 1, 2021

  
James P. Gerry, Director

**NEW HAMPSHIRE DEPARTMENT OF  
REVENUE ADMINISTRATION**

**THIS CERTIFIES THAT**

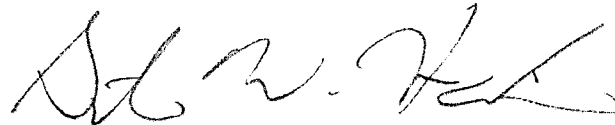
**Angela L. Silva**

Has successfully completed and submitted the required documentation as  
required by state law to obtain status as a

**DRA-CERTIFIED PROPERTY ASSESSOR SUPERVISOR**

Which shall remain valid until December 31, 2023

Given this day of May 01, 2018



Stephan Hamilton, Director



**NEW HAMPSHIRE DEPARTMENT OF  
REVENUE ADMINISTRATION**

**THIS CERTIFIES THAT**

**Christopher Ruel**

Has successfully completed and submitted the required documentation as  
required by state law to obtain status as a

**DRA-CERTIFIED PROPERTY ASSESSOR SUPERVISOR**

Which shall remain valid until December 31, 2024

Given this day of June 18, 2020

  
James P. Gerry, Director

## Appendix 'D': Residential Valuation Reports

- Lot Sales
- Land Residuals
- Unqualified Sales
- Qualified Sales
- Sales Studies:
  - Single Family Sales
    - Land Use
    - Style
    - Site Index
    - Neighborhoods
    - Lot Size
    - Actual Year Built
    - Building Size
    - Residential Grade
    - Sale Price Quartile
    - Sale Date Quartile
  - Condominiums
    - Land Use
    - Style
    - Complex
  - Manufactured Housing
  - Mix Use
  - Commercial
  - Industrial
- Total Value Report by Property Class (LA4)
- MS-1
- Price Related Differential
- Sales Validity Codes

**Note for any pages that appear vertical please click on view in your Adobe Acrobat Reader (as applicable) then rotate clockwise.**



Group Summary by Land Use  
HUDSON, NH

11/29/2022

Land Use	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
1300 , VAC RESD	5	0.9514	9.69	1.0414	\$185,000.00	\$185,500.00	\$243,000.00	\$227,260.00	0.9739
1320 , VAC RES UNDV	1	0.8053	0	1	\$19,000.00	\$15,300.00	\$19,000.00	\$15,300.00	0.8053
	6	0.9150	11.06	1.0135	\$185,000.00	\$180,900.00	\$205,666.67	\$191,933.33	0.9458

April 1, 2020 to April 1, 2022

Record Detail by Land Use  
HUDSON, NH

11/29/2022

Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1300, VAC RESD (5 items)															
1300, VAC RESD	46.12	5842	102//010//000///	171 OLD DERRY RD	\$425,000.00	RE	RE	0	0	11/03/2020	0.0649	\$361,300.00	0.8501	G1	R
1300, VAC RESD	4.443	9690	152//028//001///	33 A - B DUGOUT RD	\$150,000.00	RE	RE	0	0	04/19/2021	0.3217	\$185,500.00	1.2367	R2	R
1300, VAC RESD	9	9772	223//043//005///	11 COPPER HILL RD	\$270,000.00	RG	RG	0	0	01/25/2022	0.0365	\$237,200.00	0.8785	R2	R
1300, VAC RESD	2.049	10307	110//012//001///	20 PUTNAM RD	\$185,000.00	RE	RE	0	0	01/07/2022	0.038	\$176,300.00	0.953	G1	R
1300, VAC RESD	2.056	10308	110//012//002///	14 PUTNAM RD	\$185,000.00	RE	RE	0	0	04/27/2021	0.0364	\$176,000.00	0.9514	G1	R
1320, VAC RES UNDV (1 item)															
1320, VAC RES UNDV	0.312	6046	203//007//000///	38 ATWOOD AVE	\$19,000.00	RD	RD	0	0	07/07/2021	0.1097	\$15,300.00	0.8053	TR	R

Group Summary by Land Use  
HUDSON, NH

11/29/2022

Land Use	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
1300 , VAC RESD	4	0.9522	9.45	1.0243	\$185,000.00	\$180,900.00	\$197,500.00	\$193,750.00	1.0049
1320 , VAC RES UNDV	1	0.8053	0	1	\$19,000.00	\$15,300.00	\$19,000.00	\$15,300.00	0.8053
	5	0.9514	10.63	0.9878	\$185,000.00	\$176,300.00	\$161,800.00	\$158,060.00	0.9650

April 1, 2021 to April 1, 2022

Record Detail by Land Use  
HUDSON, NH

11/29/2022

Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1300 , VAC RESD (4 items)															
1300 , VAC RESD	4.443	9690	152//028//001///	33 A - B DUGOUT RD	\$150,000.00	RE	RE	0	0	04/19/2021	0.2853	\$185,500.00	1.2367	R2	R
1300 , VAC RESD	9	9772	223//043//005///	11 COPPER HILL RD	\$270,000.00	RG	RG	0	0	01/25/2022	0.0729	\$237,200.00	0.8785	R2	R
1300 , VAC RESD	2.049	10307	110//012//001///	20 PUTNAM RD	\$185,000.00	RE	RE	0	0	01/07/2022	0.0016	\$176,300.00	0.953	G1	R
1300 , VAC RESD	2.056	10308	110//012//002///	14 PUTNAM RD	\$185,000.00	RE	RE	0	0	04/27/2021	0	\$176,000.00	0.9514	G1	R
1320 , VAC RES UNDV (1 item)															
1320 , VAC RES UNDV	0.312	6046	203//007//000///	38 ATWOOD AVE	\$19,000.00	RD	RD	0	0	07/07/2021	0.1461	\$15,300.00	0.8053	TR	R

Hudson NH Residential Land Residuals

RD, Residential Avg/Fair (7 items)

Sale Type	Mblu	Assess	Land NBHD	SI	Use Code	Zone	Lot size	Date	Sale Price	Bldg RCNLD	Indicated Land Value	Appraised Land value	Ratio
R	168//098//000///	RD	RD	5	1010	R2	0.434	10/8/2021 0:00	\$505,000	\$347,700	\$157,300		
R	168//099//000///	RD	RD	5	1010	R2	0.471	11/19/2021 0:00	\$350,000	\$208,800	\$141,200	\$129,200	0.82
R	182//117//000///	RD	RD	5	1010	TR	0.289	12/3/2021 0:00	\$370,000	\$241,400	\$128,600	\$131,300	0.93
R	259//007//000///	RD	RD	5	1010	R2	1.01	12/14/2021 0:00	\$630,000	\$460,200	\$169,800	\$121,000	0.94
R	236//011//000///	RD	RD	5	1010	R2	1.09	8/26/2021 0:00	\$400,000	\$242,700	\$157,300	\$161,600	0.95
R	139//035//000///	RD	RD	5	1010	R1	0.935	11/15/2021 0:00	\$320,000	\$166,900	\$153,100	\$153,900	0.98
R	246//003//000///	RD	RD	5	1010	R2	2.641	10/21/2021 0:00	\$415,000	\$252,800	\$162,200	\$149,900	0.98
Count	7	Median	0.95	COD	3.98							\$161,800	1.00

RE, Residential Average (72 items)

Sale Type	Mblu	Assess	Land NBHD	SI	Use Code	Zone	Lot size	Date	Sale Price	Bldg RCNLD	Indicated Land Value	Appraised Land value	Ratio
R	197//158//000///	RE	RE	5	1010	TR	0.346	5/27/2021 0:00	\$440,000	\$265,000	\$175,000	\$130,800	0.75
R	247//045//016///	RE	RE	5	1010	TR	0.667	1/28/2022 0:00	\$585,000	\$384,700	\$200,300	\$150,000	0.75
R	174//054//000///	RE	RE	5	1010	TR	0.23	6/14/2021 0:00	\$482,000	\$319,300	\$162,700	\$123,000	0.76
R	174//138//000///	RE	RE	5	1010	TR	0.301	12/2/2021 0:00	\$390,000	\$224,000	\$166,000	\$128,100	0.77
R	247//045//007///	RE	RE	5	1010	TR	0.23	5/6/2021 0:00	\$545,000	\$385,700	\$159,300	\$123,000	0.77
R	247//120//000///	RE	RE	5	1010	TR	0.367	9/23/2021 0:00	\$370,000	\$199,900	\$170,100	\$132,000	0.78
R	174//229//000///	RE	RE	5	1010	TR	0.193	9/24/2021 0:00	\$350,000	\$198,100	\$151,900	\$119,300	0.79
R	167//014//000///	RE	RE	5	1010	R2	0.373	11/4/2021 0:00	\$350,000	\$190,400	\$159,600	\$125,800	0.79
R	203//046//000///	RE	RE	5	1010	TR	0.421	11/19/2021 0:00	\$470,000	\$310,300	\$159,700	\$128,497	0.80
R	203//110//000///	RE	RE	5	1010	TR	0.346	4/15/2021 0:00	\$494,900	\$332,500	\$162,400	\$130,800	0.81
R	174//203//000///	RE	RE	5	1010	TR	0.64	7/30/2021 0:00	\$415,000	\$233,600	\$181,400	\$148,400	0.82
R	247//045//001///	RE	RE	5	1010	TR	0.378	9/24/2021 0:00	\$555,000	\$394,200	\$160,800	\$132,700	0.83
R	197//105//000///	RE	RE	5	1010	TR	0.435	4/29/2021 0:00	\$415,000	\$250,100	\$164,900	\$136,100	0.83
R	197//159//000///	RE	RE	5	1010	TR	0.346	5/7/2021 0:00	\$472,000	\$315,400	\$156,600	\$130,800	0.84
R	183//027//000///	RE	RE	5	1010	TR	0.366	6/11/2021 0:00	\$420,000	\$263,000	\$157,000	\$132,000	0.84
R	110//018//000///	RE	RE	5	1010	G1	1.153	8/23/2021 0:00	\$500,000	\$296,800	\$203,200	\$170,900	0.84
R	167//038//000///	RE	RE	5	1010	R2	0.348	2/3/2022 0:00	\$519,500	\$366,200	\$153,300	\$130,900	0.85
R	203//053//000///	RE	RE	5	1010	TR	0.253	10/28/2021 0:00	\$360,000	\$214,100	\$145,900	\$125,200	0.86
R	167//057//000///	RE	RE	5	1010	TR	0.344	11/19/2021 0:00	\$459,000	\$306,900	\$152,100	\$130,600	0.86
R	174//077//002///	RE	RE	5	1010	R2	1.033	12/7/2021 0:00	\$400,000	\$215,100	\$184,900	\$161,700	0.87
R	197//125//000///	RE	RE	5	1010	TR	0.238	2/18/2022 0:00	\$541,000	\$399,600	\$141,400	\$123,800	0.88
R	190//164//000///	RE	RE	5	1010	TR	0.346	6/18/2021 0:00	\$390,000	\$242,800	\$147,200	\$130,800	0.89
R	167//079//000///	RE	RE	5	1010	TR	0.16	7/15/2021 0:00	\$310,000	\$179,900	\$130,100	\$116,000	0.89
R	197//026//000///	RE	RE	5	1010	R2	5.253	11/15/2021 0:00	\$565,000	\$360,600	\$204,400	\$182,800	0.89
R	165//109//000///	RE	RE	5	1010	TR	0.476	7/29/2021 0:00	\$496,100	\$342,500	\$153,600	\$138,600	0.90
R	167//025//000///	RE	RE	5	1010	TR	0.23	9/30/2021 0:00	\$530,000	\$394,000	\$136,000	\$123,000	0.90
R	203//114//000///	RE	RE	5	1010	R2	0.544	6/21/2021 0:00	\$378,000	\$230,400	\$147,600	\$135,500	0.92
R	174//110//000///	RE	RE	5	1010	TR	0.353	10/28/2021 0:00	\$440,000	\$297,300	\$142,700	\$131,200	0.92
R	203//085//000///	RE	RE	5	1010	TR	0.497	7/12/2021 0:00	\$380,000	\$237,600	\$142,400	\$132,800	0.93
R	197//064//000///	RE	RE	5	1010	TR	0.345	6/4/2021 0:00	\$350,000	\$210,300	\$139,700	\$130,700	0.94
R	174//077//004///	RE	RE	5	1010	TR	0.338	4/8/2021 0:00	\$380,000	\$249,200	\$130,800	\$123,800	0.95
R	174//077//003///	RE	RE	5	1010	TR	0.23	12/30/2021 0:00	\$525,000	\$395,200	\$129,800	\$123,000	0.95
R	190//165//000///	RE	RE	5	1010	TR	0.233	1/21/2022 0:00	\$525,000	\$396,100	\$128,900	\$123,300	0.96
R	191//048//000///	RE	RE	5	1010	TR	0.15	5/21/2021 0:00	\$340,000	\$222,500	\$117,500	\$115,000	0.98
R					1010	TR	0.231	2/18/2022 0:00	\$400,000	\$274,800	\$125,200	\$123,100	0.98

R	198//040//000///	RE	RE	5	1010	TR	0.218	10/20/2021 0:00	\$265,000	\$142,500	\$122,500	\$121,800	0.99	
R	197//035//000///	RE	RE	5	1080	TR	0.453	1/20/2022 0:00	\$475,000	\$344,300	\$130,700	\$130,300	1.00	
R	160//099//000///	RE	RE	5	1010	G1	0.985	11/24/2021 0:00	\$525,000	\$372,400	\$152,600	\$152,600	1.00	
R	248//042//000///	RE	RE	5	1010	R2	1.209	9/9/2021 0:00	\$420,000	\$257,500	\$162,500	\$162,800	1.00	
R	247//121//000///	RE	RE	5	1010	R1	0.809	9/29/2021 0:00	\$460,000	\$303,000	\$157,000	\$158,500	1.01	
R	203//042//000///	RE	RE	5	1010	TR	0.969	5/19/2021 0:00	\$555,000	\$397,200	\$157,800	\$159,739	1.01	
R	171//028//000///	RE	RE	5	1010	R2	1.387	7/13/2021 0:00	\$364,900	\$203,800	\$161,100	\$163,800	1.02	
R	175//097//000///	RE	RE	5	1010	R2	0.689	6/29/2021 0:00	\$380,000	\$238,600	\$141,400	\$143,800	1.02	
R	111//026//000///	RE	RE	5	1010	G1	1.033	8/6/2021 0:00	\$416,000	\$258,600	\$157,400	\$161,700	1.03	
R	197//079//000///	RE	RE	5	1010	TR	0.433	6/4/2021 0:00	\$387,300	\$263,500	\$123,800	\$129,200	1.04	
R	160//006//000///	RE	RE	5	1010	G1	0.699	6/29/2021 0:00	\$435,000	\$298,000	\$137,000	\$144,300	1.05	
R	216//021//000///	RE	RE	5	1010	R2	1.192	11/4/2021 0:00	\$454,000	\$294,500	\$159,500	\$171,200	1.07	
R	222//021//000///	RE	RE	5	1010	R2	1.154	11/4/2021 0:00	\$431,000	\$281,000	\$150,000	\$162,400	1.08	
R	182//169//000///	RE	RE	5	1010	TR	0.359	5/20/2021 0:00	\$380,000	\$259,200	\$120,800	\$131,500	1.09	
R	163//010//000///	RE	RE	5	1010	R1	1.379	8/30/2021 0:00	\$467,000	\$309,000	\$158,000	\$172,300	1.09	
R	231//001//000///	RE	RE	5	1010	R2	1.2	4/16/2021 0:00	\$390,000	\$235,100	\$154,900	\$171,200	1.11	
R	167//080//000///	RE	RE	5	1010	R2	2.727	11/14/2021 0:00	\$451,000	\$324,000	\$127,000	\$141,200	1.11	
R	203//105//000///	RE	RE	5	1010	TR	0.369	12/2/2021 0:00	\$420,000	\$303,400	\$116,600	\$132,100	1.13	
R	197//143//000///	RE	RE	5	1010	TR	0.269	7/15/2021 0:00	\$330,000	\$219,300	\$110,700	\$126,100	1.14	
R	167//070//000///	RE	RE	5	1010	R2	0.551	10/29/2021 0:00	\$415,000	\$289,400	\$125,600	\$143,100	1.14	
R	147//021//000///	RE	RE	5	1010	R2	0.218	9/23/2021 0:00	\$287,000	\$184,800	\$102,200	\$121,800	1.19	
R	228//035//000///	RE	RE	5	1010	R2	0.689	9/28/2021 0:00	\$327,300	\$203,100	\$124,200	\$151,300	1.22	
R	247//095//000///	RE	RE	5	1010	TR	0.2	10/29/2021 0:00	\$398,000	\$299,500	\$98,500	\$120,000	1.22	
R	197//163//000///	RE	RE	5	1010	TR	0.346	8/13/2021 0:00	\$330,000	\$223,000	\$107,000	\$130,800	1.22	
R	193//040//000///	RE	RE	5	1010	GD	0.6	5/17/2021 0:00	\$400,000	\$287,100	\$112,900	\$138,700	1.23	
R	118//007//000///	RE	RE	5	1010	G1	1.05	12/3/2021 0:00	\$430,000	\$292,700	\$137,300	\$170,300	1.24	
R	191//008//000///	RE	RE	5	1010	TR	0.343	8/13/2021 0:00	\$383,500	\$279,900	\$103,600	\$130,600	1.26	
R	242//003//000///	RE	RE	5	1010	R2	1.15	6/30/2021 0:00	\$534,000	\$409,500	\$124,500	\$161,600	1.30	
R	190//153//000///	RE	RE	5	1010	TR	0.33	6/23/2021 0:00	\$470,000	\$370,300	\$99,700	\$129,800	1.30	
R	182//017//000///	RE	RE	5	1010	TR	0.226	10/27/2021 0:00	\$361,000	\$268,200	\$92,800	\$122,600	1.32	
R	165//058//000///	RE	RE	5	1010	TR	0.669	11/4/2021 0:00	\$355,000	\$241,800	\$113,200	\$150,100	1.33	
R	131//006//000///	RE	RE	5	1010	GD	0.767	7/23/2021 0:00	\$435,000	\$324,600	\$110,400	\$148,200	1.34	
R	174//210//000///	RE	RE	5	1010	TR	0.335	4/14/2021 0:00	\$400,000	\$305,500	\$94,500	\$130,100	1.38	
R	175//094//000///	RE	RE	5	1010	R2	0.803	4/9/2021 0:00	\$420,000	\$314,900	\$105,100	\$150,300	1.43	
R	151//001//000///	RE	RE	5	1010	G1	1.38	8/18/2021 0:00	\$399,900	\$296,000	\$103,900	\$155,300	1.49	
R	182//014//000///	RE	RE	5	1080	TR	0.172	9/10/2021 0:00	\$367,500	\$294,300	\$73,200	\$112,500	1.54	
R	234//004//000///	RE	RE	5	1010	G1	0.83	12/14/2021 0:00	\$405,000	\$301,200	\$103,800	\$159,800	1.54	
Count	72	Median	1.00	COD	16.17									

REN, Residential Eagles Nest (13 items)

Sale Type	Mblu	Assess	Land NBHD	SI	Use Code	Zone	Lot size	Date	Sale Price	Bldg RCNLD	Indicated Land Value	Appraised Land value	Ratio
R	194//009//007///	REN	REN	5	1010	G1	1.005	2/23/2022 0:00	\$654,900	\$440,300	\$214,600	\$178,500	0.83
R	194//009//008///	REN	REN	5	1010	G1	1.012	11/2/2021 0:00	\$678,500	\$473,800	\$204,700	\$178,600	0.87
R	195//001//002///	REN	REN	5	1010	G1	1.078	10/8/2021 0:00	\$685,600	\$488,600	\$197,000	\$178,700	0.91
R	194//010//008///	REN	REN	5	1010	G1	1.015	1/26/2022 0:00	\$690,500	\$495,700	\$194,800	\$178,600	0.92
R	194//009//006///	REN	REN	5	1010	G1	1.01	10/28/2021 0:00	\$686,100	\$493,300	\$192,800	\$178,600	0.93
R	194//010//005///	REN	REN	5	1010	G1	1.589	1/14/2022 0:00	\$697,400	\$501,000	\$196,400	\$182,200	0.93
R	194//010//002///	REN	REN	5	1010	G1	1.025	8/6/2021 0:00	\$642,900	\$458,900	\$184,000	\$178,700	0.97
R	194//009//009///	REN	REN	5	1010	G1	1.054	11/29/2021 0:00	\$607,400	\$430,500	\$176,900	\$178,700	1.01
R	194//009//003///	REN	REN	5	1010	G1	1.762	9/10/2021 0:00	\$681,300	\$502,700	\$178,600	\$181,900	1.02
R	194//010//007///	REN	REN	5	1010	G1	1.242	10/14/2021 0:00	\$599,900	\$430,500	\$169,400	\$180,000	1.06
R	194//010//003///	REN	REN	5	1010	G1	1.0463	6/25/2021 0:00	\$636,700	\$468,600	\$168,100	\$178,800	1.06
R	201//007//002///	REN	REN	5	1010	GD	2.196	6/4/2021 0:00	\$599,900	\$451,700	\$148,200	\$183,800	1.24

R 201//007//016/// REN REN 5 1010 G1 1.755 4/30/2021 0:00 \$614,100 \$485,900 \$128,200 \$180,900 1.41  
 Count 13 Median 0.97 COD 11.3  
 RF, Residential Good (42 items)

Sale Type	Mblu	Assess	Land NBHD	SI	Use Code	Zone	Lot size	Date	Sale Price	Bldg RCNLD	Indicated Land Value	Appraised Land value	Ratio
R	258//002//000///	RF	RF	5	1010 R1		1.19	8/10/2021 0:00	\$594,000	\$325,700	\$268,300	\$179,700	0.67
R	116//001//000///	RF	RF	5	1010 R1		1.152	1/11/2022 0:00	\$551,300	\$290,700	\$260,600	\$179,500	0.69
R	247//132//000///	RF	RF	5	1010 R1		0.897	9/7/2021 0:00	\$565,000	\$336,100	\$228,900	\$172,000	0.75
R	130//001//000///	RF	RF	5	1010 R1		0.865	2/22/2022 0:00	\$500,000	\$275,900	\$224,100	\$170,000	0.76
R	247//035//000///	RF	RF	5	1010 R1		0.961	12/8/2021 0:00	\$595,000	\$363,300	\$231,700	\$176,000	0.76
R	147//001//000///	RF	RF	5	1010 R2		0.718	9/17/2021 0:00	\$580,000	\$379,600	\$200,400	\$152,700	0.76
R	138//094//000///	RF	RF	5	1010 R2		0.554	10/27/2021 0:00	\$372,800	\$184,300	\$188,500	\$150,400	0.80
R	116//052//000///	RF	RF	5	1010 R1		1.06	9/2/2021 0:00	\$515,000	\$327,000	\$188,000	\$152,100	0.81
R	143//002//000///	RF	RF	5	1010 R1		1.171	3/4/2022 0:00	\$515,000	\$316,700	\$198,300	\$170,700	0.86
R	200//023//000///	RF	RF	5	1010 GD		1.135	8/12/2021 0:00	\$601,000	\$404,700	\$196,300	\$170,500	0.87
R	129//053//000///	RF	RF	5	1010 R2		0.689	9/30/2021 0:00	\$510,000	\$327,300	\$182,700	\$158,900	0.87
R	124//053//000///	RF	RF	5	1010 R1		1.034	12/6/2021 0:00	\$562,000	\$367,500	\$194,500	\$178,700	0.92
R	237//025//000///	RF	RF	5	1010 R2		1.032	7/26/2021 0:00	\$549,500	\$336,300	\$213,200	\$196,500	0.92
R	129//092//000///	RF	RF	5	1010 R2		0.877	7/14/2021 0:00	\$470,000	\$294,300	\$175,700	\$162,200	0.92
R	116//019//000///	RF	RF	5	1010 R1		1.152	11/19/2021 0:00	\$510,000	\$316,300	\$193,700	\$179,500	0.93
R	217//033//007///	RF	RF	5	1010 R2		0.711	5/13/2021 0:00	\$620,000	\$451,800	\$168,200	\$160,300	0.95
R	206//007//000///	RF	RF	5	1010 GD		1.54	5/13/2021 0:00	\$420,000	\$234,900	\$185,100	\$181,900	0.98
R	124//005//000///	RF	RF	5	1010 R1		1.159	10/19/2021 0:00	\$500,000	\$319,300	\$180,700	\$179,500	0.99
R	200//024//000///	RF	RF	5	1010 GD		1.245	11/19/2021 0:00	\$590,000	\$410,200	\$179,800	\$180,000	1.00
R	124//012//000///	RF	RF	5	1010 R1		1.068	1/31/2022 0:00	\$526,000	\$347,700	\$178,300	\$178,900	1.00
R	197//017//000///	RF	RF	5	1010 TR		0.44	5/14/2021 0:00	\$485,000	\$345,000	\$140,000	\$143,200	1.02
R	133//074//000///	RF	RF	5	1010 R1		1.063	12/23/2021 0:00	\$630,000	\$455,600	\$174,400	\$178,800	1.03
R	116//005//000///	RF	RF	5	1010 R1		1.157	8/23/2021 0:00	\$575,000	\$401,000	\$174,000	\$179,500	1.03
R	129//109//000///	RF	RF	5	1010 R2		0.696	8/6/2021 0:00	\$420,000	\$266,100	\$153,900	\$159,400	1.04
R	191//024//003///	RF	RF	5	1010 TR		3.216	8/13/2021 0:00	\$710,000	\$528,500	\$181,500	\$190,400	1.05
R	246//023//000///	RF	RF	5	1010 R1		1.05	6/28/2021 0:00	\$600,000	\$430,700	\$169,300	\$178,800	1.06
R	205//087//000///	RF	RF	5	1010 R1		0.857	9/3/2021 0:00	\$521,000	\$361,400	\$159,600	\$169,500	1.06
R	131//082//000///	RF	RF	5	1010 GD		1.045	4/29/2021 0:00	\$430,000	\$269,100	\$160,900	\$178,800	1.11
R	254//022//000///	RF	RF	5	1010 G1		1.411	1/18/2022 0:00	\$545,000	\$390,900	\$154,100	\$171,500	1.11
R	124//035//000///	RF	RF	5	1010 R1		1.278	8/9/2021 0:00	\$520,000	\$358,000	\$162,000	\$180,300	1.11
R	185//057//000///	RF	RF	5	1010 GD		0.689	7/16/2021 0:00	\$475,000	\$341,100	\$133,900	\$151,000	1.13
R	133//013//000///	RF	RF	5	1010 R1		1.046	12/2/2021 0:00	\$655,000	\$499,700	\$155,300	\$178,800	1.15
R	171//014//000///	RF	RF	5	1010 R2		1.01	9/23/2021 0:00	\$705,000	\$549,900	\$155,100	\$178,600	1.15
R	116//024//000///	RF	RF	5	1010 R1		1.171	6/25/2021 0:00	\$421,000	\$266,600	\$154,400	\$179,600	1.16
R	242//008//000///	RF	RF	5	1010 R2		1.15	9/17/2021 0:00	\$500,000	\$361,200	\$138,800	\$170,500	1.23
R	160//058//000///	RF	RF	5	1010 G1		1.087	11/5/2021 0:00	\$499,900	\$356,400	\$143,500	\$179,000	1.25
R	191//024//006///	RF	RF	5	1010 TR		0.308	8/13/2021 0:00	\$475,000	\$368,500	\$106,500	\$134,900	1.27
R	185//050//000///	RF	RF	5	1010 GD		1.028	6/28/2021 0:00	\$443,000	\$343,000	\$100,000	\$128,700	1.29
R	111//001//000///	RF	RF	5	1080 G1		1.51	6/9/2021 0:00	\$555,000	\$415,300	\$139,700	\$181,700	1.30
R	237//026//000///	RF	RF	5	1010 R2		4.901	6/4/2021 0:00	\$380,000	\$222,700	\$157,300	\$208,700	1.33
R	142//022//000///	RF	RF	5	1010 R1		3.6	10/14/2021 0:00	\$510,000	\$374,200	\$135,800	\$181,900	1.34
R	253//038//000///	RF	RF	5	1010 R1		1.17	7/30/2021 0:00	\$535,000	\$401,500	\$133,500	\$179,600	1.35
Count	42	Median	1.02	COD	14.69								

RG, Residential Very Good (17 items)

Sale Type	Mblu	Assess	Land NBHD	SI	Use Code	Zone	Lot size	Date	Sale Price	Bldg RCNLD	Indicated Land Value	Appraised Land value	Ratio
R	140//011//000///	RG	RG	5	1010 GD		0.363	2/1/2022 0:00	\$649,900	\$449,300	\$200,600	\$145,000	0.72
R	214//005//000///	RG	RG	5	1010 G1		3.34	10/20/2021 0:00	\$1,265,000	\$1,011,500	\$253,500	\$193,100	0.76

R	186//013//002///	RG	RG	5	1010 GD	0.729	9/24/2021 0:00	\$635,000	\$444,900	\$190,100	\$152,200	0.80
R	148//062//000///	RG	RG	5	1010 R1	0.507	7/29/2021 0:00	\$526,000	\$335,800	\$190,200	\$154,461	0.81
R	185//038//000///	RG	RG	5	1010 GD	0.689	10/15/2021 0:00	\$671,000	\$483,500	\$187,500	\$166,500	0.89
R	140//071//000///	RG	RG	5	1010 GD	0.571	8/21/2021 0:00	\$585,000	\$415,900	\$169,100	\$158,700	0.94
R	185//034//000///	RG	RG	5	1010 GD	0.712	6/22/2021 0:00	\$565,000	\$401,500	\$163,500	\$168,000	1.03
R	149//057//000///	RG	RG	5	1010 R2	0.432	9/27/2021 0:00	\$560,000	\$415,800	\$144,200	\$149,500	1.04
R	149//057//000///	RG	RG	5	1010 R2	0.432	8/20/2021 0:00	\$560,000	\$415,800	\$144,200	\$149,500	1.04
R	148//042//000///	RG	RG	5	1010 R1	0.941	3/23/2022 0:00	\$465,000	\$292,400	\$172,600	\$183,102	1.06
R	232//015//000///	RG	RG	5	1010 R2	0.697	5/11/2021 0:00	\$667,000	\$511,600	\$155,400	\$167,000	1.07
R	242//075//000///	RG	RG	5	1010 R2	1.333	8/11/2021 0:00	\$605,000	\$433,700	\$171,300	\$188,100	1.10
R	157//005//000///	RG	RG	5	1010 R1	2.163	3/11/2022 0:00	\$433,200	\$271,400	\$161,800	\$178,500	1.10
R	246//050//000///	RG	RG	5	1010 R1	1.13	8/13/2021 0:00	\$540,000	\$383,800	\$156,200	\$178,100	1.14
R	193//030//000///	RG	RG	5	1010 GD	0.607	10/22/2021 0:00	\$565,000	\$425,800	\$139,200	\$161,100	1.16
R	177//022//000///	RG	RG	5	1010 GD	0.811	7/30/2021 0:00	\$515,000	\$372,100	\$142,900	\$165,800	1.16
R	207//008//015///	RG	RG	5	1010 G1	1.518	11/5/2021 0:00	\$750,000	\$591,100	\$158,900	\$189,600	1.19
<b>Count</b>	<b>17</b>	<b>Median</b>	<b>1.04</b>	<b>COD</b>	<b>11.31</b>							

**Total**      **Count**                      **151 Median**                      **1.00 COD**                      **14.57**



NH Sales Report - Unqualified  
Sales 4/1/2021 to 4/1/2022

HUDSON, NH

TOWN	PID	STR #	STR NAME	LAND USE	SALE DATE	SALE PRICE	SALE CODE	PRIOR ASSESS	CURRENT ASSESS	BLDG GRADE	BLDG SIZE	# STORY	BLDG AGE	BLDG COND	LOT SIZE	CURRENT USE	NBHD CODE
HUDSON	5	25	CHALIFOUX RD	1010	12/2/2021	0	44	443900	427300	Average	5226	2	83	AV	1.96 AC		RE
HUDSON	33	35	WINSLOW FARM RD	1010	10/22/2021	0	99	526000	526000	Avg/Good	3838	1.75	37	GD	1.04 AC		RF
HUDSON	36	26	WINSLOW FARM RD	1010	10/22/2021	0	44	638600	638600	Good/Avg	6460	2.25	37	AV	1.04 AC		RF
HUDSON	49	6	MCKINNEY DR	1010	3/1/2022	0	38	599200	570900	Average	3772	1	33	GD	1.08 AC		RF
HUDSON	104	4	SECURITY DR	4010	7/21/2021	0	44	630000	630000	Average	3772	1	33	GD	1.53 AC		IG
HUDSON	106	7	SECURITY DR	4010	6/11/2021	0	99	1414400	1412800	Average	3772	1	33	GD	2.84 AC		IG
HUDSON	106	7	SECURITY DR	4010	4/30/2021	1575000	40	1414400	1412800	Average	3772	1	33	GD	2.84 AC		IG
HUDSON	129	5	NORRIS RD	1320	8/12/2021	5500	81	5600	5600	Average	3772	1	33	GD	0.93 AC		RE
HUDSON	135	14	SCHAEFFER CIR	1010	5/25/2021	0	38	477600	477600	Avg/Good	3565	1.5	43	VG	1.19 AC		RF
HUDSON	209	5	FAIRWAY DR	1010	12/16/2021	0	44	618800	603600	Good/Avg	4038	2	42	GD	1.09 AC		RG
HUDSON	217	10	FAIRWAY DR	1010	5/3/2021	387500	24	574500	566800	Good/Avg	3296	1	42	GD	1.09 AC		RG
HUDSON	242	14	PAR LN	1010	8/7/2021	0	48	617400	602600	Good/Avg	4370	2	45	AG	1.05 AC		RF
HUDSON	265	6	BIRDIE LN	1010	8/2/2021	0	44	637400	621700	Good/Avg	4200	2	44	GD	1.18 AC		RG
HUDSON	275	3	CHALIFOUX RD	1040	5/28/2021	0	28	595500	595500	Avg/Good	4480	1.75	34	VG	1.56 AC		RE
HUDSON	287	27	RIVER RD	1040	1/24/2022	0	39	577700	552900	Avg/Fair	5054	1.75	87	EX	3.89 AC		RD
HUDSON	321	9	WILLIAMS DR	1070	2/16/2022	0	44	990700	883600	Good/Avg	8587	2	29	VG	3.36 AC		RF
HUDSON	374	4	IRELAND ST	1010	12/14/2021	0	38	434800	419000	Average	3144	1	33	AG	0.23 AC		RE
HUDSON	389	22	EAYRS POND RD	1010	1/5/2022	0	44	337300	321700	Average	2298	1	58	AV	0.24 AC		RE
HUDSON	428	6	PINE RD	1010	4/26/2021	0	38	393000	393000	Average	2462	1	70	EX	1.68 AC		RE
HUDSON	447	19	BLUEBERRY LN	1010	12/10/2021	0	38	611900	573400	Good/Avg	4692	2	45	GD	0.90 AC		RF
HUDSON	490	15	SAND HILL RD	1010	1/28/2022	0	44	533800	498800	Good/Avg	3564	2	44	AG	0.87 AC		RF
HUDSON	515	11	DEERFIELD AVE	1010	1/24/2022	0	38	574100	553600	Avg/Good	4004	2	42	VG	1.30 AC		RE
HUDSON	551	14	NATHANIEL DR	1010	9/13/2021	0	44	627200	594400	Avg/Good	5608	1.75	28	GD	2.07 AC		RF
HUDSON	565	3	SANDERS RD	1010	2/1/2022	0	44	458100	428700	Avg/Good	3479	2	57	AG	0.69 AC		RE
HUDSON	566	74	DRACUT RD	1010	2/1/2022	0	44	344900	325200	Average	3650	1	67	FR	0.89 AC		RD
HUDSON	603	8	SCHAEFFER CIR	1010	10/19/2021	0	38	557500	523600	Average	4509	1.75	43	VG	1.73 AC		RF
HUDSON	652	7	JEANNE ST	1010	5/27/2021	289000	25	420300	420300	Average	2957	1	48	AV	1.21 AC		RE
HUDSON	677	15	CRESTWOOD DR	1010	10/7/2021	0	44	619000	621800	Good/Vg	4914	2	25	AG	1.33 AC		RG
HUDSON	703	7	HERON POND WAY	1010	4/22/2021	0	44	486700	478300	Avg/Good	3517	1	41	AV	5.00 AC		RE
HUDSON	710	2	PONDEROSA DR	1010	2/9/2022	0	39	451900	451900	Avg/Good	2608	2	46	GD	1.15 AC		RF

**NH Sales Report - Unqualified  
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**HUDSON, NH**

TOWN	PID	STR #	STR NAME	LAND USE	SALE DATE	SALE PRICE	SALE CODE	PRIOR ASSESS	CURRENT ASSESS	BLDG GRADE	BLDG SIZE	# STORY	BLDG AGE	BLDG COND	LOT SIZE	CURRENT USE	NBHD CODE
HUDSON	712	6	PONDEROSA DR	1010	5/7/2021	0	44	563700	515500	Good/Avg	3566	2	46	GD	1.29 AC		RF
HUDSON	755	7	BRUCE ST	1010	6/1/2021	0	44	365300	365300	Average	2138	1	64	AV	0.64 AC		RC
HUDSON	772	273	LOWELL RD	3900	6/22/2021	0	44	2045200	2195000	Average	2138	1	64	AV	13.72 AC		ML2
HUDSON	817	41	SAGAMORE PARK RD	3400	10/22/2021	0	44	539298	534298	Average	2138	1	64	AV	1.12 AC		IS
HUDSON	825	11	REGA AVE	1070	5/20/2021	0	44	565000	540600	Average	5885	1	59	GV	0.69 AC		RE
HUDSON	830	15	RIDGECREST DR	1010	7/16/2021	0	44	484900	449000	Average	3588	1.75	57	VG	0.78 AC		RE
HUDSON	835	24	RENA AVE	1010	12/16/2021	0	44	446900	425700	Average	2958	1	57	GD	0.96 AC		RE
HUDSON	836	17	RIDGECREST DR	1010	4/20/2021	0	38	374700	372800	Average	2200	1	57	FA	1.18 AC		RE
HUDSON	942	3	OLD COACH RD	1010	12/21/2021	0	38	634000	605100	Good	5079	2	35	AG	1.13 AC		RF
HUDSON	964	13	GLENVIEW DR	1010	11/8/2021	0	44	597700	565200	Good/Avg	4632	2	32	AG	1.50 AC		RF
HUDSON	966	3	SOMERSET DR	1010	4/2/2021	0	44	508200	485100	Average	4376	1.75	32	GD	1.03 AC		RF
HUDSON	978	7	GLENVIEW DR	1010	4/6/2021	0	38	522800	485800	Average	3697	1.75	32	GD	1.24 AC		RF
HUDSON	996	36	GOWING RD	1010	11/12/2021	200000	89	358100	354500	Average	3360	2	82	VG	1.30 AC		RE
HUDSON	1007	1	CHISWICK RD	1010	10/1/2021	0	38	451100	451100	Average	3240	1.75	44	GD	1.27 AC		RF
HUDSON	1081	31	RICHMAN DR	1010	10/19/2021	0	38	568100	535100	Avg/Good	3612	2	42	GD	1.51 AC		RF
HUDSON	1100	3	LITTLE HALES LN	1010	2/23/2022	0	44	427900	427900	Average	2448	1.75	31	AV	2.22 AC		RF
HUDSON	1123	219	LOWELL RD	399V	9/28/2021	0	31	964600	964600	Average	2448	1.75	31	AV	1.41 AC		MS
HUDSON	1123	219	LOWELL RD	399V	9/28/2021	0	35	964600	964600	Average	2448	1.75	31	AV	1.41 AC		MS
HUDSON	1126	219	LOWELL RD	3260	9/28/2021	0	31	648600	648600	Average	2448	1.75	31	AV	0.00 AC		MS
HUDSON	1126	219	LOWELL RD	3260	9/28/2021	0	35	648600	648600	Average	2448	1.75	31	AV	0.00 AC		MS
HUDSON	1129	13	HAMPSHIRE DR	4010	11/29/2021	23500000	20	9384400	9351200	Average	2448	1.75	31	AV	9.42 AC		IS
HUDSON	1133	215	LOWELL RD	399V	9/28/2021	0	35	1152400	1200500	Average	2448	1.75	31	AV	2.61 AC		MS
HUDSON	1133	215	LOWELL RD	399V	9/28/2021	0	31	1152400	1200500	Average	2448	1.75	31	AV	2.61 AC		MS
HUDSON	1134	215	LOWELL RD	0335	9/28/2021	0	31	1303200	1303200	Average	2448	1.75	31	AV	0.00 AC		MS
HUDSON	1134	215	LOWELL RD	0335	9/28/2021	0	35	1303200	1303200	Average	2448	1.75	31	AV	0.00 AC		MS
HUDSON	1149	12	EXECUTIVE DR	4040	5/17/2021	7000000	13	8856700	8716900	Average	2448	1.75	31	AV	8.03 AC		IS
HUDSON	1151	20	EXECUTIVE DR	4010	3/31/2022	0	69	6476500	6468800	Average	2448	1.75	31	AV	7.31 AC		IS
HUDSON	1155	36	EXECUTIVE DR	4010	11/4/2021	0	31	27195200	27199400	Average	2448	1.75	31	AV	25.84 AC		IS
HUDSON	1179	13	PARTRIDGE CIR	1020	10/8/2021	0	38	351400	357000	Average	2448	1.75	31	AV	0.00 AC		CCP
HUDSON	1185	19	PARTRIDGE CIR	1020	3/31/2022	0	38	373100	379000	Average	2448	1.75	31	AV	0.00 AC		CCP

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**HUDSON, NH**

TOWN	PID	STR #	STR NAME	LAND USE	SALE DATE	SALE PRICE	SALE CODE	PRIOR ASSESS	CURRENT ASSESS	BLDG GRADE	BLDG SIZE	# STORY	BLDG AGE	BLDG COND	LOT SIZE	CURRENT USE	NBHD CODE
HUDSON	1198	41	QUAIL RUN DR	1020	11/1/2021	352700	01	351600	357100	Average	2448	1.75	31	AV	0.00 AC		CCP
HUDSON	1227	20	QUAIL RUN DR	1020	10/6/2021	0	44	276800	276800	Average	2448	1.75	31	AV	0.00 AC		CCP
HUDSON	1227	20	QUAIL RUN DR	1020	10/6/2021	0	44	276800	276800	Average	2448	1.75	31	AV	0.00 AC		CCP
HUDSON	1239	31	QUAIL RUN DR	1020	7/15/2021	0	44	276700	276700	Average	2448	1.75	31	AV	0.00 AC		CCP
HUDSON	1258	3	COLSON RD	1070	3/2/2022	0	44	671600	657400	Good/Avg	4764	2	22	GD	1.07 AC		RE
HUDSON	1314	79	BURNS HILL RD	1010	7/20/2021	0	39	558000	549500	Good	3896	2	24	GD	2.25 AC		RE
HUDSON	1337	39	MUSQUASH RD	1010	1/21/2022	0	38	545900	490500	Avg/Good	4886	2	58	AG	1.66 AC		RD
HUDSON	1371	29	WASON RD	1010	9/13/2021	0	38	397100	388200	Average	4167	2	62	FR	1.48 AC		RE
HUDSON	1377	45	WASON RD	1080	9/7/2021	0	38	483700	450700	Avg/Good	3044	2	39	AV	1.58 AC		RE
HUDSON	1440	8	DEER RUN	1010	8/19/2021	0	38	480800	477500	Good/Avg	3483	2	43	AG	1.66 AC		RE
HUDSON	1456	7	DEER RUN	1010	2/23/2022	0	38	460100	439400	Average	2262	1	38	AG	1.03 AC		RE
HUDSON	1492	20	BROOK DR	1010	10/18/2021	0	44	585600	541200	Avg/Good	6515	1.75	42	GD	1.52 AC		RF
HUDSON	1519	17	FRIARS DR	4010	3/4/2022	0	81	5217400	5215800	Avg/Good	6515	1.75	42	GD	10.49 AC		IS
HUDSON	1519	17	FRIARS DR	4010	3/7/2022	0	27	5217400	5215800	Avg/Good	6515	1.75	42	GD	10.49 AC		IS
HUDSON	1519	17	FRIARS DR	4010	3/4/2022	1890000	27	5217400	5215800	Avg/Good	6515	1.75	42	GD	10.49 AC		IS
HUDSON	1570	234	FOX HOLLOW DR	1020	12/30/2021	0	38	323200	323200	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1576	312	FOX HOLLOW DR	1020	11/9/2021	5526000	40	237500	237500	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1577	313	FOX HOLLOW DR	1020	11/9/2021	5526000	40	237500	237500	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1579	315	FOX HOLLOW DR	1020	11/9/2021	5526000	40	265300	265300	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1581	317	FOX HOLLOW DR	1020	11/9/2021	5526000	40	237500	237500	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1585	323	FOX HOLLOW DR	1020	11/9/2021	5526000	40	255800	255800	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1586	324	FOX HOLLOW DR	1020	11/9/2021	5526000	40	247200	247200	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1587	325	FOX HOLLOW DR	1020	11/9/2021	5526000	40	252100	252100	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1592	332	FOX HOLLOW DR	1020	11/9/2021	5526000	40	237500	237500	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1593	333	FOX HOLLOW DR	1020	11/9/2021	5526000	40	237500	237500	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1594	334	FOX HOLLOW DR	1020	11/9/2021	5526000	40	265300	265300	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1596	336	FOX HOLLOW DR	1020	11/9/2021	5526000	40	237500	237500	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1597	337	FOX HOLLOW DR	1020	11/9/2021	5526000	40	237500	237500	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1600	412	FOX HOLLOW DR	1020	11/9/2021	5526000	40	239400	239400	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1601	413	FOX HOLLOW DR	1020	11/9/2021	5526000	40	237500	237500	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH



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**HUDSON, NH**

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HUDSON	1603	415	FOX HOLLOW DR	1020	11/9/2021	5526000	40	270900	270900	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1604	416	FOX HOLLOW DR	1020	11/9/2021	5526000	40	237500	237500	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1605	417	FOX HOLLOW DR	1020	11/9/2021	5526000	40	237500	237500	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1608	422	FOX HOLLOW DR	1020	11/9/2021	5526000	40	255800	255800	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1609	423	FOX HOLLOW DR	1020	11/9/2021	5526000	40	255800	255800	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1610	424	FOX HOLLOW DR	1020	11/9/2021	5526000	40	247200	247200	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1616	432	FOX HOLLOW DR	1020	11/9/2021	5526000	40	237500	237500	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1617	433	FOX HOLLOW DR	1020	11/9/2021	5526000	40	237500	237500	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1620	436	FOX HOLLOW DR	1020	11/9/2021	5526000	40	237500	237500	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1621	437	FOX HOLLOW DR	1020	11/9/2021	5526000	40	237500	237500	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1625	513	FOX HOLLOW DR	1020	11/9/2021	5526000	40	237500	237500	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1627	515	FOX HOLLOW DR	1020	11/9/2021	5526000	40	265300	265300	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1633	523	FOX HOLLOW DR	1020	11/9/2021	5526000	40	255800	255800	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1634	524	FOX HOLLOW DR	1020	11/9/2021	5526000	40	247200	247200	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1635	525	FOX HOLLOW DR	1020	11/9/2021	5526000	40	247200	247200	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1636	526	FOX HOLLOW DR	1020	11/9/2021	5526000	40	255800	255800	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1640	532	FOX HOLLOW DR	1020	11/9/2021	5526000	40	237500	237500	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1641	533	FOX HOLLOW DR	1020	11/9/2021	5526000	40	237500	237500	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1642	534	FOX HOLLOW DR	1020	11/9/2021	5526000	40	265300	265300	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1643	535	FOX HOLLOW DR	1020	11/9/2021	5526000	40	265300	265300	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1644	536	FOX HOLLOW DR	1020	11/9/2021	5526000	40	237500	237500	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1660	616	FOX HOLLOW DR	1020	4/1/2021	243000	25	288600	288600	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1691	725	FOX HOLLOW DR	1020	8/13/2021	0	44	247400	247400	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1694	728	FOX HOLLOW DR	1020	8/13/2021	0	44	261900	261900	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1706	814	FOX HOLLOW DR	1020	7/23/2021	0	44	267900	267900	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1706	814	FOX HOLLOW DR	1020	4/8/2021	0	44	267900	267900	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1715	825	FOX HOLLOW DR	1020	7/23/2021	0	44	247200	247200	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1715	825	FOX HOLLOW DR	1020	4/8/2021	0	44	247200	247200	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1727	911	FOX HOLLOW DR	1020	2/17/2022	0	44	243100	243100	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH
HUDSON	1748	936	FOX HOLLOW DR	1020	8/19/2021	265000	00	274300	274300	Avg/Good	6515	1.75	42	GD	0.00 AC		CFH

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**HUDSON, NH**

TOWN	PID	STR #	STR NAME	LAND USE	SALE DATE	SALE PRICE	SALE CODE	PRIOR ASSESS	CURRENT ASSESS	BLDG GRADE	BLDG SIZE	# STORY	BLDG AGE	BLDG COND	LOT SIZE	CURRENT USE	NBHD CODE
HUDSON	1784	136	LOWELL RD	0340	11/10/2021	533300	38	671400	670600	Avg/Good	6515	1.75	42	GD	0.52 AC		ML1
HUDSON	1793	18	PELHAM RD	1010	5/25/2021	0	38	347000	347000	Avg/Fair	2680	1.25	92	AG	1.14 AC		RE
HUDSON	1800	7	PELHAM RD	1040	1/11/2022	411500	01	361900	348900	Average	6007	1.75	172	FR	0.59 AC		RE
HUDSON	1812	23	BURNS HILL RD	1010	5/13/2021	0	38	550700	538000	Average	4315	1	46	AV	1.34 AC		RE
HUDSON	1853	5	VIRGINIA DR	1010	4/16/2021	0	44	597700	546600	Average	4880	1	42	GD	1.71 AC		RF
HUDSON	1867	14	EAST HILL DR	1010	5/19/2021	0	44	420000	387000	Average	4264	1	52	AV	0.46 AC		RF
HUDSON	1911	8	PARKHURST DR	1010	9/15/2021	0	44	449800	441700	Good/Avg	2924	2	46	AV	0.47 AC		RF
HUDSON	1922	19	PARKHURST DR	1010	7/13/2021	0	38	467800	454300	Average	3656	1	47	GD	0.46 AC		RF
HUDSON	1934	4	WILDWOOD TER	1010	9/28/2021	0	38	558600	553700	Good/Avg	4880	2.25	42	VG	0.81 AC		RF
HUDSON	1980	5	GLEN DR	1010	7/27/2021	0	44	505900	492000	Good/Avg	3202	2	40	GD	0.80 AC		RF
HUDSON	1985	61	BURNS HILL RD	1071	1/27/2022	0	44	1309300	1253000	Good	11714	1.75	34	EX	6.04 AC		RE
HUDSON	1994	18	ST FRANCIS PL	1071	7/20/2021	0	38	694000	627800	Good/Avg	4536	2	26	VG	0.46 AC		RG
HUDSON	2035	23	ST ANTHONY DR	1010	9/29/2021	0	44	535000	491900	Good	3443	2	26	AG	0.49 AC		RG
HUDSON	2085	83	WASON RD	1010	8/20/2021	0	44	451000	451000	Average	3208	1.5	176	GD	3.96 AC		RE
HUDSON	2225	8	PASTURE DR	1010	2/17/2022	0	44	429900	429900	Avg/Good	2796	1.75	31	AV	1.15 AC		RF
HUDSON	2245	71	BUSH HILL RD	1010	7/14/2021	0	44	511900	480400	Avg/Good	4100	2	40	AV	2.48 AC		RE
HUDSON	2246	65	BUSH HILL RD	1320	6/8/2021	20000	24	10500	10500	Avg/Good	4100	2	40	AV	7.33 AC		RE
HUDSON	2250	111	PELHAM RD	1010	8/18/2021	0	44	532500	498900	Average	3990	1	57	EX	1.68 AC		RD
HUDSON	2282	112	PELHAM RD	1010	10/25/2021	0	38	413200	410900	Average	3818	1.25	71	VG	1.30 AC		RD
HUDSON	2283	114	PELHAM RD	1010	10/25/2021	0	38	488900	440600	Good/Vg	6953	1	0	VG	1.28 AC		RD
HUDSON	2309	161	BUSH HILL RD	1040	10/25/2021	0	38	573300	561000	Avg/Good	4912	2	44	FR	7.98 AC		RE
HUDSON	2322	168	BUSH HILL RD	1010	7/9/2021	0	44	478900	456500	Average	5160	1	38	FA	8.47 AC		RE
HUDSON	2355	116	BUSH HILL RD	1010	10/6/2021	500000	24	279300	186700	Good/Avg	6048	2	231	VP	2.30 AC		RE
HUDSON	2356	117	BUSH HILL RD	1300	10/6/2021	500000	24	163800	163800	Good/Avg	6048	2	231	VP	1.75 AC		RE
HUDSON	2382	207	CENTRAL ST	3900	1/19/2022	225000	24	421300	429100	Good/Avg	6048	2	231	VP	23.13 AC		MC2
HUDSON	2384	2	CENTRAL ST	1300	7/21/2021	0	81	253400	253400	Good/Avg	6048	2	231	VP	1.61 AC		MC2
HUDSON	2386	204	CENTRAL ST	1040	2/16/2022	350000	38	339400	335600	Avg/Fair	3682	2.25	142	AV	1.40 AC		MC2
HUDSON	2416	31	KIMBALL HILL RD	1010	2/14/2022	0	38	449800	435600	Average	3978	2	87	AG	0.88 AC		RE
HUDSON	2419	2	THURSTONS DR	1010	8/2/2021	0	38	437100	435300	Avg/Good	2547	1.75	24	GD	0.72 AC		RG
HUDSON	2432	12	BUSH HILL RD	1010	6/11/2021	0	38	495800	495800	Good	3216	2	23	AV	0.90 AC		RG

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TOWN	PID	STR #	STR NAME	LAND USE	SALE DATE	SALE PRICE	SALE CODE	PRIOR ASSESS	CURRENT ASSESS	BLDG GRADE	BLDG SIZE	# STORY	BLDG AGE	BLDG COND	LOT SIZE	CURRENT USE	NBHD CODE
HUDSON	2442	62	BEAR PATH LN	1010	2/22/2022	0	38	542200	496900	Good/Avg	3432	2	23	AV	0.69 AC		RF
HUDSON	2447	57	BEAR PATH LN	1010	7/28/2021	530000	25	630800	600200	Good/Avg	4748	2	23	AG	1.15 AC		RF
HUDSON	2450	51	BEAR PATH LN	1010	3/23/2022	0	38	582000	568000	Good/Avg	3524	2	23	AG	0.83 AC		RF
HUDSON	2451	49	BEAR PATH LN	1010	6/3/2021	0	44	547700	515000	Avg/Good	3968	1	23	AG	0.69 AC		RF
HUDSON	2451	49	BEAR PATH LN	1010	6/3/2021	0	46	547700	515000	Avg/Good	3968	1	23	AG	0.69 AC		RF
HUDSON	2483	40	BUSH HILL RD	1010	9/27/2021	0	44	775900	721100	Good/Good	9179	1	26	EX	1.62 AC		RE
HUDSON	2535	57	SPEARE RD	1320	10/4/2021	0	48	21000	21000	Good/Avg	9179	1	26	EX	7.36 AC		RE
HUDSON	2549	43	BRACKETT LN	9900	8/24/2021	0	31	0	0	Good/Avg	9179	1	26	EX	23.86 AC		CSR
HUDSON	2562	28	MANSFIELD DR	1010	10/25/2021	0	31	1133900	882300	Good/Vg	10368	1	2	GD	10.36 AC		RF
HUDSON	2581	37	LEXINGTON CT	1020	6/21/2021	0	81	364600	334400	Good/Vg	10368	1	2	GD	0.00 AC		CLP
HUDSON	2599	6	LEXINGTON CT	1020	1/13/2022	0	48	361800	329900	Good/Vg	10368	1	2	GD	0.00 AC		CLP
HUDSON	2599	6	LEXINGTON CT	1020	1/14/2022	423100	81	361800	329900	Good/Vg	10368	1	2	GD	0.00 AC		CLP
HUDSON	2599	6	LEXINGTON CT	1020	1/14/2022	0	44	361800	329900	Good/Vg	10368	1	2	GD	0.00 AC		CLP
HUDSON	2653	12	CARDINAL DR	1010	7/12/2021	0	39	605227	576327	Good/Avg	4582	2	55	GD	0.46 AC		RG
HUDSON	2704	6	WAGNER WAY	1010	4/15/2021	0	44	566600	566600	Good/Avg	3724	2	43	GD	0.82 AC		RG
HUDSON	2721	129	HIGHLAND ST	1010	5/26/2021	0	44	425500	425500	Average	2572	1.75	28	AG	2.22 AC		RE
HUDSON	2721	129	HIGHLAND ST	1010	4/23/2021	0	38	425500	425500	Average	2572	1.75	28	AG	2.22 AC		RE
HUDSON	2735	3	FALCON DR	1010	4/5/2021	0	44	628953	599453	Good/Avg	4284	2	47	GD	1.01 AC		RG
HUDSON	2751	20	ROBIN DR	1010	5/26/2021	0	38	723668	710168	Good/Avg	5762	2	36	AG	1.09 AC		RG
HUDSON	2767	9	BOLDUC WAY	1010	8/11/2021	0	38	1210742	1025742	Vg/Good	17138	1	33	EX	6.86 AC		RG
HUDSON	2807	46	BARBARA LN	1020	7/22/2021	0	44	261000	314800	Vg/Good	17138	1	33	EX	0.00 AC		CLK
HUDSON	2813	62	BARBARA LN	1020	8/26/2021	0	44	286800	314400	Vg/Good	17138	1	33	EX	0.00 AC		CLK
HUDSON	2876	61	BARBARA LN	1020	12/16/2021	0	44	384600	379700	Vg/Good	17138	1	33	EX	0.00 AC		CLK
HUDSON	2946	10	STERLING WAY	1020	3/28/2022	0	44	388800	382800	Vg/Good	17138	1	33	EX	0.00 AC		CHW
HUDSON	2955	6	LOGAN CT	1020	7/20/2021	335000	89	447300	418200	Vg/Good	17138	1	33	EX	0.00 AC		CHW
HUDSON	2955	6	LOGAN CT	1020	5/5/2021	330000	51	447300	418200	Vg/Good	17138	1	33	EX	0.00 AC		CHW
HUDSON	2957	3	LOGAN CT	1020	1/26/2022	0	44	388300	352300	Vg/Good	17138	1	33	EX	0.00 AC		CHW
HUDSON	2968	21	GLASGOW CIR	1020	6/28/2021	374000	25	486000	454500	Vg/Good	17138	1	33	EX	0.00 AC		CHW
HUDSON	2970	9	GLASGOW CIR	1020	3/20/2022	0	38	435300	391700	Vg/Good	17138	1	33	EX	0.00 AC		CHW
HUDSON	3006	64	GLASGOW CIR	1020	9/20/2021	0	44	277700	298700	Vg/Good	17138	1	33	EX	0.00 AC		CHW



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HUDSON	3013	53	GLASGOW CIR	1020	2/15/2022	0	44	439500	405600	Vg/Good	17138	1	33	EX	0.00 AC		CHW
HUDSON	3015	43	GLASGOW CIR	1020	7/26/2021	0	44	417900	384100	Vg/Good	17138	1	33	EX	0.00 AC		CHW
HUDSON	3029	23	SCOTTSDALE DR	1020	4/22/2021	0	44	393500	358600	Vg/Good	17138	1	33	EX	0.00 AC		CHW
HUDSON	3070	34	KRYSTAL DR	1030	4/10/2021	0	44	180400	180400	Average	1624	1	27	AG	0.00 AC		KD
HUDSON	3091	23	KRYSTAL DR	1030	9/16/2021	0	38	170400	170400	Average	1350	1	26	AV	0.00 AC		KD
HUDSON	3106	58	GREELEY ST	1010	1/6/2022	0	38	545700	508500	Good/Avg	4320	2	25	AG	0.71 AC		RD
HUDSON	3119	193	HIGHLAND ST	1010	10/8/2021	0	44	373300	369300	Average	2036	1	57	AV	2.96 AC		RE
HUDSON	3155	24	ROY DR	1010	1/10/2022	0	44	542000	511000	Avg/Good	4752	1.75	36	GD	0.69 AC		RF
HUDSON	3197	317	FOX RUN	1020	12/30/2021	0	44	345300	334100	Avg/Good	4752	1.75	36	GD	0.00 AC		CVB
HUDSON	3226	411	ELK RUN	1020	9/17/2021	0	44	346200	339300	Avg/Good	4752	1.75	36	GD	0.00 AC		CVB
HUDSON	3245	27	GREELEY ST	1010	9/22/2021	0	44	466100	466100	Average	4676	1.75	179	VG	1.20 AC		RD
HUDSON	3266	3	DANIEL WEBSTER DR	1010	10/4/2021	0	39	385600	369200	Average	3172	1.75	56	FA	0.49 AC		RF
HUDSON	3286	16	FRENETTE DR	1010	5/26/2021	0	44	396500	391700	Average	2084	1	50	GD	0.77 AC		RD
HUDSON	3340	44	KIMBALL HILL RD	1010	1/19/2022	0	44	474400	432000	Average	3698	2	92	GV	1.98 AC		RE
HUDSON	3347	64	KIMBALL HILL RD	1040	5/6/2021	0	38	506700	493500	Average	3972	2	152	VG	1.59 AC		RE
HUDSON	3362	14	HOWARD DR	3300	4/21/2021	266700	40	965000	965000	Average	3972	2	152	VG	1.43 AC		MC1
HUDSON	3390	58	RANGERS DR	1010	8/20/2021	0	44	545300	498000	Good/Avg	3356	2	36	GD	0.69 AC		RF
HUDSON	3406	136	BARRETT'S HILL RD	1070	2/17/2022	0	44	741200	712400	Good/Avg	6766	2	24	GD	0.70 AC		RE
HUDSON	3419	46	WINDHAM RD	1021	12/23/2021	0	44	283500	279300	Good/Avg	6766	2	24	GD	0.54 AC		RE
HUDSON	3428	151	KIMBALL HILL RD	1040	10/15/2021	450000	24	484500	482800	Average	4425	2	46	AV	1.39 AC		RE
HUDSON	3480	1	LOOP RD	1030	6/2/2021	35000	25	106100	100100	Average	1632	1	50	AV	0.00 AC		HME
HUDSON	3514	71	MOBILE DR	1030	10/21/2021	25000	25	76200	76200	Average	1032	1	55	AV	0.00 AC		HME
HUDSON	3539	36	MOBILE DR	1030	3/9/2022	97000	01	99400	99400	Average	840	1	19	VG	0.00 AC		HME
HUDSON	3555	73	MOBILE DR	1030	7/2/2021	0	40	123500	123500	Good	930	1	1	AV	0.00 AC		HME
HUDSON	3568	37	MOBILE DR	1030	11/8/2021	0	40	135600	135600	Good	1132	1	1	GD	0.00 AC		HME
HUDSON	3592	12	GREENFIELD DR	1010	7/20/2021	0	44	558900	518900	Good/Avg	4684	2	42	GD	1.31 AC		RE
HUDSON	3595	6	GREENFIELD DR	1010	12/13/2021	410000	47	542100	491100	Avg/Good	4500	2	43	FA	1.40 AC		RF
HUDSON	3619	2	BRADFORD CIR	1010	2/15/2022	0	44	734800	728500	Good/Vg	6002	2.25	22	GD	1.01 AC		RF
HUDSON	3628	2	MEADOW DR	1010	10/5/2021	390000	81	401600	396200	Average	3138	1	57	AV	0.69 AC		RE
HUDSON	3671	19	FARMINGTON DR	1010	7/23/2021	550000	38	689700	646700	Good/Vg	6166	2	23	AV	0.71 AC		RH

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HUDSON	3675	3	FARMINGTON DR	1010	7/22/2021	0	44	677700	650600	Good/Vg	7012	2.25	23	AV	0.71 AC		RF
HUDSON	3681	288	WEBSTER ST	6100	7/26/2021	500000	90	12040	12040	Good/Vg	7012	2.25	23	AV	16.34 AC	CU FARM	RD
HUDSON	3686	299	WEBSTER ST	1021	4/8/2021	550000	00	502500	474300	Good/Vg	7012	2.25	23	AV	2.71 AC	CU FARM	RD
HUDSON	3730	17	ADAM DR	1010	4/27/2021	0	44	448600	441800	Average	2862	1	38	AV	0.80 AC	CU FARM	RF
HUDSON	3756	10	ST LAURENT DR	1010	11/10/2021	0	44	566900	541900	Average	4400	1	40	AG	0.70 AC	CU FARM	RF
HUDSON	3758	14	ST LAURENT DR	1010	12/20/2021	0	44	493000	493000	Average	3756	1	38	AG	0.76 AC	CU FARM	RF
HUDSON	3759	16	ST LAURENT DR	1010	9/3/2021	0	44	480400	448700	Average	3474	1	45	AV	1.32 AC	CU FARM	RF
HUDSON	3770	21	ST LAURENT DR	1010	6/23/2021	0	44	480000	447700	Average	3582	1.75	39	GV	0.74 AC	CU FARM	RF
HUDSON	3791	25	FOREST RD	1010	6/18/2021	0	38	476400	445300	Average	3250	1	39	AG	0.70 AC	CU FARM	RF
HUDSON	3800	16	FOREST RD	1010	4/27/2021	0	44	457100	457100	Average	3214	1.75	40	VG	0.74 AC	CU FARM	RF
HUDSON	3801	15	FOREST RD	1010	10/7/2021	0	44	508000	485500	Average	4050	1.75	39	GD	0.89 AC	CU FARM	RF
HUDSON	3803	13	FOREST RD	1300	10/7/2021	0	44	169900	169900	Average	4050	1.75	39	GD	1.05 AC	CU FARM	RF
HUDSON	3821	251	WEBSTER ST	1010	8/10/2021	0	38	446400	444100	Average	2942	1.5	74	AV	10.12 AC	CU FARM	RD
HUDSON	3831	20	SUNLAND DR	1010	1/13/2022	0	44	538900	517600	Avg/Good	4700	2	54	GD	0.74 AC	CU FARM	RF
HUDSON	3846	21	SUNLAND DR	1010	11/10/2021	0	44	610900	570100	Avg/Good	4200	1	29	GV	0.70 AC	CU FARM	RF
HUDSON	3895	32	ALVIRNE DR	1010	10/13/2021	330000	13	463500	445900	Average	3006	1	54	AV	0.87 AC	CU FARM	RF
HUDSON	3899	7	DERRY LN	1010	10/1/2021	0	31	486000	463700	Average	4462	1.5	65	AG	1.04 AC	CU FARM	RE
HUDSON	3900	11	MANSFIELD DR	1300	10/1/2021	120000	24	150600	150600	Average	4462	1.5	65	AG	0.81 AC	CU FARM	RE
HUDSON	3900	11	MANSFIELD DR	1300	9/30/2021	0	31	150600	150600	Average	4462	1.5	65	AG	0.81 AC	CU FARM	RE
HUDSON	3901	5	DERRY LN	1010	9/30/2021	0	44	487100	450100	Average	5542	1	67	GD	1.87 AC	CU FARM	RE
HUDSON	3902	3	DERRY LN	1010	9/30/2021	0	44	414500	414500	Average	2203	1	72	EX	2.79 AC	CU FARM	RE
HUDSON	3919	195	DERRY RD	1010	12/22/2021	0	44	431700	417900	Avg/Good	3156	1.75	82	GD	1.03 AC	CU FARM	RD
HUDSON	3932	5	EVERGREEN DR	1010	5/3/2021	0	38	270241	270241	Average	2820	1.75	28	AV	0.67 AC	CU FARM	RE
HUDSON	3946	3	HUMMINGBIRD LN	1010	8/30/2021	0	39	573750	516550	Average	4184	1	60	AG	1.00 AC	CU FARM	RF
HUDSON	3953	10	HUMMINGBIRD LN	1010	8/31/2021	0	44	633250	597050	Good/Vg	5500	2	22	AV	0.53 AC	CU FARM	RG
HUDSON	3953	10	HUMMINGBIRD LN	1010	5/26/2021	0	39	633250	597050	Good/Vg	5500	2	22	AV	0.53 AC	CU FARM	RG
HUDSON	3953	10	HUMMINGBIRD LN	1010	5/26/2021	0	44	633250	597050	Good/Vg	5500	2	22	AV	0.53 AC	CU FARM	RG
HUDSON	3975	5	PINEHURST ST	1020	11/30/2021	0	44	327900	349700	Good/Vg	5500	2	22	AV	0.00 AC	CU FARM	RGD
HUDSON	4009	6	RIVIERA RD	1020	6/22/2021	0	44	280800	280800	Good/Vg	5500	2	22	AV	0.00 AC	CU FARM	CRG
HUDSON	4013	14	RIVIERA RD	1020	10/26/2021	205000	81	280900	265700	Good/Vg	5500	2	22	AV	0.00 AC	CU FARM	CRG



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HUDSON	4018	19	RIVIERA RD	1020	5/12/2021	0	38	269400	254200	Good/Vg	5500	2	22	AV	0.00 AC	CU FARM	CRG
HUDSON	4022	23	RIVIERA RD	1020	9/24/2021	0	38	279000	263700	Good/Vg	5500	2	22	AV	0.00 AC	CU FARM	CRG
HUDSON	4054	15	SHOAL CREEK RD	1020	2/17/2022	0	38	288100	288100	Good/Vg	5500	2	22	AV	0.00 AC	CU FARM	CRG
HUDSON	4056	36	SHOAL CREEK RD	1020	8/10/2021	275000	40	306200	303600	Good/Vg	5500	2	22	AV	0.00 AC	CU FARM	CRG
HUDSON	4056	36	SHOAL CREEK RD	1020	6/11/2021	199000	51	306200	303600	Good/Vg	5500	2	22	AV	0.00 AC	CU FARM	CRG
HUDSON	4066	26	SHOAL CREEK RD	1020	7/21/2021	250000	38	303100	303100	Good/Vg	5500	2	22	AV	0.00 AC	CU FARM	CRG
HUDSON	4091	14	MEADOWLARK DR	1010	7/19/2021	419000	81	514851	488251	Avg/Good	4788	1.75	53	AV	0.58 AC	CU FARM	RG
HUDSON	4098	17	CARDINAL DR	1010	10/27/2021	325000	38	623368	565068	Good/Avg	4602	2	38	GD	0.55 AC	CU FARM	RG
HUDSON	4098	17	CARDINAL DR	1010	9/8/2021	0	38	623368	565068	Good/Avg	4602	2	38	GD	0.55 AC	CU FARM	RG
HUDSON	4098	17	CARDINAL DR	1010	9/2/2021	0	38	623368	565068	Good/Avg	4602	2	38	GD	0.55 AC	CU FARM	RG
HUDSON	4098	17	CARDINAL DR	1010	8/31/2021	0	38	623368	565068	Good/Avg	4602	2	38	GD	0.55 AC	CU FARM	RG
HUDSON	4101	134	GREELEY ST	1010	11/30/2021	0	44	610800	610800	Avg/Good	5554	1	25	AG	1.52 AC	CU FARM	RE
HUDSON	4111	22	MELBA DR	1070	9/24/2021	0	39	521300	520300	Average	5466	1.75	42	FR	1.05 AC	CU FARM	RF
HUDSON	4163	5	HAYLEY CT	1010	5/20/2021	0	38	498500	464400	Good	3242	2	24	AV	0.37 AC	CU FARM	RG
HUDSON	4189	139	GREELEY ST	1040	11/30/2021	360000	81	412100	395800	Average	4667	1.5	78	FR	2.80 AC	CU FARM	RE
HUDSON	4203	15	BARRETTS HILL RD	1010	8/27/2021	0	44	584500	566300	Good	3864	2	42	FR	13.60 AC	CU FARM	RE
HUDSON	4203	15	BARRETTS HILL RD	1010	8/27/2021	0	38	584500	566300	Good	3864	2	42	FR	13.60 AC	CU FARM	RE
HUDSON	4203	15	BARRETTS HILL RD	1010	8/21/2021	0	81	584500	566300	Good	3864	2	42	FR	13.60 AC	CU FARM	RE
HUDSON	4291	7	ROY DR	1010	4/16/2021	0	44	603900	574400	Good/Avg	4604	2	35	VG	0.89 AC	CU FARM	RF
HUDSON	4305	40	RANGERS DR	1010	12/1/2021	0	44	598300	586700	Good	4758	2	36	GD	0.93 AC	CU FARM	RF
HUDSON	4320	23	MALLARD DR	1010	7/15/2021	0	44	517100	488200	Avg/Good	4173	1	31	AG	0.92 AC	CU FARM	RG
HUDSON	4352	2	RANGERS DR	1021	6/16/2021	0	44	294800	294800	Avg/Good	4173	1	31	AG	0.46 AC	CU FARM	RF
HUDSON	4358	15	RANGERS DR	1010	9/23/2021	0	38	505800	505800	Avg/Good	3266	2	33	AG	1.19 AC	CU FARM	RF
HUDSON	4369	10	RANGERS DR	1021	6/25/2021	170000	25	318100	315400	Avg/Good	3266	2	33	AG	0.60 AC	CU FARM	RF
HUDSON	4407	43	BARRETTS HILL RD	1010	2/14/2022	0	44	458500	425500	Average	3750	1	45	AV	1.33 AC	CU FARM	RE
HUDSON	4436	23	OLIVER DR	1020	11/5/2021	155000	99	218400	205200	Average	3750	1	45	AV	0.00 AC	CU FARM	CTC
HUDSON	4492	9	DUGOUT RD	1060	11/19/2021	125000		161300	161300	Average	3750	1	45	AV	0.86 AC	CU FARM	RE
HUDSON	4504	15	COPELAND DR	1010	4/12/2021	0	44	572200	572200	Good	3568	2	23	GD	1.51 AC	CU FARM	RG
HUDSON	4543	70	WINDHAM RD	1010	3/17/2022	0	28	400100	398700	Average	2598	1	77	VG	1.98 AC	CU FARM	RE
HUDSON	4550	318	CENTRAL ST	1010	2/22/2022	0	44	340200	339200	Average	2304	1	59	FA	5.12 AC	CU FARM	RC

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HUDSON	4550	318	CENTRAL ST	1010	2/22/2022	0	44	340200	339200	Average	2304	1	59	FA	5.12 AC	CU FARM	RC
HUDSON	4551	322	CENTRAL ST	1010	11/10/2021	0	31	358900	350500	Average	2116	1	57	AV	0.68 AC	CU FARM	RC
HUDSON	4563	2	CLEMENT RD	1010	3/16/2022	300000	81	363700	359800	Average	2480	1	63	AV	0.85 AC	CU FARM	RE
HUDSON	4577	17	TERRACEVIEW DR	996V	1/18/2022	0	31	74500	74500	Average	2480	1	63	AV	13.50 AC	CU FARM	RE
HUDSON	4577	17	TERRACEVIEW DR	996V	1/18/2022	0	31	74500	74500	Average	2480	1	63	AV	13.50 AC	CU FARM	RE
HUDSON	4609	4	MEADOW DR	1010	4/20/2021	0	38	417000	417000	Avg/Good	2948	2	57	GD	0.73 AC	CU FARM	RE
HUDSON	4636	13	TELOLIAN DR	1010	7/28/2021	0	44	494800	488800	Avg/Good	3276	1	32	AV	1.15 AC	CU FARM	RF
HUDSON	4645	6	TELOLIAN DR	1010	9/16/2021	375000	47	476300	455100	Avg/Good	3358	2	36	AV	1.20 AC	CU FARM	RF
HUDSON	4675	6	HARTSON CIR	1010	9/15/2021	0	44	471600	457500	Average	2730	1	47	GD	1.08 AC	CU FARM	RF
HUDSON	4685	9	HARTSON CIR	1010	5/10/2021	0	38	483000	466400	Good/Avg	3048	2	45	AV	1.08 AC	CU FARM	RF
HUDSON	4705	22	SULLIVAN RD	1070	5/21/2021	0	38	584600	543400	Average	2615	1	42	GD	1.22 AC	CU FARM	RE
HUDSON	4754	15	LUND DR	1021	12/29/2021	0	38	306800	294900	Average	2615	1	42	GD	0.64 AC	CU FARM	RF
HUDSON	4764	25	LUND DR	1021	3/21/2022	0	44	346500	343600	Average	2615	1	42	GD	0.86 AC	CU FARM	RF
HUDSON	4860	15	SPRINGWOOD CIR	1010	7/9/2021	0	44	503200	498800	Good/Avg	3193	2	28	AV	1.75 AC	CU FARM	RF
HUDSON	4860	15	SPRINGWOOD CIR	1010	12/28/2021	0	44	503200	498800	Good/Avg	3193	2	28	AV	1.75 AC	CU FARM	RF
HUDSON	4861	21	SPRINGWOOD CIR	1010	9/16/2021	0	38	534200	496700	Good/Avg	3470	2	28	AV	2.38 AC	CU FARM	RF
HUDSON	4882	160	GREELEY ST	1040	6/8/2021	0	44	484300	484300	Average	3940	2	38	AV	1.41 AC	CU FARM	RE
HUDSON	4890	9	BRIGHTSIDE DR	1010	10/18/2021	0	46	534200	488700	Average	4936	1	36	AV	1.13 AC	CU FARM	RF
HUDSON	4906	7	OLD DERRY RD	1050	8/5/2021	0	44	694900	687200	Average	5652	1.75	78	AV	3.48 AC	CU FARM	RE
HUDSON	4934	44	PINEWOOD RD	1010	12/28/2021	0	44	509600	509600	Good/Avg	3194	2	31	AV	1.11 AC	CU FARM	RF
HUDSON	5042	4	IRONWOOD RD	1010	11/30/2021	0	44	650700	619300	Good	6012	2	35	AV	1.78 AC	CU FARM	RG
HUDSON	5048	9	IRONWOOD RD	1010	3/15/2022	0	44	674600	648900	Good	5284	2	25	GV	1.11 AC	CU FARM	RG
HUDSON	5050	5	IRONWOOD RD	1080	1/26/2022	0	44	762300	697100	Good/Avg	7433	2.25	28	AV	1.04 AC	CU FARM	RG
HUDSON	5100	5	COVE POINT RD	1010	5/28/2021	0	31	164000	162500	Fair	984	1	62	FR	0.34 AC	CU FARM	RE
HUDSON	5101	44	ROBINSON POND DR	1010	5/28/2021	0	31	479300	479300	Avg/Good	3760	1.75	39	VG	0.32 AC	CU FARM	RE
HUDSON	5102	46	ROBINSON POND DR	1010	5/28/2021	0	31	372800	368500	Average	2152	2	42	AV	0.22 AC	CU FARM	RE
HUDSON	5103	50	ROBINSON POND DR	1010	5/28/2021	0	31	450800	450800	Avg/Good	3514	2	21	AV	0.35 AC	CU FARM	RE
HUDSON	5104	52	ROBINSON POND DR	1010	5/28/2021	0	31	380700	373900	Average	1852	1	64	AV	0.55 AC	CU FARM	RE
HUDSON	5105	58	ROBINSON POND DR	1010	5/28/2021	0	31	887400	846200	Very Good	6383	2	25	GD	5.30 AC	CU FARM	RE
HUDSON	5106	54	ROBINSON POND DR	1010	5/28/2021	0	31	379000	375600	Average	1952	1	52	AV	0.16 AC	CU FARM	RE

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HUDSON	5107	56	ROBINSON POND DR	1300	5/28/2021	0	31	222900	222900	Average	1952	1	52	AV	5.00 AC	CU FARM	RE	
HUDSON	5108	62	ROBINSON POND DR	1090	5/28/2021	0	31	485300	485300	Avg/Good	2403	1.5	28	VG	0.21 AC	CU FARM	RE	
HUDSON	5109	64	ROBINSON POND DR	1010	5/28/2021	0	31	371900	359800	Average	3008	2	65	AG	0.22 AC	CU FARM	RE	
HUDSON	5110	25	ROBINSON POND DR	9030	7/14/2021	490000	35	201200	201200	Average	3008	2	65	AG	6.20 AC	CU FARM	RE	
HUDSON	5110	25	ROBINSON POND DR	9030	5/28/2021	0	31	201200	201200	Average	3008	2	65	AG	6.20 AC	CU FARM	RE	
HUDSON	5145	16	ROBINSON RD	9030	7/14/2021	490000	35	332400	332400	Average	3008	2	65	AG	30.00 AC	CU FARM	RE	
HUDSON	5176	19	ROBINSON RD	111R	4/23/2021	384000	25	513900	510800	Average	4008	1	39	FR	5.79 AC	CU FARM	RE	
HUDSON	5179	44	LAWRENCE RD	1010	2/7/2022	0	38	446100	440400	Average	2428	1	44	AV	2.06 AC	CU FARM	RE	
HUDSON	5229	29	LAWRENCE RD	1010	7/9/2021	220000	38	379000	371100	Avg/Fair	2542	1	52	AV	1.63 AC	CU FARM	RE	
HUDSON	5308	7	KINGSTON WAY	1021	9/16/2021	223200	25	269600	269600	Avg/Fair	2542	1	52	AV	0.69 AC	CU FARM	RE	
HUDSON	5340	8	CHRISTINE DR	4010	2/15/2022	0	31	6844253	6738953	Avg/Fair	2542	1	52	AV	18.10 AC	CU-UNPROD	IG	
HUDSON	5340	8	CHRISTINE DR	4010	2/15/2022	0	31	6844253	6738953	Avg/Fair	2542	1	52	AV	18.10 AC	CU-UNPROD	IG	
HUDSON	5354	151	ROBINSON RD	1010	7/13/2021	40000	35	436200	436200	Avg/Good	2852	1.75	0	GD	0.95 AC	CU-UNPROD	RE	
HUDSON	5372	12	STONE LN	1010	10/29/2021	350000	38	382200	382200	Average	2340	1	49	AV	1.03 AC	CU-UNPROD	RF	
HUDSON	5417	16	STONEWOOD LN	1010	6/22/2021	294400	38	486300	465100	Avg/Good	3094	2	30	GD	1.15 AC	CU-UNPROD	RF	
HUDSON	5442	22	HENRY DR	1010	9/8/2021	0	44	579600	562800	Good/Avg	3825	2	48	GD	1.51 AC	CU-UNPROD	RF	
HUDSON	5462	4	HERITAGE CIR	1010	3/21/2022	0	44	463500	430300	Average	3724	1	47	AV	1.15 AC	CU-UNPROD	RF	
HUDSON	5470	9	HERITAGE CIR	1010	9/13/2021	350000	13	497900	470200	Avg/Good	3388	2	47	GD	1.15 AC	CU-UNPROD	RF	
HUDSON	5496	17	CHAGNON LN	1010	6/24/2021	0	44	574000	574000	Good/Avg	4648	1	38	AG	1.17 AC	CU-UNPROD	RF	
HUDSON	5512	150	ROBINSON RD	1300	4/20/2021	0	46	162600	162600	Good/Avg	4648	1	38	AG	1.18 AC	CU-UNPROD	RE	
HUDSON	5546	25	DAVID DR	1010	12/21/2021	0	38	386400	378100	Average	2256	1	40	FA	3.53 AC	CU-UNPROD	RE	
HUDSON	5566	7	PARKER DR	1010	12/28/2021	0	44	610800	571200	Average	4828	1	49	AV	1.20 AC	CU-UNPROD	RF	
HUDSON	5567	5	PARKER DR	1010	5/24/2021	500000	38	688800	655600	Avg/Good	8323	1.5	19	GD	1.15 AC	CU-UNPROD	RF	
HUDSON	5599	81	ROBINSON RD	1020	3/23/2022	0	38	346600	350500	Avg/Good	8323	1.5	19	GD	0.00 AC	CU-UNPROD	CRV	
HUDSON	5614	6	EDGEWOOD DR	1010	2/28/2022	0	38	568200	535300	Avg/Good	3536	2	43	EX	1.12 AC	CU-UNPROD	RF	
HUDSON	5621	8	STEVENS DR	1010	1/12/2022	0	44	627200	614600	Average	5260	1	46	GD	1.11 AC	CU-UNPROD	RF	
HUDSON	5696	27	KIENIA RD	1021	10/29/2021	415000	00	276100	276100	Average	5260	1	46	GD	0.69 AC	CU-UNPROD	RE	
HUDSON	5696	27	KIENIA RD	1021	3/30/2022	0	40	276100	276100	Average	5260	1	46	GD	0.69 AC	CU-UNPROD	RE	
HUDSON	5735	47	BOCKES RD	1030	7/1/2021	0	44	223200	223200	Avg/Fair	644	1	36	GD	0.64 AC	CU-UNPROD	RE	
HUDSON	5754	29	WEST RD	3900	2/10/2022	710000	31	666300	676700	Avg/Fair	644	1	36	GD	8.97 AC	CU-UNPROD	IG	



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HUDSON	5760	2	TRACY LN	3250	7/15/2021	610000	24	857500	844400	Avg/Fair	644	1	36	GD	1.64 AC	CU-UNPROD	MD2
HUDSON	5764	6	TRACY LN	3900	9/10/2021	650000	18	218100	218100	Avg/Fair	644	1	36	GD	1.48 AC	CU-UNPROD	MD2
HUDSON	5765	8	TRACY LN	3900	9/10/2021	650000	18	228200	228200	Avg/Fair	644	1	36	GD	1.23 AC	CU-UNPROD	MD
HUDSON	5766	10	TRACY LN	3900	9/10/2021	650000	18	240100	240100	Avg/Fair	644	1	36	GD	1.24 AC	CU-UNPROD	MD
HUDSON	5814	345	DERRY RD	3900	7/15/2021	915000	18	237100	237100	Avg/Fair	644	1	36	GD	1.14 AC	CU-UNPROD	MD2
HUDSON	5817	2	REBEL RD	3300	7/15/2021	915000	18	629800	629800	Avg/Fair	644	1	36	GD	1.20 AC	CU-UNPROD	MD2
HUDSON	5827	6	CANDY LN	401C	6/23/2021	0	48	868100	865900	Avg/Fair	644	1	36	GD	3.23 AC	CU-UNPROD	MD
HUDSON	5828	8	CANDY LN	3880	6/23/2021	0	48	599400	610800	Avg/Fair	644	1	36	GD	5.68 AC	CU-UNPROD	MD
HUDSON	5829	7	CANDY LN	3900	6/23/2021	0	48	306300	306300	Avg/Fair	644	1	36	GD	1.71 AC	CU-UNPROD	MD
HUDSON	5830	5	CANDY LN	3900	6/23/2021	0	48	293800	293800	Avg/Fair	644	1	36	GD	1.27 AC	CU-UNPROD	MD
HUDSON	5847	161	OLD DERRY RD	1021	5/28/2021	0	44	327100	323500	Avg/Fair	644	1	36	GD	0.72 AC	CU-UNPROD	RE
HUDSON	5855	167	ROBINSON RD	1040	7/30/2021	227000	81	460800	447900	Average	2528	1	37	GV	1.59 AC	CU-UNPROD	RE
HUDSON	5855	167	ROBINSON RD	1040	4/16/2021	0	48	460800	447900	Average	2528	1	37	GV	1.59 AC	CU-UNPROD	RE
HUDSON	5867	6	DEBLO DR	1010	10/18/2021	0	38	714700	648100	Good	5168	1.75	37	AV	1.20 AC	CU-UNPROD	RF
HUDSON	5875	24	BOYD RD	1010	4/14/2021	488200	38	652500	598000	Avg/Good	5709	1	4	GD	0.61 AC	CU-UNPROD	RE
HUDSON	5883	35	BOYD RD	1010	6/15/2021	385000	13	519500	486700	Average	4544	1.75	47	GD	1.07 AC	CU-UNPROD	RE
HUDSON	5887	19	BOYD RD	6700	4/21/2021	375000	90	5106	5106	Average	4544	1.75	47	GD	46.66 AC	CU-UNM	RE
HUDSON	5888	9	BOYD RD	1010	9/17/2021	0	39	616700	616700	Good	4194	2	12	GD	3.02 AC	CU-UNM	RE
HUDSON	5899	4	TEAR DROP CIR	1080	4/2/2021	0	38	654100	597000	Avg/Good	5884	1.75	27	GV	1.51 AC	CU-UNM	RF
HUDSON	5938	47	COTTONWOOD DR	1010	3/22/2022	0	44	473000	460300	Avg/Good	3742	1.75	58	GD	0.37 AC	CU-UNM	RE
HUDSON	5965	15	SYCAMORE ST	1010	2/8/2022	439000	81	424700	410500	Average	3942	1.75	56	GD	0.35 AC	CU-UNM	RE
HUDSON	5971	12	SYCAMORE ST	1010	6/17/2021	0	38	443200	435700	Average	2960	1	57	GD	0.35 AC	CU-UNM	RE
HUDSON	6045	30	ATWOOD AVE	1010	7/2/2021	0	46	323100	323100	Avg/Fair	1468	1.75	72	AG	1.09 AC	CU-UNM	RD
HUDSON	6045	30	ATWOOD AVE	1010	6/3/2021	0	44	323100	323100	Avg/Fair	1468	1.75	72	AG	1.09 AC	CU-UNM	RD
HUDSON	6058	4	HICKORY ST	1010	8/18/2021	0	38	385400	385400	Average	2336	1	42	AV	0.35 AC	CU-UNM	RE
HUDSON	6081	26	ATWOOD AVE	1300	7/2/2021	0	46	162200	162200	Average	2336	1	42	AV	1.12 AC	CU-UNM	RD

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HUDSON	6081	26	ATWOOD AVE	1300	6/3/2021	0	44	162200	162200	Average	2336	1	42	AV	1.12 AC	CU-UNM PINE	RD
HUDSON	6100	6	JOSEPH AVE	1010	6/30/2021	0	38	452700	396200	Average	3894	1	50	GD	0.41 AC	CU-UNM PINE	RE
HUDSON	6102	7	BUNGALOW AVE	1010	5/7/2021	0	44	463500	419400	Average	3540	1	58	GD	0.86 AC	CU-UNM PINE	RE
HUDSON	6103	6	RIVERVIEW ST	1010	10/13/2021	253500	81	303300	303300	Average	1824	1	60	AV	0.20 AC	CU-UNM PINE	RE
HUDSON	6104	8	RIVERVIEW ST	1010	7/21/2021	0	44	358100	358100	Average	2592	1.75	28	FA	0.34 AC	CU-UNM PINE	RE
HUDSON	6114	26	OBAN DR	1010	6/7/2021	0	44	448500	448500	Avg/Good	2714	2	26	GD	0.72 AC	CU-UNM PINE	RF
HUDSON	6122	19	OBAN DR	1010	5/27/2021	380000	38	424900	424900	Avg/Good	2482	2	26	AV	0.37 AC	CU-UNM PINE	RF
HUDSON	6144	27	WINNHAVEN DR	1010	9/7/2021	0	38	406600	398600	Average	3370	1.75	57	GV	0.35 AC	CU-UNM PINE	RE
HUDSON	6149	3	WYETH DR	1010	3/4/2022	0	38	488200	461900	Average	3316	1	52	VG	0.37 AC	CU-UNM PINE	RE
HUDSON	6178	13	CEDAR ST	1010	10/29/2021	0	44	409100	389000	Average	3788	1.75	56	GD	0.23 AC	CU-UNM PINE	RE
HUDSON	6178	13	CEDAR ST	1010	10/29/2021	0	44	409100	389000	Average	3788	1.75	56	GD	0.23 AC	CU-UNM PINE	RE
HUDSON	6180	9	CEDAR ST	1010	7/21/2021	0	44	375800	353000	Average	2464	1	60	VG	0.24 AC	CU-UNM PINE	RE
HUDSON	6208	11	HEMLOCK ST	1010	9/28/2021	0	44	438500	404100	Avg/Good	3093	2	59	GD	0.27 AC	CU-UNM PINE	RE
HUDSON	6212	3	HEMLOCK ST	1010	7/21/2021	0	44	368500	368500	Average	2040	1	60	EX	0.27 AC	CU-UNM PINE	RE
HUDSON	6239	10	WINNHAVEN DR	1320	4/27/2021	0	40	6500	6500	Average	2040	1	60	EX	0.35 AC	CU-UNM PINE	RE
HUDSON	6240	8	WINNHAVEN DR	1080	4/27/2021	0	40	526100	474600	Average	5252	1	57	AV	0.45 AC	CU-UNM PINE	RE
HUDSON	6256	2	LINDEN ST	1021	3/7/2022	0	44	366400	363400	Average	5252	1	57	AV	0.46 AC	CU-UNM PINE	RG
HUDSON	6272	6	SPRUCE ST	1010	4/4/2021	0	44	411300	394000	Average	2998	1	61	GD	0.31 AC	CU-UNM PINE	RE
HUDSON	6279	20	SPRUCE ST	1010	9/23/2021	0	38	409800	386000	Avg/Good	2816	2	60	GD	0.28 AC	CU-UNM PINE	RE
HUDSON	6281	15	BRENTON AVE	1010	7/2/2021	0	46	288700	273200	Average	3312	1.25	72	FA	0.45 AC	CU-UNM PINE	RD
HUDSON	6281	15	BRENTON AVE	1010	6/3/2021	0	44	288700	273200	Average	3312	1.25	72	FA	0.45 AC	CU-UNM PINE	RD

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HUDSON	6283	5	BRENTON AVE	1320	7/2/2021	0	46	38300	38300	Average	3312	1.25	72	FA	0.85 AC	CU-UNM PINE	RD
HUDSON	6283	5	BRENTON AVE	1320	6/3/2021	0	44	38300	38300	Average	3312	1.25	72	FA	0.85 AC	CU-UNM PINE	RD
HUDSON	6301	107	LOWELL RD	1010	7/2/2021	0	46	409200	409200	Average	2576	2.25	82	VG	1.19 AC	CU-UNM PINE	ML2
HUDSON	6301	107	LOWELL RD	1010	6/3/2021	0	44	409200	409200	Average	2576	2.25	82	VG	1.19 AC	CU-UNM PINE	ML2
HUDSON	6302	105	LOWELL RD	1010	7/2/2021	0	46	299800	295700	Average	1938	2	102	GD	0.17 AC	CU-UNM PINE	ML2
HUDSON	6302	105	LOWELL RD	1010	6/3/2021	0	44	299800	295700	Average	1938	2	102	GD	0.17 AC	CU-UNM PINE	ML2
HUDSON	6304	4	ATWOOD AVE	1060	7/2/2021	0	46	114400	114400	Average	1938	2	102	GD	0.33 AC	CU-UNM PINE	RD
HUDSON	6304	4	ATWOOD AVE	1060	6/3/2021	0	44	114400	114400	Average	1938	2	102	GD	0.33 AC	CU-UNM PINE	RD
HUDSON	6307	14	ATWOOD AVE	1010	7/2/2021	0	46	281500	280400	Average	2370	1.5	72	AV	0.17 AC	CU-UNM PINE	RD
HUDSON	6307	14	ATWOOD AVE	1010	6/3/2021	0	44	281500	280400	Average	2370	1.5	72	AV	0.17 AC	CU-UNM PINE	RD
HUDSON	6308	14	ATWOOD AVE	1320	7/2/2021	0	46	6200	6200	Average	2370	1.5	72	AV	1.09 AC	CU-UNM PINE	RD
HUDSON	6308	14	ATWOOD AVE	1320	6/3/2021	0	44	6200	6200	Average	2370	1.5	72	AV	1.09 AC	CU-UNM PINE	RD
HUDSON	6311	18	ATWOOD AVE	1320	7/2/2021	0	46	10600	10600	Average	2370	1.5	72	AV	0.12 AC	CU-UNM PINE	RD
HUDSON	6311	18	ATWOOD AVE	1320	6/3/2021	0	44	10600	10600	Average	2370	1.5	72	AV	0.12 AC	CU-UNM PINE	RD
HUDSON	6312	20	ATWOOD AVE	1010	7/2/2021	0	46	322000	315700	Average	2466	1.75	172	FA	1.12 AC	CU-UNM PINE	RD
HUDSON	6312	20	ATWOOD AVE	1010	6/3/2021	0	44	322000	315700	Average	2466	1.75	172	FA	1.12 AC	CU-UNM PINE	RD
HUDSON	6345	8	B ST	1010	10/18/2021	0	48	458100	410100	Average	4221	1	55	AG	0.23 AC	CU-UNM PINE	RE
HUDSON	6345	8	B ST	1010	1/21/2022	0	38	458100	410100	Average	4221	1	55	AG	0.23 AC	CU-UNM PINE	RE
HUDSON	6401	14	TATE ST	1010	5/21/2021	0	44	580300	529000	Average	4404	1	57	AG	1.69 AC	CU-UNM PINE	RE
HUDSON	6438	43	RIVERSIDE DR	1040	5/10/2021	210000	38	305100	305100	Average	3288	1.5	98	AV	0.14 AC	CU-UNM PINE	RE
HUDSON	6460	5	CLARK ST	1010	4/6/2021	0	44	325000	325000	Average	2688	1.5	59	AV	0.33 AC	CU-UNM PINE	RE

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HUDSON	6470	10	OAK AVE	1010	5/27/2021	0	44	361400	361400	Average	2724	1.75	53	AG	0.18 AC	CU-UNM PINE	RE
HUDSON	6480	24	RIVERSIDE DR	1010	2/18/2022	245000	81	332300	330800	Average	2107	2	97	AV	0.37 AC	CU-UNM PINE	RE
HUDSON	6530	65	CENTRAL ST	1010	9/20/2021	0	81	543800	532200	Avg/Good	5979	2.25	132	FR	9.86 AC	CU-UNM PINE	RC
HUDSON	6546	19	REED ST	1010	10/18/2021	0	46	390800	390800	Average	2945	1.75	102	VG	0.23 AC	CU-UNM PINE	RE
HUDSON	6547	6	CHAPIN ST	1010	10/18/2021	0	46	398000	398000	Average	2700	1.75	37	GD	0.19 AC	CU-UNM PINE	RE
HUDSON	6551	6	FULTON ST	1010	4/1/2022	372000	01	381900	375000	Good/Avg	3633	2.25	122	GD	0.17 AC	CU-UNM PINE	RE
HUDSON	6555	16	REED ST	1010	5/28/2021	0	38	324500	324500	Average	2152	1	72	AV	0.26 AC	CU-UNM PINE	RE
HUDSON	6564	3	FULTON ST	1040	5/26/2021	360000	81	564000	536900	Average	7277	1	72	GD	0.33 AC	CU-UNM PINE	RE
HUDSON	6594	4	WATERSEDGE DR	1010	1/6/2022	0	44	433729	426129	Average	2540	1	36	AV	0.71 AC	CU-UNM PINE	RF
HUDSON	6599	14	WATERSEDGE DR	1021	10/26/2021	0	38	314700	314200	Average	2540	1	36	AV	0.46 AC	CU-UNM PINE	RF
HUDSON	6606	16	FULTON ST	1040	6/7/2021	0	44	616500	570000	Average	6713	1.75	42	AV	1.03 AC	CU-UNM PINE	RE
HUDSON	6610	13	GILLIS ST	1021	11/5/2021	245000	25	297200	297200	Average	6713	1.75	42	AV	1.00 AC	CU-UNM PINE	RE
HUDSON	6618	57	LOWELL RD	3300	4/27/2021	0	40	463400	463400	Average	6713	1.75	42	AV	0.55 AC	CU-UNM PINE	ML1
HUDSON	6621	6	WINNHAVEN DR	1010	4/27/2021	0	40	399200	377200	Average	3485	1	61	AV	0.47 AC	CU-UNM PINE	RE
HUDSON	6636	8	OBAN DR	1040	8/2/2021	0	44	552300	540700	Avg/Good	5080	2	57	GD	0.39 AC	CU-UNM PINE	RE
HUDSON	6692	12	D ST	1040	9/9/2021	0	44	361100	353500	Average	2239	1	44	AV	0.33 AC	CU-UNM PINE	RE
HUDSON	6700	9	D ST	1010	6/1/2021	0	44	341200	340100	Average	3325	1	82	AG	0.57 AC	CU-UNM PINE	RE
HUDSON	6748	22	BELKNAP RD	1010	4/2/2021	0	39	392100	370800	Average	3092	1	62	AV	0.25 AC	CU-UNM PINE	RD
HUDSON	6819	3	COLL ST	1010	4/20/2021	0	38	479300	447700	Average	4190	1	57	AG	0.23 AC	CU-UNM PINE	RD
HUDSON	6821	11	COLL ST	1010	11/12/2021	170000	52	308400	277700	Avg/Fair	3635	1.75	142	PR	0.48 AC	CU-UNM PINE	RE
HUDSON	6835	12	REGINA AVE	1010	5/12/2021	0	38	453600	416700	Average	4176	1	56	AV	0.34 AC	CU-UNM PINE	RE



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HUDSON	6879	32	WEBSTER ST	1010	7/28/2021	0	44	426800	418400	Average	4100	1	46	FA	1.51 AC	CU-UNM PINE	RE
HUDSON	6920	6	BAKER ST	111R	11/24/2021	0	44	678800	659400	Avg/Good	5055	2.25	112	AG	0.55 AC	CU-UNM PINE	RE
HUDSON	6943	26	CENTRAL ST	111R	3/8/2022	0	44	503400	489800	Average	6526	2.25	112	AV	0.62 AC	CU-UNM PINE	RC
HUDSON	6944	24	CENTRAL ST	111R	3/8/2022	0	44	490100	487200	Average	7718	2.25	112	AV	0.43 AC	CU-UNM PINE	RC
HUDSON	6955	19	LIBRARY ST	1040	9/3/2021	0	40	460900	453200	Avg/Good	3853	2.5	123	GD	0.62 AC	CU-UNM PINE	RD
HUDSON	6958	15	CHASE ST	1010	3/31/2022	0	38	313800	310700	Average	2786	1.75	102	AV	0.32 AC	CU-UNM PINE	RD
HUDSON	6978	33	FERRY ST	1010	3/31/2022	234000	38	279300	276800	Average	1866	1.75	102	AV	0.14 AC	CU-UNM PINE	RD
HUDSON	6983	12	DERRY ST	3400	1/27/2022	225000	40	352000	352000	Average	1866	1.75	102	AV	0.19 AC	CU-UNM PINE	MD1
HUDSON	7009	12	HIGHLAND ST	1010	4/20/2021	0	44	336100	325800	Avg/Good	3078	2	112	FA	0.40 AC	CU-UNM PINE	RE
HUDSON	7034	46	FERRY ST	1010	5/26/2021	0	44	464600	460100	Avg/Good	4016	1.75	117	GD	0.36 AC	CU-UNM PINE	RD
HUDSON	7124	15	OAKWOOD ST	1010	4/15/2021	340000	38	427500	401700	Average	5190	2	82	AV	0.29 AC	CU-UNM PINE	RE
HUDSON	7138	32	MELENDY RD	1040	7/15/2021	0	31	463800	463800	Average	4656	1	63	EX	0.40 AC	CU-UNM PINE	RD
HUDSON	7167	91	CENTRAL ST	1010	9/13/2021	0	44	406800	402600	Avg/Good	2586	1.75	132	AG	0.96 AC	CU-UNM PINE	RC
HUDSON	7169	87	CENTRAL ST	1120	6/30/2021	500000	66	677100	676200	Avg/Good	2586	1.75	132	AG	0.99 AC	CU-UNM PINE	AP4
HUDSON	7179	10	VINTON ST	1010	12/17/2021	0	48	256100	243200	Avg/Fair	2370	1	62	AV	0.19 AC	CU-UNM PINE	RE
HUDSON	7179	10	VINTON ST	1010	12/12/2021	275000	81	256100	243200	Avg/Fair	2370	1	62	AV	0.19 AC	CU-UNM PINE	RE
HUDSON	7216	26	ADELAIDE ST	1010	3/26/2022	0	81	295400	295400	Average	2320	1	72	AV	0.23 AC	CU-UNM PINE	RE
HUDSON	7223	36	ADELAIDE ST	1010	6/28/2021	0	38	403000	395000	Avg/Good	2616	1.75	76	EX	0.37 AC	CU-UNM PINE	RE
HUDSON	7232	33	ADELAIDE ST	1010	1/20/2022	0	44	425300	407600	Average	4504	2	107	AG	0.48 AC	CU-UNM PINE	RE
HUDSON	7235	6	BLACKSTONE ST	1010	6/28/2021	0	44	372900	358200	Average	3082	1	55	AV	0.23 AC	CU-UNM PINE	RE
HUDSON	7235	6	BLACKSTONE ST	1010	6/28/2021	0	44	372900	358200	Average	3082	1	55	AV	0.23 AC	CU-UNM PINE	RE



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HUDSON	7268	106	CENTRAL ST	1040	4/30/2021	475000	81	629100	594300	Avg/Good	8431	2.25	137	GV	0.34 AC	CU-UNM PINE	RC
HUDSON	7268	106	CENTRAL ST	1040	2/10/2022	0	44	629100	594300	Avg/Good	8431	2.25	137	GV	0.34 AC	CU-UNM PINE	RC
HUDSON	7278	51	MELENDY RD	1010	3/25/2022	0	38	354600	342000	Average	3104	1.5	82	VG	0.33 AC	CU-UNM PINE	RD
HUDSON	7319	2	SHORT ST	1010	1/18/2022	0	48	313000	291600	Average	3376	1	62	FA	0.52 AC	CU-UNM PINE	RE
HUDSON	7332	10	NEVENS ST	1010	7/29/2021	0	38	399300	394500	Average	2200	1	52	GD	0.48 AC	CU-UNM PINE	RE
HUDSON	7339	4	SHERATON DR	1040	6/3/2021	0	44	671300	643200	Average	7993	2	50	GD	1.03 AC	CU-UNM PINE	RE
HUDSON	7415	41	CAMPBELLO ST	1050	11/22/2021	475000	13	690800	623400	Average	6595	1	33	AG	0.24 AC	CU-UNM PINE	RE
HUDSON	7438	25	FEDERAL ST	1010	11/12/2021	0	44	502000	501900	Avg/Good	5077	1.75	31	GD	0.51 AC	CU-UNM PINE	RE
HUDSON	7467	99	WEBSTER ST	1010	9/23/2021	349900	38	315200	308900	Avg/Fair	3623	1	91	AV	0.33 AC	CU-UNM PINE	RE
HUDSON	7511	38	WILLOW CREEK DR	1020	4/5/2021	0	44	237800	237800	Avg/Fair	3623	1	91	AV	0.00 AC	CU-UNM PINE	CWL
HUDSON	7548	56	DERRY ST	325V	10/19/2021	0	31	443200	443200	Avg/Fair	3623	1	91	AV	0.94 AC	CU-UNM PINE	MD3
HUDSON	7577	5	ST JOHN ST	1010	10/4/2021	0	39	408600	386300	Average	3099	1	55	AG	0.28 AC	CU-UNM PINE	RE
HUDSON	7589	6	ABBOTT ST	1010	8/23/2021	0	38	292200	290600	Avg/Fair	2686	1.25	92	AV	0.43 AC	CU-UNM PINE	RE
HUDSON	7596	16	ABBOTT ST	1010	10/15/2021	0	44	556800	494900	Average	5624	2	42	FR	0.40 AC	CU-UNM PINE	RE
HUDSON	7600	45	DERRY RD	0104	5/20/2021	475000	13	644700	630700	Fair/Avg	4320	2	62	GD	0.68 AC	CU-UNM PINE	MD1
HUDSON	7606	116	ABBOTT FARM LN	1020	6/24/2021	183000	38	189000	189000	Fair/Avg	4320	2	62	GD	0.00 AC	CU-UNM PINE	CAF
HUDSON	7633	227	ABBOTT FARM LN	1020	12/15/2021	0	38	183700	183700	Fair/Avg	4320	2	62	GD	0.00 AC	CU-UNM PINE	CAF
HUDSON	7634	228	ABBOTT FARM LN	1020	4/14/2021	0	28	183700	183700	Fair/Avg	4320	2	62	GD	0.00 AC	CU-UNM PINE	CAF
HUDSON	7692	522	ABBOTT FARM LN	1020	5/14/2021	119000	25	190000	190000	Fair/Avg	4320	2	62	GD	0.00 AC	CU-UNM PINE	CAF
HUDSON	7692	522	ABBOTT FARM LN	1020	11/29/2021	190600	89	190000	190000	Fair/Avg	4320	2	62	GD	0.00 AC	CU-UNM PINE	CAF
HUDSON	7709	26	HIGHLAND ST	111R	9/20/2021	0	44	519200	514100	Avg/Good	6080	2	122	GD	0.46 AC	CU-UNM PINE	RE

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HUDSON	7714	9	HAVERHILL ST	1010	11/5/2021	0	44	338900	336000	Average	2385	1.75	112	AG	0.56 AC	CU-UNM PINE	RE
HUDSON	7714	9	HAVERHILL ST	1010	4/21/2021	0	81	338900	336000	Average	2385	1.75	112	AG	0.56 AC	CU-UNM PINE	RE
HUDSON	7715	29	DERRY ST	1010	9/28/2021	0	31	377800	351600	Good/Avg	3456	2	0	GD	0.25 AC	CU-UNM PINE	RD
HUDSON	7715	29	DERRY ST	1010	9/9/2021	0	31	377800	351600	Good/Avg	3456	2	0	GD	0.25 AC	CU-UNM PINE	RD
HUDSON	7716	0	ABBOTT ST	1010	7/29/2021	0	44	339400	333700	Average	3756	1.25	87	AG	0.42 AC	CU-UNM PINE	RE
HUDSON	7767	59	HIGHLAND ST	1010	10/7/2021	0	44	332500	310400	Average	2748	1	67	AV	0.17 AC	CU-UNM PINE	RE
HUDSON	7777	53	HIGHLAND ST	1010	5/13/2021	0	81	230100	248900	Fair/Poor	1372	1	92	FR	0.47 AC	CU-UNM PINE	RE
HUDSON	7777	53	HIGHLAND ST	1010	11/19/2021	187500	13	230100	248900	Fair/Poor	1372	1	92	FR	0.47 AC	CU-UNM PINE	RE
HUDSON	7815	79	FERRY ST	1040	5/20/2021	375000	25	442800	442800	Avg/Fair	3494	2	122	VG	0.49 AC	CU-UNM PINE	RD
HUDSON	7851	15	TRAVERS ST	1010	7/15/2021	0	44	399200	390700	Average	2633	1	59	GD	0.25 AC	CU-UNM PINE	RE
HUDSON	7854	9	TRAVERS ST	1010	7/1/2021	370000	38	383200	366400	Average	2504	1	59	AV	0.25 AC	CU-UNM PINE	RE
HUDSON	7948	5	POND VIEW DR	1030	5/20/2021	150000	81	182000	182000	Good	1404	1	17	AG	0.00 AC	CU-UNM PINE	OT
HUDSON	7950	14	POND VIEW DR	1030	5/10/2021	0	38	172100	172100	Good	1520	1	32	AG	0.00 AC	CU-UNM PINE	OT
HUDSON	7980	0	LAKESIDE AVE	1320	10/15/2021	233700	18	10700	10700	Good	1520	1	32	AG	0.03 AC	CU-UNM PINE	RC
HUDSON	8003	7	IRIS PATH	1010	10/15/2021	233700	13	198400	194900	Fair	2130	1	122	FA	0.06 AC	CU-UNM PINE	RC
HUDSON	8039	32	ALPINE AVE	1010	8/12/2021	385200	38	382400	382400	Average	2470	1.75	32	GD	0.69 AC	CU-UNM PINE	RE
HUDSON	8044	19	ALPINE AVE	1320	3/30/2022	0	48	1200	1200	Average	2470	1.75	32	GD	0.19 AC	CU-UNM PINE	RE
HUDSON	8068	154	FERRY ST	1010	6/3/2021	0	44	339400	309800	Avg/Fair	3420	1.5	97	AV	0.40 AC	CU-UNM PINE	RD
HUDSON	8068	154	FERRY ST	1010	6/3/2021	0	44	339400	309800	Avg/Fair	3420	1.5	97	AV	0.40 AC	CU-UNM PINE	RD
HUDSON	8088	169	CENTRAL ST	1010	8/21/2021	0	38	327700	325500	Average	2256	1	64	GD	0.35 AC	CU-UNM PINE	RC
HUDSON	8100	11	SUMMER AVE	1010	8/18/2021	0	44	492600	482800	Average	3747	1	5	GD	0.29 AC	CU-UNM PINE	RE

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HUDSON	8142	110	DERRY ST	1040	4/2/2021	0	38	321500	320500	Average	3192	2.25	122	AG	0.09 AC	CU-UNM PINE	MD3
HUDSON	8187	315	ELMWOOD DR	1020	2/24/2022	0	44	191500	191500	Average	3192	2.25	122	AG	0.00 AC	CU-UNM PINE	CEV
HUDSON	8206	502	ELMWOOD DR	1020	12/22/2021	0	40	208400	208400	Average	3192	2.25	122	AG	0.00 AC	CU-UNM PINE	CEV
HUDSON	8245	709	ELMWOOD DR	1020	12/22/2021	0	40	195200	195200	Average	3192	2.25	122	AG	0.00 AC	CU-UNM PINE	CEV
HUDSON	8264	816	ELMWOOD DR	1020	3/12/2022	0	38	208400	208400	Average	3192	2.25	122	AG	0.00 AC	CU-UNM PINE	CEV
HUDSON	8265	901	ELMWOOD DR	1020	4/1/2021	200000	40	197600	197600	Average	3192	2.25	122	AG	0.00 AC	CU-UNM PINE	CEV
HUDSON	8268	904	ELMWOOD DR	1020	8/13/2021	0	44	190500	190500	Average	3192	2.25	122	AG	0.00 AC	CU-UNM PINE	CEV
HUDSON	8275	911	ELMWOOD DR	1020	7/16/2021	0	38	208400	208400	Average	3192	2.25	122	AG	0.00 AC	CU-UNM PINE	CEV
HUDSON	8275	911	ELMWOOD DR	1020	11/5/2021	0	38	208400	208400	Average	3192	2.25	122	AG	0.00 AC	CU-UNM PINE	CEV
HUDSON	8279	915	ELMWOOD DR	1020	5/21/2021	0	38	196400	196400	Average	3192	2.25	122	AG	0.00 AC	CU-UNM PINE	CEV
HUDSON	8298	113	DERRY ST	1010	9/17/2021	0	44	289100	289100	Average	2958	1.5	54	FR	0.21 AC	CU-UNM PINE	RD
HUDSON	8316	4	POWER ST	1010	3/15/2022	0	38	363300	345600	Average	2482	1	63	AV	0.60 AC	CU-UNM PINE	RE
HUDSON	8317	6	POWER ST	1010	1/21/2022	0	44	449100	440900	Average	3081	1	63	GD	0.70 AC	CU-UNM PINE	RE
HUDSON	8327	4	LAMP RON RD	1010	8/10/2021	0	44	389500	388200	Average	2936	1	54	AG	0.62 AC	CU-UNM PINE	RE
HUDSON	8348	10	BONNIE LN	1010	5/20/2021	0	44	355800	338600	Average	2912	1	50	FR	0.34 AC	CU-UNM PINE	RE
HUDSON	8351	16	BONNIE LN	1010	10/25/2021	204000	13	504800	497100	Avg/Good	4364	2	48	GD	0.35 AC	CU-UNM PINE	RE
HUDSON	8368	103	HIGHLAND ST	1010	6/22/2021	0	44	366400	366400	Average	2668	1	66	GD	0.22 AC	CU-UNM PINE	RE
HUDSON	8383	18	MADISON DR	1010	10/13/2021	0	44	347100	338800	Average	2776	1.5	54	AG	0.47 AC	CU-UNM PINE	RE
HUDSON	8385	22	MADISON DR	1010	10/22/2021	0	44	398000	377000	Average	2960	1	54	GD	0.47 AC	CU-UNM PINE	RE
HUDSON	8412	3	JEFFERSON DR	1010	1/10/2022	0	44	504700	471700	Avg/Good	3471	2	47	GD	0.49 AC	CU-UNM PINE	RE
HUDSON	8490	32	WESTCHESTER CT	1020	8/3/2021	0	44	371100	336100	Avg/Good	3471	2	47	GD	0.00 AC	CU-UNM PINE	CWC

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HUDSON	8492	36	WESTCHESTER CT	1020	12/29/2021	0	44	361500	322400	Avg/Good	3471	2	47	GD	0.00 AC	CU-UNM	CWC
HUDSON	8522	7	SIR ISAAC WAY	1010	11/10/2021	0	44	742500	742500	Good/Avg	5768	2	3	AV	1.32 AC	CU-UNM	RG
HUDSON	8535	27	BEAR PATH LN	1010	9/10/2021	0	44	535200	535200	Good/Avg	3234	2	21	AG	2.25 AC	CU-UNM	RF
HUDSON	8535	27	BEAR PATH LN	1010	9/10/2021	0	44	535200	535200	Good/Avg	3234	2	21	AG	2.25 AC	CU-UNM	RF
HUDSON	8558	5	ALLARD CT	1020	10/18/2021	0	40	379100	367000	Good/Avg	3234	2	21	AG	0.00 AC	CU-UNM	CSH
HUDSON	8602	144	OLD DERRY RD	1010	9/29/2021	500000	25	691100	660400	Good/Avg	5421	2	21	AV	3.15 AC	CU-UNM	RE
HUDSON	8632	2	FLYING ROCK RD	1010	12/27/2021	0	38	746500	715400	Good	4377	2	20	EX	0.87 AC	CU-UNM	RG
HUDSON	8640	12	FLYING ROCK RD	1070	12/22/2021	0	44	733100	717300	Good	6245	2	18	GD	1.53 AC	CU-UNM	RG
HUDSON	8644	47	FLYING ROCK RD	1010	2/11/2022	0	38	625500	576400	Good	3650	2	17	VG	0.89 AC	CU-UNM	RG
HUDSON	8659	15	FLYING ROCK RD	1010	10/15/2021	0	46	699100	650000	Good	6738	2.25	19	GD	0.69 AC	CU-UNM	RG
HUDSON	8671	30	FLYING ROCK RD	1010	1/28/2022	675000	01	699900	697600	Good	7020	2	18	GD	0.69 AC	CU-UNM	RG
HUDSON	8702	72	BURNS HILL RD	6100	7/2/2021	495000	90	5584	5584	Good	7020	2	18	GD	24.82 AC	CU FARM	RE
HUDSON	8712	9	GABRIELLE DR	1010	1/4/2022	0	44	674500	638200	Good/Vg	5694	2	19	AV	0.66 AC	CU FARM	RG
HUDSON	8786	6	CATALPA DR	1010	11/1/2021	0	38	622900	596700	Good/Avg	4728	2	5	GD	2.62 AC	CU FARM	RF
HUDSON	8795	2	SHEFFIELD ST	1010	1/18/2022	0	44	639200	607500	Good/Avg	5756	1	18	GD	1.33 AC	CU FARM	RF
HUDSON	8799	8	SHEFFIELD ST	1010	3/18/2022	0	38	627200	598200	Good/Avg	5592	1	18	AG	0.56 AC	CU FARM	RF
HUDSON	8811	33	BRADFORD CIR	1010	7/28/2021	0	44	672500	628400	Good/Avg	5036	1	18	AG	0.67 AC	CU FARM	RF
HUDSON	8818	33	SHEFFIELD ST	1010	10/21/2021	0	44	596800	596800	Good/Vg	3680	2	18	GV	0.52 AC	CU FARM	RF
HUDSON	8831	13	AMANDA DR	1020	7/9/2021	0	44	420100	413900	Good/Vg	3680	2	18	GV	0.00 AC	CU FARM	CRB
HUDSON	8852	6	KATHERINE CT	1020	11/2/2021	0	44	426600	420200	Good/Vg	3680	2	18	GV	0.00 AC	CU FARM	CRB
HUDSON	8920	25	SHADOWBROOK DR	1020	12/13/2021	0	38	300800	310400	Good/Vg	3680	2	18	GV	0.00 AC	CU FARM	CSH
HUDSON	8924	29	SHADOWBROOK DR	1020	12/9/2021	230000	51	300800	310400	Good/Vg	3680	2	18	GV	0.00 AC	CU FARM	CSH
HUDSON	8953	7	APRIL CT	1020	9/11/2021	0	38	303900	313600	Good/Vg	3680	2	18	GV	0.00 AC	CU FARM	CSH
HUDSON	8964	6	CHANDLER CT	1020	6/7/2021	0	44	290300	291800	Good/Vg	3680	2	18	GV	0.00 AC	CU FARM	CSH
HUDSON	8979	22	CHANDLER CT	1020	4/13/2021	0	44	305000	314800	Good/Vg	3680	2	18	GV	0.00 AC	CU FARM	CSH



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HUDSON	8982	24	CHANDLER CT	1020	12/13/2021	0	38	308300	318200	Good/Vg	3680	2	2	18	GV	0.00 AC	CU FARM	CSH
HUDSON	8984	26	CHANDLER CT	1020	3/18/2022	0	40	306300	316100	Good/Vg	3680	2	2	18	GV	0.00 AC	CU FARM	CSH
HUDSON	8985	28	CHANDLER CT	1020	6/23/2021	0	44	306300	316100	Good/Vg	3680	2	2	18	GV	0.00 AC	CU FARM	CSH
HUDSON	8991	17	CHANDLER CT	1020	12/22/2021	0	40	303100	312800	Good/Vg	3680	2	2	18	GV	0.00 AC	CU FARM	CSH
HUDSON	9009	12	TAMMY CT	1020	1/21/2022	0	38	305300	315100	Good/Vg	3680	2	2	18	GV	0.00 AC	CU FARM	CSH
HUDSON	9031	3	TAMMY CT	1020	11/19/2021	299900	25	303400	313100	Good/Vg	3680	2	2	18	GV	0.00 AC	CU FARM	CSH
HUDSON	9099	72	SHADOWBROOK DR	1020	5/5/2021	0	40	409900	366500	Good/Vg	3680	2	2	18	GV	0.00 AC	CU FARM	CSH
HUDSON	9100	72	SHADOWBROOK DR	1020	11/22/2021	0	38	393900	354000	Good/Vg	3680	2	2	18	GV	0.00 AC	CU FARM	CSH
HUDSON	9124	6	ASTER CT	1020	7/6/2021	0	44	389000	349000	Good/Vg	3680	2	2	18	GV	0.00 AC	CU FARM	CSH
HUDSON	9127	8	ASTER CT	1020	4/9/2021	333400	25	393200	352800	Good/Vg	3680	2	2	18	GV	0.00 AC	CU FARM	CSH
HUDSON	9129	2	MONARCH CT	1020	8/9/2021	381500	01	379000	367000	Good/Vg	3680	2	2	18	GV	0.00 AC	CU FARM	CSH
HUDSON	9202	60	SHADOWBROOK DR	1020	4/29/2021	0	38	394700	354500	Good/Vg	3680	2	2	18	GV	0.00 AC	CU FARM	CSH
HUDSON	9221	70	SHADOWBROOK DR	1020	6/15/2021	380000	25	393800	367900	Good/Vg	3680	2	2	18	GV	0.00 AC	CU FARM	CSH
HUDSON	9230	74	OVERLOOK CIR	1020	7/21/2021	0	38	323100	337900	Good/Vg	3680	2	2	18	GV	0.00 AC	CU FARM	CWH
HUDSON	9242	50	OVERLOOK CIR	1020	12/9/2021	0	44	365100	361100	Good/Vg	3680	2	2	18	GV	0.00 AC	CU FARM	CWH
HUDSON	9301	29	OVERLOOK CIR	1020	3/17/2022	294000	01	334700	351500	Good/Vg	3680	2	2	18	GV	0.00 AC	CU FARM	CWH
HUDSON	9317	8	FLAGSTONE DR	3230	6/8/2021	0	99	5449300	5390400	Good/Vg	3680	2	2	18	GV	2.70 AC	CU FARM	MS
HUDSON	9366	53	BOWES CIR	1020	4/5/2021	0	44	335900	323000	Good/Vg	3680	2	2	18	GV	0.00 AC	CU FARM	CAL
HUDSON	9438	60	CENTRAL ST	1010	3/28/2022	0	44	592800	559600	Avg/Good	4884	2	2	18	GV	1.73 AC	CU FARM	RC
HUDSON	9441	41	JAMES WAY	1010	9/10/2021	600000	01	726900	726900	Good/Vg	5269	2	2	10	GD	1.36 AC	CU FARM	RG
HUDSON	9497	9	SHORELINE DR	1010	5/3/2021	0	44	711500	683600	Good	6318	2	2	17	AV	0.71 AC	CU FARM	RF
HUDSON	9526	9	SHELLEY DR	1040	6/2/2021	0	48	555500	523600	Average	5710	2	2	33	FR	0.92 AC	CU FARM	RE
HUDSON	9526	9	SHELLEY DR	1040	4/26/2021	0	81	555500	523600	Average	5710	2	2	33	FR	0.92 AC	CU FARM	RE
HUDSON	9552	32	MUSQUASH RD	1021	6/2/2021	0	44	367200	367200	Average	5710	2	2	33	FR	1.08 AC	CU FARM	RD
HUDSON	9552	32	MUSQUASH RD	1021	6/2/2021	0	44	367200	367200	Average	5710	2	2	33	FR	1.08 AC	CU FARM	RD
HUDSON	9589	4	REFLECTION DR	1020	5/27/2021	324900	81	318600	309600	Average	5710	2	2	33	FR	0.00 AC	CU FARM	CMP
HUDSON	9616	25	REFLECTION DR	1020	8/9/2021	0	44	363300	345200	Average	5710	2	2	33	FR	0.00 AC	CU FARM	CMP
HUDSON	9620	3	MISSION LN	1020	2/1/2022	0	46	361200	352200	Average	5710	2	2	33	FR	0.00 AC	CU FARM	CMP
HUDSON	9634	5	PAULA CIR	1010	4/12/2021	0	38	527000	493600	Good/Avg	3412	2	2	16	GD	0.23 AC	CU FARM	RF
HUDSON	9680	130	GREELEY ST	1021	5/12/2021	0	44	438300	394000	Good/Avg	3412	2	2	16	GD	0.80 AC	CU FARM	RE

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HUDSON	9680	130	GREELEY ST	1021	5/12/2021	0	44	438300	394000	Good/Avg	3412	2	16	GD	0.80 AC	CU FARM	RE
HUDSON	9691	27	LAWRENCE RD	1010	11/23/2021	0	44	499100	487600	Avg/Good	3720	1.5	17	GD	9.82 AC	CU FARM	RE
HUDSON	9693	42	BARRETTS HILL RD	1021	4/19/2021	0	39	249800	249800	Avg/Good	3720	1.5	17	GD	0.79 AC	CU FARM	RE
HUDSON	9749	21	WEYMOUTH CT	1020	8/3/2021	0	44	452900	443000	Avg/Good	3720	1.5	17	GD	0.00 AC	CU FARM	CSR
HUDSON	9755	22	WEYMOUTH CT	1020	1/12/2022	0	44	511500	501900	Avg/Good	3720	1.5	17	GD	0.00 AC	CU FARM	CSR
HUDSON	9760	30	WEYMOUTH CT	1020	10/1/2021	0	44	509500	494200	Avg/Good	3720	1.5	17	GD	0.00 AC	CU FARM	CSR
HUDSON	9790	4	ELECTRIC WAY	1021	6/15/2021	0	31	517613	517613	Avg/Good	3720	1.5	17	GD	5.00 AC	CU FARM	RE
HUDSON	9793	4	ELECTRIC WAY	1021	6/15/2021	0	31	568013	565913	Avg/Good	3720	1.5	17	GD	5.00 AC	CU FARM	RE
HUDSON	9794	62	CENTRAL ST	1021	4/28/2021	0	44	312600	298000	Avg/Good	3720	1.5	17	GD	0.27 AC	CU FARM	RC
HUDSON	9821	20	CRICKETFIELD LN	1020	12/22/2021	0	44	499800	490600	Avg/Good	3720	1.5	17	GD	0.00 AC	CU FARM	CSR
HUDSON	9827	2	DOVETON LN	1020	1/3/2022	0	38	363100	361900	Avg/Good	3720	1.5	17	GD	0.00 AC	CU FARM	CSR
HUDSON	9836	10	LEYBRIDGE DR	1020	10/19/2021	0	38	495400	484800	Avg/Good	3720	1.5	17	GD	0.00 AC	CU FARM	CSR
HUDSON	9846	9	TAUNTON LN	1020	7/22/2021	0	44	544000	522300	Avg/Good	3720	1.5	17	GD	0.00 AC	CU FARM	CSR
HUDSON	9854	13	WICKFORD LN	1020	6/22/2021	0	44	502200	495000	Avg/Good	3720	1.5	17	GD	0.00 AC	CU FARM	CSR
HUDSON	9873	2	WEYMOUTH CT	1020	8/17/2021	0	44	522300	514300	Avg/Good	3720	1.5	17	GD	0.00 AC	CU FARM	CSR
HUDSON	9897	17	EMPIRE CIR	1010	7/9/2021	0	38	610300	581400	Good/Vg	4956	2	12	GD	0.51 AC	CU FARM	RF
HUDSON	9915	4	TWIN MEADOW DR	1021	7/28/2021	0	44	346800	346400	Good/Vg	4956	2	12	GD	0.97 AC	CU FARM	RE
HUDSON	9943	221	WEBSTER ST	1040	6/18/2021	0	40	437700	437700	Average	3320	2	37	AV	1.47 AC	CU FARM	RD
HUDSON	9943	221	WEBSTER ST	1040	6/18/2021	0	38	437700	437700	Average	3320	2	37	AV	1.47 AC	CU FARM	RD
HUDSON	10008	20	SENER FARM RD	1010	2/8/2022	0	44	774100	721300	Good/Vg	5792	2	2	GD	3.27 AC	CU FARM	RH
HUDSON	10012	16	SENER FARM RD	1010	4/28/2021	0	38	818500	736700	Good	6220	1	7	GV	3.87 AC	CU FARM	RH
HUDSON	10012	16	SENER FARM RD	1010	4/28/2021	0	38	818500	736700	Good	6220	1	7	GV	3.87 AC	CU FARM	RH
HUDSON	10027	11	TRACY LN	3230	7/15/2021	152500	18	122000	116300	Good	6220	1	7	GV	0.00 AC	CU FARM	CTL
HUDSON	10028	11	TRACY LN	3400	7/15/2021	152500	18	89800	72000	Good	6220	1	7	GV	0.00 AC	CU FARM	CTL
HUDSON	10029	11	TRACY LN	3230	2/15/2022	75000	24	114600	113600	Good	6220	1	7	GV	0.00 AC	CU FARM	CTL
HUDSON	10033	2	ABBOTT ST	1300	7/29/2021	0	44	128700	128700	Good	6220	1	7	GV	0.43 AC	CU FARM	RE
HUDSON	10056	16	ALLYSON DR	1080	10/19/2021	0	44	943900	880100	Good/Vg	7278	1.75	11	GD	0.69 AC	CU FARM	RF
HUDSON	10097	1	TIFFANY CIR	1020	12/22/2021	0	44	429300	393000	Good/Vg	7278	1.75	11	GD	0.00 AC	CU FARM	COR
HUDSON	10099	5	TIFFANY CIR	1020	6/9/2021	0	44	426000	389700	Good/Vg	7278	1.75	11	GD	0.00 AC	CU FARM	COR
HUDSON	10100	7	TIFFANY CIR	1020	6/22/2021	0	44	491800	456400	Good/Vg	7278	1.75	11	GD	0.00 AC	CU FARM	COR

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HUDSON	10142	123	BRODY LN	1020	3/31/2022	0	44	337500	428400	Good/Vg	7278	1.75	11	GD	0.00 AC	CU FARM	COR
HUDSON	10149	2	GRAHAM CT	1020	12/9/2021	0	44	473300	420100	Good/Vg	7278	1.75	11	GD	0.00 AC	CU FARM	COR
HUDSON	10161	4	ANNIE CT	1020	5/26/2021	0	44	443700	411800	Good/Vg	7278	1.75	11	GD	0.00 AC	CU FARM	COR
HUDSON	10161	4	ANNIE CT	1020	5/26/2021	0	44	443700	411800	Good/Vg	7278	1.75	11	GD	0.00 AC	CU FARM	COR
HUDSON	10166	42	BRODY LN	1020	7/16/2021	0	38	441000	407200	Good/Vg	7278	1.75	11	GD	0.00 AC	CU FARM	COR
HUDSON	10171	24	BRODY LN	1020	4/7/2021	0	44	316400	399000	Good/Vg	7278	1.75	11	GD	0.00 AC	CU FARM	COR
HUDSON	10179	24	TIFFANY CIR	1020	6/16/2021	0	44	428900	392600	Good/Vg	7278	1.75	11	GD	0.00 AC	CU FARM	COR
HUDSON	10187	33	BRODY LN	1020	4/7/2021	0	44	494800	433400	Good/Vg	7278	1.75	11	GD	0.00 AC	CU FARM	COR
HUDSON	10208	60	OLD DERRY RD	1010	4/22/2021	0	44	668900	638100	Good/Vg	5348	2	7	AV	1.86 AC	CU FARM	RE
HUDSON	10235	59	WINDHAM RD	1020	7/30/2021	0	39	325400	325400	Good/Vg	5348	2	7	AV	0.00 AC	CU FARM	CPK
HUDSON	10238	59	WINDHAM RD	1020	8/14/2021	0	38	326300	326300	Good/Vg	5348	2	7	AV	0.00 AC	CU FARM	CPK
HUDSON	10240	3	NELLIE CT	1010	5/14/2021	0	38	523600	487000	Good/Avg	3400	2	8	GD	0.25 AC	CU FARM	RE
HUDSON	10252	31	LEYBRIDGE DR	1020	4/23/2021	0	44	606600	593600	Good/Avg	3400	2	8	GD	0.00 AC	CU FARM	CSR
HUDSON	10273	35	COBBLESTONE DR	1020	3/22/2022	0	44	551600	560100	Good/Avg	3400	2	8	GD	0.00 AC	CU FARM	CCV
HUDSON	10276	41	COBBLESTONE DR	1020	12/20/2021	0	44	475800	490000	Good/Avg	3400	2	8	GD	0.00 AC	CU FARM	CCV
HUDSON	10284	14	COBBLESTONE DR	1020	4/22/2021	0	44	487100	500600	Good/Avg	3400	2	8	GD	0.00 AC	CU FARM	CCV
HUDSON	10320	43	AUTUMN CIR	1300	9/8/2021	699900	20	68900	68900	Good/Avg	3400	2	8	GD	0.38 AC	CU FARM	RH
HUDSON	10321	44	AUTUMN CIR	1010	7/14/2021	0	38	693428	637528	Good	9296	2	1	GD	3.18 AC	CU FARM	RH
HUDSON	10370	3	CHESTNUT ST	1010	6/29/2021	0	44	511000	479900	Good/Avg	3412	2	5	GD	0.23 AC	CU FARM	RE
HUDSON	10378	3	LUCIER PARK DR	1010	4/5/2021	0	44	529100	497700	Good/Avg	3412	2	4	GD	0.23 AC	CU FARM	RE
HUDSON	10398	4	EXECUTIVE DR	3250	8/18/2021	0	40	2569200	2569200	Good/Avg	3412	2	4	GD	2.89 AC	CU FARM	ML1
HUDSON	10436	34	MANSFIELD DR	1010	3/18/2022	0	44	679200	647300	Good	5096	2	2	GD	1.02 AC	CU FARM	RF
HUDSON	10467	53	STANDISH LN	996V	2/10/2022	0	31	627000	627000	Good	5096	2	2	GD	94.68 AC	CU FARM	REN
HUDSON	10469	135	STANDISH LN	1010	8/3/2021	628500	13	743900	709200	Good	5722	2	1	GD	1.01 AC	CU FARM	REN
HUDSON	10474	132	STANDISH LN	1010	3/21/2022	0	46	711500	656200	Good	5108	1	1	GD	1.30 AC	CU FARM	REN
HUDSON	10475	159	STANDISH LN	1010	11/17/2021	589900		637800	616800	Good/Avg	5078	2	1	GD	1.08 AC	CU FARM	REN
HUDSON	10475	159	STANDISH LN	1010	2/22/2022	0	38	637800	616800	Good/Avg	5078	2	1	GD	1.08 AC	CU FARM	REN
HUDSON	10515	9	BENSON LN	1300	3/8/2022	100000	25	152300	152300	Good/Avg	5078	2	1	GD	0.84 AC	CU FARM	RE
HUDSON	10549	36	BARRETTS HILL RD	1021	4/9/2021	376500	25	418200	414300	Good/Avg	5078	2	1	GD	0.71 AC	CU FARM	RE
HUDSON	10558	1	HAVERHILL ST	1010	9/28/2021	0	31	505400	469300	Good/Avg	3617	2	1	GD	0.26 AC	CU FARM	RE



**NH Sales Report - Unqualified  
Sales 4/1/2021 to 4/1/2022**

**HUDSON, NH**

TOWN	PID	STR #	STR NAME	LAND USE	SALE DATE	SALE PRICE	SALE CODE	PRIOR ASSESS	CURRENT ASSESS	BLDG GRADE	BLDG SIZE	# BLDG STORY	BLDG AGE	BLDG COND	LOT SIZE	CURRENT USE	NBHD CODE
HUDSON	10558	1	HAVERHILL ST	1010	9/9/2021	0	31	505400	469300	Good/Avg	3617	2	1	GD	0.26 AC	CU FARM	RE
HUDSON	10559	3	HAVERHILL ST	1010	9/28/2021	0	31	558400	523400	Good/Avg	3622	2	1	GD	0.24 AC	CU FARM	RE
HUDSON	10559	3	HAVERHILL ST	1010	9/9/2021	0	31	558400	523400	Good/Avg	3622	2	1	GD	0.24 AC	CU FARM	RE
HUDSON	10560	5	HAVERHILL ST	1010	9/28/2021	0	31	554500	519400	Good/Avg	3646	2	1	GD	0.23 AC	CU FARM	RE
HUDSON	10560	5	HAVERHILL ST	1010	9/9/2021	0	31	554500	519400	Good/Avg	3646	2	1	GD	0.23 AC	CU FARM	RE
HUDSON	10561	7	HAVERHILL ST	1010	9/28/2021	0	31	553300	518200	Good/Avg	3766	2	1	GD	0.23 AC	CU FARM	RE
HUDSON	10561	7	HAVERHILL ST	1010	9/9/2021	0	31	553300	518200	Good/Avg	3766	2	1	GD	0.23 AC	CU FARM	RE
HUDSON	10561	7	HAVERHILL ST	1010	1/22/2022	0	46	553300	518200	Good/Avg	3766	2	1	GD	0.23 AC	CU FARM	RE
HUDSON	10561	7	HAVERHILL ST	1010	1/22/2022	0	46	553300	518200	Good/Avg	3766	2	1	GD	0.23 AC	CU FARM	RE
HUDSON	10841	9	TWIN MEADOW DR	1021	11/24/2021	280000	38	310200	309700	Good/Avg	3766	2	1	GD	0.86 AC	CU FARM	RE
HUDSON	10843	30	SPEARE RD	1021	5/26/2021	449900		440800	438800	Good/Avg	3766	2	1	GD	0.57 AC	CU FARM	RE
HUDSON	10844	30	SPEARE RD	1021	4/9/2021	449900		446900	444900	Good/Avg	3766	2	1	GD	0.57 AC	CU FARM	RE
HUDSON	10845	34	SPEARE RD	1021	4/9/2021	449900		439000	437000	Good/Avg	3766	2	1	GD	0.53 AC	CU FARM	RE
HUDSON	10846	34	SPEARE RD	1021	5/26/2021	440000	11	438800	436800	Good/Avg	3766	2	1	GD	0.53 AC	CU FARM	RE
HUDSON	10847	89	PELHAM RD	1021	11/30/2021	265000	38	406600	363800	Good/Avg	3766	2	1	GD	1.23 AC	CU FARM	RE
HUDSON	10848	10	ELECTRIC WAY	1300	9/14/2021	0	38	176000	176000	Good/Avg	3766	2	1	GD	2.00 AC	CU FARM	RE
HUDSON	10849	8	ELECTRIC WAY	6100	6/15/2021	0	31	450	450	Good/Avg	3766	2	1	GD	2.00 AC	CU FARM	RE
HUDSON	10849	8	ELECTRIC WAY	6100	9/30/2021	0	38	450	450	Good/Avg	3766	2	1	GD	2.00 AC	CU FARM	RE
HUDSON	10852	151	DRACUT RD	1021	8/26/2021	485000		435300	405400	Good/Avg	3766	2	1	GD	2.38 AC	CU FARM	RD
HUDSON	10853	27	KIENIA RD	1021	10/29/2021	415000	27	278300	278300	Good/Avg	3766	2	1	GD	0.69 AC	CU FARM	RE
HUDSON	10853	27	KIENIA RD	1021	3/30/2022	0	40	278300	278300	Good/Avg	3766	2	1	GD	0.69 AC	CU FARM	RE
HUDSON	10855	285	WEBSTER ST	1040	4/8/2021	550000	00	590100	551100	Good	7392	2	0	GD	3.00 AC	CU FARM	RD
HUDSON	10857	299	WEBSTER ST	1021	4/8/2021	550000	00	502500	474300	Good	7392	2	0	GD	2.71 AC	CU FARM	RD
HUDSON	10862	15	BARRETTS HILL RD	1300	8/27/2021	0	44	173700	173700	Good	7392	2	0	GD	2.23 AC	CU FARM	RE
HUDSON	10863	10	LAWRENCE RD	1021	9/20/2021	0	31	423000	391500	Good	7392	2	0	GD	1.92 AC	CU FARM	RE
HUDSON	10866	10	LAWRENCE RD	1021	9/20/2021	0	31	422800	391300	Good	7392	2	0	GD	1.90 AC	CU FARM	RE



**NH Sales Report - Qualified  
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**HUDSON, NH**

TOWN	PID	STR #	STR NAME	LAND USE	SALE DATE	SALE PRICE	SALE CODE	PRIOR ASSESS	CURRENT ASSESS	BLDG GRADE	BLDG SIZE	# STORY	BLDG AGE	BLDG COND	LOT SIZE	CURRENT USE	NBHD CODE
HUDSON	25	19	WINSLOW FARM RD	1010	6/4/2021	550000	00	659100	643000	Avg/Good	5605	1.75	37	GV	1.09 AC		RF
HUDSON	69	10	ANNA LOUISE DR	1010	8/10/2021	594000	00	532700	505400	Good/Avg	3997	2	37	AV	1.19 AC		RF
HUDSON	79	17	ANNA LOUISE DR	1010	7/30/2021	535000	00	587300	581100	Good	3908	2	37	VG	1.17 AC		RF
HUDSON	110	84	RIVER RD	0101	12/22/2021	1749900	00	1811600	1809200	Average	4229	2	87	AV	2.76 AC		MG
HUDSON	124	153	DRACUT RD	1010	12/14/2021	630000	00	635400	621800	Good	4232	2	1	GD	1.01 AC		RD
HUDSON	230	13	PAR LN	1010	6/28/2021	600000	00	634700	609500	Good/Avg	6287	2	44	VG	1.05 AC		RF
HUDSON	253	8	EAGLE DR	1010	1/7/2022	484000	00	574800	563300	Good/Avg	3902	2	42	GD	1.27 AC		RG
HUDSON	273	5	BIRDIE LN	1010	8/13/2021	540000	00	585300	561900	Good/Avg	4270	2	43	GD	1.13 AC		RG
HUDSON	281	39	RIVER RD	1021	12/15/2021	305000	00	333500	327600	Good/Avg	4270	2	43	GD	0.87 AC		RD
HUDSON	294	51	RIVER RD	1010	10/21/2021	415000	00	425100	414600	Average	3374	1.5	87	GD	2.64 AC		RD
HUDSON	328	50	RIVER RD	1010	11/1/2021	340000	00	317200	297200	Average	2995	1	93	AV	0.59 AC		RD
HUDSON	368	9	IRELAND ST	1010	10/29/2021	398000	00	419500	419500	Good/Avg	2448	2	33	AG	0.20 AC		RE
HUDSON	388	25	PHILBRICK ST	1010	9/23/2021	370000	00	344500	331900	Average	2744	1	60	AV	0.37 AC		RE
HUDSON	445	22	PHILBRICK ST	1010	9/29/2021	460000	00	466700	461500	Average	2524	1	42	AG	0.81 AC		RE
HUDSON	446	21	BLUEBERRY LN	1010	9/7/2021	565000	00	557000	508100	Avg/Good	4636	2	46	AG	0.90 AC		RF
HUDSON	477	18	SAND HILL RD	1010	12/8/2021	595000	00	571200	539300	Avg/Good	4384	2	44	GD	0.96 AC		RF
HUDSON	546	22	SANDERS RD	1010	6/30/2021	534000	00	592600	571100	Average	3728	1	49	GV	1.15 AC		RE
HUDSON	556	23	NATHANIEL DR	1010	12/8/2021	450000	01	524500	499600	Average	4061	1	28	AV	3.76 AC		RF
HUDSON	573	3	LILAC ST	1010	6/2/2021	530000	00	494100	437800	Avg/Good	3256	2	5	GD	0.41 AC		RE
HUDSON	652	7	JEANNE ST	1010	9/9/2021	420000	00	420300	420300	Average	2957	1	48	AV	1.21 AC		RE
HUDSON	677	15	CRESTWOOD DR	1010	8/11/2021	605000	00	619000	621800	Good/Vg	4914	2	25	AG	1.33 AC		RG
HUDSON	711	4	PONDEROSA DR	1010	1/18/2022	545000	00	566400	562400	Avg/Good	3848	2	46	GD	1.41 AC		RF
HUDSON	739	6	STEELE RD	1010	12/14/2021	405000	00	480500	461000	Average	3400	1	56	AG	0.83 AC		RE
HUDSON	757	3	BRUCE ST	1010	9/30/2021	295000	00	327300	327300	Average	2560	1.75	62	GD	0.32 AC		RC
HUDSON	765	2	BRUCE ST	1010	7/16/2021	348000	00	307100	307100	Average	3104	1	67	GD	0.38 AC		RC
HUDSON	774	261	LOWELL RD	3130	9/9/2021	4800000	00	4911700	4848500	Average	3104	1	67	GD	4.88 AC		ML2
HUDSON	809	14	REGA AVE	1010	9/28/2021	327300	00	356500	354400	Average	2454	1.75	57	FA	0.69 AC		RE
HUDSON	815	35	SAGAMORE PARK RD	4010	11/29/2021	3500000	00	3044500	3042300	Average	2454	1.75	57	FA	3.57 AC		IS
HUDSON	946	3	STABLE RD	1010	4/1/2022	480000	00	569800	557900	Average	5771	1	46	AG	1.17 AC		RF

**NH Sales Report - Qualified  
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**HUDSON, NH**

TOWN	PID	STR #	STR NAME	LAND USE	SALE DATE	SALE PRICE	SALE CODE	PRIOR ASSESS	CURRENT ASSESS	BLDG GRADE	BLDG SIZE	# STORY	BLDG AGE	BLDG COND	LOT SIZE	CURRENT USE	NBHD CODE
HUDSON	962	98	MUSQUASH RD	1010	6/7/2021	655000	00	629900	602500	Avg/Good	5435	2	44	GD	0.75 AC		RD
HUDSON	995	30	GOWING RD	1040	7/20/2021	443000	00	462700	462700	Average	3840	1	37	AG	4.73 AC		RE
HUDSON	997	9	CHISWICK RD	1010	6/4/2021	380000	00	431400	431400	Average	3000	1.5	48	AV	4.90 AC		RF
HUDSON	1003	8	CHISWICK RD	1010	7/26/2021	549500	00	540000	532800	Average	3876	1	42	GD	1.03 AC		RF
HUDSON	1014	64	GOWING RD	1010	4/16/2021	390000	00	425300	406300	Average	2644	1	61	AG	1.20 AC		RE
HUDSON	1095	2	NATHANIEL DR	1010	9/17/2021	500000	00	542100	531700	Good/Avg	3974	2.25	31	GD	1.15 AC		RF
HUDSON	1104	77	MUSQUASH RD	1010	8/26/2021	400000	00	401700	396600	Average	2279	1	28	GD	1.09 AC		RD
HUDSON	1172	8	PARTRIDGE CIR	1020	7/16/2021	374900	00	361300	361100	Average	2279	1	28	GD	0.00 AC		CCP
HUDSON	1176	12	PARTRIDGE CIR	1020	9/20/2021	335500	00	337200	342800	Average	2279	1	28	GD	0.00 AC		CCP
HUDSON	1185	19	PARTRIDGE CIR	1020	3/31/2022	405000	00	373100	379000	Average	2279	1	28	GD	0.00 AC		CCP
HUDSON	1203	46	QUAIL RUN DR	1020	9/2/2021	420000	00	451400	410400	Average	2279	1	28	GD	0.00 AC		CCP
HUDSON	1212	53	QUAIL RUN DR	1020	11/30/2021	460000	00	423800	429800	Average	2279	1	28	GD	0.00 AC		CCP
HUDSON	1222	25	HOLLY LN	1020	4/14/2021	278500	00	283500	283500	Average	2279	1	28	GD	0.00 AC		CCP
HUDSON	1223	26	HOLLY LN	1020	8/20/2021	280000	00	263400	263400	Average	2279	1	28	GD	0.00 AC		CCP
HUDSON	1245	6	HOLLY LN	1010	11/4/2021	431000	00	504000	443400	Good/Avg	3846	2	47	FR	1.15 AC		RE
HUDSON	1248	12	HOLLY LN	1010	11/4/2021	454000	00	475800	465700	Average	4495	1.75	50	AV	1.19 AC		RE
HUDSON	1276	13	FLAGSTONE DR	4010	4/1/2021	3380000	00	3209200	3209200	Average	4495	1.75	50	AV	2.96 AC		IS
HUDSON	1288	5	HUNTER LN	1010	11/9/2021	550000	00	657600	653000	Average	4402	1	47	GD	1.17 AC		RF
HUDSON	1340	33	MUSQUASH RD	1010	11/30/2021	439900	00	402400	402400	Average	2923	1	62	EX	0.89 AC		RD
HUDSON	1533	117	FOX HOLLOW DR	1020	9/29/2021	249000	00	250900	250900	Average	2923	1	62	EX	0.00 AC		CFH
HUDSON	1535	121	FOX HOLLOW DR	1020	5/18/2021	260000	00	254900	254900	Average	2923	1	62	EX	0.00 AC		CFH
HUDSON	1537	123	FOX HOLLOW DR	1020	7/16/2021	265000	00	264200	264200	Average	2923	1	62	EX	0.00 AC		CFH
HUDSON	1602	414	FOX HOLLOW DR	1020	10/2/2021	266000	00	274500	274500	Average	2923	1	62	EX	0.00 AC		CFH
HUDSON	1613	427	FOX HOLLOW DR	1020	1/31/2022	280000	00	255800	255800	Average	2923	1	62	EX	0.00 AC		CFH
HUDSON	1664	622	FOX HOLLOW DR	1020	9/2/2021	235000	00	245100	245100	Average	2923	1	62	EX	0.00 AC		CFH
HUDSON	1666	624	FOX HOLLOW DR	1020	2/7/2022	220000	00	247200	247200	Average	2923	1	62	EX	0.00 AC		CFH
HUDSON	1697	733	FOX HOLLOW DR	1020	10/28/2021	277000	00	267200	267200	Average	2923	1	62	EX	0.00 AC		CFH
HUDSON	1735	921	FOX HOLLOW DR	1020	6/9/2021	270000	00	248700	248700	Average	2923	1	62	EX	0.00 AC		CFH
HUDSON	1743	931	FOX HOLLOW DR	1020	7/30/2021	265000	00	260700	260700	Average	2923	1	62	EX	0.00 AC		CFH

**NH Sales Report - Qualified  
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**HUDSON, NH**

TOWN	PID	STR #	STR NAME	LAND USE	SALE DATE	SALE PRICE	SALE CODE	PRIOR ASSESS	CURRENT ASSESS	BLDG GRADE	BLDG SIZE	# STORY	BLDG AGE	BLDG COND	LOT SIZE	CURRENT USE	NBHD CODE
HUDSON	1747	935	FOX HOLLOW DR	1020	7/20/2021	270000	00	255800	255800	Average	2923	1	62	EX	0.00 AC		CFH
HUDSON	1857	3	LILY CTR	1040	5/26/2021	469900	00	481700	481700	Average	3722	2	44	AG	1.16 AC		RE
HUDSON	1958	20	GLEN DR	1010	9/3/2021	521000	00	537500	530900	Good/Avg	4532	2.25	43	GD	0.86 AC		RF
HUDSON	1988	6	ST FRANCIS PL	1010	4/29/2021	541000	00	585600	571600	Good/Avg	5058	2	28	GV	0.46 AC		RG
HUDSON	2054	74	WASON RD	1010	5/26/2021	520000	00	614900	595000	Good/Avg	3858	2	25	GV	3.18 AC		RE
HUDSON	2107	10	WOODLAND DR	1010	10/20/2021	1265000	00	1339000	1204600	Vg/Good	12524	2.75	19	EX	3.34 AC		RG
HUDSON	2222	14	PASTURE DR	1010	5/13/2021	420000	00	419200	416800	Average	2672	1.75	31	AV	1.54 AC		RF
HUDSON	2233	10	MOUNTAIN VIEW DR	1010	8/12/2021	601000	00	575600	575200	Good/Avg	4600	2	29	AG	1.14 AC		RF
HUDSON	2234	8	MOUNTAIN VIEW DR	1010	11/19/2021	590000	00	678600	590200	Good/Avg	5990	2	31	GD	1.25 AC		RF
HUDSON	2286	56	BUSH HILL RD	1010	5/17/2021	400000	00	431200	425800	Average	3254	1	38	AV	0.60 AC		RE
HUDSON	2423	10	THURSTONS DR	1010	7/30/2021	515000	00	566700	537900	Good/Avg	4488	2	24	AG	0.81 AC		RG
HUDSON	2551	1	SHORELINE DR	1010	9/17/2021	580000	00	575200	532300	Good	3563	2	13	AV	0.72 AC		RF
HUDSON	2553	202	WEBSTER ST	1040	11/30/2021	440000	00	466300	458700	Average	4256	2	43	FA	1.52 AC		RD
HUDSON	2612	11	DERRY LN	1010	9/23/2021	287000	00	310800	306600	Avg/Fair	3425	1.75	70	FA	0.22 AC		RE
HUDSON	2668	5	CARDINAL DR	1010	7/29/2021	526000	00	507661	490261	Average	4432	1	54	FR	0.51 AC		RG
HUDSON	2722	135	HIGHLAND ST	1070	9/17/2021	500000	00	558600	547900	Avg/Good	3649	2	28	AV	3.13 AC		RE
HUDSON	2814	64	BARBARA LN	1020	10/27/2021	416000	00	438800	422600	Avg/Good	3649	2	28	AV	0.00 AC		CLK
HUDSON	2817	70	BARBARA LN	1020	4/27/2021	378000	00	387700	385400	Avg/Good	3649	2	28	AV	0.00 AC		CLK
HUDSON	2845	126	BARBARA LN	1020	1/3/2022	421000	00	405900	401100	Avg/Good	3649	2	28	AV	0.00 AC		CLK
HUDSON	2864	29	BARBARA LN	1020	11/22/2021	342000	00	290100	305700	Avg/Good	3649	2	28	AV	0.00 AC		CLK
HUDSON	2877	67	BARBARA LN	1020	11/12/2021	410000	00	393900	390900	Avg/Good	3649	2	28	AV	0.00 AC		CLK
HUDSON	2886	93	BARBARA LN	1020	6/25/2021	390000	00	403200	410200	Avg/Good	3649	2	28	AV	0.00 AC		CLK
HUDSON	2942	2	STERLING WAY	1020	3/11/2022	410000	00	368300	358900	Avg/Good	3649	2	28	AV	0.00 AC		CHW
HUDSON	2951	1	STERLING WAY	1020	8/13/2021	430000	00	409500	385500	Avg/Good	3649	2	28	AV	0.00 AC		CHW
HUDSON	2955	6	LOGAN CT	1020	10/28/2021	422500	00	447300	418200	Avg/Good	3649	2	28	AV	0.00 AC		CHW
HUDSON	2962	38	SCOTTSDALE DR	1020	5/26/2021	375000	00	382600	378200	Avg/Good	3649	2	28	AV	0.00 AC		CHW
HUDSON	3003	58	GLASGOW CIR	1020	8/10/2021	400000	00	374100	370300	Avg/Good	3649	2	28	AV	0.00 AC		CHW
HUDSON	3013	53	GLASGOW CIR	1020	12/17/2021	425000	00	439500	405600	Avg/Good	3649	2	28	AV	0.00 AC		CHW
HUDSON	3030	21	SCOTTSDALE DR	1020	7/30/2021	350000	00	388500	351500	Avg/Good	3649	2	28	AV	0.00 AC		CHW



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**HUDSON, NH**

TOWN	PID	STR #	STR NAME	LAND USE	SALE DATE	SALE PRICE	SALE CODE	PRIOR ASSESS	CURRENT ASSESS	BLDG GRADE	BLDG SIZE	# STORY	BLDG AGE	BLDG COND	LOT SIZE	CURRENT USE	NBHD CODE
HUDSON	3052	13	WENDE DR	1010	3/11/2022	433200	00	449900	449900	Avg/Good	2716	2	46	GD	2.16 AC		RG
HUDSON	3074	26	KRYSTAL DR	1030	1/14/2022	175000	00	158300	158300	Average	1240	1	25	GD	0.00 AC		KD
HUDSON	3082	12	KRYSTAL DR	1030	12/10/2021	160000	01	165900	152600	Average	1310	1	23	AV	0.00 AC		KD
HUDSON	3096	15	WASHINGTON DR	1010	11/14/2021	451000	00	494600	465200	Good/Avg	3081	2	27	AG	2.73 AC		RE
HUDSON	3097	17	WASHINGTON DR	1010	11/15/2021	565000	00	575900	543400	Average	5385	1	27	GD	5.25 AC		RE
HUDSON	3163	203	PHEASANT RUN	1020	6/24/2021	259000	00	223300	256900	Average	5385	1	27	GD	0.00 AC		CVB
HUDSON	3164	204	PHEASANT RUN	1020	5/10/2021	275000	00	234100	259800	Average	5385	1	27	GD	0.00 AC		CVB
HUDSON	3183	303	FOX RUN	1020	9/15/2021	369900	00	305100	300300	Average	5385	1	27	GD	0.00 AC		CVB
HUDSON	3189	309	FOX RUN	1020	6/1/2021	365000	00	375000	366400	Average	5385	1	27	GD	0.00 AC		CVB
HUDSON	3192	312	FOX RUN	1020	6/30/2021	321900	00	323600	323800	Average	5385	1	27	GD	0.00 AC		CVB
HUDSON	3202	322	FOX RUN	1020	12/10/2021	370000	00	331900	357500	Average	5385	1	27	GD	0.00 AC		CVB
HUDSON	3207	327	FOX RUN	1020	8/24/2021	395000	00	395800	393300	Average	5385	1	27	GD	0.00 AC		CVB
HUDSON	3232	417	ELK RUN	1020	6/30/2021	342500	00	347700	340800	Average	5385	1	27	GD	0.00 AC		CVB
HUDSON	3234	419	ELK RUN	1020	6/21/2021	363000	00	369300	362100	Average	5385	1	27	GD	0.00 AC		CVB
HUDSON	3274	15	FRENETTE DR	1010	10/8/2021	505000	00	494700	476900	Good/Avg	3215	2	7	GD	0.43 AC		RD
HUDSON	3276	17	FRENETTE DR	1010	11/19/2021	350000	00	346600	340100	Avg/Fair	3123	1	64	GD	0.47 AC		RD
HUDSON	3377	155	BARRETT'S HILL RD	1010	6/29/2021	435000	00	442300	442300	Avg/Good	2804	2	37	AG	0.70 AC		RE
HUDSON	3401	56	WINDHAM RD	1010	11/24/2021	525000	00	535800	525000	Good/Avg	3920	2	23	GD	0.99 AC		RE
HUDSON	3465	115	KIMBALL HILL RD	1021	8/11/2021	288500	00	312400	304900	Good/Avg	3920	2	23	GD	2.11 AC		RE
HUDSON	3484	60	MOBILE DR	1030	11/29/2021	116000	00	89000	89000	Average	1336	1	37	AV	0.00 AC		HME
HUDSON	3492	11	MOBILE DR	1030	12/8/2021	85000	00	98700	98000	Average	1150	1	47	GD	0.00 AC		HME
HUDSON	3555	73	MOBILE DR	1030	8/13/2021	117000	00	123500	123500	Good	930	1	1	AV	0.00 AC		HME
HUDSON	3568	37	MOBILE DR	1030	12/20/2021	159900	00	135600	135600	Good	1132	1	1	GD	0.00 AC		HME
HUDSON	3569	39	MOBILE DR	1030	3/18/2022	85300	00	88000	88000	Average	972	1	53	GV	0.00 AC		HME
HUDSON	3576	98	KIMBALL HILL RD	1040	9/13/2021	561600	00	501100	476900	Average	4735	1.5	36	VG	1.68 AC		RE
HUDSON	3619	2	BRADFORD CIR	1010	9/23/2021	705000	00	734800	728500	Good/Vg	6002	2.25	22	GD	1.01 AC		RF
HUDSON	3634	99	SULLIVAN RD	1010	7/13/2021	364900	00	383200	367600	Avg/Good	4609	2.25	262	AV	1.39 AC		RE
HUDSON	3686	299	WEBSTER ST	1021	2/16/2022	536700	00	502500	474300	Avg/Good	4609	2.25	262	AV	2.71 AC		RD
HUDSON	3748	9	PLAZA AVE	1010	9/30/2021	510000	00	520400	486200	Avg/Good	3482	2	36	AG	0.69 AC		RF

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TOWN	PID	STR #	STR NAME	LAND USE	SALE DATE	SALE PRICE	SALE CODE	PRIOR ASSESS	CURRENT ASSESS	BLDG GRADE	BLDG SIZE	# STORY	BLDG AGE	BLDG COND	LOT SIZE	CURRENT USE	NBHD CODE
HUDSON	3768	17	ST LAURENT DR	1010	7/14/2021	470000	00	463600	456500	Average	2569	1	39	AG	0.88 AC		RF
HUDSON	3786	11	PATRICIA DR	1010	8/6/2021	420000	00	430800	425500	Average	2848	1	40	GD	0.70 AC		RF
HUDSON	3856	6	GRACE DR	1010	5/25/2021	380000	00	449000	426500	Average	3986	1	51	AV	0.69 AC		RF
HUDSON	3867	24	ALVIRNE DR	1010	8/13/2021	290000	00	342700	342700	Average	1900	1	57	AV	0.70 AC		RF
HUDSON	3885	1	SUNLAND DR	1010	10/27/2021	372800	00	334700	334700	Average	3460	1.5	122	AV	0.55 AC		RF
HUDSON	3895	32	ALVIRNE DR	1010	2/22/2022	500000	00	463500	445900	Average	3006	1	54	AV	0.87 AC		RF
HUDSON	3942	171	DERRY RD	1010	11/15/2021	320000	00	318200	316800	Avg/Fair	2381	1.5	132	AG	0.94 AC		RD
HUDSON	3979	13	PINEHURST ST	1020	8/27/2021	390000	00	392400	380300	Avg/Fair	2381	1.5	132	AG	0.00 AC		RGD
HUDSON	4002	3	RIVIERA RD	1020	5/27/2021	287500	00	293800	293800	Avg/Fair	2381	1.5	132	AG	0.00 AC		CRG
HUDSON	4015	16	RIVIERA RD	1020	6/29/2021	271000	00	276000	262600	Avg/Fair	2381	1.5	132	AG	0.00 AC		CRG
HUDSON	4035	36	RIVIERA RD	1020	10/28/2021	270000	00	263900	251000	Avg/Fair	2381	1.5	132	AG	0.00 AC		CRG
HUDSON	4040	37	RIVIERA RD	1020	11/4/2021	290000	00	287600	287600	Avg/Fair	2381	1.5	132	AG	0.00 AC		CRG
HUDSON	4054	15	SHOAL CREEK RD	1020	11/8/2021	308000	00	288100	288100	Avg/Fair	2381	1.5	132	AG	0.00 AC		CRG
HUDSON	4082	6	SHOAL CREEK RD	1020	6/3/2021	300000	00	283500	283500	Avg/Fair	2381	1.5	132	AG	0.00 AC		CRG
HUDSON	4094	3	ROBIN DR	1010	3/23/2022	465000	00	480802	475502	Average	3648	1	54	AV	0.94 AC		RG
HUDSON	4122	6	ROSEMARY CT	1010	5/21/2021	501000	00	561000	543600	Good	4302	2	23	GD	0.37 AC		RG
HUDSON	4160	2	HAYLEY CT	1010	9/27/2021	560000	00	579300	565300	Good	4484	2	24	GD	0.43 AC		RG
HUDSON	4160	2	HAYLEY CT	1010	8/20/2021	560000	00	579300	565300	Good	4484	2	24	GD	0.43 AC		RG
HUDSON	4214	40	BARRETTS HILL RD	1040	6/21/2021	420000	00	412700	412700	Average	3022	2	38	AV	1.55 AC		RE
HUDSON	4235	4	SOUSA BLVD	1010	9/24/2021	575000	00	655100	625600	Good	4739	2	24	GD	0.45 AC		RG
HUDSON	4243	2	SUTHERLAND DR	1010	2/1/2022	649900	00	594300	594300	Good	4381	2	1	GD	0.36 AC		RG
HUDSON	4271	9	SOUSA BLVD	1010	4/20/2021	501000	00	585900	547300	Good	3631	2	24	VG	0.37 AC		RG
HUDSON	4292	5	ROY DR	1010	11/5/2021	499900	00	535400	535400	Good/Avg	3402	2	36	GD	1.09 AC		RF
HUDSON	4342	89	BARRETTS HILL RD	1010	1/26/2022	425000	00	361700	358700	Average	3366	1	62	AG	0.49 AC		RE
HUDSON	4351	2	RANGERS DR	1021	9/1/2021	315000	00	311900	311900	Average	3366	1	62	AG	0.46 AC		RF
HUDSON	4403	23	RANGERS DR	1021	11/22/2021	288700	00	298200	293200	Average	3366	1	62	AG	0.50 AC		RF
HUDSON	4413	1	SHINGLE MILL RD	1010	8/18/2021	399900	00	487700	451300	Avg/Good	3566	2	50	GD	1.38 AC		RE
HUDSON	4420	6	OLIVER DR	1020	5/26/2021	212000	00	211800	193900	Avg/Good	3566	2	50	GD	0.00 AC		CTC
HUDSON	4426	13	OLIVER DR	1020	5/27/2021	219000	00	211000	211000	Avg/Good	3566	2	50	GD	0.00 AC		CTC

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TOWN	PID	STR #	STR NAME	LAND USE	SALE DATE	SALE PRICE	SALE CODE	PRIOR ASSESS	CURRENT ASSESS	BLDG GRADE	BLDG SIZE	# STORY	BLDG AGE	BLDG COND	LOT SIZE	CURRENT USE	NBHD CODE
HUDSON	4431	18	OLIVER DR	1020	7/16/2021	229000	00	186900	186900	Avg/Good	3566	2	50	GD	0.00 AC		CTC
HUDSON	4445	8	HAZELWOOD RD	1010	10/14/2021	510000	00	585600	556100	Good/Avg	4078	2	29	GD	3.60 AC		RF
HUDSON	4566	19	PARK AVE	4010	11/10/2021	1703000	00	1649300	1649300	Good/Avg	4078	2	29	GD	1.38 AC		IH
HUDSON	4661	53	SULLIVAN RD	1010	8/30/2021	467000	00	505300	481300	Avg/Good	3958	2	43	AV	1.38 AC		RE
HUDSON	4718	7	PAGET DR	1021	7/28/2021	310000	00	301600	301600	Avg/Good	3958	2	43	AV	0.47 AC		RF
HUDSON	4843	22	OLD DERRY RD	1010	7/23/2021	435000	00	472800	472800	Average	3976	1	57	GD	0.77 AC		RE
HUDSON	4893	17	OLD DERRY RD	1040	8/4/2021	300000	00	352500	352500	Average	3400	1	62	FA	0.69 AC		RE
HUDSON	4896	7	MELBA DR	1010	4/29/2021	430000	00	468500	447900	Average	2958	1	43	AV	1.05 AC		RF
HUDSON	4948	12	SANDALWOOD RD	1010	12/2/2021	655000	00	746500	678500	Good/Avg	6674	2	31	GD	1.05 AC		RF
HUDSON	4959	37	HERITAGE CIR	1010	8/9/2021	520000	00	556200	538300	Avg/Good	3916	2	44	GD	1.28 AC		RF
HUDSON	4967	1	JEREMY LN	1010	1/31/2022	526000	00	550200	526600	Good/Avg	3172	2	45	GD	1.07 AC		RF
HUDSON	5008	26	HAZELWOOD RD	1010	3/4/2022	515000	00	505400	487400	Avg/Good	4554	1.75	51	AV	1.17 AC		RF
HUDSON	5030	24	PINEWOOD RD	1010	12/23/2021	630000	00	650800	634400	Good/Avg	5432	2	34	AG	1.06 AC		RF
HUDSON	5093	37	HAZELWOOD RD	1010	6/25/2021	790000	00	624200	610700	Avg/Good	4820	1	56	GV	0.45 AC		RF
HUDSON	5136	13	TERRA LN	1010	12/6/2021	562000	00	584400	546200	Good/Avg	5542	2	37	AG	1.03 AC		RF
HUDSON	5156	2	GRIFFIN RD	1040	11/23/2021	443000	00	450900	450900	Average	3432	1	38	AV	1.39 AC		RE
HUDSON	5176	19	ROBINSON RD	111R	8/11/2021	532000	00	513900	510800	Average	4008	1	39	FR	5.79 AC		RE
HUDSON	5203	2	HOPKINS DR	1020	2/28/2022	195000	00	201500	201500	Average	4008	1	39	FR	0.00 AC		C02
HUDSON	5309	5	KINGSTON WAY	1021	5/4/2021	284000	00	294500	293100	Average	4008	1	39	FR	0.69 AC		RE
HUDSON	5310	5	KINGSTON WAY	1021	6/15/2021	307000	00	340400	339300	Average	4008	1	39	FR	0.69 AC		RE
HUDSON	5312	3	KINGSTON WAY	1021	4/26/2021	285000	00	303700	300100	Average	4008	1	39	FR	0.83 AC		RE
HUDSON	5319	12	FULLER DR	1010	8/23/2021	500000	00	467700	467700	Average	4112	1	50	EX	1.15 AC		RE
HUDSON	5363	135	ROBINSON RD	1010	8/6/2021	416000	00	435000	420300	Average	2486	1	54	AV	1.03 AC		RE
HUDSON	5426	4	MAUREEN LN	1010	9/2/2021	515000	00	524200	479100	Average	4401	2	16	AV	1.06 AC		RF
HUDSON	5437	12	HENRY DR	1010	6/25/2021	421000	00	471700	446200	Average	3308	1	50	VG	1.17 AC		RF
HUDSON	5466	14	HERITAGE CIR	1010	6/1/2021	520000	00	631900	586500	Avg/Good	5039	2	46	GD	1.15 AC		RF
HUDSON	5467	15	HERITAGE CIR	1010	10/19/2021	500000	00	507000	498800	Average	3450	1	47	GD	1.16 AC		RF
HUDSON	5470	9	HERITAGE CIR	1010	1/11/2022	551300	89	497900	470200	Avg/Good	3388	2	47	GD	1.15 AC		RF
HUDSON	5474	1	HERITAGE CIR	1010	8/23/2021	575000	00	629400	580500	Good/Avg	6676	2	46	GD	1.16 AC		RF



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TOWN	PID	STR #	STR NAME	LAND USE	SALE DATE	SALE PRICE	SALE CODE	PRIOR ASSESS	CURRENT ASSESS	BLDG GRADE	BLDG SIZE	# STORY	BLDG AGE	BLDG COND	LOT SIZE	CURRENT USE	NBHD CODE
HUDSON	5501	13	HENRY DR	1010	11/19/2021	510000	00	522500	495800	Avg/Good	5336	2	48	AV	1.15 AC		RF
HUDSON	5509	148	ROBINSON RD	1010	11/22/2021	500000	00	610300	580400	Average	5440	1	49	EX	1.18 AC		RE
HUDSON	5599	81	ROBINSON RD	1020	3/17/2022	350000	00	346600	350500	Average	5440	1	49	EX	0.00 AC		CRV
HUDSON	5634	34	KIENIA RD	1010	12/3/2021	430000	00	481900	463000	Average	2800	1	49	GD	1.05 AC		RE
HUDSON	5680	12	LENNY LN	1021	12/17/2021	290000	00	288300	287800	Average	2800	1	49	GD	0.69 AC		RE
HUDSON	5685	6	LENNY LN	1021	10/27/2021	249000	00	282400	282000	Average	2800	1	49	GD	0.69 AC		RE
HUDSON	5725	5	NOBBY LN	1040	4/22/2021	470000	00	532200	512000	Average	4800	2	33	AV	1.74 AC		RE
HUDSON	5778	22	BRADY DR	3160	10/26/2021	6300000	00	6442900	6440100	Average	4800	2	33	AV	15.50 AC		MD
HUDSON	5791	150	OLD DERRY RD	1040	6/7/2021	474900	00	544100	544100	Average	4544	2	38	AG	1.38 AC		RE
HUDSON	5855	167	ROBINSON RD	1040	12/29/2021	425000	00	460800	447900	Average	2528	1	37	GV	1.59 AC		RE
HUDSON	5899	4	TEAR DROP CIR	1080	6/9/2021	555000	00	654100	597000	Avg/Good	5884	1.75	27	GV	1.51 AC		RF
HUDSON	5940	43	COTTONWOOD DR	1010	5/19/2021	555000	00	567939	556939	Avg/Good	3658	2	55	VG	0.97 AC		RE
HUDSON	5944	35	COTTONWOOD DR	1010	11/19/2021	470000	00	457597	438797	Avg/Good	4360	1.75	53	GD	0.42 AC		RE
HUDSON	5969	8	SYCAMORE ST	1010	5/7/2021	472000	00	472000	446200	Avg/Good	3684	2	59	GD	0.35 AC		RE
HUDSON	5981	17	TAMARACK ST	1010	6/4/2021	350000	00	357800	341000	Average	2640	1	57	AV	0.35 AC		RE
HUDSON	5987	5	TAMARACK ST	1010	8/13/2021	330000	00	368400	353800	Average	2956	1	58	AG	0.35 AC		RE
HUDSON	6002	21	COTTONWOOD DR	1010	4/15/2021	494900	00	499300	463300	Avg/Good	3286	2	57	GD	0.35 AC		RE
HUDSON	6022	6	ASPEN ST	1010	10/28/2021	440000	00	476600	428500	Average	3944	1	59	GD	0.35 AC		RE
HUDSON	6024	13	HICKORY ST	1010	12/2/2021	420000	00	488200	435500	Average	3734	1	57	GD	0.37 AC		RE
HUDSON	6038	6	JUNIPER ST	1010	11/19/2021	459000	00	481500	437500	Avg/Good	3747	1.75	57	GD	0.34 AC		RE
HUDSON	6046	38	ATWOOD AVE	1320	7/7/2021	19000	00	15300	15300	Avg/Good	3747	1.75	57	GD	0.31 AC		RD
HUDSON	6059	6	HICKORY ST	1010	7/9/2021	400000	00	489000	462400	Average	4444	2	41	AG	0.35 AC		RE
HUDSON	6124	23	OBAN DR	1010	5/14/2021	485000	00	533000	488200	Avg/Good	3564	1.75	26	VG	0.44 AC		RF
HUDSON	6128	19	SUNRISE DR	1010	7/29/2021	496100	00	512700	481100	Avg/Good	3915	2	54	GD	0.48 AC		RE
HUDSON	6134	3	SUNRISE DR	1010	12/21/2021	521500	00	468000	444500	Avg/Good	3146	2	41	AV	1.11 AC		RE
HUDSON	6143	25	WINNHAVEN DR	1010	6/4/2021	387300	00	430100	392700	Average	3500	1	54	AV	0.43 AC		RE
HUDSON	6146	22	SUNRISE DR	1010	4/8/2021	380000	00	373000	373000	Average	2392	1	53	AG	0.34 AC		RE
HUDSON	6175	19	CEDAR ST	1010	4/29/2021	415000	00	406200	386200	Average	3008	1	58	GD	0.44 AC		RE
HUDSON	6197	26	CEDAR ST	1010	6/18/2021	390000	00	385800	373600	Average	3598	1.75	60	AG	0.35 AC		RE

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HUDSON	6209	9	HEMLOCK ST	1010	7/15/2021	330000	00	359600	345400	Average	2502	1	60	FA	0.27 AC		RE
HUDSON	6226	6	SYCAMORE ST	1010	5/27/2021	440000	00	415800	395800	Avg/Good	2888	2	58	AG	0.35 AC		RE
HUDSON	6231	15	SPRUCE ST	1010	10/28/2021	360000	00	358600	339300	Average	2416	2	60	AV	0.25 AC		RE
HUDSON	6240	8	WINNHAVEN DR	1080	1/20/2022	475000	00	526100	474600	Average	5252	1	57	AV	0.45 AC		RE
HUDSON	6259	8	LINDEN ST	1021	7/30/2021	424000	00	401500	398600	Average	5252	1	57	AV	0.46 AC		RG
HUDSON	6269	3	LINDEN ST	1021	6/22/2021	380000	00	363800	346400	Average	5252	1	57	AV	0.46 AC		RG
HUDSON	6362	8	CHARBONNEAU DR	1070	8/9/2021	502000	00	496700	484300	Average	4644	1	55	GV	0.36 AC		RE
HUDSON	6463	4	CROSS ST	1010	6/23/2021	470000	00	531200	500100	Good/Avg	3164	2	26	GD	0.33 AC		RE
HUDSON	6474	11	OAK AVE	1010	7/15/2021	310000	00	296700	295900	Avg/Fair	1530	2	86	GD	0.16 AC		RE
HUDSON	6475	9	OAK AVE	1010	5/21/2021	340000	00	339700	337500	Average	2244	1.75	102	GD	0.15 AC		RE
HUDSON	6546	19	REED ST	1010	10/27/2021	361000	00	390800	390800	Average	2945	1.75	102	VG	0.23 AC		RE
HUDSON	6547	6	CHAPIN ST	1010	1/7/2022	339400	00	398000	398000	Average	2700	1.75	37	GD	0.19 AC		RE
HUDSON	6552	13	REED ST	1080	9/10/2021	367500	00	419500	406800	Average	3456	1.75	37	FR	0.17 AC		RE
HUDSON	6582	5	MAPLE AVE	1040	3/10/2022	370000	00	354600	349500	Avg/Good	4246	2.25	132	AG	0.11 AC		RE
HUDSON	6615	15	GILLIS ST	1021	11/4/2021	285000	00	292300	290400	Avg/Good	4246	2.25	132	AG	0.67 AC		RE
HUDSON	6703	16	A ST	1010	2/18/2022	400000	00	419700	397900	Average	4336	2	62	GD	0.23 AC		RE
HUDSON	6707	23	ROOSEVELT AVE	3160	4/8/2021	6725000	00	6792600	6750200	Average	4336	2	62	GD	3.04 AC		IG
HUDSON	6719	12	B ST	1010	10/20/2021	265000	00	271900	264300	Avg/Fair	2556	1.25	69	FR	0.22 AC		RE
HUDSON	6726	18	ROOSEVELT AVE	1120	12/9/2021	12546000	00	11696500	11649800	Avg/Fair	2556	1.25	69	FR	12.55 AC		AP2
HUDSON	6832	8	RICKY DR	1010	8/13/2021	383500	00	420500	410500	Average	2856	2	59	AV	0.34 AC		RE
HUDSON	6842	1	TATE ST	1010	3/11/2022	480000	00	429500	414200	Average	3258	1	53	EX	0.40 AC		RE
HUDSON	6961	9	CHASE ST	1010	12/3/2021	370000	04	371800	362400	Good/Avg	4603	2.25	112	FA	0.29 AC		RD
HUDSON	6990	24	DERRY ST	1010	6/2/2021	350000	00	418900	400100	Avg/Good	4165	2.5	112	GD	0.24 AC		RD
HUDSON	7059	6	FIRST ST	1010	9/24/2021	350000	00	327900	317400	Average	2489	2	107	AV	0.19 AC		RE
HUDSON	7060	6	SECOND ST	1010	12/11/2021	285000	00	331500	331500	Average	2511	1.5	70	GD	0.13 AC		RE
HUDSON	7072	16	OAKWOOD ST	1010	4/14/2021	400000	00	458400	435600	Average	4232	1.25	69	GD	0.34 AC		RE
HUDSON	7105	38	LIBRARY ST	0121	5/3/2021	400000	00	403700	396700	Average	4490	2.5	122	FA	0.63 AC		MLS
HUDSON	7109	68	CENTRAL ST	1010	10/29/2021	385000	00	367400	367400	Average	3140	1.5	92	EX	0.37 AC		RC
HUDSON	7111	8	HURLEY ST	1040	6/18/2021	450000	00	460000	429900	Average	4744	1	55	AV	0.42 AC		RE



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TOWN	PID	STR #	STR NAME	LAND USE	SALE DATE	SALE PRICE	SALE CODE	PRIOR ASSESS	CURRENT ASSESS	BLDG GRADE	BLDG SIZE	# STORY	BLDG AGE	BLDG COND	LOT SIZE	CURRENT USE	NBHD CODE
HUDSON	7121	3	OAKWOOD ST	1010	5/20/2021	380000	00	388600	390700	Average	1840	1.75	35	VG	0.36 AC		RE
HUDSON	7165	93	CENTRAL ST	1090	11/17/2021	358000	00	424600	413800	Average	3231	1.5	87	GD	0.50 AC		RC
HUDSON	7223	36	ADELAIDE ST	1010	6/11/2021	420000	00	403000	395000	Avg/Good	2616	1.75	76	EX	0.37 AC		RE
HUDSON	7243	7	BURTON ST	1010	9/7/2021	490000	00	434600	412200	Avg/Good	3304	2	62	GD	0.27 AC		RE
HUDSON	7282	41	MELENDY RD	1040	7/19/2021	485000	00	425100	408200	Average	2779	1.75	67	EX	0.23 AC		RD
HUDSON	7360	2	GORDON ST	1040	12/9/2021	430000	00	480500	472800	Average	4344	2	42	GD	1.16 AC		RE
HUDSON	7390	26	CAMPBELLO ST	1010	10/26/2021	496000	00	413261	407261	Avg/Good	3506	1.5	82	GD	0.64 AC		RE
HUDSON	7442	11	FEDERAL ST	1010	11/4/2021	355000	00	425700	391900	Average	4876	1.75	61	AV	0.67 AC		RE
HUDSON	7473	6	TOLLES ST	1010	12/13/2021	290000	00	265400	265400	Average	1800	1	62	AV	0.29 AC		RC
HUDSON	7514	43	WILLOW CREEK DR	1020	1/6/2022	260000	00	255200	255200	Average	1800	1	62	AV	0.00 AC		CWL
HUDSON	7522	53	WILLOW CREEK DR	1020	4/9/2021	260000	00	260200	260200	Average	1800	1	62	AV	0.00 AC		CWL
HUDSON	7548	56	DERRY ST	325V	10/21/2021	475000	00	443200	443200	Average	1800	1	62	AV	0.94 AC		MD3
HUDSON	7615	133	ABBOTT FARM LN	1020	7/16/2021	186000	00	190000	190000	Average	1800	1	62	AV	0.00 AC		CAF
HUDSON	7621	213	ABBOTT FARM LN	1020	2/4/2022	164900	00	174700	174700	Average	1800	1	62	AV	0.00 AC		CAF
HUDSON	7626	218	ABBOTT FARM LN	1020	12/22/2021	185000	00	190000	190000	Average	1800	1	62	AV	0.00 AC		CAF
HUDSON	7628	222	ABBOTT FARM LN	1020	12/13/2021	180000	00	181600	181600	Average	1800	1	62	AV	0.00 AC		CAF
HUDSON	7632	226	ABBOTT FARM LN	1020	9/24/2021	187000	00	190000	190000	Average	1800	1	62	AV	0.00 AC		CAF
HUDSON	7633	227	ABBOTT FARM LN	1020	12/20/2021	204500	00	183700	183700	Average	1800	1	62	AV	0.00 AC		CAF
HUDSON	7635	231	ABBOTT FARM LN	1020	8/12/2021	175000	00	181600	181600	Average	1800	1	62	AV	0.00 AC		CAF
HUDSON	7637	233	ABBOTT FARM LN	1020	12/21/2021	190000	00	187900	187900	Average	1800	1	62	AV	0.00 AC		CAF
HUDSON	7638	234	ABBOTT FARM LN	1020	9/2/2021	178000	00	183700	183700	Average	1800	1	62	AV	0.00 AC		CAF
HUDSON	7639	235	ABBOTT FARM LN	1020	8/5/2021	175000	00	183700	183700	Average	1800	1	62	AV	0.00 AC		CAF
HUDSON	7651	322	ABBOTT FARM LN	1020	8/13/2021	190000	00	190000	190000	Average	1800	1	62	AV	0.00 AC		CAF
HUDSON	7663	336	ABBOTT FARM LN	1020	5/16/2021	185500	00	183700	183700	Average	1800	1	62	AV	0.00 AC		CAF
HUDSON	7666	411	ABBOTT FARM LN	1020	2/23/2022	190000	00	183700	183700	Average	1800	1	62	AV	0.00 AC		CAF
HUDSON	7678	431	ABBOTT FARM LN	1020	1/19/2022	187500	00	183700	183700	Average	1800	1	62	AV	0.00 AC		CAF
HUDSON	7683	436	ABBOTT FARM LN	1020	9/14/2021	179900	00	181600	181600	Average	1800	1	62	AV	0.00 AC		CAF
HUDSON	7696	526	ABBOTT FARM LN	1020	8/4/2021	190000	00	186600	186600	Average	1800	1	62	AV	0.00 AC		CAF
HUDSON	7703	535	ABBOTT FARM LN	1020	6/18/2021	170000	00	173100	173100	Average	1800	1	62	AV	0.00 AC		CAF

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HUDSON	7705	537	ABBOTT FARM LN	1020	5/4/2021	179000	00	181600	181600	Average	1800	1	62	AV	0.00 AC		CAF
HUDSON	7736	7	VERNON ST	1010	6/14/2021	482000	00	480300	442300	Avg/Good	4152	1.75	62	VG	0.23 AC		RE
HUDSON	7754	52	HIGHLAND ST	1010	7/12/2021	380000	00	371900	370400	Average	2634	1.75	172	VG	0.50 AC		RE
HUDSON	7766	61	HIGHLAND ST	1010	12/2/2021	390000	00	352800	352100	Average	2138	1.75	74	VG	0.30 AC		RE
HUDSON	7779	5	BUSWELL ST	1010	3/2/2022	479000	00	450700	413700	Avg/Good	4044	1.75	75	GD	0.29 AC		RE
HUDSON	7821	18	THIRD ST	1010	7/30/2021	415000	00	382700	382000	Average	2324	1.5	74	VG	0.64 AC		RE
HUDSON	7942	10	VILLAGE LN	1030	9/10/2021	105000	00	90700	88100	Average	912	1	32	FR	0.00 AC		OT
HUDSON	7972	136	FERRY ST	1010	10/22/2021	290000	00	260000	259300	Avg/Fair	1786	1	102	AV	0.15 AC		RD
HUDSON	8036	22	ALPINE AVE	1010	4/9/2021	420000	00	468700	465200	Avg/Good	3562	2	37	AV	0.80 AC		RE
HUDSON	8039	32	ALPINE AVE	1010	6/29/2021	380000	00	382400	382400	Average	2470	1.75	32	GD	0.69 AC		RE
HUDSON	8098	12	SUMMER AVE	1040	9/27/2021	460000	00	412300	412300	Average	3376	2	36	AV	0.23 AC		RE
HUDSON	8124	12	HILL ST	1010	9/30/2021	530000	00	548400	517000	Avg/Good	3113	2	2	VG	0.23 AC		RE
HUDSON	8149	105	ELMWOOD DR	1020	12/29/2021	206000	00	197900	197900	Avg/Good	3113	2	2	VG	0.00 AC		CEV
HUDSON	8169	213	ELMWOOD DR	1020	7/22/2021	180000	00	190600	190600	Avg/Good	3113	2	2	VG	0.00 AC		CEV
HUDSON	8171	215	ELMWOOD DR	1020	2/18/2022	212000	00	201600	201600	Avg/Good	3113	2	2	VG	0.00 AC		CEV
HUDSON	8194	406	ELMWOOD DR	1020	4/22/2021	178000	00	191500	191500	Avg/Good	3113	2	2	VG	0.00 AC		CEV
HUDSON	8203	415	ELMWOOD DR	1020	3/31/2022	220000	00	203300	203300	Avg/Good	3113	2	2	VG	0.00 AC		CEV
HUDSON	8223	603	ELMWOOD DR	1020	10/12/2021	200000	00	210000	210000	Avg/Good	3113	2	2	VG	0.00 AC		CEV
HUDSON	8225	605	ELMWOOD DR	1020	11/8/2021	201000	00	183700	183700	Avg/Good	3113	2	2	VG	0.00 AC		CEV
HUDSON	8229	609	ELMWOOD DR	1020	6/19/2021	200000	00	213800	213800	Avg/Good	3113	2	2	VG	0.00 AC		CEV
HUDSON	8230	610	ELMWOOD DR	1020	7/23/2021	200000	00	215500	215500	Avg/Good	3113	2	2	VG	0.00 AC		CEV
HUDSON	8233	613	ELMWOOD DR	1020	7/29/2021	185000	00	185800	185800	Avg/Good	3113	2	2	VG	0.00 AC		CEV
HUDSON	8235	615	ELMWOOD DR	1020	2/19/2022	213000	00	210000	210000	Avg/Good	3113	2	2	VG	0.00 AC		CEV
HUDSON	8245	709	ELMWOOD DR	1020	11/5/2021	200000	00	195200	195200	Avg/Good	3113	2	2	VG	0.00 AC		CEV
HUDSON	8253	805	ELMWOOD DR	1020	8/10/2021	200000	00	195700	195700	Avg/Good	3113	2	2	VG	0.00 AC		CEV
HUDSON	8274	910	ELMWOOD DR	1020	6/30/2021	190000	00	213700	213700	Avg/Good	3113	2	2	VG	0.00 AC		CEV
HUDSON	8279	915	ELMWOOD DR	1020	6/15/2021	180000	00	196400	196400	Avg/Good	3113	2	2	VG	0.00 AC		CEV
HUDSON	8324	102	HIGHLAND ST	1010	11/4/2021	350000	00	320400	316200	Average	2216	2	92	GD	0.37 AC		RE
HUDSON	8334	114	HIGHLAND ST	1010	6/21/2021	378000	00	372600	365900	Average	2176	1	72	AG	0.54 AC		RE

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HUDSON	8351	16	BONNIE LN	1010	2/3/2022	519500	00	504800	497100	Avg/Good	4364	2	48	GD	0.35 AC		RE
HUDSON	8362	121	HIGHLAND ST	1010	12/7/2021	400000	00	388300	376800	Average	2597	1	68	GD	1.03 AC		RE
HUDSON	8386	4	WATTS CIR	1010	10/29/2021	415000	00	457300	432500	Average	4145	1.75	53	GV	0.55 AC		RE
HUDSON	8504	10	BERKELEY DR	1020	7/29/2021	370000	00	372700	334200	Average	4145	1.75	53	GV	0.00 AC		CWC
HUDSON	8543	12	BEAR PATH LN	1010	6/28/2021	443000	00	482100	471700	Good/Avg	2924	2	20	GD	1.03 AC		RF
HUDSON	8550	26	BEAR PATH LN	1010	7/16/2021	475000	00	492100	492100	Good/Avg	2872	2	20	AG	0.69 AC		RF
HUDSON	8558	5	ALLARD CT	1020	6/29/2021	350000	00	379100	367000	Good/Avg	2872	2	20	AG	0.00 AC		CSH
HUDSON	8560	7	ALLARD CT	1020	10/6/2021	400000	00	380100	367800	Good/Avg	2872	2	20	AG	0.00 AC		CSH
HUDSON	8577	9	FARNUM CT	1020	3/22/2022	408000	00	384200	371800	Good/Avg	2872	2	20	AG	0.00 AC		CSH
HUDSON	8582	8	CANTERBERRY CT	1020	10/8/2021	385000	00	374900	363000	Good/Avg	2872	2	20	AG	0.00 AC		CSH
HUDSON	8650	35	FLYING ROCK RD	1010	10/22/2021	565000	00	586900	586900	Good	4956	2.25	19	GD	0.61 AC		RG
HUDSON	8655	23	FLYING ROCK RD	1010	6/22/2021	565000	01	584100	569500	Good	4389	2	19	GD	0.71 AC		RG
HUDSON	8659	15	FLYING ROCK RD	1010	10/15/2021	671000	00	699100	650000	Good	6738	2.25	19	GD	0.69 AC		RG
HUDSON	8690	15	A ST	1021	10/21/2021	285000	00	245100	245100	Good	6738	2.25	19	GD	0.09 AC		RE
HUDSON	8697	98	GREELEY ST	1021	9/3/2021	310000	00	291100	289200	Good	6738	2.25	19	GD	0.69 AC		RE
HUDSON	8714	13	GABRIELLE DR	1010	8/21/2021	585000	00	598300	574600	Good/Vg	4816	2	20	AV	0.57 AC		RG
HUDSON	8773	9	CANTERBERRY CT	1020	4/30/2021	370000	00	384200	371800	Good/Vg	4816	2	20	AV	0.00 AC		CSH
HUDSON	8805	34	BRADFORD CIR	1010	6/16/2021	520000	00	597800	573400	Good/Avg	5848	1	19	GD	0.50 AC		RF
HUDSON	8830	11	AMANDA DR	1020	5/17/2021	410000	00	429300	423300	Good/Avg	5848	1	19	GD	0.00 AC		CRB
HUDSON	8831	13	AMANDA DR	1020	9/28/2021	415000	00	420100	413900	Good/Avg	5848	1	19	GD	0.00 AC		CRB
HUDSON	8849	1	KATHERINE CT	1020	2/17/2022	420000	00	406300	401000	Good/Avg	5848	1	19	GD	0.00 AC		CRB
HUDSON	8852	6	KATHERINE CT	1020	6/23/2021	450000	00	426600	420200	Good/Avg	5848	1	19	GD	0.00 AC		CRB
HUDSON	8862	11	SUNSHINE DR	1021	7/16/2021	320000	00	364700	348400	Good/Avg	5848	1	19	GD	0.41 AC		RE
HUDSON	8867	14	SUNSHINE DR	1021	3/17/2022	420000	00	377500	365500	Good/Avg	5848	1	19	GD	0.69 AC		RE
HUDSON	8873	6	SUNSHINE DR	1040	3/18/2022	575000	00	586200	586200	Average	4898	2	17	AV	1.26 AC		RE
HUDSON	8875	3	CHARITY CT	1020	4/14/2021	333000	00	387400	375000	Average	4898	2	17	AV	0.00 AC		CSH
HUDSON	8886	3	INTERVALE CT	1020	6/4/2021	300000	00	287200	288600	Average	4898	2	17	AV	0.00 AC		CSH
HUDSON	8891	9	INTERVALE CT	1020	11/22/2021	305000	00	287200	288600	Average	4898	2	17	AV	0.00 AC		CSH
HUDSON	8913	30	SHADOWBROOK DR	1020	4/9/2021	295000	00	275700	277600	Average	4898	2	17	AV	0.00 AC		CSH



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HUDSON	8925	31	SHADOWBROOK DR	1020	3/16/2022	346000	00	305400	315200	Average	4898	2	17	AV	0.00 AC		CSH
HUDSON	8951	5	APRIL CT	1020	8/6/2021	331300	00	308300	318200	Average	4898	2	17	AV	0.00 AC		CSH
HUDSON	8961	6	APRIL CT	1020	8/9/2021	310000	00	290300	291800	Average	4898	2	17	AV	0.00 AC		CSH
HUDSON	8963	6	CHANDLER CT	1020	11/4/2021	320000	00	311200	312700	Average	4898	2	17	AV	0.00 AC		CSH
HUDSON	8970	12	CHANDLER CT	1020	8/6/2021	286000	00	287200	288600	Average	4898	2	17	AV	0.00 AC		CSH
HUDSON	8972	14	CHANDLER CT	1020	10/26/2021	302000	00	298700	300100	Average	4898	2	17	AV	0.00 AC		CSH
HUDSON	8991	17	CHANDLER CT	1020	4/26/2021	289000	00	303100	312800	Average	4898	2	17	AV	0.00 AC		CSH
HUDSON	9011	14	TAMMY CT	1020	2/23/2022	341000	00	325800	335600	Average	4898	2	17	AV	0.00 AC		CSH
HUDSON	9016	21	TAMMY CT	1020	1/21/2022	315000	00	303400	313100	Average	4898	2	17	AV	0.00 AC		CSH
HUDSON	9018	19	TAMMY CT	1020	9/22/2021	299900	00	303400	313100	Average	4898	2	17	AV	0.00 AC		CSH
HUDSON	9033	1	TAMMY CT	1020	4/15/2021	335000	00	306700	316500	Average	4898	2	17	AV	0.00 AC		CSH
HUDSON	9131	3	MONARCH CT	1020	1/24/2022	380000	00	379000	367000	Average	4898	2	17	AV	0.00 AC		CSH
HUDSON	9145	6	MONARCH CT	1020	4/29/2021	370100	00	380100	367800	Average	4898	2	17	AV	0.00 AC		CSH
HUDSON	9243	48	OVERLOOK CIR	1020	3/16/2022	440000	00	450100	433700	Average	4898	2	17	AV	0.00 AC		CWH
HUDSON	9245	44	OVERLOOK CIR	1020	4/16/2021	360000	00	356800	352400	Average	4898	2	17	AV	0.00 AC		CWH
HUDSON	9275	87	OVERLOOK CIR	1020	11/16/2021	368000	00	297600	312400	Average	4898	2	17	AV	0.00 AC		CWH
HUDSON	9332	13	LENNY LN	1021	2/24/2022	330000	00	322700	310000	Average	4898	2	17	AV	1.39 AC		RE
HUDSON	9474	10	SERENITY CIR	1010	3/24/2022	740000	00	659600	624100	Good/Vg	5755	2	15	AV	0.50 AC		RF
HUDSON	9487	69	WINDHAM RD	1020	9/2/2021	385000	00	384600	367600	Good/Vg	5755	2	15	AV	0.00 AC		CWR
HUDSON	9533	178	OLD DERRY RD	1021	7/30/2021	330000	00	342800	341900	Good/Vg	5755	2	15	AV	0.85 AC		RE
HUDSON	9549	154	CENTRAL ST	1021	8/27/2021	250000	00	267700	267700	Good/Vg	5755	2	15	AV	0.48 AC		RC
HUDSON	9581	4	MISSION LN	1020	10/15/2021	375000	00	375800	369400	Good/Vg	5755	2	15	AV	0.00 AC		CMP
HUDSON	9633	7	PAULA CIR	1010	8/13/2021	710000	00	782400	718900	Good	5930	2	16	GD	3.22 AC		RF
HUDSON	9636	1	PAULA CIR	1010	8/13/2021	475000	00	535200	503400	Good/Avg	3282	2	16	GD	0.31 AC		RF
HUDSON	9690	33	DUGOUT RD	1300	4/19/2021	150000	00	185500	185500	Good/Avg	3282	2	16	GD	4.44 AC		RE
HUDSON	9707	19	BRACKETT LN	1020	4/21/2021	440000	00	522200	509000	Good/Avg	3282	2	16	GD	0.00 AC		CSR
HUDSON	9709	27	BRACKETT LN	1020	3/28/2022	528800	00	518500	459500	Good/Avg	3282	2	16	GD	0.00 AC		CSR
HUDSON	9713	37	BRACKETT LN	1020	1/3/2022	502400	00	507000	486400	Good/Avg	3282	2	16	GD	0.00 AC		CSR
HUDSON	9714	37	BRACKETT LN	1020	1/21/2022	500000	00	507000	486400	Good/Avg	3282	2	16	GD	0.00 AC		CSR

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TOWN	PID	STR #	STR NAME	LAND USE	SALE DATE	SALE PRICE	SALE CODE	PRIOR ASSESS	CURRENT ASSESS	BLDG GRADE	BLDG SIZE	# STORY	BLDG AGE	BLDG COND	LOT SIZE	CURRENT USE	NBHD CODE
HUDSON	9715	32	BRACKETT LN	1020	2/24/2022	510100	00	465800	454800	Good/Avg	3282	2	16	GD	0.00 AC		CSR
HUDSON	9716	36	BRACKETT LN	1020	3/31/2022	511700	00	466000	455100	Good/Avg	3282	2	16	GD	0.00 AC		CSR
HUDSON	9717	38	BRACKETT LN	1020	2/3/2022	504100	00	507000	486400	Good/Avg	3282	2	16	GD	0.00 AC		CSR
HUDSON	9719	40	BRACKETT LN	1020	3/30/2022	515000	00	507000	486400	Good/Avg	3282	2	16	GD	0.00 AC		CSR
HUDSON	9720	40	BRACKETT LN	1020	11/1/2021	510100	00	507000	486400	Good/Avg	3282	2	16	GD	0.00 AC		CSR
HUDSON	9726	58	BRACKETT LN	1020	10/8/2021	515900	00	465800	454800	Good/Avg	3282	2	16	GD	0.00 AC		CSR
HUDSON	9731	68	BRACKETT LN	1020	11/9/2021	529000	00	465800	454800	Good/Avg	3282	2	16	GD	0.00 AC		CSR
HUDSON	9772	11	COPPER HILL RD	1300	1/25/2022	270000	00	237200	237200	Good/Avg	3282	2	16	GD	9.00 AC		RG
HUDSON	9777	2	NICOLLS CIR	1020	12/17/2021	415000	00	418600	390100	Good/Avg	3282	2	16	GD	0.00 AC		CHM
HUDSON	9818	32	CRICKETFIELD LN	1020	4/15/2021	515000	00	540200	534700	Good/Avg	3282	2	16	GD	0.00 AC		CSR
HUDSON	9830	7	DOVETON LN	1020	5/5/2021	415000	00	480900	467200	Good/Avg	3282	2	16	GD	0.00 AC		CSR
HUDSON	9948	120	BARRETT'S HILL RD	1021	3/18/2022	260000	00	231200	230700	Good/Avg	3282	2	16	GD	0.53 AC		RE
HUDSON	9953	37	DUGOUT RD	1021	11/10/2021	410000	00	464900	451000	Good/Avg	3282	2	16	GD	1.42 AC		RE
HUDSON	9959	77	MOBILE DR	1030	4/28/2021	100000	00	97100	97100	Average	1184	1	47	VG	0.00 AC		HME
HUDSON	9968	2	KARAS CROSSING DR	1071	8/11/2021	788000	00	831500	804700	Good	8670	2	14	GD	2.00 AC		RG
HUDSON	10000	5	SENER FARM RD	1010	3/15/2022	840000	00	777500	708400	Good/Vg	5860	2	7	GD	3.43 AC		RH
HUDSON	10031	20	BAKER ST	1010	4/29/2021	200000	00	321800	309500	Good/Avg	3495	2	0	GD	1.19 AC		RE
HUDSON	10039	55	WINDHAM RD	1020	10/13/2021	299900	00	281400	281400	Good/Avg	3495	2	0	GD	0.00 AC		CPK
HUDSON	10042	51	WINDHAM RD	1020	6/29/2021	294000	00	293000	293000	Good/Avg	3495	2	0	GD	0.00 AC		CPK
HUDSON	10062	17	ALLYSON DR	1010	5/13/2021	620000	00	630100	612100	Good/Vg	4772	2	11	GD	0.71 AC		RF
HUDSON	10087	237	WEBSTER ST	1021	2/18/2022	310000	00	265100	265100	Good/Vg	4772	2	11	GD	0.27 AC		RD
HUDSON	10225	30	MOOSE HILL RD	1010	11/5/2021	750000	00	813600	780700	Good/Vg	5714	2	6	EX	1.52 AC		RG
HUDSON	10238	59	WINDHAM RD	1020	4/14/2021	307500	00	326300	326300	Good/Vg	5714	2	6	EX	0.00 AC		CPK
HUDSON	10263	13	COBBLESTONE DR	1020	9/16/2021	580000	00	559300	567100	Good/Vg	5714	2	6	EX	0.00 AC		CCV
HUDSON	10272	33	COBBLESTONE DR	1020	8/11/2021	523000	00	526100	538000	Good/Vg	5714	2	6	EX	0.00 AC		CCV
HUDSON	10286	10	COBBLESTONE DR	1020	6/15/2021	492000	00	502700	520700	Good/Vg	5714	2	6	EX	0.00 AC		CCV
HUDSON	10307	20	PUTNAM RD	1300	1/7/2022	185000	00	176300	176300	Good/Vg	5714	2	6	EX	2.05 AC		RE
HUDSON	10308	14	PUTNAM RD	1300	4/27/2021	185000	00	176000	176000	Good/Vg	5714	2	6	EX	2.06 AC		RE
HUDSON	10313	13	LOOP RD	1030	10/19/2021	115000	00	113900	113900	Avg/Good	1004	1	6	GD	0.00 AC		HME

**NH Sales Report - Qualified  
Sales 4/1/2021 to 4/1/2022**

**HUDSON, NH**

TOWN	PID	STR #	STR NAME	LAND USE	SALE DATE	SALE PRICE	SALE CODE	PRIOR ASSESS	CURRENT ASSESS	BLDG GRADE	BLDG SIZE	# STORY	BLDG AGE	BLDG COND	LOT SIZE	CURRENT USE	NBHD CODE
HUDSON	10322	40	AUTUMN CIR	1010	10/20/2021	659900	00	742600	700400	Good/Avg	6128	2	1	GD	2.06 AC		RH
HUDSON	10344	41	ORCHARD PARK LN	1010	5/11/2021	667000	00	722900	678600	Good/Vg	4736	2	5	GD	0.70 AC		RG
HUDSON	10373	2	CHESTNUT ST	1010	9/24/2021	555000	00	558000	526900	Good/Avg	3412	2	5	GD	0.38 AC		RE
HUDSON	10379	2	LUCIER PARK DR	1010	5/6/2021	545000	00	550000	508700	Good/Avg	3773	2	4	GD	0.23 AC		RE
HUDSON	10388	7	LUCIER PARK DR	1010	1/28/2022	585000	00	566100	534700	Good/Avg	3412	2	4	GD	0.67 AC		RE
HUDSON	10416	7	LAUREL LNDG	1010	9/24/2021	635000	00	597100	597100	Good/Avg	4212	2	3	GD	0.73 AC		RG
HUDSON	10442	21	STANDISH LN	1010	6/4/2021	599900	00	664700	635500	Good	4972	2	2	AG	2.20 AC		REN
HUDSON	10445	39	STANDISH LN	1010	3/16/2022	730000	00	679500	650200	Good/Avg	4894	2	1	GD	1.66 AC		REN
HUDSON	10446	43	STANDISH LN	1010	1/18/2022	718000	00	659800	630600	Good/Avg	4878	2	1	GD	1.66 AC		REN
HUDSON	10447	47	STANDISH LN	1010	1/31/2022	721000	00	645000	617100	Good/Avg	4902	2	1	GD	1.66 AC		REN
HUDSON	10460	4	WARREN RD	1010	8/6/2021	642900	00	637600	637600	Good	4888	2	1	GD	1.03 AC		REN
HUDSON	10461	125	STANDISH LN	1010	6/25/2021	636700	00	676300	647400	Good	5244	2	2	GV	1.05 AC		REN
HUDSON	10465	49	WARREN RD	1010	4/30/2021	614100	00	702500	666800	Good/Vg	5722	2	2	GD	1.76 AC		REN
HUDSON	10470	137	STANDISH LN	1010	1/14/2022	697400	00	710600	683200	Good	5092	2	1	GD	1.59 AC		REN
HUDSON	10472	149	STANDISH LN	1010	10/14/2021	599900	00	629300	610500	Good/Avg	4864	2	1	GD	1.24 AC		REN
HUDSON	10473	151	STANDISH LN	1010	1/26/2022	690500	00	701400	674300	Good	5092	2	1	GD	1.02 AC		REN
HUDSON	10474	132	STANDISH LN	1010	3/11/2022	747000	00	711500	656200	Good	5108	1	1	GD	1.30 AC		REN
HUDSON	10476	165	STANDISH LN	1010	10/8/2021	685600	00	694100	667300	Good	5223	2	1	GD	1.08 AC		REN
HUDSON	10518	55	MELENDY RD	1021	6/15/2021	415000	00	427200	414300	Good	5223	2	1	GD	1.93 AC		RD
HUDSON	10526	203	ROBINSON RD	3900	6/28/2021	600000	00	662000	662000	Good	5223	2	1	GD	5.15 AC		MD
HUDSON	10541	136	STANDISH LN	1010	9/10/2021	681300	00	713200	684600	Good	5182	2	1	GD	1.76 AC		REN
HUDSON	10543	146	STANDISH LN	1010	2/24/2022	675300	00	641800	622400	Good/Avg	4864	2	1	GD	1.27 AC		REN
HUDSON	10544	152	STANDISH LN	1010	10/28/2021	686100	00	697100	671900	Good	4896	2	1	GD	1.01 AC		REN
HUDSON	10545	158	STANDISH LN	1010	2/23/2022	654900	00	638200	618800	Good/Avg	4864	2	1	GD	1.01 AC		REN
HUDSON	10546	160	STANDISH LN	1010	11/2/2021	678500	00	677900	652400	Good/Avg	5092	2	1	GD	1.01 AC		REN
HUDSON	10547	164	STANDISH LN	1010	11/29/2021	607400	00	628000	609200	Good/Avg	4864	2	1	GD	1.05 AC		REN
HUDSON	10559	3	HAVERHILL ST	1010	2/18/2022	541000	00	558400	523400	Good/Avg	3622	2	1	GD	0.24 AC		RE
HUDSON	10560	5	HAVERHILL ST	1010	1/21/2022	525000	00	554500	519400	Good/Avg	3646	2	1	GD	0.23 AC		RE
HUDSON	10561	7	HAVERHILL ST	1010	12/30/2021	525000	00	553300	518200	Good/Avg	3766	2	1	GD	0.23 AC		RE

**NH Sales Report - Qualified  
Sales 4/1/2021 to 4/1/2022**

**HUDSON, NH**

TOWN	PID	STR #	STR NAME	LAND USE	SALE DATE	SALE PRICE	SALE CODE	PRIOR ASSESS	CURRENT ASSESS	BLDG GRADE	BLDG SIZE	# STORY	BLDG AGE	BLDG COND	LOT SIZE	CURRENT USE	NBHD CODE
HUDSON	10851	151	DRACUT RD	1021	8/26/2021	485000	04	432600	403500	Good/Avg	3766	2	1	GD	2.38 AC		RD
HUDSON	10854	289	WEBSTER ST	1040	4/8/2021	550000	00	609000	568300	Good	7392	2	0	GD	3.03 AC		RD
HUDSON	10857	299	WEBSTER ST	1021	2/14/2022	532500	00	502500	474300	Good	7392	2	0	GD	2.71 AC		RD



Group Summary by Land Use  
HUDSON, NH

Single Family

11/29/2022

Land Use	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
1010 , SINGLE FAMILY DWELLING	192	0.9983	6.52	1.0049	\$496,050.00	\$481,200.00	\$497,657.29	\$493,486.77	0.9965
1080 , IN-LAW NOT KNOWN TO BE LEGAL	3	1.0757	3.34	1.0026	\$475,000.00	\$474,600.00	\$465,833.33	\$492,800.00	1.0606
1090 , MULTI HSES	1	1.1559	0	1	\$358,000.00	\$413,800.00	\$358,000.00	\$413,800.00	1.1559
	196	0.9996	6.55	1.0051	\$495,450.00	\$480,100.00	\$496,457.65	\$493,069.69	0.9983

April 1, 2021 to April 1, 2022



Record Detail by Land Use  
HUDSON, NH

11/29/2022

Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1010 , SINGLE FAMILY DWELLING (192 items)															
1010 , SINGLE FAMILY DWELLING	1.086	25	252//016//000///	19 WINSLOW FARM RD	\$550,000.00	RF	RF	37	3,322	06/04/2021	0.1695	\$643,000.00	1.1691	R1	R
1010 , SINGLE FAMILY DWELLING	1.19	69	258//002//000///	10 ANNA LOUISE DR	\$594,000.00	RF	RF	37	2,513	08/10/2021	0.1488	\$505,400.00	0.8508	R1	R
1010 , SINGLE FAMILY DWELLING	1.17	79	253//038//000///	17 ANNA LOUISE DR	\$535,000.00	RF	RF	37	2,595	07/30/2021	0.0866	\$581,100.00	1.0862	R1	R
1010 , SINGLE FAMILY DWELLING	1.01	124	259//007//000///	153 DRACUT RD	\$630,000.00	RD	RD	1	2,798	12/14/2021	0.0126	\$621,800.00	0.987	R2	R
1010 , SINGLE FAMILY DWELLING	1.05	230	246//023//000///	13 PAR LN	\$600,000.00	RF	RF	44	3,610	06/28/2021	0.0162	\$609,500.00	1.0158	R1	R
1010 , SINGLE FAMILY DWELLING	1.27	253	240//004//000///	8 EAGLE DR	\$484,000.00	RG	RG	42	2,643	01/07/2022	0.1642	\$563,300.00	1.1638	R1	R
1010 , SINGLE FAMILY DWELLING	1.13	273	246//050//000///	5 BIRDIE LN	\$540,000.00	RG	RG	43	2,870	08/13/2021	0.041	\$561,900.00	1.0406	R1	R
1010 , SINGLE FAMILY DWELLING	2.641	294	246//003//000///	51 RIVER RD	\$415,000.00	RD	RD	87	1,914	10/21/2021	0.0006	\$414,600.00	0.999	R2	R
1010 , SINGLE FAMILY DWELLING	0.587	328	246//069//000///	50 RIVER RD	\$340,000.00	RD	RD	93	1,407	11/01/2021	0.1255	\$297,200.00	0.8741	G1	R
1010 , SINGLE FAMILY DWELLING	0.2	368	247//095//000///	9 IRELAND ST	\$398,000.00	RE	RE	33	1,836	10/29/2021	0.0544	\$419,500.00	1.054	TR	R
1010 , SINGLE FAMILY DWELLING	0.367	388	247//120//000///	25 PHILBRICK ST	\$370,000.00	RE	RE	60	1,452	09/23/2021	0.1026	\$331,900.00	0.897	TR	R
1010 , SINGLE FAMILY DWELLING	0.809	445	247//121//000///	22 PHILBRICK ST	\$460,000.00	RE	RE	42	1,782	09/29/2021	0.0037	\$461,500.00	1.0033	R1	R
1010 , SINGLE FAMILY DWELLING	0.897	446	247//132//000///	21 BLUEBERRY LN	\$565,000.00	RF	RF	46	2,985	09/07/2021	0.1003	\$508,100.00	0.8993	R1	R
1010 , SINGLE FAMILY DWELLING	0.961	477	247//035//000///	18 SAND HILL RD	\$595,000.00	RF	RF	44	3,067	12/08/2021	0.0932	\$539,300.00	0.9064	R1	R
1010 , SINGLE FAMILY DWELLING	1.15	546	242//003//000///	22 SANDERS RD	\$534,000.00	RE	RE	49	2,541	06/30/2021	0.0699	\$571,100.00	1.0695	R2	R
1010 , SINGLE FAMILY DWELLING	3.76	556	241//068//000///	23 NATHANIEL DR	\$450,000.00	RF	RF	28	1,904	12/08/2021	0.1106	\$499,600.00	1.1102	R2	R
1010 , SINGLE FAMILY DWELLING	0.408	573	247//076//000///	3 LILAC ST	\$530,000.00	RE	RE	5	1,679	06/02/2021	0.1736	\$437,800.00	0.826	TR	R
1010 , SINGLE FAMILY DWELLING	1.209	652	248//042//000///	7 JEANNE ST	\$420,000.00	RE	RE	48	1,606	09/09/2021	0.0011	\$420,300.00	1.0007	R2	R
1010 , SINGLE FAMILY DWELLING	1.333	677	242//075//000///	15 CRESTWOOD DR	\$605,000.00	RG	RG	25	2,843	08/11/2021	0.0282	\$621,800.00	1.0278	R2	R
1010 , SINGLE FAMILY DWELLING	1.411	711	254//022//000///	4 PONDEROSA DR	\$545,000.00	RF	RF	46	2,700	01/18/2022	0.0323	\$562,400.00	1.0319	G1	R
1010 , SINGLE FAMILY DWELLING	0.83	739	234//004//000///	6 STEELE RD	\$405,000.00	RE	RE	56	2,554	12/14/2021	0.1387	\$461,000.00	1.1383	G1	R
1010 , SINGLE FAMILY DWELLING	0.321	757	234//020//000///	3 BRUCE ST	\$295,000.00	RC	RC	62	1,643	09/30/2021	0.1099	\$327,300.00	1.1095	G1	R
1010 , SINGLE FAMILY DWELLING	0.378	765	234//028//000///	2 BRUCE ST	\$348,000.00	RC	RC	67	1,692	07/16/2021	0.1171	\$307,100.00	0.8825	G1	R
1010 , SINGLE FAMILY DWELLING	0.689	809	228//035//000///	14 REGA AVE	\$327,300.00	RE	RE	57	1,641	09/28/2021	0.0832	\$354,400.00	1.0828	R2	R
1010 , SINGLE FAMILY DWELLING	1.173	946	229//043//000///	3 STABLE RD	\$480,000.00	RF	RF	46	3,271	04/01/2022	0.1627	\$557,900.00	1.1623	R2	R
1010 , SINGLE FAMILY DWELLING	0.754	962	242//052//000///	98 MUSQUASH RD	\$655,000.00	RD	RD	44	3,539	06/07/2021	0.0798	\$602,500.00	0.9198	R2	R
1010 , SINGLE FAMILY DWELLING	4.901	997	237//026//000///	9 CHISWICK RD	\$380,000.00	RF	RF	48	1,467	06/04/2021	0.1357	\$431,400.00	1.1353	R2	R
1010 , SINGLE FAMILY DWELLING	1.032	1003	237//025//000///	8 CHISWICK RD	\$549,500.00	RF	RF	42	1,682	07/26/2021	0.03	\$532,800.00	0.9696	R2	R

Record Detail by Land Use  
HUDSON, NH

11/29/2022

Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1010 , SINGLE FAMILY DWELLING	1.2	1014	231//001//000///	64 GOWING RD	\$390,000.00	RE	RE	61	1,549	04/16/2021	0.0422	\$406,300.00	1.0418	R2	R
1010 , SINGLE FAMILY DWELLING	1.15	1095	242//008//000///	2 NATHANIEL DR	\$500,000.00	RF	RF	31	2,371	09/17/2021	0.0638	\$531,700.00	1.0634	R2	R
1010 , SINGLE FAMILY DWELLING	1.09	1104	236//011//000///	77 MUSQUASH RD	\$400,000.00	RD	RD	28	1,520	08/26/2021	0.0081	\$396,600.00	0.9915	R2	R
1010 , SINGLE FAMILY DWELLING	1.154	1245	222//021//000///	6 HOLLY LN	\$431,000.00	RE	RE	47	2,358	11/04/2021	0.0292	\$443,400.00	1.0288	R2	R
1010 , SINGLE FAMILY DWELLING	1.192	1248	216//021//000///	12 HOLLY LN	\$454,000.00	RE	RE	50	2,741	11/04/2021	0.0262	\$465,700.00	1.0258	R2	R
1010 , SINGLE FAMILY DWELLING	1.167	1288	217//001//000///	5 HUNTER LN	\$550,000.00	RF	RF	47	2,867	11/09/2021	0.1877	\$653,000.00	1.1873	R2	R
1010 , SINGLE FAMILY DWELLING	0.887	1340	230//015//000///	33 MUSQUASH RD	\$439,900.00	RD	RD	62	1,635	11/30/2021	0.0848	\$402,400.00	0.9148	R2	R
1010 , SINGLE FAMILY DWELLING	0.857	1958	205//087//000///	20 GLEN DR	\$521,000.00	RF	RF	43	2,628	09/03/2021	0.0194	\$530,900.00	1.019	R1	R
1010 , SINGLE FAMILY DWELLING	0.46	1988	211//002//000///	6 ST FRANCIS PL	\$541,000.00	RG	RG	28	2,814	04/29/2021	0.057	\$571,600.00	1.0566	R2	R
1010 , SINGLE FAMILY DWELLING	3.18	2054	218//011//000///	74 WASON RD	\$520,000.00	RE	RE	25	2,799	05/26/2021	0.1446	\$595,000.00	1.1442	GD	R
1010 , SINGLE FAMILY DWELLING	3.34	2107	214//005//000///	10 WOODLAND DR	\$1,265,000.00	RG	RG	19	7,321	10/20/2021	0.0473	\$1,204,600.00	0.9523	G1	R
1010 , SINGLE FAMILY DWELLING	1.54	2222	206//007//000///	14 PASTURE DR	\$420,000.00	RF	RF	31	1,769	05/13/2021	0.0072	\$416,800.00	0.9924	GD	R
1010 , SINGLE FAMILY DWELLING	1.135	2233	200//023//000///	10 MOUNTAIN VIEW DR	\$601,000.00	RF	RF	29	2,726	08/12/2021	0.0425	\$575,200.00	0.9571	GD	R
1010 , SINGLE FAMILY DWELLING	1.245	2234	200//024//000///	8 MOUNTAIN VIEW DR	\$590,000.00	RF	RF	31	3,031	11/19/2021	0.0007	\$590,200.00	1.0003	GD	R
1010 , SINGLE FAMILY DWELLING	0.6	2286	193//040//000///	56 BUSH HILL RD	\$400,000.00	RE	RE	38	1,711	05/17/2021	0.0649	\$425,800.00	1.0645	GD	R
1010 , SINGLE FAMILY DWELLING	0.811	2423	177//022//000///	10 THURSTONS DR	\$515,000.00	RG	RG	24	2,513	07/30/2021	0.0449	\$537,900.00	1.0445	GD	R
1010 , SINGLE FAMILY DWELLING	0.718	2551	147//001//000///	1 SHORELINE DR	\$580,000.00	RF	RF	13	2,355	09/17/2021	0.0818	\$532,300.00	0.9178	R2	R
1010 , SINGLE FAMILY DWELLING	0.218	2612	147//021//000///	11 DERRY LN	\$287,000.00	RE	RE	70	2,212	09/23/2021	0.0687	\$306,600.00	1.0683	R2	R
1010 , SINGLE FAMILY DWELLING	0.507	2668	148//062//000///	5 CARDINAL DR	\$526,000.00	RG	RG	54	2,761	07/29/2021	0.0675	\$490,261.00	0.9321	R1	R
1010 , SINGLE FAMILY DWELLING	2.163	3052	157//005//000///	13 WENDE DR	\$433,200.00	RG	RG	46	1,796	03/11/2022	0.039	\$449,900.00	1.0386	R1	R
1010 , SINGLE FAMILY DWELLING	2.727	3096	167//080//000///	15 WASHINGTON DR	\$451,000.00	RE	RE	27	2,043	11/14/2021	0.0319	\$465,200.00	1.0315	R2	R
1010 , SINGLE FAMILY DWELLING	5.253	3097	167//079//000///	17 WASHINGTON DR	\$565,000.00	RE	RE	27	3,025	11/15/2021	0.0378	\$543,400.00	0.9618	R2	R
1010 , SINGLE FAMILY DWELLING	0.434	3274	168//098//000///	15 FRENETTE DR	\$505,000.00	RD	RD	7	2,031	10/08/2021	0.0552	\$476,900.00	0.9444	R2	R
1010 , SINGLE FAMILY DWELLING	0.471	3276	168//099//000///	17 FRENETTE DR	\$350,000.00	RD	RD	64	1,755	11/19/2021	0.0279	\$340,100.00	0.9717	R2	R
1010 , SINGLE FAMILY DWELLING	0.699	3377	160//006//000///	155 BARRETT'S HILL RD	\$435,000.00	RE	RE	37	1,965	06/29/2021	0.0172	\$442,300.00	1.0168	G1	R
1010 , SINGLE FAMILY DWELLING	0.985	3401	160//099//000///	56 WINDHAM RD	\$525,000.00	RE	RE	23	2,605	11/24/2021	0.0004	\$525,000.00	1	G1	R
1010 , SINGLE FAMILY DWELLING	1.01	3619	171//014//000///	2 BRADFORD CIR	\$705,000.00	RF	RF	22	3,578	09/23/2021	0.0337	\$728,500.00	1.0333	R2	R
1010 , SINGLE FAMILY DWELLING	1.387	3634	171//028//000///	99 SULLIVAN RD	\$364,900.00	RE	RE	262	2,440	07/13/2021	0.0078	\$367,600.00	1.0074	R2	R



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1010 , SINGLE FAMILY DWELLING	0.689	3748	129//053//000///	9 PLAZA AVE	\$510,000.00	RF	RF	36	1,980	09/30/2021	0.0463	\$486,200.00	0.9533	R2	R
1010 , SINGLE FAMILY DWELLING	0.877	3768	129//092//000///	17 ST LAURENT DR	\$470,000.00	RF	RF	39	1,772	07/14/2021	0.0283	\$456,500.00	0.9713	R2	R
1010 , SINGLE FAMILY DWELLING	0.696	3786	129//109//000///	11 PATRICIA DR	\$420,000.00	RF	RF	40	1,585	08/06/2021	0.0135	\$425,500.00	1.0131	R2	R
1010 , SINGLE FAMILY DWELLING	0.693	3856	138//060//000///	6 GRACE DR	\$380,000.00	RF	RF	51	1,876	05/25/2021	0.1228	\$426,500.00	1.1224	R2	R
1010 , SINGLE FAMILY DWELLING	0.698	3867	138//071//000///	24 ALVIRNE DR	\$290,000.00	RF	RF	57	1,216	08/13/2021	0.1821	\$342,700.00	1.1817	R2	R
1010 , SINGLE FAMILY DWELLING	0.554	3885	138//094//000///	1 SUNLAND DR	\$372,800.00	RF	RF	122	1,808	10/27/2021	0.1018	\$334,700.00	0.8978	R2	R
1010 , SINGLE FAMILY DWELLING	0.865	3895	130//001//000///	32 ALVIRNE DR	\$500,000.00	RF	RF	54	1,935	02/22/2022	0.1078	\$445,900.00	0.8918	R1	R
1010 , SINGLE FAMILY DWELLING	0.935	3942	139//035//000///	171 DERRY RD	\$320,000.00	RD	RD	132	1,469	11/15/2021	0.0096	\$316,800.00	0.99	R1	R
1010 , SINGLE FAMILY DWELLING	0.941	4094	148//042//000///	3 ROBIN DR	\$465,000.00	RG	RG	54	2,271	03/23/2022	0.023	\$475,502.00	1.0226	R1	R
1010 , SINGLE FAMILY DWELLING	0.374	4122	149//019//000///	6 ROSEMARY CT	\$501,000.00	RG	RG	23	2,669	05/21/2021	0.0854	\$543,600.00	1.085	R2	R
1010 , SINGLE FAMILY DWELLING	0.432	4160	149//057//000///	2 HAYLEY CT	\$560,000.00	RG	RG	24	2,711	09/27/2021	0.0099	\$565,300.00	1.0095	R2	R
1010 , SINGLE FAMILY DWELLING	0.432	4160	149//057//000///	2 HAYLEY CT	\$560,000.00	RG	RG	24	2,711	08/20/2021	0.0099	\$565,300.00	1.0095	R2	R
1010 , SINGLE FAMILY DWELLING	0.446	4235	140//005//000///	4 SOUSA BLVD	\$575,000.00	RG	RG	24	2,868	09/24/2021	0.0884	\$625,600.00	1.088	GD	R
1010 , SINGLE FAMILY DWELLING	0.363	4243	140//011//000///	2 SUTHERLAND DR	\$649,900.00	RG	RG	1	2,698	02/01/2022	0.0852	\$594,300.00	0.9144	GD	R
1010 , SINGLE FAMILY DWELLING	0.367	4271	140//043//000///	9 SOUSA BLVD	\$501,000.00	RG	RG	24	2,379	04/20/2021	0.0928	\$547,300.00	1.0924	GD	R
1010 , SINGLE FAMILY DWELLING	1.087	4292	160//058//000///	5 ROY DR	\$499,900.00	RF	RF	36	2,242	11/05/2021	0.0714	\$535,400.00	1.071	G1	R
1010 , SINGLE FAMILY DWELLING	0.49	4342	152//012//000///	89 BARRETT'S HILL RD	\$425,000.00	RE	RE	62	2,105	01/26/2022	0.1556	\$358,700.00	0.844	G1	R
1010 , SINGLE FAMILY DWELLING	1.38	4413	151//001//000///	1 SHINGLE MILL RD	\$399,900.00	RE	RE	50	2,214	08/18/2021	0.1289	\$451,300.00	1.1285	G1	R
1010 , SINGLE FAMILY DWELLING	3.6	4445	142//022//000///	8 HAZELWOOD RD	\$510,000.00	RF	RF	29	2,489	10/14/2021	0.0908	\$556,100.00	1.0904	R1	R
1010 , SINGLE FAMILY DWELLING	1.379	4661	163//010//000///	53 SULLIVAN RD	\$467,000.00	RE	RE	43	2,619	08/30/2021	0.031	\$481,300.00	1.0306	R1	R
1010 , SINGLE FAMILY DWELLING	0.767	4843	131//006//000///	22 OLD DERRY RD	\$435,000.00	RE	RE	57	2,485	07/23/2021	0.0873	\$472,800.00	1.0869	GD	R
1010 , SINGLE FAMILY DWELLING	1.045	4896	131//082//000///	7 MELBA DR	\$430,000.00	RF	RF	43	1,709	04/29/2021	0.042	\$447,900.00	1.0416	GD	R
1010 , SINGLE FAMILY DWELLING	1.046	4948	133//013//000///	12 SANDALWOOD RD	\$655,000.00	RF	RF	31	3,483	12/02/2021	0.0363	\$678,500.00	1.0359	R1	R
1010 , SINGLE FAMILY DWELLING	1.278	4959	124//035//000///	37 HERITAGE CIR	\$520,000.00	RF	RF	44	2,615	08/09/2021	0.0356	\$538,300.00	1.0352	R1	R
1010 , SINGLE FAMILY DWELLING	1.068	4967	124//012//000///	1 JEREMY LN	\$526,000.00	RF	RF	45	2,271	01/31/2022	0.0015	\$526,600.00	1.0011	R1	R
1010 , SINGLE FAMILY DWELLING	1.171	5008	143//002//000///	26 HAZELWOOD RD	\$515,000.00	RF	RF	51	2,735	03/04/2022	0.0532	\$487,400.00	0.9464	R1	R
1010 , SINGLE FAMILY DWELLING	1.063	5030	133//074//000///	24 PINEWOOD RD	\$630,000.00	RF	RF	34	3,565	12/23/2021	0.0074	\$634,400.00	1.007	R1	R
1010 , SINGLE FAMILY DWELLING	0.448	5093	134//026//000///	37 HAZELWOOD RD	\$790,000.00	RF	RF	56	2,786	06/25/2021	0.2266	\$610,700.00	0.773	R1	R

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1010 , SINGLE FAMILY DWELLING	1.034	5136	124//053//000///	13 TERRA LN	\$562,000.00	RF	RF	37	3,123	12/06/2021	0.0277	\$546,200.00	0.9719	R1	R
1010 , SINGLE FAMILY DWELLING	1.153	5319	110//018//000///	12 FULLER DR	\$500,000.00	RE	RE	50	2,343	08/23/2021	0.0642	\$467,700.00	0.9354	G1	R
1010 , SINGLE FAMILY DWELLING	1.033	5363	111//026//000///	135 ROBINSON RD	\$416,000.00	RE	RE	54	1,693	08/06/2021	0.0107	\$420,300.00	1.0103	G1	R
1010 , SINGLE FAMILY DWELLING	1.06	5426	116//052//000///	4 MAUREEN LN	\$515,000.00	RF	RF	16	2,471	09/02/2021	0.0693	\$479,100.00	0.9303	R1	R
1010 , SINGLE FAMILY DWELLING	1.171	5437	116//024//000///	12 HENRY DR	\$421,000.00	RF	RF	50	1,992	06/25/2021	0.0603	\$446,200.00	1.0599	R1	R
1010 , SINGLE FAMILY DWELLING	1.148	5466	124//021//000///	14 HERITAGE CIR	\$520,000.00	RF	RF	46	3,298	06/01/2021	0.1283	\$586,500.00	1.1279	R1	R
1010 , SINGLE FAMILY DWELLING	1.159	5467	124//005//000///	15 HERITAGE CIR	\$500,000.00	RF	RF	47	2,215	10/19/2021	0.002	\$498,800.00	0.9976	R1	R
1010 , SINGLE FAMILY DWELLING	1.152	5470	116//001//000///	9 HERITAGE CIR	\$551,300.00	RF	RF	47	2,324	01/11/2022	0.1467	\$470,200.00	0.8529	R1	R
1010 , SINGLE FAMILY DWELLING	1.157	5474	116//005//000///	1 HERITAGE CIR	\$575,000.00	RF	RF	46	4,004	08/23/2021	0.01	\$580,500.00	1.0096	R1	R
1010 , SINGLE FAMILY DWELLING	1.152	5501	116//019//000///	13 HENRY DR	\$510,000.00	RF	RF	48	3,116	11/19/2021	0.0274	\$495,800.00	0.9722	R1	R
1010 , SINGLE FAMILY DWELLING	1.177	5509	111//042//000///	148 ROBINSON RD	\$500,000.00	RE	RE	49	3,179	11/22/2021	0.1612	\$580,400.00	1.1608	R1	R
1010 , SINGLE FAMILY DWELLING	1.05	5634	118//007//000///	34 KIENIA RD	\$430,000.00	RE	RE	49	1,679	12/03/2021	0.0771	\$463,000.00	1.0767	G1	R
1010 , SINGLE FAMILY DWELLING	0.969	5940	203//042//000///	43 COTTONWOOD DR	\$555,000.00	RE	RE	55	2,623	05/19/2021	0.0039	\$556,939.00	1.0035	TR	R
1010 , SINGLE FAMILY DWELLING	0.421	5944	203//046//000///	35 COTTONWOOD DR	\$470,000.00	RE	RE	53	2,523	11/19/2021	0.066	\$438,797.00	0.9336	TR	R
1010 , SINGLE FAMILY DWELLING	0.346	5969	197//159//000///	8 SYCAMORE ST	\$472,000.00	RE	RE	59	2,293	05/07/2021	0.0543	\$446,200.00	0.9453	TR	R
1010 , SINGLE FAMILY DWELLING	0.345	5981	203//085//000///	17 TAMARACK ST	\$350,000.00	RE	RE	57	1,505	06/04/2021	0.0253	\$341,000.00	0.9743	TR	R
1010 , SINGLE FAMILY DWELLING	0.346	5987	197//163//000///	5 TAMARACK ST	\$330,000.00	RE	RE	58	1,575	08/13/2021	0.0725	\$353,800.00	1.0721	TR	R
1010 , SINGLE FAMILY DWELLING	0.346	6002	203//110//000///	21 COTTONWOOD DR	\$494,900.00	RE	RE	57	2,186	04/15/2021	0.0635	\$463,300.00	0.9361	TR	R
1010 , SINGLE FAMILY DWELLING	0.353	6022	203//114//000///	6 ASPEN ST	\$440,000.00	RE	RE	59	1,837	10/28/2021	0.0257	\$428,500.00	0.9739	TR	R
1010 , SINGLE FAMILY DWELLING	0.369	6024	203//105//000///	13 HICKORY ST	\$420,000.00	RE	RE	57	2,159	12/02/2021	0.0373	\$435,500.00	1.0369	TR	R
1010 , SINGLE FAMILY DWELLING	0.344	6038	203//053//000///	6 JUNIPER ST	\$459,000.00	RE	RE	57	2,218	11/19/2021	0.0464	\$437,500.00	0.9532	TR	R
1010 , SINGLE FAMILY DWELLING	0.354	6059	203//027//000///	6 HICKORY ST	\$400,000.00	RE	RE	41	2,619	07/09/2021	0.1564	\$462,400.00	1.156	TR	R
1010 , SINGLE FAMILY DWELLING	0.44	6124	197//017//000///	23 OBAN DR	\$485,000.00	RF	RF	26	2,219	05/14/2021	0.007	\$488,200.00	1.0066	TR	R
1010 , SINGLE FAMILY DWELLING	0.476	6128	197//026//000///	19 SUNRISE DR	\$496,100.00	RE	RE	54	2,489	07/29/2021	0.0298	\$481,100.00	0.9698	TR	R
1010 , SINGLE FAMILY DWELLING	1.107	6134	197//032//000///	3 SUNRISE DR	\$521,500.00	RE	RE	41	2,088	12/21/2021	0.1473	\$444,500.00	0.8523	TR	R
1010 , SINGLE FAMILY DWELLING	0.433	6143	197//079//000///	25 WINNHAVEN DR	\$387,300.00	RE	RE	54	2,046	06/04/2021	0.0143	\$392,700.00	1.0139	TR	R
1010 , SINGLE FAMILY DWELLING	0.338	6146	197//064//000///	22 SUNRISE DR	\$380,000.00	RE	RE	53	1,495	04/08/2021	0.018	\$373,000.00	0.9816	TR	R
1010 , SINGLE FAMILY DWELLING	0.435	6175	197//105//000///	19 CEDAR ST	\$415,000.00	RE	RE	58	1,715	04/29/2021	0.069	\$386,200.00	0.9306	TR	R



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1010 , SINGLE FAMILY DWELLING	0.346	6197	197//125//000///	26 CEDAR ST	\$390,000.00	RE	RE	60	2,153	06/18/2021	0.0417	\$373,600.00	0.9579	TR	R
1010 , SINGLE FAMILY DWELLING	0.269	6209	197//143//000///	9 HEMLOCK ST	\$330,000.00	RE	RE	60	1,495	07/15/2021	0.0471	\$345,400.00	1.0467	TR	R
1010 , SINGLE FAMILY DWELLING	0.346	6226	197//158//000///	6 SYCAMORE ST	\$440,000.00	RE	RE	58	1,953	05/27/2021	0.1001	\$395,800.00	0.8995	TR	R
1010 , SINGLE FAMILY DWELLING	0.253	6231	197//168//000///	15 SPRUCE ST	\$360,000.00	RE	RE	60	1,645	10/28/2021	0.0571	\$339,300.00	0.9425	TR	R
1010 , SINGLE FAMILY DWELLING	0.33	6463	190//153//000///	4 CROSS ST	\$470,000.00	RE	RE	26	2,131	06/23/2021	0.0644	\$500,100.00	1.064	TR	R
1010 , SINGLE FAMILY DWELLING	0.16	6474	190//164//000///	11 OAK AVE	\$310,000.00	RE	RE	86	1,163	07/15/2021	0.0451	\$295,900.00	0.9545	TR	R
1010 , SINGLE FAMILY DWELLING	0.15	6475	190//165//000///	9 OAK AVE	\$340,000.00	RE	RE	102	1,482	05/21/2021	0.007	\$337,500.00	0.9926	TR	R
1010 , SINGLE FAMILY DWELLING	0.226	6546	182//017//000///	19 REED ST	\$361,000.00	RE	RE	102	1,814	10/27/2021	0.0829	\$390,800.00	1.0825	TR	R
1010 , SINGLE FAMILY DWELLING	0.188	6547	190//112//000///	6 CHAPIN ST	\$339,400.00	RE	RE	37	1,773	01/07/2022	0.1731	\$398,000.00	1.1727	TR	R
1010 , SINGLE FAMILY DWELLING	0.231	6703	191//048//000///	16 A ST	\$400,000.00	RE	RE	62	2,401	02/18/2022	0.0048	\$397,900.00	0.9948	TR	R
1010 , SINGLE FAMILY DWELLING	0.218	6719	198//040//000///	12 B ST	\$265,000.00	RE	RE	69	1,185	10/20/2021	0.0022	\$264,300.00	0.9974	TR	R
1010 , SINGLE FAMILY DWELLING	0.343	6832	191//008//000///	8 RICKY DR	\$383,500.00	RE	RE	59	2,336	08/13/2021	0.0708	\$410,500.00	1.0704	TR	R
1010 , SINGLE FAMILY DWELLING	0.4	6842	198//163//000///	1 TATE ST	\$480,000.00	RE	RE	53	1,727	03/11/2022	0.1367	\$414,200.00	0.8629	TR	R
1010 , SINGLE FAMILY DWELLING	0.289	6961	182//117//000///	9 CHASE ST	\$370,000.00	RD	RD	112	2,666	12/03/2021	0.0201	\$362,400.00	0.9795	TR	R
1010 , SINGLE FAMILY DWELLING	0.243	6990	174//008//000///	24 DERRY ST	\$350,000.00	RD	RD	112	2,561	06/02/2021	0.1435	\$400,100.00	1.1431	TR	R
1010 , SINGLE FAMILY DWELLING	0.193	7059	174//229//000///	6 FIRST ST	\$350,000.00	RE	RE	107	1,727	09/24/2021	0.0927	\$317,400.00	0.9069	TR	R
1010 , SINGLE FAMILY DWELLING	0.126	7060	174//218//000///	6 SECOND ST	\$285,000.00	RE	RE	70	1,465	12/11/2021	0.1636	\$331,500.00	1.1632	TR	R
1010 , SINGLE FAMILY DWELLING	0.335	7072	174//210//000///	16 OAKWOOD ST	\$400,000.00	RE	RE	69	2,093	04/14/2021	0.0894	\$435,600.00	1.089	TR	R
1010 , SINGLE FAMILY DWELLING	0.37	7109	182//157//000///	68 CENTRAL ST	\$385,000.00	RC	RC	92	1,801	10/29/2021	0.0453	\$367,400.00	0.9543	TR	R
1010 , SINGLE FAMILY DWELLING	0.359	7121	182//169//000///	3 OAKWOOD ST	\$380,000.00	RE	RE	35	1,141	05/20/2021	0.0286	\$390,700.00	1.0282	TR	R
1010 , SINGLE FAMILY DWELLING	0.366	7223	183//027//000///	36 ADELAIDE ST	\$420,000.00	RE	RE	76	1,622	06/11/2021	0.0591	\$395,000.00	0.9405	TR	R
1010 , SINGLE FAMILY DWELLING	0.267	7243	183//055//000///	7 BURTON ST	\$490,000.00	RE	RE	62	2,139	09/07/2021	0.1584	\$412,200.00	0.8412	TR	R
1010 , SINGLE FAMILY DWELLING	0.641	7390	165//031//000///	26 CAMPBELLO ST	\$496,000.00	RE	RE	82	2,022	10/26/2021	0.1785	\$407,261.00	0.8211	TR	R
1010 , SINGLE FAMILY DWELLING	0.669	7442	165//058//000///	11 FEDERAL ST	\$355,000.00	RE	RE	61	2,441	11/04/2021	0.1043	\$391,900.00	1.1039	TR	R
1010 , SINGLE FAMILY DWELLING	0.292	7473	173//013//000///	6 TOLLES ST	\$290,000.00	RC	RC	62	1,125	12/13/2021	0.0844	\$265,400.00	0.9152	TR	R
1010 , SINGLE FAMILY DWELLING	0.23	7736	174//054//000///	7 VERNON ST	\$482,000.00	RE	RE	62	2,206	06/14/2021	0.082	\$442,300.00	0.9176	TR	R
1010 , SINGLE FAMILY DWELLING	0.497	7754	174//110//000///	52 HIGHLAND ST	\$380,000.00	RE	RE	172	1,708	07/12/2021	0.0249	\$370,400.00	0.9747	TR	R
1010 , SINGLE FAMILY DWELLING	0.301	7766	174//138//000///	61 HIGHLAND ST	\$390,000.00	RE	RE	74	1,414	12/02/2021	0.0968	\$352,100.00	0.9028	TR	R

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1010 , SINGLE FAMILY DWELLING	0.285	7779	174//150//000///	5 BUSWELL ST	\$479,000.00	RE	RE	75	2,247	03/02/2022	0.1359	\$413,700.00	0.8637	TR	R
1010 , SINGLE FAMILY DWELLING	0.64	7821	174//203//000///	18 THIRD ST	\$415,000.00	RE	RE	74	1,426	07/30/2021	0.0791	\$382,000.00	0.9205	TR	R
1010 , SINGLE FAMILY DWELLING	0.148	7972	175//037//000///	136 FERRY ST	\$290,000.00	RD	RD	102	1,136	10/22/2021	0.1055	\$259,300.00	0.8941	BD	R
1010 , SINGLE FAMILY DWELLING	0.803	8036	175//094//000///	22 ALPINE AVE	\$420,000.00	RE	RE	37	2,582	04/09/2021	0.108	\$465,200.00	1.1076	R2	R
1010 , SINGLE FAMILY DWELLING	0.689	8039	175//097//000///	32 ALPINE AVE	\$380,000.00	RE	RE	32	1,553	06/29/2021	0.0067	\$382,400.00	1.0063	R2	R
1010 , SINGLE FAMILY DWELLING	0.23	8124	165//109//000///	12 HILL ST	\$530,000.00	RE	RE	2	2,476	09/30/2021	0.0241	\$517,000.00	0.9755	TR	R
1010 , SINGLE FAMILY DWELLING	0.373	8324	167//014//000///	102 HIGHLAND ST	\$350,000.00	RE	RE	92	1,571	11/04/2021	0.0962	\$316,200.00	0.9034	R2	R
1010 , SINGLE FAMILY DWELLING	0.544	8334	167//025//000///	114 HIGHLAND ST	\$378,000.00	RE	RE	72	1,276	06/21/2021	0.0316	\$365,900.00	0.968	R2	R
1010 , SINGLE FAMILY DWELLING	0.348	8351	167//038//000///	16 BONNIE LN	\$519,500.00	RE	RE	48	2,755	02/03/2022	0.0427	\$497,100.00	0.9569	R2	R
1010 , SINGLE FAMILY DWELLING	1.033	8362	167//057//000///	121 HIGHLAND ST	\$400,000.00	RE	RE	68	1,533	12/07/2021	0.0576	\$376,800.00	0.942	R2	R
1010 , SINGLE FAMILY DWELLING	0.551	8386	167//070//000///	4 WATTS CIR	\$415,000.00	RE	RE	53	2,425	10/29/2021	0.0426	\$432,500.00	1.0422	R2	R
1010 , SINGLE FAMILY DWELLING	1.028	8543	185//050//000///	12 BEAR PATH LN	\$443,000.00	RF	RF	20	2,042	06/28/2021	0.0652	\$471,700.00	1.0648	GD	R
1010 , SINGLE FAMILY DWELLING	0.689	8550	185//057//000///	26 BEAR PATH LN	\$475,000.00	RF	RF	20	2,112	07/16/2021	0.0364	\$492,100.00	1.036	GD	R
1010 , SINGLE FAMILY DWELLING	0.607	8650	193//030//000///	35 FLYING ROCK RD	\$565,000.00	RG	RG	19	2,853	10/22/2021	0.0392	\$586,900.00	1.0388	GD	R
1010 , SINGLE FAMILY DWELLING	0.712	8655	185//034//000///	23 FLYING ROCK RD	\$565,000.00	RG	RG	19	2,537	06/22/2021	0.0084	\$569,500.00	1.008	GD	R
1010 , SINGLE FAMILY DWELLING	0.689	8659	185//038//000///	15 FLYING ROCK RD	\$671,000.00	RG	RG	19	3,681	10/15/2021	0.0309	\$650,000.00	0.9687	GD	R
1010 , SINGLE FAMILY DWELLING	0.571	8714	140//071//000///	13 GABRIELLE DR	\$585,000.00	RG	RG	20	2,922	08/21/2021	0.0174	\$574,600.00	0.9822	GD	R
1010 , SINGLE FAMILY DWELLING	0.502	8805	170//023//000///	34 BRADFORD CIR	\$520,000.00	RF	RF	19	2,789	06/16/2021	0.1031	\$573,400.00	1.1027	G1	R
1010 , SINGLE FAMILY DWELLING	0.503	9474	138//005//006///	10 SERENITY CIR	\$740,000.00	RF	RF	15	3,452	03/24/2022	0.1562	\$624,100.00	0.8434	R2	R
1010 , SINGLE FAMILY DWELLING	3.216	9633	191//024//003///	7 PAULA CIR	\$710,000.00	RF	RF	16	3,584	08/13/2021	0.0129	\$718,900.00	1.0125	TR	R
1010 , SINGLE FAMILY DWELLING	0.308	9636	191//024//006///	1 PAULA CIR	\$475,000.00	RF	RF	16	2,243	08/13/2021	0.0602	\$503,400.00	1.0598	TR	R
1010 , SINGLE FAMILY DWELLING	3.434	10000	115//003//007///	5 SENTER FARM RD	\$840,000.00	RH	RH	7	3,390	03/15/2022	0.1563	\$708,400.00	0.8433	G1	R
1010 , SINGLE FAMILY DWELLING	1.185	10031	174//015//001///	20 BAKER ST	\$200,000.00	RE	RE	0	2,399	04/29/2021	0.1441	\$171,100.00	0.8555	TR	R
1010 , SINGLE FAMILY DWELLING	0.711	10062	217//033//007///	17 ALLYSON DR	\$620,000.00	RF	RF	11	2,916	05/13/2021	0.0123	\$612,100.00	0.9873	R2	R
1010 , SINGLE FAMILY DWELLING	1.518	10225	207//008//015///	30 MOOSE HILL RD	\$750,000.00	RG	RG	6	3,319	11/05/2021	0.0413	\$780,700.00	1.0409	G1	R
1010 , SINGLE FAMILY DWELLING	2.058	10322	128//008//008///	40 AUTUMN CIR	\$659,900.00	RH	RH	1	3,634	10/20/2021	0.0618	\$700,400.00	1.0614	R2	R
1010 , SINGLE FAMILY DWELLING	0.697	10344	232//015//000///	41 ORCHARD PARK LN	\$667,000.00	RG	RG	5	2,828	05/11/2021	0.0178	\$678,600.00	1.0174	R2	R
1010 , SINGLE FAMILY DWELLING	0.378	10373	247//045//001///	2 CHESTNUT ST	\$555,000.00	RE	RE	5	2,287	09/24/2021	0.0502	\$526,900.00	0.9494	TR	R
1010 , SINGLE FAMILY DWELLING	0.23	10379	247//045//007///	2 LUCIER PARK DR	\$545,000.00	RE	RE	4	2,404	05/06/2021	0.0662	\$508,700.00	0.9334	TR	R



Record Detail by Land Use  
HUDSON, NH

11/29/2022

Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1010 , SINGLE FAMILY DWELLING	0.667	10388	247//045//016///	7 LUCIER PARK DR	\$585,000.00	RE	RE	4	2,287	01/28/2022	0.0856	\$534,700.00	0.914	TR	R
1010 , SINGLE FAMILY DWELLING	0.729	10416	186//013//002///	7 LAUREL LNDG	\$635,000.00	RG	RG	3	2,762	09/24/2021	0.0593	\$597,100.00	0.9403	GD	R
1010 , SINGLE FAMILY DWELLING	2.196	10442	201//007//002///	21 STANDISH LN	\$599,900.00	REN	REN	2	3,021	06/04/2021	0.0597	\$635,500.00	1.0593	GD	R
1010 , SINGLE FAMILY DWELLING	1.655	10445	201//007//005///	39 STANDISH LN	\$730,000.00	REN	REN	1	3,041	03/16/2022	0.1089	\$650,200.00	0.8907	GD	R
1010 , SINGLE FAMILY DWELLING	1.655	10446	201//007//006///	43 STANDISH LN	\$718,000.00	REN	REN	1	3,025	01/18/2022	0.1213	\$630,600.00	0.8783	GD	R
1010 , SINGLE FAMILY DWELLING	1.655	10447	201//007//007///	47 STANDISH LN	\$721,000.00	REN	REN	1	3,028	01/31/2022	0.1437	\$617,100.00	0.8559	GD	R
1010 , SINGLE FAMILY DWELLING	1.025	10460	194//010//002///	4 WARREN RD	\$642,900.00	REN	REN	1	2,995	08/06/2021	0.0078	\$637,600.00	0.9918	G1	R
1010 , SINGLE FAMILY DWELLING	1.0463	10461	194//010//003///	125 STANDISH LN	\$636,700.00	REN	REN	2	3,098	06/25/2021	0.0172	\$647,400.00	1.0168	G1	R
1010 , SINGLE FAMILY DWELLING	1.755	10465	201//007//016///	49 WARREN RD	\$614,100.00	REN	REN	2	3,046	04/30/2021	0.0862	\$666,800.00	1.0858	G1	R
1010 , SINGLE FAMILY DWELLING	1.589	10470	194//010//005///	137 STANDISH LN	\$697,400.00	REN	REN	1	3,389	01/14/2022	0.02	\$683,200.00	0.9796	G1	R
1010 , SINGLE FAMILY DWELLING	1.242	10472	194//010//007///	149 STANDISH LN	\$599,900.00	REN	REN	1	2,883	10/14/2021	0.0181	\$610,500.00	1.0177	G1	R
1010 , SINGLE FAMILY DWELLING	1.015	10473	194//010//008///	151 STANDISH LN	\$690,500.00	REN	REN	1	3,389	01/26/2022	0.0231	\$674,300.00	0.9765	G1	R
1010 , SINGLE FAMILY DWELLING	1.297	10474	194//010//009///	132 STANDISH LN	\$747,000.00	REN	REN	1	2,986	03/11/2022	0.1212	\$656,200.00	0.8784	G1	R
1010 , SINGLE FAMILY DWELLING	1.078	10476	195//001//002///	165 STANDISH LN	\$685,600.00	REN	REN	1	3,403	10/08/2021	0.0263	\$667,300.00	0.9733	G1	R
1010 , SINGLE FAMILY DWELLING	1.762	10541	194//009//003///	136 STANDISH LN	\$681,300.00	REN	REN	1	3,403	09/10/2021	0.0052	\$684,600.00	1.0048	G1	R
1010 , SINGLE FAMILY DWELLING	1.273	10543	194//009//005///	146 STANDISH LN	\$675,300.00	REN	REN	1	2,883	02/24/2022	0.0779	\$622,400.00	0.9217	G1	R
1010 , SINGLE FAMILY DWELLING	1.01	10544	194//009//006///	152 STANDISH LN	\$686,100.00	REN	REN	1	3,016	10/28/2021	0.0203	\$671,900.00	0.9793	G1	R
1010 , SINGLE FAMILY DWELLING	1.005	10545	194//009//007///	158 STANDISH LN	\$654,900.00	REN	REN	1	2,883	02/23/2022	0.0547	\$618,800.00	0.9449	G1	R
1010 , SINGLE FAMILY DWELLING	1.012	10546	194//009//008///	160 STANDISH LN	\$678,500.00	REN	REN	1	3,389	11/02/2021	0.0381	\$652,400.00	0.9615	G1	R
1010 , SINGLE FAMILY DWELLING	1.054	10547	194//009//009///	164 STANDISH LN	\$607,400.00	REN	REN	1	2,883	11/29/2021	0.0034	\$609,200.00	1.003	G1	R
1010 , SINGLE FAMILY DWELLING	0.238	10559	174//077//002///	3 HAVERHILL ST	\$541,000.00	RE	RE	1	2,418	02/18/2022	0.0321	\$523,400.00	0.9675	TR	R
1010 , SINGLE FAMILY DWELLING	0.233	10560	174//077//003///	5 HAVERHILL ST	\$525,000.00	RE	RE	1	2,420	01/21/2022	0.0103	\$519,400.00	0.9893	TR	R
1010 , SINGLE FAMILY DWELLING	0.23	10561	174//077//004///	7 HAVERHILL ST	\$525,000.00	RE	RE	1	2,432	12/30/2021	0.0126	\$518,200.00	0.987	TR	R
1080 , IN-LAW NOT KNOWN TO BE LEGAL (3 items)															
1080 , IN-LAW NOT KNOWN TO BE LEGAL	1.51	5899	111//001//000///	4 TEAR DROP CIR	\$555,000.00	RF	RF	27	2,880	06/09/2021	0.0761	\$597,000.00	1.0757	G1	R
1080 , IN-LAW NOT KNOWN TO BE LEGAL	0.453	6240	197//035//000///	8 WINNHAVEN DR	\$475,000.00	RE	RE	57	2,830	01/20/2022	0.0004	\$474,600.00	0.9992	TR	R
1080 , IN-LAW NOT KNOWN TO BE LEGAL	0.172	6552	182//014//000///	13 REED ST	\$367,500.00	RE	RE	37	2,205	09/10/2021	0.1073	\$406,800.00	1.1069	TR	R
1090 , MULTI HSES (1 item)															
1090 , MULTI HSES	0.495	7165	183//095//000///	93 CENTRAL ST	\$358,000.00	RC	RC	87	1,932	11/17/2021	0.1563	\$413,800.00	1.1559	R2	R

Group Summary by Style  
HUDSON, NH

Single Family

11/29/2022

Style	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
01, Ranch	31	0.9743	6.97	1.004	\$400,000.00	\$402,400.00	\$426,409.68	\$420,509.68	0.9901
02, Tri-Split Leve	5	0.9533	6.81	1.0048	\$430,000.00	\$462,400.00	\$443,000.00	\$442,980.00	1.0047
03, Colonial	98	1.0033	5.57	1.004	\$560,000.00	\$562,850.00	\$570,638.78	\$564,676.90	0.9935
04, Cape Cod	26	1.0019	7.68	1.0055	\$402,500.00	\$396,500.00	\$406,669.23	\$410,092.31	1.0139
05, Bungalow	3	0.8941	3.51	1.0123	\$290,000.00	\$265,400.00	\$358,666.67	\$310,653.67	0.8768
08, Raised Ranch	2	1.0230	4.64	1.0075	\$456,750.00	\$463,750.00	\$456,750.00	\$463,750.00	1.0230
113, NEW ENGLANDR	11	0.9926	6.03	0.9984	\$350,000.00	\$370,400.00	\$357,818.18	\$361,981.82	1.0100
114, SPLIT CAPE	1	1.1069	0	1	\$367,500.00	\$406,800.00	\$367,500.00	\$406,800.00	1.1069
116, SPLIT LEVEL	19	1.0131	7.86	1.0102	\$465,000.00	\$461,000.00	\$478,052.63	\$481,166.47	1.0168
	196	0.9996	6.55	1.0051	\$495,450.00	\$480,100.00	\$496,457.65	\$493,069.69	0.9983

April 1, 2021 to April 1, 2022



Record Detail by Style  
HUDSON, NH

11/29/2022

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
01, Ranch (31 items)															
01, Ranch	0.587	328	246//069//000///	50 RIVER RD	\$340,000.00	RD	RD	93	1,407	11/01/2021	0.1255	\$297,200.00	0.8741	G1	R
01, Ranch	0.367	388	247//120//000///	25 PHILBRICK ST	\$370,000.00	RE	RE	60	1,452	09/23/2021	0.1026	\$331,900.00	0.897	TR	R
01, Ranch	1.15	546	242//003//000///	22 SANDERS RD	\$534,000.00	RE	RE	49	2,541	06/30/2021	0.0699	\$571,100.00	1.0695	R2	R
01, Ranch	3.76	556	241//068//000///	23 NATHANIEL DR	\$450,000.00	RF	RF	28	1,904	12/08/2021	0.1106	\$499,600.00	1.1102	R2	R
01, Ranch	1.209	652	248//042//000///	7 JEANNE ST	\$420,000.00	RE	RE	48	1,606	09/09/2021	0.0011	\$420,300.00	1.0007	R2	R
01, Ranch	0.378	765	234//028//000///	2 BRUCE ST	\$348,000.00	RC	RC	67	1,692	07/16/2021	0.1171	\$307,100.00	0.8825	G1	R
01, Ranch	1.032	1003	237//025//000///	8 CHISWICK RD	\$549,500.00	RF	RF	42	1,682	07/26/2021	0.03	\$532,800.00	0.9696	R2	R
01, Ranch	1.2	1014	231//001//000///	64 GOWING RD	\$390,000.00	RE	RE	61	1,549	04/16/2021	0.0422	\$406,300.00	1.0418	R2	R
01, Ranch	0.887	1340	230//015//000///	33 MUSQUASH RD	\$439,900.00	RD	RD	62	1,635	11/30/2021	0.0848	\$402,400.00	0.9148	R2	R
01, Ranch	5.253	3097	167//079//000///	17 WASHINGTON DR	\$565,000.00	RE	RE	27	3,025	11/15/2021	0.0378	\$543,400.00	0.9618	R2	R
01, Ranch	0.471	3276	168//099//000///	17 FRENETTE DR	\$350,000.00	RD	RD	64	1,755	11/19/2021	0.0279	\$340,100.00	0.9717	R2	R
01, Ranch	0.693	3856	138//060//000///	6 GRACE DR	\$380,000.00	RF	RF	51	1,876	05/25/2021	0.1228	\$426,500.00	1.1224	R2	R
01, Ranch	0.698	3867	138//071//000///	24 ALVIRNE DR	\$290,000.00	RF	RF	57	1,216	08/13/2021	0.1821	\$342,700.00	1.1817	R2	R
01, Ranch	0.49	4342	152//012//000///	89 BARRETT'S HILL RD	\$425,000.00	RE	RE	62	2,105	01/26/2022	0.1556	\$358,700.00	0.844	G1	R
01, Ranch	0.767	4843	131//006//000///	22 OLD DERRY RD	\$435,000.00	RE	RE	57	2,485	07/23/2021	0.0873	\$472,800.00	1.0869	GD	R
01, Ranch	1.153	5319	110//018//000///	12 FULLER DR	\$500,000.00	RE	RE	50	2,343	08/23/2021	0.0642	\$467,700.00	0.9354	G1	R
01, Ranch	0.345	5981	203//085//000///	17 TAMARACK ST	\$350,000.00	RE	RE	57	1,505	06/04/2021	0.0253	\$341,000.00	0.9743	TR	R
01, Ranch	0.346	5987	197//163//000///	5 TAMARACK ST	\$330,000.00	RE	RE	58	1,575	08/13/2021	0.0725	\$353,800.00	1.0721	TR	R
01, Ranch	0.353	6022	203//114//000///	6 ASPEN ST	\$440,000.00	RE	RE	59	1,837	10/28/2021	0.0257	\$428,500.00	0.9739	TR	R
01, Ranch	0.433	6143	197//079//000///	25 WINNHAVEN DR	\$387,300.00	RE	RE	54	2,046	06/04/2021	0.0143	\$392,700.00	1.0139	TR	R
01, Ranch	0.338	6146	197//064//000///	22 SUNRISE DR	\$380,000.00	RE	RE	53	1,495	04/08/2021	0.018	\$373,000.00	0.9816	TR	R
01, Ranch	0.435	6175	197//105//000///	19 CEDAR ST	\$415,000.00	RE	RE	58	1,715	04/29/2021	0.069	\$386,200.00	0.9306	TR	R
01, Ranch	0.269	6209	197//143//000///	9 HEMLOCK ST	\$330,000.00	RE	RE	60	1,495	07/15/2021	0.0471	\$345,400.00	1.0467	TR	R
01, Ranch	0.453	6240	197//035//000///	8 WINNHAVEN DR	\$475,000.00	RE	RE	57	2,830	01/20/2022	0.0004	\$474,600.00	0.9992	TR	R
01, Ranch	0.231	6703	191//048//000///	16 A ST	\$400,000.00	RE	RE	62	2,401	02/18/2022	0.0048	\$397,900.00	0.9948	TR	R
01, Ranch	0.4	6842	198//163//000///	1 TATE ST	\$480,000.00	RE	RE	53	1,727	03/11/2022	0.1367	\$414,200.00	0.8629	TR	R
01, Ranch	0.335	7072	174//210//000///	16 OAKWOOD ST	\$400,000.00	RE	RE	69	2,093	04/14/2021	0.0894	\$435,600.00	1.089	TR	R
01, Ranch	0.544	8334	167//025//000///	114 HIGHLAND ST	\$378,000.00	RE	RE	72	1,276	06/21/2021	0.0316	\$365,900.00	0.968	R2	R
01, Ranch	1.033	8362	167//057//000///	121 HIGHLAND ST	\$400,000.00	RE	RE	68	1,533	12/07/2021	0.0576	\$376,800.00	0.942	R2	R
01, Ranch	0.502	8805	170//023//000///	34 BRADFORD CIR	\$520,000.00	RF	RF	19	2,789	06/16/2021	0.1031	\$573,400.00	1.1027	G1	R
01, Ranch	1.297	10474	194//010//009///	132 STANDISH LN	\$747,000.00	REN	REN	1	2,986	03/11/2022	0.1212	\$656,200.00	0.8784	G1	R
02, Tri-Split Leve (5 items)															

Record Detail by Style  
HUDSON, NH

11/29/2022

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
02, Tri-Split Leve	0.689	3748	129//053//000///	9 PLAZA AVE	\$510,000.00	RF	RF	36	1,980	09/30/2021	0.0463	\$486,200.00	0.9533	R2	R
02, Tri-Split Leve	1.045	4896	131//082//000///	7 MELBA DR	\$430,000.00	RF	RF	43	1,709	04/29/2021	0.042	\$447,900.00	1.0416	GD	R
02, Tri-Split Leve	1.06	5426	116//052//000///	4 MAUREEN LN	\$515,000.00	RF	RF	16	2,471	09/02/2021	0.0693	\$479,100.00	0.9303	R1	R
02, Tri-Split Leve	0.354	6059	203//027//000///	6 HICKORY ST	\$400,000.00	RE	RE	41	2,619	07/09/2021	0.1564	\$462,400.00	1.156	TR	R
02, Tri-Split Leve	0.253	6231	197//168//000///	15 SPRUCE ST	\$360,000.00	RE	RE	60	1,645	10/28/2021	0.0571	\$339,300.00	0.9425	TR	R
03, Colonial (98 items)															
03, Colonial	1.19	69	258//002//000///	10 ANNA LOUISE DR	\$594,000.00	RF	RF	37	2,513	08/10/2021	0.1488	\$505,400.00	0.8508	R1	R
03, Colonial	1.17	79	253//038//000///	17 ANNA LOUISE DR	\$535,000.00	RF	RF	37	2,595	07/30/2021	0.0866	\$581,100.00	1.0862	R1	R
03, Colonial	1.01	124	259//007//000///	153 DRACUT RD	\$630,000.00	RD	RD	1	2,798	12/14/2021	0.0126	\$621,800.00	0.987	R2	R
03, Colonial	1.05	230	246//023//000///	13 PAR LN	\$600,000.00	RF	RF	44	3,610	06/28/2021	0.0162	\$609,500.00	1.0158	R1	R
03, Colonial	1.27	253	240//004//000///	8 EAGLE DR	\$484,000.00	RG	RG	42	2,643	01/07/2022	0.1642	\$563,300.00	1.1638	R1	R
03, Colonial	1.13	273	246//050//000///	5 BIRDIE LN	\$540,000.00	RG	RG	43	2,870	08/13/2021	0.041	\$561,900.00	1.0406	R1	R
03, Colonial	0.2	368	247//095//000///	9 IRELAND ST	\$398,000.00	RE	RE	33	1,836	10/29/2021	0.0544	\$419,500.00	1.054	TR	R
03, Colonial	0.897	446	247//132//000///	21 BLUEBERRY LN	\$565,000.00	RF	RF	46	2,985	09/07/2021	0.1003	\$508,100.00	0.8993	R1	R
03, Colonial	0.961	477	247//035//000///	18 SAND HILL RD	\$595,000.00	RF	RF	44	3,067	12/08/2021	0.0932	\$539,300.00	0.9064	R1	R
03, Colonial	1.333	677	242//075//000///	15 CRESTWOOD DR	\$605,000.00	RG	RG	25	2,843	08/11/2021	0.0282	\$621,800.00	1.0278	R2	R
03, Colonial	1.411	711	254//022//000///	4 PONDEROSA DR	\$545,000.00	RF	RF	46	2,700	01/18/2022	0.0323	\$562,400.00	1.0319	G1	R
03, Colonial	0.754	962	242//052//000///	98 MUSQUASH RD	\$655,000.00	RD	RD	44	3,539	06/07/2021	0.0798	\$602,500.00	0.9198	R2	R
03, Colonial	1.15	1095	242//008//000///	2 NATHANIEL DR	\$500,000.00	RF	RF	31	2,371	09/17/2021	0.0638	\$531,700.00	1.0634	R2	R
03, Colonial	1.154	1245	222//021//000///	6 HOLLY LN	\$431,000.00	RE	RE	47	2,358	11/04/2021	0.0292	\$443,400.00	1.0288	R2	R
03, Colonial	0.857	1958	205//087//000///	20 GLEN DR	\$521,000.00	RF	RF	43	2,628	09/03/2021	0.0194	\$530,900.00	1.019	R1	R
03, Colonial	0.46	1988	211//002//000///	6 ST FRANCIS PL	\$541,000.00	RG	RG	28	2,814	04/29/2021	0.057	\$571,600.00	1.0566	R2	R
03, Colonial	3.18	2054	218//011//000///	74 WASON RD	\$520,000.00	RE	RE	25	2,799	05/26/2021	0.1446	\$595,000.00	1.1442	GD	R
03, Colonial	3.34	2107	214//005//000///	10 WOODLAND DR	\$1,265,000.00	RG	RG	19	7,321	10/20/2021	0.0473	\$1,204,600.00	0.9523	G1	R
03, Colonial	1.135	2233	200//023//000///	10 MOUNTAIN VIEW DR	\$601,000.00	RF	RF	29	2,726	08/12/2021	0.0425	\$575,200.00	0.9571	GD	R
03, Colonial	1.245	2234	200//024//000///	8 MOUNTAIN VIEW DR	\$590,000.00	RF	RF	31	3,031	11/19/2021	0.0007	\$590,200.00	1.0003	GD	R
03, Colonial	0.811	2423	177//022//000///	10 THURSTONS DR	\$515,000.00	RG	RG	24	2,513	07/30/2021	0.0449	\$537,900.00	1.0445	GD	R
03, Colonial	0.718	2551	147//001//000///	1 SHORELINE DR	\$580,000.00	RF	RF	13	2,355	09/17/2021	0.0818	\$532,300.00	0.9178	R2	R
03, Colonial	2.163	3052	157//005//000///	13 WENDE DR	\$433,200.00	RG	RG	46	1,796	03/11/2022	0.039	\$449,900.00	1.0386	R1	R
03, Colonial	2.727	3096	167//080//000///	15 WASHINGTON DR	\$451,000.00	RE	RE	27	2,043	11/14/2021	0.0319	\$465,200.00	1.0315	R2	R
03, Colonial	0.434	3274	168//098//000///	15 FRENETTE DR	\$505,000.00	RD	RD	7	2,031	10/08/2021	0.0552	\$476,900.00	0.9444	R2	R
03, Colonial	0.699	3377	160//006//000///	155 BARRETTS HILL RD	\$435,000.00	RE	RE	37	1,965	06/29/2021	0.0172	\$442,300.00	1.0168	G1	R
03, Colonial	0.985	3401	160//099//000///	56 WINDHAM RD	\$525,000.00	RE	RE	23	2,605	11/24/2021	0.0004	\$525,000.00	1	G1	R



Record Detail by Style  
HUDSON, NH

11/29/2022

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
03, Colonial	1.01	3619	171//014//000///	2 BRADFORD CIR	\$705,000.00	RF	RF	22	3,578	09/23/2021	0.0337	\$728,500.00	1.0333	R2	R
03, Colonial	1.387	3634	171//028//000///	99 SULLIVAN RD	\$364,900.00	RE	RE	262	2,440	07/13/2021	0.0078	\$367,600.00	1.0074	R2	R
03, Colonial	0.374	4122	149//019//000///	6 ROSEMARY CT	\$501,000.00	RG	RG	23	2,669	05/21/2021	0.0854	\$543,600.00	1.085	R2	R
03, Colonial	0.432	4160	149//057//000///	2 HAYLEY CT	\$560,000.00	RG	RG	24	2,711	09/27/2021	0.0099	\$565,300.00	1.0095	R2	R
03, Colonial	0.432	4160	149//057//000///	2 HAYLEY CT	\$560,000.00	RG	RG	24	2,711	08/20/2021	0.0099	\$565,300.00	1.0095	R2	R
03, Colonial	0.446	4235	140//005//000///	4 SOUSA BLVD	\$575,000.00	RG	RG	24	2,868	09/24/2021	0.0884	\$625,600.00	1.088	GD	R
03, Colonial	0.363	4243	140//011//000///	2 SUTHERLAND DR	\$649,900.00	RG	RG	1	2,698	02/01/2022	0.0852	\$594,300.00	0.9144	GD	R
03, Colonial	0.367	4271	140//043//000///	9 SOUSA BLVD	\$501,000.00	RG	RG	24	2,379	04/20/2021	0.0928	\$547,300.00	1.0924	GD	R
03, Colonial	1.087	4292	160//058//000///	5 ROY DR	\$499,900.00	RF	RF	36	2,242	11/05/2021	0.0714	\$535,400.00	1.071	G1	R
03, Colonial	1.38	4413	151//001//000///	1 SHINGLE MILL RD	\$399,900.00	RE	RE	50	2,214	08/18/2021	0.1289	\$451,300.00	1.1285	G1	R
03, Colonial	3.6	4445	142//022//000///	8 HAZELWOOD RD	\$510,000.00	RF	RF	29	2,489	10/14/2021	0.0908	\$556,100.00	1.0904	R1	R
03, Colonial	1.379	4661	163//010//000///	53 SULLIVAN RD	\$467,000.00	RE	RE	43	2,619	08/30/2021	0.031	\$481,300.00	1.0306	R1	R
03, Colonial	1.046	4948	133//013//000///	12 SANDALWOOD RD	\$655,000.00	RF	RF	31	3,483	12/02/2021	0.0363	\$678,500.00	1.0359	R1	R
03, Colonial	1.278	4959	124//035//000///	37 HERITAGE CIR	\$520,000.00	RF	RF	44	2,615	08/09/2021	0.0356	\$538,300.00	1.0352	R1	R
03, Colonial	1.068	4967	124//012//000///	1 JEREMY LN	\$526,000.00	RF	RF	45	2,271	01/31/2022	0.0015	\$526,600.00	1.0011	R1	R
03, Colonial	1.063	5030	133//074//000///	24 PINWOOD RD	\$630,000.00	RF	RF	34	3,565	12/23/2021	0.0074	\$634,400.00	1.007	R1	R
03, Colonial	1.034	5136	124//053//000///	13 TERRA LN	\$562,000.00	RF	RF	37	3,123	12/06/2021	0.0277	\$546,200.00	0.9719	R1	R
03, Colonial	1.148	5466	124//021//000///	14 HERITAGE CIR	\$520,000.00	RF	RF	46	3,298	06/01/2021	0.1283	\$586,500.00	1.1279	R1	R
03, Colonial	1.152	5470	116//001//000///	9 HERITAGE CIR	\$551,300.00	RF	RF	47	2,324	01/11/2022	0.1467	\$470,200.00	0.8529	R1	R
03, Colonial	1.157	5474	116//005//000///	1 HERITAGE CIR	\$575,000.00	RF	RF	46	4,004	08/23/2021	0.01	\$580,500.00	1.0096	R1	R
03, Colonial	1.152	5501	116//019//000///	13 HENRY DR	\$510,000.00	RF	RF	48	3,116	11/19/2021	0.0274	\$495,800.00	0.9722	R1	R
03, Colonial	0.969	5940	203//042//000///	43 COTTONWOOD DR	\$555,000.00	RE	RE	55	2,623	05/19/2021	0.0039	\$556,939.00	1.0035	TR	R
03, Colonial	0.421	5944	203//046//000///	35 COTTONWOOD DR	\$470,000.00	RE	RE	53	2,523	11/19/2021	0.066	\$438,797.00	0.9336	TR	R
03, Colonial	0.346	5969	197//159//000///	8 SYCAMORE ST	\$472,000.00	RE	RE	59	2,293	05/07/2021	0.0543	\$446,200.00	0.9453	TR	R
03, Colonial	0.476	6128	197//026//000///	19 SUNRISE DR	\$496,100.00	RE	RE	54	2,489	07/29/2021	0.0298	\$481,100.00	0.9698	TR	R
03, Colonial	1.107	6134	197//032//000///	3 SUNRISE DR	\$521,500.00	RE	RE	41	2,088	12/21/2021	0.1473	\$444,500.00	0.8523	TR	R
03, Colonial	0.346	6226	197//158//000///	6 SYCAMORE ST	\$440,000.00	RE	RE	58	1,953	05/27/2021	0.1001	\$395,800.00	0.8995	TR	R
03, Colonial	0.33	6463	190//153//000///	4 CROSS ST	\$470,000.00	RE	RE	26	2,131	06/23/2021	0.0644	\$500,100.00	1.064	TR	R
03, Colonial	0.289	6961	182//117//000///	9 CHASE ST	\$370,000.00	RD	RD	112	2,666	12/03/2021	0.0201	\$362,400.00	0.9795	TR	R
03, Colonial	0.267	7243	183//055//000///	7 BURTON ST	\$490,000.00	RE	RE	62	2,139	09/07/2021	0.1584	\$412,200.00	0.8412	TR	R
03, Colonial	0.803	8036	175//094//000///	22 ALPINE AVE	\$420,000.00	RE	RE	37	2,582	04/09/2021	0.108	\$465,200.00	1.1076	R2	R
03, Colonial	0.348	8351	167//038//000///	16 BONNIE LN	\$519,500.00	RE	RE	48	2,755	02/03/2022	0.0427	\$497,100.00	0.9569	R2	R
03, Colonial	1.028	8543	185//050//000///	12 BEAR PATH LN	\$443,000.00	RF	RF	20	2,042	06/28/2021	0.0652	\$471,700.00	1.0648	GD	R

Record Detail by Style  
HUDSON, NH

11/29/2022

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
03, Colonial	0.689	8550	185//057//000///	26 BEAR PATH LN	\$475,000.00	RF	RF	20	2,112	07/16/2021	0.0364	\$492,100.00	1.036	GD	R
03, Colonial	0.607	8650	193//030//000///	35 FLYING ROCK RD	\$565,000.00	RG	RG	19	2,853	10/22/2021	0.0392	\$586,900.00	1.0388	GD	R
03, Colonial	0.712	8655	185//034//000///	23 FLYING ROCK RD	\$565,000.00	RG	RG	19	2,537	06/22/2021	0.0084	\$569,500.00	1.008	GD	R
03, Colonial	0.689	8659	185//038//000///	15 FLYING ROCK RD	\$671,000.00	RG	RG	19	3,681	10/15/2021	0.0309	\$650,000.00	0.9687	GD	R
03, Colonial	0.571	8714	140//071//000///	13 GABRIELLE DR	\$585,000.00	RG	RG	20	2,922	08/21/2021	0.0174	\$574,600.00	0.9822	GD	R
03, Colonial	0.503	9474	138//005//006///	10 SERENITY CIR	\$740,000.00	RF	RF	15	3,452	03/24/2022	0.1562	\$624,100.00	0.8434	R2	R
03, Colonial	3.216	9633	191//024//003///	7 PAULA CIR	\$710,000.00	RF	RF	16	3,584	08/13/2021	0.0129	\$718,900.00	1.0125	TR	R
03, Colonial	0.308	9636	191//024//006///	1 PAULA CIR	\$475,000.00	RF	RF	16	2,243	08/13/2021	0.0602	\$503,400.00	1.0598	TR	R
03, Colonial	3.434	10000	115//003//007///	5 SENTER FARM RD	\$840,000.00	RH	RH	7	3,390	03/15/2022	0.1563	\$708,400.00	0.8433	G1	R
03, Colonial	1.185	10031	174//015//001///	20 BAKER ST	\$200,000.00	RE	RE	0	2,399	04/29/2021	0.1441	\$171,100.00	0.8555	TR	R
03, Colonial	0.711	10062	217//033//007///	17 ALLYSON DR	\$620,000.00	RF	RF	11	2,916	05/13/2021	0.0123	\$612,100.00	0.9873	R2	R
03, Colonial	1.518	10225	207//008//015///	30 MOOSE HILL RD	\$750,000.00	RG	RG	6	3,319	11/05/2021	0.0413	\$780,700.00	1.0409	G1	R
03, Colonial	2.058	10322	128//008//008///	40 AUTUMN CIR	\$659,900.00	RH	RH	1	3,634	10/20/2021	0.0618	\$700,400.00	1.0614	R2	R
03, Colonial	0.697	10344	232//015//000///	41 ORCHARD PARK LN	\$667,000.00	RG	RG	5	2,828	05/11/2021	0.0178	\$678,600.00	1.0174	R2	R
03, Colonial	0.378	10373	247//045//001///	2 CHESTNUT ST	\$555,000.00	RE	RE	5	2,287	09/24/2021	0.0502	\$526,900.00	0.9494	TR	R
03, Colonial	0.23	10379	247//045//007///	2 LUCIER PARK DR	\$545,000.00	RE	RE	4	2,404	05/06/2021	0.0662	\$508,700.00	0.9334	TR	R
03, Colonial	0.667	10388	247//045//016///	7 LUCIER PARK DR	\$585,000.00	RE	RE	4	2,287	01/28/2022	0.0856	\$534,700.00	0.914	TR	R
03, Colonial	0.729	10416	186//013//002///	7 LAUREL LNDG	\$635,000.00	RG	RG	3	2,762	09/24/2021	0.0593	\$597,100.00	0.9403	GD	R
03, Colonial	2.196	10442	201//007//002///	21 STANDISH LN	\$599,900.00	REN	REN	2	3,021	06/04/2021	0.0597	\$635,500.00	1.0593	GD	R
03, Colonial	1.655	10445	201//007//005///	39 STANDISH LN	\$730,000.00	REN	REN	1	3,041	03/16/2022	0.1089	\$650,200.00	0.8907	GD	R
03, Colonial	1.655	10446	201//007//006///	43 STANDISH LN	\$718,000.00	REN	REN	1	3,025	01/18/2022	0.1213	\$630,600.00	0.8783	GD	R
03, Colonial	1.655	10447	201//007//007///	47 STANDISH LN	\$721,000.00	REN	REN	1	3,028	01/31/2022	0.1437	\$617,100.00	0.8559	GD	R
03, Colonial	1.025	10460	194//010//002///	4 WARREN RD	\$642,900.00	REN	REN	1	2,995	08/06/2021	0.0078	\$637,600.00	0.9918	G1	R
03, Colonial	1.0463	10461	194//010//003///	125 STANDISH LN	\$636,700.00	REN	REN	2	3,098	06/25/2021	0.0172	\$647,400.00	1.0168	G1	R
03, Colonial	1.755	10465	201//007//016///	49 WARREN RD	\$614,100.00	REN	REN	2	3,046	04/30/2021	0.0862	\$666,800.00	1.0858	G1	R
03, Colonial	1.589	10470	194//010//005///	137 STANDISH LN	\$697,400.00	REN	REN	1	3,389	01/14/2022	0.02	\$683,200.00	0.9796	G1	R
03, Colonial	1.242	10472	194//010//007///	149 STANDISH LN	\$599,900.00	REN	REN	1	2,883	10/14/2021	0.0181	\$610,500.00	1.0177	G1	R
03, Colonial	1.015	10473	194//010//008///	151 STANDISH LN	\$690,500.00	REN	REN	1	3,389	01/26/2022	0.0231	\$674,300.00	0.9765	G1	R
03, Colonial	1.078	10476	195//001//002///	165 STANDISH LN	\$685,600.00	REN	REN	1	3,403	10/08/2021	0.0263	\$667,300.00	0.9733	G1	R
03, Colonial	1.762	10541	194//009//003///	136 STANDISH LN	\$681,300.00	REN	REN	1	3,403	09/10/2021	0.0052	\$684,600.00	1.0048	G1	R
03, Colonial	1.273	10543	194//009//005///	146 STANDISH LN	\$675,300.00	REN	REN	1	2,883	02/24/2022	0.0779	\$622,400.00	0.9217	G1	R
03, Colonial	1.01	10544	194//009//006///	152 STANDISH LN	\$686,100.00	REN	REN	1	3,016	10/28/2021	0.0203	\$671,900.00	0.9793	G1	R
03, Colonial	1.005	10545	194//009//007///	158 STANDISH LN	\$654,900.00	REN	REN	1	2,883	02/23/2022	0.0547	\$618,800.00	0.9449	G1	R



Record Detail by Style  
HUDSON, NH

11/29/2022

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
03, Colonial	1.012	10546	194//009//008///	160 STANDISH LN	\$678,500.00	REN	REN	1	3,389	11/02/2021	0.0381	\$652,400.00	0.9615	G1	R
03, Colonial	1.054	10547	194//009//009///	164 STANDISH LN	\$607,400.00	REN	REN	1	2,883	11/29/2021	0.0034	\$609,200.00	1.003	G1	R
03, Colonial	0.238	10559	174//077//002///	3 HAVERHILL ST	\$541,000.00	RE	RE	1	2,418	02/18/2022	0.0321	\$523,400.00	0.9675	TR	R
03, Colonial	0.233	10560	174//077//003///	5 HAVERHILL ST	\$525,000.00	RE	RE	1	2,420	01/21/2022	0.0103	\$519,400.00	0.9893	TR	R
03, Colonial	0.23	10561	174//077//004///	7 HAVERHILL ST	\$525,000.00	RE	RE	1	2,432	12/30/2021	0.0126	\$518,200.00	0.987	TR	R
04, Cape Cod (26 items)															
04, Cape Cod	1.086	25	252//016//000///	19 WINSLOW FARM RD	\$550,000.00	RF	RF	37	3,322	06/04/2021	0.1695	\$643,000.00	1.1691	R1	R
04, Cape Cod	0.321	757	234//020//000///	3 BRUCE ST	\$295,000.00	RC	RC	62	1,643	09/30/2021	0.1099	\$327,300.00	1.1095	G1	R
04, Cape Cod	0.689	809	228//035//000///	14 REGA AVE	\$327,300.00	RE	RE	57	1,641	09/28/2021	0.0832	\$354,400.00	1.0828	R2	R
04, Cape Cod	1.192	1248	216//021//000///	12 HOLLY LN	\$454,000.00	RE	RE	50	2,741	11/04/2021	0.0262	\$465,700.00	1.0258	R2	R
04, Cape Cod	1.54	2222	206//007//000///	14 PASTURE DR	\$420,000.00	RF	RF	31	1,769	05/13/2021	0.0072	\$416,800.00	0.9924	GD	R
04, Cape Cod	0.218	2612	147//021//000///	11 DERRY LN	\$287,000.00	RE	RE	70	2,212	09/23/2021	0.0687	\$306,600.00	1.0683	R2	R
04, Cape Cod	0.554	3885	138//094//000///	1 SUNLAND DR	\$372,800.00	RF	RF	122	1,808	10/27/2021	0.1018	\$334,700.00	0.8978	R2	R
04, Cape Cod	1.171	5008	143//002//000///	26 HAZELWOOD RD	\$515,000.00	RF	RF	51	2,735	03/04/2022	0.0532	\$487,400.00	0.9464	R1	R
04, Cape Cod	1.51	5899	111//001//000///	4 TEAR DROP CIR	\$555,000.00	RF	RF	27	2,880	06/09/2021	0.0761	\$597,000.00	1.0757	G1	R
04, Cape Cod	0.346	6002	203//110//000///	21 COTTONWOOD DR	\$494,900.00	RE	RE	57	2,186	04/15/2021	0.0635	\$463,300.00	0.9361	TR	R
04, Cape Cod	0.344	6038	203//053//000///	6 JUNIPER ST	\$459,000.00	RE	RE	57	2,218	11/19/2021	0.0464	\$437,500.00	0.9532	TR	R
04, Cape Cod	0.44	6124	197//017//000///	23 OBAN DR	\$485,000.00	RF	RF	26	2,219	05/14/2021	0.007	\$488,200.00	1.0066	TR	R
04, Cape Cod	0.346	6197	197//125//000///	26 CEDAR ST	\$390,000.00	RE	RE	60	2,153	06/18/2021	0.0417	\$373,600.00	0.9579	TR	R
04, Cape Cod	0.188	6547	190//112//000///	6 CHAPIN ST	\$339,400.00	RE	RE	37	1,773	01/07/2022	0.1731	\$398,000.00	1.1727	TR	R
04, Cape Cod	0.218	6719	198//040//000///	12 B ST	\$265,000.00	RE	RE	69	1,185	10/20/2021	0.0022	\$264,300.00	0.9974	TR	R
04, Cape Cod	0.126	7060	174//218//000///	6 SECOND ST	\$285,000.00	RE	RE	70	1,465	12/11/2021	0.1636	\$331,500.00	1.1632	TR	R
04, Cape Cod	0.37	7109	182//157//000///	68 CENTRAL ST	\$385,000.00	RC	RC	92	1,801	10/29/2021	0.0453	\$367,400.00	0.9543	TR	R
04, Cape Cod	0.495	7165	183//095//000///	93 CENTRAL ST	\$358,000.00	RC	RC	87	1,932	11/17/2021	0.1563	\$413,800.00	1.1559	R2	R
04, Cape Cod	0.366	7223	183//027//000///	36 ADELAIDE ST	\$420,000.00	RE	RE	76	1,622	06/11/2021	0.0591	\$395,000.00	0.9405	TR	R
04, Cape Cod	0.669	7442	165//058//000///	11 FEDERAL ST	\$355,000.00	RE	RE	61	2,441	11/04/2021	0.1043	\$391,900.00	1.1039	TR	R
04, Cape Cod	0.23	7736	174//054//000///	7 VERNON ST	\$482,000.00	RE	RE	62	2,206	06/14/2021	0.082	\$442,300.00	0.9176	TR	R
04, Cape Cod	0.301	7766	174//138//000///	61 HIGHLAND ST	\$390,000.00	RE	RE	74	1,414	12/02/2021	0.0968	\$352,100.00	0.9028	TR	R
04, Cape Cod	0.285	7779	174//150//000///	5 BUSWELL ST	\$479,000.00	RE	RE	75	2,247	03/02/2022	0.1359	\$413,700.00	0.8637	TR	R
04, Cape Cod	0.64	7821	174//203//000///	18 THIRD ST	\$415,000.00	RE	RE	74	1,426	07/30/2021	0.0791	\$382,000.00	0.9205	TR	R
04, Cape Cod	0.689	8039	175//097//000///	32 ALPINE AVE	\$380,000.00	RE	RE	32	1,553	06/29/2021	0.0067	\$382,400.00	1.0063	R2	R
04, Cape Cod	0.551	8386	167//070//000///	4 WATTS CIR	\$415,000.00	RE	RE	53	2,425	10/29/2021	0.0426	\$432,500.00	1.0422	R2	R
05, Bungalow (3 items)															
05, Bungalow	0.641	7390	165//031//000///	26 CAMPBELLO ST	\$496,000.00	RE	RE	82	2,022	10/26/2021	0.1785	\$407,261.00	0.8211	TR	R



Record Detail by Style  
HUDSON, NH

11/29/2022

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
05, Bungalow	0.292	7473	173//013//000///	6 TOLLES ST	\$290,000.00	RC	RC	62	1,125	12/13/2021	0.0844	\$265,400.00	0.9152	TR	R
05, Bungalow	0.148	7972	175//037//000///	136 FERRY ST	\$290,000.00	RD	RD	102	1,136	10/22/2021	0.1055	\$259,300.00	0.8941	BD	R
08, Raised Ranch (2 items)															
08, Raised Ranch	0.343	6832	191//008//000///	8 RICKY DR	\$383,500.00	RE	RE	59	2,336	08/13/2021	0.0708	\$410,500.00	1.0704	TR	R
08, Raised Ranch	0.23	8124	165//109//000///	12 HILL ST	\$530,000.00	RE	RE	2	2,476	09/30/2021	0.0241	\$517,000.00	0.9755	TR	R
113, NEW ENGLANDR (11 items)															
113, NEW ENGLANDR	2.641	294	246//003//000///	51 RIVER RD	\$415,000.00	RD	RD	87	1,914	10/21/2021	0.0006	\$414,600.00	0.999	R2	R
113, NEW ENGLANDR	4.901	997	237//026//000///	9 CHISWICK RD	\$380,000.00	RF	RF	48	1,467	06/04/2021	0.1357	\$431,400.00	1.1353	R2	R
113, NEW ENGLANDR	0.935	3942	139//035//000///	171 DERRY RD	\$320,000.00	RD	RD	132	1,469	11/15/2021	0.0096	\$316,800.00	0.99	R1	R
113, NEW ENGLANDR	0.16	6474	190//164//000///	11 OAK AVE	\$310,000.00	RE	RE	86	1,163	07/15/2021	0.0451	\$295,900.00	0.9545	TR	R
113, NEW ENGLANDR	0.15	6475	190//165//000///	9 OAK AVE	\$340,000.00	RE	RE	102	1,482	05/21/2021	0.007	\$337,500.00	0.9926	TR	R
113, NEW ENGLANDR	0.226	6546	182//017//000///	19 REED ST	\$361,000.00	RE	RE	102	1,814	10/27/2021	0.0829	\$390,800.00	1.0825	TR	R
113, NEW ENGLANDR	0.243	6990	174//008//000///	24 DERRY ST	\$350,000.00	RD	RD	112	2,561	06/02/2021	0.1435	\$400,100.00	1.1431	TR	R
113, NEW ENGLANDR	0.193	7059	174//229//000///	6 FIRST ST	\$350,000.00	RE	RE	107	1,727	09/24/2021	0.0927	\$317,400.00	0.9069	TR	R
113, NEW ENGLANDR	0.359	7121	182//169//000///	3 OAKWOOD ST	\$380,000.00	RE	RE	35	1,141	05/20/2021	0.0286	\$390,700.00	1.0282	TR	R
113, NEW ENGLANDR	0.497	7754	174//110//000///	52 HIGHLAND ST	\$380,000.00	RE	RE	172	1,708	07/12/2021	0.0249	\$370,400.00	0.9747	TR	R
113, NEW ENGLANDR	0.373	8324	167//014//000///	102 HIGHLAND ST	\$350,000.00	RE	RE	92	1,571	11/04/2021	0.0962	\$316,200.00	0.9034	R2	R
114, SPLIT CAPE (1 item)															
114, SPLIT CAPE	0.172	6552	182//014//000///	13 REED ST	\$367,500.00	RE	RE	37	2,205	09/10/2021	0.1073	\$406,800.00	1.1069	TR	R
116, SPLIT LEVEL (19 items)															
116, SPLIT LEVEL	0.809	445	247//121//000///	22 PHILBRICK ST	\$460,000.00	RE	RE	42	1,782	09/29/2021	0.0037	\$461,500.00	1.0033	R1	R
116, SPLIT LEVEL	0.408	573	247//076//000///	3 LILAC ST	\$530,000.00	RE	RE	5	1,679	06/02/2021	0.1736	\$437,800.00	0.826	TR	R
116, SPLIT LEVEL	0.83	739	234//004//000///	6 STEELE RD	\$405,000.00	RE	RE	56	2,554	12/14/2021	0.1387	\$461,000.00	1.1383	G1	R
116, SPLIT LEVEL	1.173	946	229//043//000///	3 STABLE RD	\$480,000.00	RF	RF	46	3,271	04/01/2022	0.1627	\$557,900.00	1.1623	R2	R
116, SPLIT LEVEL	1.09	1104	236//011//000///	77 MUSQUASH RD	\$400,000.00	RD	RD	28	1,520	08/26/2021	0.0081	\$396,600.00	0.9915	R2	R
116, SPLIT LEVEL	1.167	1288	217//001//000///	5 HUNTER LN	\$550,000.00	RF	RF	47	2,867	11/09/2021	0.1877	\$653,000.00	1.1873	R2	R
116, SPLIT LEVEL	0.6	2286	193//040//000///	56 BUSH HILL RD	\$400,000.00	RE	RE	38	1,711	05/17/2021	0.0649	\$425,800.00	1.0645	GD	R
116, SPLIT LEVEL	0.507	2668	148//062//000///	5 CARDINAL DR	\$526,000.00	RG	RG	54	2,761	07/29/2021	0.0675	\$490,261.00	0.9321	R1	R
116, SPLIT LEVEL	0.877	3768	129//092//000///	17 ST LAURENT DR	\$470,000.00	RF	RF	39	1,772	07/14/2021	0.0283	\$456,500.00	0.9713	R2	R
116, SPLIT LEVEL	0.696	3786	129//109//000///	11 PATRICIA DR	\$420,000.00	RF	RF	40	1,585	08/06/2021	0.0135	\$425,500.00	1.0131	R2	R
116, SPLIT LEVEL	0.865	3895	130//001//000///	32 ALVIRNE DR	\$500,000.00	RF	RF	54	1,935	02/22/2022	0.1078	\$445,900.00	0.8918	R1	R
116, SPLIT LEVEL	0.941	4094	148//042//000///	3 ROBIN DR	\$465,000.00	RG	RG	54	2,271	03/23/2022	0.023	\$475,502.00	1.0226	R1	R
116, SPLIT LEVEL	0.448	5093	134//026//000///	37 HAZELWOOD RD	\$790,000.00	RF	RF	56	2,786	06/25/2021	0.2266	\$610,700.00	0.773	R1	R
116, SPLIT LEVEL	1.033	5363	111//026//000///	135 ROBINSON RD	\$416,000.00	RE	RE	54	1,693	08/06/2021	0.0107	\$420,300.00	1.0103	G1	R



Record Detail by Style  
HUDSON, NH

11/29/2022

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
116, SPLIT LEVEL	1.171	5437	116//024//000///	12 HENRY DR	\$421,000.00	RF	RF	50	1,992	06/25/2021	0.0603	\$446,200.00	1.0599	R1	R
116, SPLIT LEVEL	1.159	5467	124//005//000///	15 HERITAGE CIR	\$500,000.00	RF	RF	47	2,215	10/19/2021	0.002	\$498,800.00	0.9976	R1	R
116, SPLIT LEVEL	1.177	5509	111//042//000///	148 ROBINSON RD	\$500,000.00	RE	RE	49	3,179	11/22/2021	0.1612	\$580,400.00	1.1608	R1	R
116, SPLIT LEVEL	1.05	5634	118//007//000///	34 KIENIA RD	\$430,000.00	RE	RE	49	1,679	12/03/2021	0.0771	\$463,000.00	1.0767	G1	R
116, SPLIT LEVEL	0.369	6024	203//105//000///	13 HICKORY ST	\$420,000.00	RE	RE	57	2,159	12/02/2021	0.0373	\$435,500.00	1.0369	TR	R

Group Summary by Land Neighborhood  
HUDSON, NH

11/29/2022

*Single Family*

Land Neighborhood	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
RC, Residential Fair	5	0.9543	9.8	1.0005	\$348,000.00	\$327,300.00	\$335,200.00	\$336,200.00	1.0035
RD, Residential Avg/Fair	12	0.9756	4.88	1.0019	\$385,000.00	\$398,350.00	\$422,075.00	\$407,558.33	0.9674
RE, Residential Average	85	0.9948	6.72	1.0037	\$420,000.00	\$420,300.00	\$427,444.71	\$423,799.96	0.9951
REN, Residential Eagles Nest	18	0.9779	4.87	1.0035	\$679,900.00	\$648,800.00	\$670,361.11	\$646,444.44	0.9677
RF, Residential Good	52	1.0128	6.86	1.0074	\$520,000.00	\$532,000.00	\$528,971.15	\$531,665.38	1.0125
RG, Residential Very Good	22	1.0252	4.26	1.0065	\$562,500.00	\$570,550.00	\$598,140.91	\$607,071.05	1.0215
RH, Residential Excellent	2	0.9524	11.45	1.0139	\$749,950.00	\$704,400.00	\$749,950.00	\$704,400.00	0.9524
	196	0.9996	6.55	1.0051	\$495,450.00	\$480,100.00	\$496,457.65	\$493,069.69	0.9983

*April 1, 2021 to April 1, 2022*

Record Detail by Land Neighborhood  
HUDSON, NH

11/29/2022

Land Neighborhood	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
RC, Residential Fair (5 items)															
RC, Residential Fair	0.321	757	234//020//000///	3 BRUCE ST	\$295,000.00	RC	RC	62	1,643	09/30/2021	0.1099	\$327,300.00	1.1095	G1	R
RC, Residential Fair	0.378	765	234//028//000///	2 BRUCE ST	\$348,000.00	RC	RC	67	1,692	07/16/2021	0.1171	\$307,100.00	0.8825	G1	R
RC, Residential Fair	0.37	7109	182//157//000///	68 CENTRAL ST	\$385,000.00	RC	RC	92	1,801	10/29/2021	0.0453	\$367,400.00	0.9543	TR	R
RC, Residential Fair	0.495	7165	183//095//000///	93 CENTRAL ST	\$358,000.00	RC	RC	87	1,932	11/17/2021	0.1563	\$413,800.00	1.1559	R2	R
RC, Residential Fair	0.292	7473	173//013//000///	6 TOLLES ST	\$290,000.00	RC	RC	62	1,125	12/13/2021	0.0844	\$265,400.00	0.9152	TR	R
RD, Residential Avg/Fair (12 items)															
RD, Residential Avg/Fair	1.01	124	259//007//000///	153 DRACUT RD	\$630,000.00	RD	RD	1	2,798	12/14/2021	0.0126	\$621,800.00	0.987	R2	R
RD, Residential Avg/Fair	2.641	294	246//003//000///	51 RIVER RD	\$415,000.00	RD	RD	87	1,914	10/21/2021	0.0006	\$414,600.00	0.999	R2	R
RD, Residential Avg/Fair	0.587	328	246//069//000///	50 RIVER RD	\$340,000.00	RD	RD	93	1,407	11/01/2021	0.1255	\$297,200.00	0.8741	G1	R
RD, Residential Avg/Fair	0.754	962	242//052//000///	98 MUSQUASH RD	\$655,000.00	RD	RD	44	3,539	06/07/2021	0.0798	\$602,500.00	0.9198	R2	R
RD, Residential Avg/Fair	1.09	1104	236//011//000///	77 MUSQUASH RD	\$400,000.00	RD	RD	28	1,520	08/26/2021	0.0081	\$396,600.00	0.9915	R2	R
RD, Residential Avg/Fair	0.887	1340	230//015//000///	33 MUSQUASH RD	\$439,900.00	RD	RD	62	1,635	11/30/2021	0.0848	\$402,400.00	0.9148	R2	R
RD, Residential Avg/Fair	0.434	3274	168//098//000///	15 FRENETTE DR	\$505,000.00	RD	RD	7	2,031	10/08/2021	0.0552	\$476,900.00	0.9444	R2	R
RD, Residential Avg/Fair	0.471	3276	168//099//000///	17 FRENETTE DR	\$350,000.00	RD	RD	64	1,755	11/19/2021	0.0279	\$340,100.00	0.9717	R2	R
RD, Residential Avg/Fair	0.935	3942	139//035//000///	171 DERRY RD	\$320,000.00	RD	RD	132	1,469	11/15/2021	0.0096	\$316,800.00	0.99	R1	R
RD, Residential Avg/Fair	0.289	6961	182//117//000///	9 CHASE ST	\$370,000.00	RD	RD	112	2,666	12/03/2021	0.0201	\$362,400.00	0.9795	TR	R
RD, Residential Avg/Fair	0.243	6990	174//008//000///	24 DERRY ST	\$350,000.00	RD	RD	112	2,561	06/02/2021	0.1435	\$400,100.00	1.1431	TR	R
RD, Residential Avg/Fair	0.148	7972	175//037//000///	136 FERRY ST	\$290,000.00	RD	RD	102	1,136	10/22/2021	0.1055	\$259,300.00	0.8941	BD	R
RE, Residential Average (85 items)															
RE, Residential Average	0.2	368	247//095//000///	9 IRELAND ST	\$398,000.00	RE	RE	33	1,836	10/29/2021	0.0544	\$419,500.00	1.054	TR	R
RE, Residential Average	0.367	388	247//120//000///	25 PHILBRICK ST	\$370,000.00	RE	RE	60	1,452	09/23/2021	0.1026	\$331,900.00	0.897	TR	R
RE, Residential Average	0.809	445	247//121//000///	22 PHILBRICK ST	\$460,000.00	RE	RE	42	1,782	09/29/2021	0.0037	\$461,500.00	1.0033	R1	R
RE, Residential Average	1.15	546	242//003//000///	22 SANDERS RD	\$534,000.00	RE	RE	49	2,541	06/30/2021	0.0699	\$571,100.00	1.0695	R2	R
RE, Residential Average	0.408	573	247//076//000///	3 LILAC ST	\$530,000.00	RE	RE	5	1,679	06/02/2021	0.1736	\$437,800.00	0.826	TR	R
RE, Residential Average	1.209	652	248//042//000///	7 JEANNE ST	\$420,000.00	RE	RE	48	1,606	09/09/2021	0.0011	\$420,300.00	1.0007	R2	R
RE, Residential Average	0.83	739	234//004//000///	6 STEELE RD	\$405,000.00	RE	RE	56	2,554	12/14/2021	0.1387	\$461,000.00	1.1383	G1	R
RE, Residential Average	0.689	809	228//035//000///	14 REGA AVE	\$327,300.00	RE	RE	57	1,641	09/28/2021	0.0832	\$354,400.00	1.0828	R2	R
RE, Residential Average	1.2	1014	231//001//000///	64 GOWING RD	\$390,000.00	RE	RE	61	1,549	04/16/2021	0.0422	\$406,300.00	1.0418	R2	R
RE, Residential Average	1.154	1245	222//021//000///	6 HOLLY LN	\$431,000.00	RE	RE	47	2,358	11/04/2021	0.0292	\$443,400.00	1.0288	R2	R
RE, Residential Average	1.192	1248	216//021//000///	12 HOLLY LN	\$454,000.00	RE	RE	50	2,741	11/04/2021	0.0262	\$465,700.00	1.0258	R2	R
RE, Residential Average	3.18	2054	218//011//000///	74 WASON RD	\$520,000.00	RE	RE	25	2,799	05/26/2021	0.1446	\$595,000.00	1.1442	GD	R



Record Detail by Land Neighborhood  
HUDSON, NH

11/29/2022

Land Neighborhood	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
RE, Residential Average	0.6	2286	193//040//000///	56 BUSH HILL RD	\$400,000.00	RE	RE	38	1,711	05/17/2021	0.0649	\$425,800.00	1.0645	GD	R
RE, Residential Average	0.218	2612	147//021//000///	11 DERRY LN	\$287,000.00	RE	RE	70	2,212	09/23/2021	0.0687	\$306,600.00	1.0683	R2	R
RE, Residential Average	2.727	3096	167//080//000///	15 WASHINGTON DR	\$451,000.00	RE	RE	27	2,043	11/14/2021	0.0319	\$465,200.00	1.0315	R2	R
RE, Residential Average	5.253	3097	167//079//000///	17 WASHINGTON DR	\$565,000.00	RE	RE	27	3,025	11/15/2021	0.0378	\$543,400.00	0.9618	R2	R
RE, Residential Average	0.699	3377	160//006//000///	155 BARRETT'S HILL RD	\$435,000.00	RE	RE	37	1,965	06/29/2021	0.0172	\$442,300.00	1.0168	G1	R
RE, Residential Average	0.985	3401	160//099//000///	56 WINDHAM RD	\$525,000.00	RE	RE	23	2,605	11/24/2021	0.0004	\$525,000.00	1	G1	R
RE, Residential Average	1.387	3634	171//028//000///	99 SULLIVAN RD	\$364,900.00	RE	RE	262	2,440	07/13/2021	0.0078	\$367,600.00	1.0074	R2	R
RE, Residential Average	0.49	4342	152//012//000///	89 BARRETT'S HILL RD	\$425,000.00	RE	RE	62	2,105	01/26/2022	0.1556	\$358,700.00	0.844	G1	R
RE, Residential Average	1.38	4413	151//001//000///	1 SHINGLE MILL RD	\$399,900.00	RE	RE	50	2,214	08/18/2021	0.1289	\$451,300.00	1.1285	G1	R
RE, Residential Average	1.379	4661	163//010//000///	53 SULLIVAN RD	\$467,000.00	RE	RE	43	2,619	08/30/2021	0.031	\$481,300.00	1.0306	R1	R
RE, Residential Average	0.767	4843	131//006//000///	22 OLD DERRY RD	\$435,000.00	RE	RE	57	2,485	07/23/2021	0.0873	\$472,800.00	1.0869	GD	R
RE, Residential Average	1.153	5319	110//018//000///	12 FULLER DR	\$500,000.00	RE	RE	50	2,343	08/23/2021	0.0642	\$467,700.00	0.9354	G1	R
RE, Residential Average	1.033	5363	111//026//000///	135 ROBINSON RD	\$416,000.00	RE	RE	54	1,693	08/06/2021	0.0107	\$420,300.00	1.0103	G1	R
RE, Residential Average	1.177	5509	111//042//000///	148 ROBINSON RD	\$500,000.00	RE	RE	49	3,179	11/22/2021	0.1612	\$580,400.00	1.1608	R1	R
RE, Residential Average	1.05	5634	118//007//000///	34 KIENIA RD	\$430,000.00	RE	RE	49	1,679	12/03/2021	0.0771	\$463,000.00	1.0767	G1	R
RE, Residential Average	0.969	5940	203//042//000///	43 COTTONWOOD DR	\$555,000.00	RE	RE	55	2,623	05/19/2021	0.0039	\$556,939.00	1.0035	TR	R
RE, Residential Average	0.421	5944	203//046//000///	35 COTTONWOOD DR	\$470,000.00	RE	RE	53	2,523	11/19/2021	0.066	\$438,797.00	0.9336	TR	R
RE, Residential Average	0.346	5969	197//159//000///	8 SYCAMORE ST	\$472,000.00	RE	RE	59	2,293	05/07/2021	0.0543	\$446,200.00	0.9453	TR	R
RE, Residential Average	0.345	5981	203//085//000///	17 TAMARACK ST	\$350,000.00	RE	RE	57	1,505	06/04/2021	0.0253	\$341,000.00	0.9743	TR	R
RE, Residential Average	0.346	5987	197//163//000///	5 TAMARACK ST	\$330,000.00	RE	RE	58	1,575	08/13/2021	0.0725	\$353,800.00	1.0721	TR	R
RE, Residential Average	0.346	6002	203//110//000///	21 COTTONWOOD DR	\$494,900.00	RE	RE	57	2,186	04/15/2021	0.0635	\$463,300.00	0.9361	TR	R
RE, Residential Average	0.353	6022	203//114//000///	6 ASPEN ST	\$440,000.00	RE	RE	59	1,837	10/28/2021	0.0257	\$428,500.00	0.9739	TR	R
RE, Residential Average	0.369	6024	203//105//000///	13 HICKORY ST	\$420,000.00	RE	RE	57	2,159	12/02/2021	0.0373	\$435,500.00	1.0369	TR	R
RE, Residential Average	0.344	6038	203//053//000///	6 JUNIPER ST	\$459,000.00	RE	RE	57	2,218	11/19/2021	0.0464	\$437,500.00	0.9532	TR	R
RE, Residential Average	0.354	6059	203//027//000///	6 HICKORY ST	\$400,000.00	RE	RE	41	2,619	07/09/2021	0.1564	\$462,400.00	1.156	TR	R
RE, Residential Average	0.476	6128	197//026//000///	19 SUNRISE DR	\$496,100.00	RE	RE	54	2,489	07/29/2021	0.0298	\$481,100.00	0.9698	TR	R
RE, Residential Average	1.107	6134	197//032//000///	3 SUNRISE DR	\$521,500.00	RE	RE	41	2,088	12/21/2021	0.1473	\$444,500.00	0.8523	TR	R
RE, Residential Average	0.433	6143	197//079//000///	25 WINNHAVEN DR	\$387,300.00	RE	RE	54	2,046	06/04/2021	0.0143	\$392,700.00	1.0139	TR	R
RE, Residential Average	0.338	6146	197//064//000///	22 SUNRISE DR	\$380,000.00	RE	RE	53	1,495	04/08/2021	0.018	\$373,000.00	0.9816	TR	R
RE, Residential Average	0.435	6175	197//105//000///	19 CEDAR ST	\$415,000.00	RE	RE	58	1,715	04/29/2021	0.069	\$386,200.00	0.9306	TR	R
RE, Residential Average	0.346	6197	197//125//000///	26 CEDAR ST	\$390,000.00	RE	RE	60	2,153	06/18/2021	0.0417	\$373,600.00	0.9579	TR	R
RE, Residential Average	0.269	6209	197//143//000///	9 HEMLOCK ST	\$330,000.00	RE	RE	60	1,495	07/15/2021	0.0471	\$345,400.00	1.0467	TR	R

Record Detail by Land Neighborhood  
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Land Neighborhood	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
RE, Residential Average	0.346	6226	197//158//000///	6 SYCAMORE ST	\$440,000.00	RE	RE	58	1,953	05/27/2021	0.1001	\$395,800.00	0.8995	TR	R
RE, Residential Average	0.253	6231	197//168//000///	15 SPRUCE ST	\$360,000.00	RE	RE	60	1,645	10/28/2021	0.0571	\$339,300.00	0.9425	TR	R
RE, Residential Average	0.453	6240	197//035//000///	8 WINNHAVEN DR	\$475,000.00	RE	RE	57	2,830	01/20/2022	0.0004	\$474,600.00	0.9992	TR	R
RE, Residential Average	0.33	6463	190//153//000///	4 CROSS ST	\$470,000.00	RE	RE	26	2,131	06/23/2021	0.0644	\$500,100.00	1.064	TR	R
RE, Residential Average	0.16	6474	190//164//000///	11 OAK AVE	\$310,000.00	RE	RE	86	1,163	07/15/2021	0.0451	\$295,900.00	0.9545	TR	R
RE, Residential Average	0.15	6475	190//165//000///	9 OAK AVE	\$340,000.00	RE	RE	102	1,482	05/21/2021	0.007	\$337,500.00	0.9926	TR	R
RE, Residential Average	0.226	6546	182//017//000///	19 REED ST	\$361,000.00	RE	RE	102	1,814	10/27/2021	0.0829	\$390,800.00	1.0825	TR	R
RE, Residential Average	0.188	6547	190//112//000///	6 CHAPIN ST	\$339,400.00	RE	RE	37	1,773	01/07/2022	0.1731	\$398,000.00	1.1727	TR	R
RE, Residential Average	0.172	6552	182//014//000///	13 REED ST	\$367,500.00	RE	RE	37	2,205	09/10/2021	0.1073	\$406,800.00	1.1069	TR	R
RE, Residential Average	0.231	6703	191//048//000///	16 A ST	\$400,000.00	RE	RE	62	2,401	02/18/2022	0.0048	\$397,900.00	0.9948	TR	R
RE, Residential Average	0.218	6719	198//040//000///	12 B ST	\$265,000.00	RE	RE	69	1,185	10/20/2021	0.0022	\$264,300.00	0.9974	TR	R
RE, Residential Average	0.343	6832	191//008//000///	8 RICKY DR	\$383,500.00	RE	RE	59	2,336	08/13/2021	0.0708	\$410,500.00	1.0704	TR	R
RE, Residential Average	0.4	6842	198//163//000///	1 TATE ST	\$480,000.00	RE	RE	53	1,727	03/11/2022	0.1367	\$414,200.00	0.8629	TR	R
RE, Residential Average	0.193	7059	174//229//000///	6 FIRST ST	\$350,000.00	RE	RE	107	1,727	09/24/2021	0.0927	\$317,400.00	0.9069	TR	R
RE, Residential Average	0.126	7060	174//218//000///	6 SECOND ST	\$285,000.00	RE	RE	70	1,465	12/11/2021	0.1636	\$331,500.00	1.1632	TR	R
RE, Residential Average	0.335	7072	174//210//000///	16 OAKWOOD ST	\$400,000.00	RE	RE	69	2,093	04/14/2021	0.0894	\$435,600.00	1.089	TR	R
RE, Residential Average	0.359	7121	182//169//000///	3 OAKWOOD ST	\$380,000.00	RE	RE	35	1,141	05/20/2021	0.0286	\$390,700.00	1.0282	TR	R
RE, Residential Average	0.366	7223	183//027//000///	36 ADELAIDE ST	\$420,000.00	RE	RE	76	1,622	06/11/2021	0.0591	\$395,000.00	0.9405	TR	R
RE, Residential Average	0.267	7243	183//055//000///	7 BURTON ST	\$490,000.00	RE	RE	62	2,139	09/07/2021	0.1584	\$412,200.00	0.8412	TR	R
RE, Residential Average	0.641	7390	165//031//000///	26 CAMPBELLO ST	\$496,000.00	RE	RE	82	2,022	10/26/2021	0.1785	\$407,261.00	0.8211	TR	R
RE, Residential Average	0.669	7442	165//058//000///	11 FEDERAL ST	\$355,000.00	RE	RE	61	2,441	11/04/2021	0.1043	\$391,900.00	1.1039	TR	R
RE, Residential Average	0.23	7736	174//054//000///	7 VERNON ST	\$482,000.00	RE	RE	62	2,206	06/14/2021	0.082	\$442,300.00	0.9176	TR	R
RE, Residential Average	0.497	7754	174//110//000///	52 HIGHLAND ST	\$380,000.00	RE	RE	172	1,708	07/12/2021	0.0249	\$370,400.00	0.9747	TR	R
RE, Residential Average	0.301	7766	174//138//000///	61 HIGHLAND ST	\$390,000.00	RE	RE	74	1,414	12/02/2021	0.0968	\$352,100.00	0.9028	TR	R
RE, Residential Average	0.285	7779	174//150//000///	5 BUSWELL ST	\$479,000.00	RE	RE	75	2,247	03/02/2022	0.1359	\$413,700.00	0.8637	TR	R
RE, Residential Average	0.64	7821	174//203//000///	18 THIRD ST	\$415,000.00	RE	RE	74	1,426	07/30/2021	0.0791	\$382,000.00	0.9205	TR	R
RE, Residential Average	0.803	8036	175//094//000///	22 ALPINE AVE	\$420,000.00	RE	RE	37	2,582	04/09/2021	0.108	\$465,200.00	1.1076	R2	R
RE, Residential Average	0.689	8039	175//097//000///	32 ALPINE AVE	\$380,000.00	RE	RE	32	1,553	06/29/2021	0.0067	\$382,400.00	1.0063	R2	R
RE, Residential Average	0.23	8124	165//109//000///	12 HILL ST	\$530,000.00	RE	RE	2	2,476	09/30/2021	0.0241	\$517,000.00	0.9755	TR	R
RE, Residential Average	0.373	8324	167//014//000///	102 HIGHLAND ST	\$350,000.00	RE	RE	92	1,571	11/04/2021	0.0962	\$316,200.00	0.9034	R2	R
RE, Residential Average	0.544	8334	167//025//000///	114 HIGHLAND ST	\$378,000.00	RE	RE	72	1,276	06/21/2021	0.0316	\$365,900.00	0.968	R2	R
RE, Residential Average	0.348	8351	167//038//000///	16 BONNIE LN	\$519,500.00	RE	RE	48	2,755	02/03/2022	0.0427	\$497,100.00	0.9569	R2	R



Record Detail by Land Neighborhood  
HUDSON, NH

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RE, Residential Average	1.033	8362	167//057//000///	121 HIGHLAND ST	\$400,000.00	RE	RE	68	1,533	12/07/2021	0.0576	\$376,800.00	0.942	R2	R
RE, Residential Average	0.551	8386	167//070//000///	4 WATTS CIR	\$415,000.00	RE	RE	53	2,425	10/29/2021	0.0426	\$432,500.00	1.0422	R2	R
RE, Residential Average	1.185	10031	174//015//001///	20 BAKER ST	\$200,000.00	RE	RE	0	2,399	04/29/2021	0.1441	\$171,100.00	0.8555	TR	R
RE, Residential Average	0.378	10373	247//045//001///	2 CHESTNUT ST	\$555,000.00	RE	RE	5	2,287	09/24/2021	0.0502	\$526,900.00	0.9494	TR	R
RE, Residential Average	0.23	10379	247//045//007///	2 LUCIER PARK DR	\$545,000.00	RE	RE	4	2,404	05/06/2021	0.0662	\$508,700.00	0.9334	TR	R
RE, Residential Average	0.667	10388	247//045//016///	7 LUCIER PARK DR	\$585,000.00	RE	RE	4	2,287	01/28/2022	0.0856	\$534,700.00	0.914	TR	R
RE, Residential Average	0.238	10559	174//077//002///	3 HAVERHILL ST	\$541,000.00	RE	RE	1	2,418	02/18/2022	0.0321	\$523,400.00	0.9675	TR	R
RE, Residential Average	0.233	10560	174//077//003///	5 HAVERHILL ST	\$525,000.00	RE	RE	1	2,420	01/21/2022	0.0103	\$519,400.00	0.9893	TR	R
RE, Residential Average	0.23	10561	174//077//004///	7 HAVERHILL ST	\$525,000.00	RE	RE	1	2,432	12/30/2021	0.0126	\$518,200.00	0.987	TR	R
REN, Residential Eagles Nest (18 items)															
REN, Residential Eagles Nest	2.196	10442	201//007//002///	21 STANDISH LN	\$599,900.00	REN	REN	2	3,021	06/04/2021	0.0597	\$635,500.00	1.0593	GD	R
REN, Residential Eagles Nest	1.655	10445	201//007//005///	39 STANDISH LN	\$730,000.00	REN	REN	1	3,041	03/16/2022	0.1089	\$650,200.00	0.8907	GD	R
REN, Residential Eagles Nest	1.655	10446	201//007//006///	43 STANDISH LN	\$718,000.00	REN	REN	1	3,025	01/18/2022	0.1213	\$630,600.00	0.8783	GD	R
REN, Residential Eagles Nest	1.655	10447	201//007//007///	47 STANDISH LN	\$721,000.00	REN	REN	1	3,028	01/31/2022	0.1437	\$617,100.00	0.8559	GD	R
REN, Residential Eagles Nest	1.025	10460	194//010//002///	4 WARREN RD	\$642,900.00	REN	REN	1	2,995	08/06/2021	0.0078	\$637,600.00	0.9918	G1	R
REN, Residential Eagles Nest	1.0463	10461	194//010//003///	125 STANDISH LN	\$636,700.00	REN	REN	2	3,098	06/25/2021	0.0172	\$647,400.00	1.0168	G1	R
REN, Residential Eagles Nest	1.755	10465	201//007//016///	49 WARREN RD	\$614,100.00	REN	REN	2	3,046	04/30/2021	0.0862	\$666,800.00	1.0858	G1	R
REN, Residential Eagles Nest	1.589	10470	194//010//005///	137 STANDISH LN	\$697,400.00	REN	REN	1	3,389	01/14/2022	0.02	\$683,200.00	0.9796	G1	R
REN, Residential Eagles Nest	1.242	10472	194//010//007///	149 STANDISH LN	\$599,900.00	REN	REN	1	2,883	10/14/2021	0.0181	\$610,500.00	1.0177	G1	R
REN, Residential Eagles Nest	1.015	10473	194//010//008///	151 STANDISH LN	\$690,500.00	REN	REN	1	3,389	01/26/2022	0.0231	\$674,300.00	0.9765	G1	R
REN, Residential Eagles Nest	1.297	10474	194//010//009///	132 STANDISH LN	\$747,000.00	REN	REN	1	2,986	03/11/2022	0.1212	\$656,200.00	0.8784	G1	R
REN, Residential Eagles Nest	1.078	10476	195//001//002///	165 STANDISH LN	\$685,600.00	REN	REN	1	3,403	10/08/2021	0.0263	\$667,300.00	0.9733	G1	R
REN, Residential Eagles Nest	1.762	10541	194//009//003///	136 STANDISH LN	\$681,300.00	REN	REN	1	3,403	09/10/2021	0.0052	\$684,600.00	1.0048	G1	R
REN, Residential Eagles Nest	1.273	10543	194//009//005///	146 STANDISH LN	\$675,300.00	REN	REN	1	2,883	02/24/2022	0.0779	\$622,400.00	0.9217	G1	R
REN, Residential Eagles Nest	1.01	10544	194//009//006///	152 STANDISH LN	\$686,100.00	REN	REN	1	3,016	10/28/2021	0.0203	\$671,900.00	0.9793	G1	R
REN, Residential Eagles Nest	1.005	10545	194//009//007///	158 STANDISH LN	\$654,900.00	REN	REN	1	2,883	02/23/2022	0.0547	\$618,800.00	0.9449	G1	R
REN, Residential Eagles Nest	1.012	10546	194//009//008///	160 STANDISH LN	\$678,500.00	REN	REN	1	3,389	11/02/2021	0.0381	\$652,400.00	0.9615	G1	R
REN, Residential Eagles Nest	1.054	10547	194//009//009///	164 STANDISH LN	\$607,400.00	REN	REN	1	2,883	11/29/2021	0.0034	\$609,200.00	1.003	G1	R
RF, Residential Good (52 items)															
RF, Residential Good	1.086	25	252//016//000///	19 WINSLOW FARM RD	\$550,000.00	RF	RF	37	3,322	06/04/2021	0.1695	\$643,000.00	1.1691	R1	R
RF, Residential Good	1.19	69	258//002//000///	10 ANNA LOUISE DR	\$594,000.00	RF	RF	37	2,513	08/10/2021	0.1488	\$505,400.00	0.8508	R1	R
RF, Residential Good	1.17	79	253//038//000///	17 ANNA LOUISE DR	\$535,000.00	RF	RF	37	2,595	07/30/2021	0.0866	\$581,100.00	1.0862	R1	R
RF, Residential Good	1.05	230	246//023//000///	13 PAR LN	\$600,000.00	RF	RF	44	3,610	06/28/2021	0.0162	\$609,500.00	1.0158	R1	R

Record Detail by Land Neighborhood  
HUDSON, NH

11/29/2022

Land Neighborhood	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
RF, Residential Good	0.897	446	247//132//000///	21 BLUEBERRY LN	\$565,000.00	RF	RF	46	2,985	09/07/2021	0.1003	\$508,100.00	0.8993	R1	R
RF, Residential Good	0.961	477	247//035//000///	18 SAND HILL RD	\$595,000.00	RF	RF	44	3,067	12/08/2021	0.0932	\$539,300.00	0.9064	R1	R
RF, Residential Good	3.76	556	241//068//000///	23 NATHANIEL DR	\$450,000.00	RF	RF	28	1,904	12/08/2021	0.1106	\$499,600.00	1.1102	R2	R
RF, Residential Good	1.411	711	254//022//000///	4 PONDEROSA DR	\$545,000.00	RF	RF	46	2,700	01/18/2022	0.0323	\$562,400.00	1.0319	G1	R
RF, Residential Good	1.173	946	229//043//000///	3 STABLE RD	\$480,000.00	RF	RF	46	3,271	04/01/2022	0.1627	\$557,900.00	1.1623	R2	R
RF, Residential Good	4.901	997	237//026//000///	9 CHISWICK RD	\$380,000.00	RF	RF	48	1,467	06/04/2021	0.1357	\$431,400.00	1.1353	R2	R
RF, Residential Good	1.032	1003	237//025//000///	8 CHISWICK RD	\$549,500.00	RF	RF	42	1,682	07/26/2021	0.03	\$532,800.00	0.9696	R2	R
RF, Residential Good	1.15	1095	242//008//000///	2 NATHANIEL DR	\$500,000.00	RF	RF	31	2,371	09/17/2021	0.0638	\$531,700.00	1.0634	R2	R
RF, Residential Good	1.167	1288	217//001//000///	5 HUNTER LN	\$550,000.00	RF	RF	47	2,867	11/09/2021	0.1877	\$653,000.00	1.1873	R2	R
RF, Residential Good	0.857	1958	205//087//000///	20 GLEN DR	\$521,000.00	RF	RF	43	2,628	09/03/2021	0.0194	\$530,900.00	1.019	R1	R
RF, Residential Good	1.54	2222	206//007//000///	14 PASTURE DR	\$420,000.00	RF	RF	31	1,769	05/13/2021	0.0072	\$416,800.00	0.9924	GD	R
RF, Residential Good	1.135	2233	200//023//000///	10 MOUNTAIN VIEW DR	\$601,000.00	RF	RF	29	2,726	08/12/2021	0.0425	\$575,200.00	0.9571	GD	R
RF, Residential Good	1.245	2234	200//024//000///	8 MOUNTAIN VIEW DR	\$590,000.00	RF	RF	31	3,031	11/19/2021	0.0007	\$590,200.00	1.0003	GD	R
RF, Residential Good	0.718	2551	147//001//000///	1 SHORELINE DR	\$580,000.00	RF	RF	13	2,355	09/17/2021	0.0818	\$532,300.00	0.9178	R2	R
RF, Residential Good	1.01	3619	171//014//000///	2 BRADFORD CIR	\$705,000.00	RF	RF	22	3,578	09/23/2021	0.0337	\$728,500.00	1.0333	R2	R
RF, Residential Good	0.689	3748	129//053//000///	9 PLAZA AVE	\$510,000.00	RF	RF	36	1,980	09/30/2021	0.0463	\$486,200.00	0.9533	R2	R
RF, Residential Good	0.877	3768	129//092//000///	17 ST LAURENT DR	\$470,000.00	RF	RF	39	1,772	07/14/2021	0.0283	\$456,500.00	0.9713	R2	R
RF, Residential Good	0.696	3786	129//109//000///	11 PATRICIA DR	\$420,000.00	RF	RF	40	1,585	08/06/2021	0.0135	\$425,500.00	1.0131	R2	R
RF, Residential Good	0.693	3856	138//060//000///	6 GRACE DR	\$380,000.00	RF	RF	51	1,876	05/25/2021	0.1228	\$426,500.00	1.1224	R2	R
RF, Residential Good	0.698	3867	138//071//000///	24 ALVIRNE DR	\$290,000.00	RF	RF	57	1,216	08/13/2021	0.1821	\$342,700.00	1.1817	R2	R
RF, Residential Good	0.554	3885	138//094//000///	1 SUNLAND DR	\$372,800.00	RF	RF	122	1,808	10/27/2021	0.1018	\$334,700.00	0.8978	R2	R
RF, Residential Good	0.865	3895	130//001//000///	32 ALVIRNE DR	\$500,000.00	RF	RF	54	1,935	02/22/2022	0.1078	\$445,900.00	0.8918	R1	R
RF, Residential Good	1.087	4292	160//058//000///	5 ROY DR	\$499,900.00	RF	RF	36	2,242	11/05/2021	0.0714	\$535,400.00	1.071	G1	R
RF, Residential Good	3.6	4445	142//022//000///	8 HAZELWOOD RD	\$510,000.00	RF	RF	29	2,489	10/14/2021	0.0908	\$556,100.00	1.0904	R1	R
RF, Residential Good	1.045	4896	131//082//000///	7 MELBA DR	\$430,000.00	RF	RF	43	1,709	04/29/2021	0.042	\$447,900.00	1.0416	GD	R
RF, Residential Good	1.046	4948	133//013//000///	12 SANDALWOOD RD	\$655,000.00	RF	RF	31	3,483	12/02/2021	0.0363	\$678,500.00	1.0359	R1	R
RF, Residential Good	1.278	4959	124//035//000///	37 HERITAGE CIR	\$520,000.00	RF	RF	44	2,615	08/09/2021	0.0356	\$538,300.00	1.0352	R1	R
RF, Residential Good	1.068	4967	124//012//000///	1 JEREMY LN	\$526,000.00	RF	RF	45	2,271	01/31/2022	0.0015	\$526,600.00	1.0011	R1	R
RF, Residential Good	1.171	5008	143//002//000///	26 HAZELWOOD RD	\$515,000.00	RF	RF	51	2,735	03/04/2022	0.0532	\$487,400.00	0.9464	R1	R
RF, Residential Good	1.063	5030	133//074//000///	24 PINWOOD RD	\$630,000.00	RF	RF	34	3,565	12/23/2021	0.0074	\$634,400.00	1.007	R1	R
RF, Residential Good	0.448	5093	134//026//000///	37 HAZELWOOD RD	\$790,000.00	RF	RF	56	2,786	06/25/2021	0.2266	\$610,700.00	0.773	R1	R
RF, Residential Good	1.034	5136	124//053//000///	13 TERRA LN	\$562,000.00	RF	RF	37	3,123	12/06/2021	0.0277	\$546,200.00	0.9719	R1	R
RF, Residential Good	1.06	5426	116//052//000///	4 MAUREEN LN	\$515,000.00	RF	RF	16	2,471	09/02/2021	0.0693	\$479,100.00	0.9303	R1	R



Record Detail by Land Neighborhood  
HUDSON, NH

11/29/2022

Land Neighborhood	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
RF, Residential Good	1.171	5437	116//024//000///	12 HENRY DR	\$421,000.00	RF	RF	50	1,992	06/25/2021	0.0603	\$446,200.00	1.0599	R1	R
RF, Residential Good	1.148	5466	124//021//000///	14 HERITAGE CIR	\$520,000.00	RF	RF	46	3,298	06/01/2021	0.1283	\$586,500.00	1.1279	R1	R
RF, Residential Good	1.159	5467	124//005//000///	15 HERITAGE CIR	\$500,000.00	RF	RF	47	2,215	10/19/2021	0.002	\$498,800.00	0.9976	R1	R
RF, Residential Good	1.152	5470	116//001//000///	9 HERITAGE CIR	\$551,300.00	RF	RF	47	2,324	01/11/2022	0.1467	\$470,200.00	0.8529	R1	R
RF, Residential Good	1.157	5474	116//005//000///	1 HERITAGE CIR	\$575,000.00	RF	RF	46	4,004	08/23/2021	0.01	\$580,500.00	1.0096	R1	R
RF, Residential Good	1.152	5501	116//019//000///	13 HENRY DR	\$510,000.00	RF	RF	48	3,116	11/19/2021	0.0274	\$495,800.00	0.9722	R1	R
RF, Residential Good	1.51	5899	111//001//000///	4 TEAR DROP CIR	\$555,000.00	RF	RF	27	2,880	06/09/2021	0.0761	\$597,000.00	1.0757	G1	R
RF, Residential Good	0.44	6124	197//017//000///	23 OBAN DR	\$485,000.00	RF	RF	26	2,219	05/14/2021	0.007	\$488,200.00	1.0066	TR	R
RF, Residential Good	1.028	8543	185//050//000///	12 BEAR PATH LN	\$443,000.00	RF	RF	20	2,042	06/28/2021	0.0652	\$471,700.00	1.0648	GD	R
RF, Residential Good	0.689	8550	185//057//000///	26 BEAR PATH LN	\$475,000.00	RF	RF	20	2,112	07/16/2021	0.0364	\$492,100.00	1.036	GD	R
RF, Residential Good	0.502	8805	170//023//000///	34 BRADFORD CIR	\$520,000.00	RF	RF	19	2,789	06/16/2021	0.1031	\$573,400.00	1.1027	G1	R
RF, Residential Good	0.503	9474	138//005//006///	10 SERENITY CIR	\$740,000.00	RF	RF	15	3,452	03/24/2022	0.1562	\$624,100.00	0.8434	R2	R
RF, Residential Good	3.216	9633	191//024//003///	7 PAULA CIR	\$710,000.00	RF	RF	16	3,584	08/13/2021	0.0129	\$718,900.00	1.0125	TR	R
RF, Residential Good	0.308	9636	191//024//006///	1 PAULA CIR	\$475,000.00	RF	RF	16	2,243	08/13/2021	0.0602	\$503,400.00	1.0598	TR	R
RF, Residential Good	0.711	10062	217//033//007///	17 ALLYSON DR	\$620,000.00	RF	RF	11	2,916	05/13/2021	0.0123	\$612,100.00	0.9873	R2	R
RG, Residential Very Good (22 items)															
RG, Residential Very Good	1.27	253	240//004//000///	8 EAGLE DR	\$484,000.00	RG	RG	42	2,643	01/07/2022	0.1642	\$563,300.00	1.1638	R1	R
RG, Residential Very Good	1.13	273	246//050//000///	5 BIRDIE LN	\$540,000.00	RG	RG	43	2,870	08/13/2021	0.041	\$561,900.00	1.0406	R1	R
RG, Residential Very Good	1.333	677	242//075//000///	15 CRESTWOOD DR	\$605,000.00	RG	RG	25	2,843	08/11/2021	0.0282	\$621,800.00	1.0278	R2	R
RG, Residential Very Good	0.46	1988	211//002//000///	6 ST FRANCIS PL	\$541,000.00	RG	RG	28	2,814	04/29/2021	0.057	\$571,600.00	1.0566	R2	R
RG, Residential Very Good	3.34	2107	214//005//000///	10 WOODLAND DR	\$1,265,000.00	RG	RG	19	7,321	10/20/2021	0.0473	\$1,204,600.00	0.9523	G1	R
RG, Residential Very Good	0.811	2423	177//022//000///	10 THURSTONS DR	\$515,000.00	RG	RG	24	2,513	07/30/2021	0.0449	\$537,900.00	1.0445	GD	R
RG, Residential Very Good	0.507	2668	148//062//000///	5 CARDINAL DR	\$526,000.00	RG	RG	54	2,761	07/29/2021	0.0675	\$490,261.00	0.9321	R1	R
RG, Residential Very Good	2.163	3052	157//005//000///	13 WENDE DR	\$433,200.00	RG	RG	46	1,796	03/11/2022	0.039	\$449,900.00	1.0386	R1	R
RG, Residential Very Good	0.941	4094	148//042//000///	3 ROBIN DR	\$465,000.00	RG	RG	54	2,271	03/23/2022	0.023	\$475,502.00	1.0226	R1	R
RG, Residential Very Good	0.374	4122	149//019//000///	6 ROSEMARY CT	\$501,000.00	RG	RG	23	2,669	05/21/2021	0.0854	\$543,600.00	1.085	R2	R
RG, Residential Very Good	0.432	4160	149//057//000///	2 HAYLEY CT	\$560,000.00	RG	RG	24	2,711	09/27/2021	0.0099	\$565,300.00	1.0095	R2	R
RG, Residential Very Good	0.432	4160	149//057//000///	2 HAYLEY CT	\$560,000.00	RG	RG	24	2,711	08/20/2021	0.0099	\$565,300.00	1.0095	R2	R
RG, Residential Very Good	0.446	4235	140//005//000///	4 SOUSA BLVD	\$575,000.00	RG	RG	24	2,868	09/24/2021	0.0884	\$625,600.00	1.088	GD	R
RG, Residential Very Good	0.363	4243	140//011//000///	2 SUTHERLAND DR	\$649,900.00	RG	RG	1	2,698	02/01/2022	0.0852	\$594,300.00	0.9144	GD	R
RG, Residential Very Good	0.367	4271	140//043//000///	9 SOUSA BLVD	\$501,000.00	RG	RG	24	2,379	04/20/2021	0.0928	\$547,300.00	1.0924	GD	R
RG, Residential Very Good	0.607	8650	193//030//000///	35 FLYING ROCK RD	\$565,000.00	RG	RG	19	2,853	10/22/2021	0.0392	\$586,900.00	1.0388	GD	R
RG, Residential Very Good	0.712	8655	185//034//000///	23 FLYING ROCK RD	\$565,000.00	RG	RG	19	2,537	06/22/2021	0.0084	\$569,500.00	1.008	GD	R

Record Detail by Land Neighborhood  
HUDSON, NH

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Land Neighborhood	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
RG, Residential Very Good	0.689	8659	185//038//000///	15 FLYING ROCK RD	\$671,000.00	RG	RG	19	3,681	10/15/2021	0.0309	\$650,000.00	0.9687	GD	R
RG, Residential Very Good	0.571	8714	140//071//000///	13 GABRIELLE DR	\$585,000.00	RG	RG	20	2,922	08/21/2021	0.0174	\$574,600.00	0.9822	GD	R
RG, Residential Very Good	1.518	10225	207//008//015///	30 MOOSE HILL RD	\$750,000.00	RG	RG	6	3,319	11/05/2021	0.0413	\$780,700.00	1.0409	G1	R
RG, Residential Very Good	0.697	10344	232//015//000///	41 ORCHARD PARK LN	\$667,000.00	RG	RG	5	2,828	05/11/2021	0.0178	\$678,600.00	1.0174	R2	R
RG, Residential Very Good	0.729	10416	186//013//002///	7 LAUREL LNDG	\$635,000.00	RG	RG	3	2,762	09/24/2021	0.0593	\$597,100.00	0.9403	GD	R
<b>RH, Residential Excellent (2 items)</b>															
RH, Residential Excellent	3.434	10000	115//003//007///	5 SENTER FARM RD	\$840,000.00	RH	RH	7	3,390	03/15/2022	0.1563	\$708,400.00	0.8433	G1	R
RH, Residential Excellent	2.058	10322	128//008//008///	40 AUTUMN CIR	\$659,900.00	RH	RH	1	3,634	10/20/2021	0.0618	\$700,400.00	1.0614	R2	R

Group Summary by Actual Year Built  
HUDSON, NH

11/29/2022

Single Family

Actual Year Built	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
0 - 1900	4	0.9824	3.18	1.001	\$368,850.00	\$351,150.00	\$359,425.00	\$347,375.00	0.9675
1900 - 1930	9	0.9543	7.21	0.998	\$350,000.00	\$337,500.00	\$348,444.44	\$338,700.00	0.9701
1930 - 1940	4	0.9768	9.71	1.0131	\$386,500.00	\$410,530.50	\$394,750.00	\$382,890.25	0.9826
1940 - 1950	5	0.9205	3.09	1.0025	\$415,000.00	\$382,000.00	\$416,400.00	\$381,740.00	0.9191
1950 - 1960	14	0.9569	8.48	1.0121	\$375,000.00	\$349,400.00	\$368,350.00	\$354,871.43	0.9751
1960 - 1970	33	0.9816	6.73	1.0117	\$416,000.00	\$420,300.00	\$430,669.70	\$421,942.39	0.9912
1970 - 1980	35	1.0288	6.06	1.0048	\$510,000.00	\$498,800.00	\$498,897.14	\$511,725.71	1.0307
1980 - 1990	19	1.0282	6.89	1.0074	\$435,000.00	\$456,500.00	\$463,805.26	\$476,384.21	1.0347
1990 - 2000	24	1.0346	3.74	1.0008	\$522,500.00	\$551,700.00	\$531,666.67	\$552,729.17	1.0405
2000 - 2022	49	0.9765	5.29	1.0023	\$630,000.00	\$617,100.00	\$625,883.67	\$604,981.63	0.9688
	196	0.9996	6.55	1.0051	\$495,450.00	\$480,100.00	\$496,457.65	\$493,069.69	0.9983

April 1, 2021 to April 1, 2022



Record Detail by Actual Year Built  
HUDSON, NH

11/29/2022

Actual Year Built	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
0 - 1900 (4 items)															
0 - 1900	1.387	3634	171//028//000///	99 SULLIVAN RD	\$364,900.00	RE	RE	262	2,440	07/13/2021	0.0078	\$367,600.00	1.0074	R2	R
0 - 1900	0.554	3885	138//094//000///	1 SUNLAND DR	\$372,800.00	RF	RF	122	1,808	10/27/2021	0.1018	\$334,700.00	0.8978	R2	R
0 - 1900	0.935	3942	139//035//000///	171 DERRY RD	\$320,000.00	RD	RD	132	1,469	11/15/2021	0.0096	\$316,800.00	0.99	R1	R
0 - 1900	0.497	7754	174//110//000///	52 HIGHLAND ST	\$380,000.00	RE	RE	172	1,708	07/12/2021	0.0249	\$370,400.00	0.9747	TR	R
1900 - 1930 (9 items)															
1900 - 1930	0.587	328	246//069//000///	50 RIVER RD	\$340,000.00	RD	RD	93	1,407	11/01/2021	0.1255	\$297,200.00	0.8741	G1	R
1900 - 1930	0.15	6475	190//165//000///	9 OAK AVE	\$340,000.00	RE	RE	102	1,482	05/21/2021	0.007	\$337,500.00	0.9926	TR	R
1900 - 1930	0.226	6546	182//017//000///	19 REED ST	\$361,000.00	RE	RE	102	1,814	10/27/2021	0.0829	\$390,800.00	1.0825	TR	R
1900 - 1930	0.289	6961	182//117//000///	9 CHASE ST	\$370,000.00	RD	RD	112	2,666	12/03/2021	0.0201	\$362,400.00	0.9795	TR	R
1900 - 1930	0.243	6990	174//008//000///	24 DERRY ST	\$350,000.00	RD	RD	112	2,561	06/02/2021	0.1435	\$400,100.00	1.1431	TR	R
1900 - 1930	0.193	7059	174//229//000///	6 FIRST ST	\$350,000.00	RE	RE	107	1,727	09/24/2021	0.0927	\$317,400.00	0.9069	TR	R
1900 - 1930	0.37	7109	182//157//000///	68 CENTRAL ST	\$385,000.00	RC	RC	92	1,801	10/29/2021	0.0453	\$367,400.00	0.9543	TR	R
1900 - 1930	0.148	7972	175//037//000///	136 FERRY ST	\$290,000.00	RD	RD	102	1,136	10/22/2021	0.1055	\$259,300.00	0.8941	BD	R
1900 - 1930	0.373	8324	167//014//000///	102 HIGHLAND ST	\$350,000.00	RE	RE	92	1,571	11/04/2021	0.0962	\$316,200.00	0.9034	R2	R
1930 - 1940 (4 items)															
1930 - 1940	2.641	294	246//003//000///	51 RIVER RD	\$415,000.00	RD	RD	87	1,914	10/21/2021	0.0006	\$414,600.00	0.999	R2	R
1930 - 1940	0.16	6474	190//164//000///	11 OAK AVE	\$310,000.00	RE	RE	86	1,163	07/15/2021	0.0451	\$295,900.00	0.9545	TR	R
1930 - 1940	0.495	7165	183//095//000///	93 CENTRAL ST	\$358,000.00	RC	RC	87	1,932	11/17/2021	0.1563	\$413,800.00	1.1559	R2	R
1930 - 1940	0.641	7390	165//031//000///	26 CAMPBELLO ST	\$496,000.00	RE	RE	82	2,022	10/26/2021	0.1785	\$407,261.00	0.8211	TR	R
1940 - 1950 (5 items)															
1940 - 1950	0.366	7223	183//027//000///	36 ADELAIDE ST	\$420,000.00	RE	RE	76	1,622	06/11/2021	0.0591	\$395,000.00	0.9405	TR	R
1940 - 1950	0.301	7766	174//138//000///	61 HIGHLAND ST	\$390,000.00	RE	RE	74	1,414	12/02/2021	0.0968	\$352,100.00	0.9028	TR	R
1940 - 1950	0.285	7779	174//150//000///	5 BUSWELL ST	\$479,000.00	RE	RE	75	2,247	03/02/2022	0.1359	\$413,700.00	0.8637	TR	R
1940 - 1950	0.64	7821	174//203//000///	18 THIRD ST	\$415,000.00	RE	RE	74	1,426	07/30/2021	0.0791	\$382,000.00	0.9205	TR	R
1940 - 1950	0.544	8334	167//025//000///	114 HIGHLAND ST	\$378,000.00	RE	RE	72	1,276	06/21/2021	0.0316	\$365,900.00	0.968	R2	R
1950 - 1960 (14 items)															
1950 - 1960	0.321	757	234//020//000///	3 BRUCE ST	\$295,000.00	RC	RC	62	1,643	09/30/2021	0.1099	\$327,300.00	1.1095	G1	R
1950 - 1960	0.378	765	234//028//000///	2 BRUCE ST	\$348,000.00	RC	RC	67	1,692	07/16/2021	0.1171	\$307,100.00	0.8825	G1	R
1950 - 1960	0.887	1340	230//015//000///	33 MUSQUASH RD	\$439,900.00	RD	RD	62	1,635	11/30/2021	0.0848	\$402,400.00	0.9148	R2	R
1950 - 1960	0.218	2612	147//021//000///	11 DERRY LN	\$287,000.00	RE	RE	70	2,212	09/23/2021	0.0687	\$306,600.00	1.0683	R2	R
1950 - 1960	0.471	3276	168//099//000///	17 FRENETTE DR	\$350,000.00	RD	RD	64	1,755	11/19/2021	0.0279	\$340,100.00	0.9717	R2	R
1950 - 1960	0.49	4342	152//012//000///	89 BARRETTS HILL RD	\$425,000.00	RE	RE	62	2,105	01/26/2022	0.1556	\$358,700.00	0.844	G1	R
1950 - 1960	0.231	6703	191//048//000///	16 A ST	\$400,000.00	RE	RE	62	2,401	02/18/2022	0.0048	\$397,900.00	0.9948	TR	R



Record Detail by Actual Year Built  
HUDSON, NH

11/29/2022

Actual Year Built	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1950 - 1960	0.218	6719	198//040//000///	12 B ST	\$265,000.00	RE	RE	69	1,185	10/20/2021	0.0022	\$264,300.00	0.9974	TR	R
1950 - 1960	0.126	7060	174//218//000///	6 SECOND ST	\$285,000.00	RE	RE	70	1,465	12/11/2021	0.1636	\$331,500.00	1.1632	TR	R
1950 - 1960	0.335	7072	174//210//000///	16 OAKWOOD ST	\$400,000.00	RE	RE	69	2,093	04/14/2021	0.0894	\$435,600.00	1.089	TR	R
1950 - 1960	0.267	7243	183//055//000///	7 BURTON ST	\$490,000.00	RE	RE	62	2,139	09/07/2021	0.1584	\$412,200.00	0.8412	TR	R
1950 - 1960	0.292	7473	173//013//000///	6 TOLLES ST	\$290,000.00	RC	RC	62	1,125	12/13/2021	0.0844	\$265,400.00	0.9152	TR	R
1950 - 1960	0.23	7736	174//054//000///	7 VERNON ST	\$482,000.00	RE	RE	62	2,206	06/14/2021	0.082	\$442,300.00	0.9176	TR	R
1950 - 1960	1.033	8362	167//057//000///	121 HIGHLAND ST	\$400,000.00	RE	RE	68	1,533	12/07/2021	0.0576	\$376,800.00	0.942	R2	R
1960 - 1970 (33 items)															
1960 - 1970	0.367	388	247//120//000///	25 PHILBRICK ST	\$370,000.00	RE	RE	60	1,452	09/23/2021	0.1026	\$331,900.00	0.897	TR	R
1960 - 1970	0.83	739	234//004//000///	6 STEELE RD	\$405,000.00	RE	RE	56	2,554	12/14/2021	0.1387	\$461,000.00	1.1383	G1	R
1960 - 1970	0.689	809	228//035//000///	14 REGA AVE	\$327,300.00	RE	RE	57	1,641	09/28/2021	0.0832	\$354,400.00	1.0828	R2	R
1960 - 1970	1.2	1014	231//001//000///	64 GOWING RD	\$390,000.00	RE	RE	61	1,549	04/16/2021	0.0422	\$406,300.00	1.0418	R2	R
1960 - 1970	0.507	2668	148//062//000///	5 CARDINAL DR	\$526,000.00	RG	RG	54	2,761	07/29/2021	0.0675	\$490,261.00	0.9321	R1	R
1960 - 1970	0.698	3867	138//071//000///	24 ALVIRNE DR	\$290,000.00	RF	RF	57	1,216	08/13/2021	0.1821	\$342,700.00	1.1817	R2	R
1960 - 1970	0.865	3895	130//001//000///	32 ALVIRNE DR	\$500,000.00	RF	RF	54	1,935	02/22/2022	0.1078	\$445,900.00	0.8918	R1	R
1960 - 1970	0.941	4094	148//042//000///	3 ROBIN DR	\$465,000.00	RG	RG	54	2,271	03/23/2022	0.023	\$475,502.00	1.0226	R1	R
1960 - 1970	0.767	4843	131//006//000///	22 OLD DERRY RD	\$435,000.00	RE	RE	57	2,485	07/23/2021	0.0873	\$472,800.00	1.0869	GD	R
1960 - 1970	0.448	5093	134//026//000///	37 HAZELWOOD RD	\$790,000.00	RF	RF	56	2,786	06/25/2021	0.2266	\$610,700.00	0.773	R1	R
1960 - 1970	1.033	5363	111//026//000///	135 ROBINSON RD	\$416,000.00	RE	RE	54	1,693	08/06/2021	0.0107	\$420,300.00	1.0103	G1	R
1960 - 1970	0.969	5940	203//042//000///	43 COTTONWOOD DR	\$555,000.00	RE	RE	55	2,623	05/19/2021	0.0039	\$556,939.00	1.0035	TR	R
1960 - 1970	0.421	5944	203//046//000///	35 COTTONWOOD DR	\$470,000.00	RE	RE	53	2,523	11/19/2021	0.066	\$438,797.00	0.9336	TR	R
1960 - 1970	0.346	5969	197//159//000///	8 SYCAMORE ST	\$472,000.00	RE	RE	59	2,293	05/07/2021	0.0543	\$446,200.00	0.9453	TR	R
1960 - 1970	0.345	5981	203//085//000///	17 TAMARACK ST	\$350,000.00	RE	RE	57	1,505	06/04/2021	0.0253	\$341,000.00	0.9743	TR	R
1960 - 1970	0.346	5987	197//163//000///	5 TAMARACK ST	\$330,000.00	RE	RE	58	1,575	08/13/2021	0.0725	\$353,800.00	1.0721	TR	R
1960 - 1970	0.346	6002	203//110//000///	21 COTTONWOOD DR	\$494,900.00	RE	RE	57	2,186	04/15/2021	0.0635	\$463,300.00	0.9361	TR	R
1960 - 1970	0.353	6022	203//114//000///	6 ASPEN ST	\$440,000.00	RE	RE	59	1,837	10/28/2021	0.0257	\$428,500.00	0.9739	TR	R
1960 - 1970	0.369	6024	203//105//000///	13 HICKORY ST	\$420,000.00	RE	RE	57	2,159	12/02/2021	0.0373	\$435,500.00	1.0369	TR	R
1960 - 1970	0.344	6038	203//053//000///	6 JUNIPER ST	\$459,000.00	RE	RE	57	2,218	11/19/2021	0.0464	\$437,500.00	0.9532	TR	R
1960 - 1970	0.476	6128	197//026//000///	19 SUNRISE DR	\$496,100.00	RE	RE	54	2,489	07/29/2021	0.0298	\$481,100.00	0.9698	TR	R
1960 - 1970	0.433	6143	197//079//000///	25 WINNHAVEN DR	\$387,300.00	RE	RE	54	2,046	06/04/2021	0.0143	\$392,700.00	1.0139	TR	R
1960 - 1970	0.338	6146	197//064//000///	22 SUNRISE DR	\$380,000.00	RE	RE	53	1,495	04/08/2021	0.018	\$373,000.00	0.9816	TR	R
1960 - 1970	0.435	6175	197//105//000///	19 CEDAR ST	\$415,000.00	RE	RE	58	1,715	04/29/2021	0.069	\$386,200.00	0.9306	TR	R
1960 - 1970	0.346	6197	197//125//000///	26 CEDAR ST	\$390,000.00	RE	RE	60	2,153	06/18/2021	0.0417	\$373,600.00	0.9579	TR	R

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Actual Year Built	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1960 - 1970	0.269	6209	197//143//000///	9 HEMLOCK ST	\$330,000.00	RE	RE	60	1,495	07/15/2021	0.0471	\$345,400.00	1.0467	TR	R
1960 - 1970	0.346	6226	197//158//000///	6 SYCAMORE ST	\$440,000.00	RE	RE	58	1,953	05/27/2021	0.1001	\$395,800.00	0.8995	TR	R
1960 - 1970	0.253	6231	197//168//000///	15 SPRUCE ST	\$360,000.00	RE	RE	60	1,645	10/28/2021	0.0571	\$339,300.00	0.9425	TR	R
1960 - 1970	0.453	6240	197//035//000///	8 WINNHAVEN DR	\$475,000.00	RE	RE	57	2,830	01/20/2022	0.0004	\$474,600.00	0.9992	TR	R
1960 - 1970	0.343	6832	191//008//000///	8 RICKY DR	\$383,500.00	RE	RE	59	2,336	08/13/2021	0.0708	\$410,500.00	1.0704	TR	R
1960 - 1970	0.4	6842	198//163//000///	1 TATE ST	\$480,000.00	RE	RE	53	1,727	03/11/2022	0.1367	\$414,200.00	0.8629	TR	R
1960 - 1970	0.669	7442	165//058//000///	11 FEDERAL ST	\$355,000.00	RE	RE	61	2,441	11/04/2021	0.1043	\$391,900.00	1.1039	TR	R
1960 - 1970	0.551	8386	167//070//000///	4 WATTS CIR	\$415,000.00	RE	RE	53	2,425	10/29/2021	0.0426	\$432,500.00	1.0422	R2	R
1970 - 1980 (35 items)															
1970 - 1980	1.05	230	246//023//000///	13 PAR LN	\$600,000.00	RF	RF	44	3,610	06/28/2021	0.0162	\$609,500.00	1.0158	R1	R
1970 - 1980	1.27	253	240//004//000///	8 EAGLE DR	\$484,000.00	RG	RG	42	2,643	01/07/2022	0.1642	\$563,300.00	1.1638	R1	R
1970 - 1980	1.13	273	246//050//000///	5 BIRDIE LN	\$540,000.00	RG	RG	43	2,870	08/13/2021	0.041	\$561,900.00	1.0406	R1	R
1970 - 1980	0.809	445	247//121//000///	22 PHILBRICK ST	\$460,000.00	RE	RE	42	1,782	09/29/2021	0.0037	\$461,500.00	1.0033	R1	R
1970 - 1980	0.897	446	247//132//000///	21 BLUEBERRY LN	\$565,000.00	RF	RF	46	2,985	09/07/2021	0.1003	\$508,100.00	0.8993	R1	R
1970 - 1980	0.961	477	247//035//000///	18 SAND HILL RD	\$595,000.00	RF	RF	44	3,067	12/08/2021	0.0932	\$539,300.00	0.9064	R1	R
1970 - 1980	1.15	546	242//003//000///	22 SANDERS RD	\$534,000.00	RE	RE	49	2,541	06/30/2021	0.0699	\$571,100.00	1.0695	R2	R
1970 - 1980	1.209	652	248//042//000///	7 JEANNE ST	\$420,000.00	RE	RE	48	1,606	09/09/2021	0.0011	\$420,300.00	1.0007	R2	R
1970 - 1980	1.411	711	254//022//000///	4 PONDEROSA DR	\$545,000.00	RF	RF	46	2,700	01/18/2022	0.0323	\$562,400.00	1.0319	G1	R
1970 - 1980	1.173	946	229//043//000///	3 STABLE RD	\$480,000.00	RF	RF	46	3,271	04/01/2022	0.1627	\$557,900.00	1.1623	R2	R
1970 - 1980	0.754	962	242//052//000///	98 MUSQUASH RD	\$655,000.00	RD	RD	44	3,539	06/07/2021	0.0798	\$602,500.00	0.9198	R2	R
1970 - 1980	4.901	997	237//026//000///	9 CHISWICK RD	\$380,000.00	RF	RF	48	1,467	06/04/2021	0.1357	\$431,400.00	1.1353	R2	R
1970 - 1980	1.032	1003	237//025//000///	8 CHISWICK RD	\$549,500.00	RF	RF	42	1,682	07/26/2021	0.03	\$532,800.00	0.9696	R2	R
1970 - 1980	1.154	1245	222//021//000///	6 HOLLY LN	\$431,000.00	RE	RE	47	2,358	11/04/2021	0.0292	\$443,400.00	1.0288	R2	R
1970 - 1980	1.192	1248	216//021//000///	12 HOLLY LN	\$454,000.00	RE	RE	50	2,741	11/04/2021	0.0262	\$465,700.00	1.0258	R2	R
1970 - 1980	1.167	1288	217//001//000///	5 HUNTER LN	\$550,000.00	RF	RF	47	2,867	11/09/2021	0.1877	\$653,000.00	1.1873	R2	R
1970 - 1980	0.857	1958	205//087//000///	20 GLEN DR	\$521,000.00	RF	RF	43	2,628	09/03/2021	0.0194	\$530,900.00	1.019	R1	R
1970 - 1980	2.163	3052	157//005//000///	13 WENDE DR	\$433,200.00	RG	RG	46	1,796	03/11/2022	0.039	\$449,900.00	1.0386	R1	R
1970 - 1980	0.693	3856	138//060//000///	6 GRACE DR	\$380,000.00	RF	RF	51	1,876	05/25/2021	0.1228	\$426,500.00	1.1224	R2	R
1970 - 1980	1.38	4413	151//001//000///	1 SHINGLE MILL RD	\$399,900.00	RE	RE	50	2,214	08/18/2021	0.1289	\$451,300.00	1.1285	G1	R
1970 - 1980	1.379	4661	163//010//000///	53 SULLIVAN RD	\$467,000.00	RE	RE	43	2,619	08/30/2021	0.031	\$481,300.00	1.0306	R1	R
1970 - 1980	1.045	4896	131//082//000///	7 MELBA DR	\$430,000.00	RF	RF	43	1,709	04/29/2021	0.042	\$447,900.00	1.0416	GD	R
1970 - 1980	1.278	4959	124//035//000///	37 HERITAGE CIR	\$520,000.00	RF	RF	44	2,615	08/09/2021	0.0356	\$538,300.00	1.0352	R1	R
1970 - 1980	1.068	4967	124//012//000///	1 JEREMY LN	\$526,000.00	RF	RF	45	2,271	01/31/2022	0.0015	\$526,600.00	1.0011	R1	R



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1970 - 1980	1.171	5008	143//002//000///	26 HAZELWOOD RD	\$515,000.00	RF	RF	51	2,735	03/04/2022	0.0532	\$487,400.00	0.9464	R1	R
1970 - 1980	1.153	5319	110//018//000///	12 FULLER DR	\$500,000.00	RE	RE	50	2,343	08/23/2021	0.0642	\$467,700.00	0.9354	G1	R
1970 - 1980	1.171	5437	116//024//000///	12 HENRY DR	\$421,000.00	RF	RF	50	1,992	06/25/2021	0.0603	\$446,200.00	1.0599	R1	R
1970 - 1980	1.148	5466	124//021//000///	14 HERITAGE CIR	\$520,000.00	RF	RF	46	3,298	06/01/2021	0.1283	\$586,500.00	1.1279	R1	R
1970 - 1980	1.159	5467	124//005//000///	15 HERITAGE CIR	\$500,000.00	RF	RF	47	2,215	10/19/2021	0.002	\$498,800.00	0.9976	R1	R
1970 - 1980	1.152	5470	116//001//000///	9 HERITAGE CIR	\$551,300.00	RF	RF	47	2,324	01/11/2022	0.1467	\$470,200.00	0.8529	R1	R
1970 - 1980	1.157	5474	116//005//000///	1 HERITAGE CIR	\$575,000.00	RF	RF	46	4,004	08/23/2021	0.01	\$580,500.00	1.0096	R1	R
1970 - 1980	1.152	5501	116//019//000///	13 HENRY DR	\$510,000.00	RF	RF	48	3,116	11/19/2021	0.0274	\$495,800.00	0.9722	R1	R
1970 - 1980	1.177	5509	111//042//000///	148 ROBINSON RD	\$500,000.00	RE	RE	49	3,179	11/22/2021	0.1612	\$580,400.00	1.1608	R1	R
1970 - 1980	1.05	5634	118//007//000///	34 KIENIA RD	\$430,000.00	RE	RE	49	1,679	12/03/2021	0.0771	\$463,000.00	1.0767	G1	R
1970 - 1980	0.348	8351	167//038//000///	16 BONNIE LN	\$519,500.00	RE	RE	48	2,755	02/03/2022	0.0427	\$497,100.00	0.9569	R2	R
1980 - 1990 (19 items)															
1980 - 1990	1.086	25	252//016//000///	19 WINSLOW FARM RD	\$550,000.00	RF	RF	37	3,322	06/04/2021	0.1695	\$643,000.00	1.1691	R1	R
1980 - 1990	1.19	69	258//002//000///	10 ANNA LOUISE DR	\$594,000.00	RF	RF	37	2,513	08/10/2021	0.1488	\$505,400.00	0.8508	R1	R
1980 - 1990	1.17	79	253//038//000///	17 ANNA LOUISE DR	\$535,000.00	RF	RF	37	2,595	07/30/2021	0.0866	\$581,100.00	1.0862	R1	R
1980 - 1990	0.2	368	247//095//000///	9 IRELAND ST	\$398,000.00	RE	RE	33	1,836	10/29/2021	0.0544	\$419,500.00	1.054	TR	R
1980 - 1990	0.6	2286	193//040//000///	56 BUSH HILL RD	\$400,000.00	RE	RE	38	1,711	05/17/2021	0.0649	\$425,800.00	1.0645	GD	R
1980 - 1990	0.699	3377	160//006//000///	155 BARRETTS HILL RD	\$435,000.00	RE	RE	37	1,965	06/29/2021	0.0172	\$442,300.00	1.0168	G1	R
1980 - 1990	0.689	3748	129//053//000///	9 PLAZA AVE	\$510,000.00	RF	RF	36	1,980	09/30/2021	0.0463	\$486,200.00	0.9533	R2	R
1980 - 1990	0.877	3768	129//092//000///	17 ST LAURENT DR	\$470,000.00	RF	RF	39	1,772	07/14/2021	0.0283	\$456,500.00	0.9713	R2	R
1980 - 1990	0.696	3786	129//109//000///	11 PATRICIA DR	\$420,000.00	RF	RF	40	1,585	08/06/2021	0.0135	\$425,500.00	1.0131	R2	R
1980 - 1990	1.087	4292	160//058//000///	5 ROY DR	\$499,900.00	RF	RF	36	2,242	11/05/2021	0.0714	\$535,400.00	1.071	G1	R
1980 - 1990	1.063	5030	133//074//000///	24 PINWOOD RD	\$630,000.00	RF	RF	34	3,565	12/23/2021	0.0074	\$634,400.00	1.007	R1	R
1980 - 1990	1.034	5136	124//053//000///	13 TERRA LN	\$562,000.00	RF	RF	37	3,123	12/06/2021	0.0277	\$546,200.00	0.9719	R1	R
1980 - 1990	0.354	6059	203//027//000///	6 HICKORY ST	\$400,000.00	RE	RE	41	2,619	07/09/2021	0.1564	\$462,400.00	1.156	TR	R
1980 - 1990	1.107	6134	197//032//000///	3 SUNRISE DR	\$521,500.00	RE	RE	41	2,088	12/21/2021	0.1473	\$444,500.00	0.8523	TR	R
1980 - 1990	0.188	6547	190//112//000///	6 CHAPIN ST	\$339,400.00	RE	RE	37	1,773	01/07/2022	0.1731	\$398,000.00	1.1727	TR	R
1980 - 1990	0.172	6552	182//014//000///	13 REED ST	\$367,500.00	RE	RE	37	2,205	09/10/2021	0.1073	\$406,800.00	1.1069	TR	R
1980 - 1990	0.359	7121	182//169//000///	3 OAKWOOD ST	\$380,000.00	RE	RE	35	1,141	05/20/2021	0.0286	\$390,700.00	1.0282	TR	R
1980 - 1990	0.803	8036	175//094//000///	22 ALPINE AVE	\$420,000.00	RE	RE	37	2,582	04/09/2021	0.108	\$465,200.00	1.1076	R2	R
1980 - 1990	0.689	8039	175//097//000///	32 ALPINE AVE	\$380,000.00	RE	RE	32	1,553	06/29/2021	0.0067	\$382,400.00	1.0063	R2	R
1990 - 2000 (24 items)															
1990 - 2000	3.76	556	241//068//000///	23 NATHANIEL DR	\$450,000.00	RF	RF	28	1,904	12/08/2021	0.1106	\$499,600.00	1.1102	R2	R

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1990 - 2000	1.333	677	242//075//000///	15 CRESTWOOD DR	\$605,000.00	RG	RG	25	2,843	08/11/2021	0.0282	\$621,800.00	1.0278	R2	R
1990 - 2000	1.15	1095	242//008//000///	2 NATHANIEL DR	\$500,000.00	RF	RF	31	2,371	09/17/2021	0.0638	\$531,700.00	1.0634	R2	R
1990 - 2000	1.09	1104	236//011//000///	77 MUSQUASH RD	\$400,000.00	RD	RD	28	1,520	08/26/2021	0.0081	\$396,600.00	0.9915	R2	R
1990 - 2000	0.46	1988	211//002//000///	6 ST FRANCIS PL	\$541,000.00	RG	RG	28	2,814	04/29/2021	0.057	\$571,600.00	1.0566	R2	R
1990 - 2000	3.18	2054	218//011//000///	74 WASON RD	\$520,000.00	RE	RE	25	2,799	05/26/2021	0.1446	\$595,000.00	1.1442	GD	R
1990 - 2000	1.54	2222	206//007//000///	14 PASTURE DR	\$420,000.00	RF	RF	31	1,769	05/13/2021	0.0072	\$416,800.00	0.9924	GD	R
1990 - 2000	1.135	2233	200//023//000///	10 MOUNTAIN VIEW DR	\$601,000.00	RF	RF	29	2,726	08/12/2021	0.0425	\$575,200.00	0.9571	GD	R
1990 - 2000	1.245	2234	200//024//000///	8 MOUNTAIN VIEW DR	\$590,000.00	RF	RF	31	3,031	11/19/2021	0.0007	\$590,200.00	1.0003	GD	R
1990 - 2000	0.811	2423	177//022//000///	10 THURSTONS DR	\$515,000.00	RG	RG	24	2,513	07/30/2021	0.0449	\$537,900.00	1.0445	GD	R
1990 - 2000	2.727	3096	167//080//000///	15 WASHINGTON DR	\$451,000.00	RE	RE	27	2,043	11/14/2021	0.0319	\$465,200.00	1.0315	R2	R
1990 - 2000	5.253	3097	167//079//000///	17 WASHINGTON DR	\$565,000.00	RE	RE	27	3,025	11/15/2021	0.0378	\$543,400.00	0.9618	R2	R
1990 - 2000	0.985	3401	160//099//000///	56 WINDHAM RD	\$525,000.00	RE	RE	23	2,605	11/24/2021	0.0004	\$525,000.00	1	G1	R
1990 - 2000	1.01	3619	171//014//000///	2 BRADFORD CIR	\$705,000.00	RF	RF	22	3,578	09/23/2021	0.0337	\$728,500.00	1.0333	R2	R
1990 - 2000	0.374	4122	149//019//000///	6 ROSEMARY CT	\$501,000.00	RG	RG	23	2,669	05/21/2021	0.0854	\$543,600.00	1.085	R2	R
1990 - 2000	0.432	4160	149//057//000///	2 HAYLEY CT	\$560,000.00	RG	RG	24	2,711	09/27/2021	0.0099	\$565,300.00	1.0095	R2	R
1990 - 2000	0.432	4160	149//057//000///	2 HAYLEY CT	\$560,000.00	RG	RG	24	2,711	08/20/2021	0.0099	\$565,300.00	1.0095	R2	R
1990 - 2000	0.446	4235	140//005//000///	4 SOUSA BLVD	\$575,000.00	RG	RG	24	2,868	09/24/2021	0.0884	\$625,600.00	1.088	GD	R
1990 - 2000	0.367	4271	140//043//000///	9 SOUSA BLVD	\$501,000.00	RG	RG	24	2,379	04/20/2021	0.0928	\$547,300.00	1.0924	GD	R
1990 - 2000	3.6	4445	142//022//000///	8 HAZELWOOD RD	\$510,000.00	RF	RF	29	2,489	10/14/2021	0.0908	\$556,100.00	1.0904	R1	R
1990 - 2000	1.046	4948	133//013//000///	12 SANDALWOOD RD	\$655,000.00	RF	RF	31	3,483	12/02/2021	0.0363	\$678,500.00	1.0359	R1	R
1990 - 2000	1.51	5899	111//001//000///	4 TEAR DROP CIR	\$555,000.00	RF	RF	27	2,880	06/09/2021	0.0761	\$597,000.00	1.0757	G1	R
1990 - 2000	0.44	6124	197//017//000///	23 OBAN DR	\$485,000.00	RF	RF	26	2,219	05/14/2021	0.007	\$488,200.00	1.0066	TR	R
1990 - 2000	0.33	6463	190//153//000///	4 CROSS ST	\$470,000.00	RE	RE	26	2,131	06/23/2021	0.0644	\$500,100.00	1.064	TR	R
2000 - 2022 (49 items)															
2000 - 2022	1.01	124	259//007//000///	153 DRACUT RD	\$630,000.00	RD	RD	1	2,798	12/14/2021	0.0126	\$621,800.00	0.987	R2	R
2000 - 2022	0.408	573	247//076//000///	3 LILAC ST	\$530,000.00	RE	RE	5	1,679	06/02/2021	0.1736	\$437,800.00	0.826	TR	R
2000 - 2022	3.34	2107	214//005//000///	10 WOODLAND DR	\$1,265,000.00	RG	RG	19	7,321	10/20/2021	0.0473	\$1,204,600.00	0.9523	G1	R
2000 - 2022	0.718	2551	147//001//000///	1 SHORELINE DR	\$580,000.00	RF	RF	13	2,355	09/17/2021	0.0818	\$532,300.00	0.9178	R2	R
2000 - 2022	0.434	3274	168//098//000///	15 FRENETTE DR	\$505,000.00	RD	RD	7	2,031	10/08/2021	0.0552	\$476,900.00	0.9444	R2	R
2000 - 2022	0.363	4243	140//011//000///	2 SUTHERLAND DR	\$649,900.00	RG	RG	1	2,698	02/01/2022	0.0852	\$594,300.00	0.9144	GD	R
2000 - 2022	1.06	5426	116//052//000///	4 MAUREEN LN	\$515,000.00	RF	RF	16	2,471	09/02/2021	0.0693	\$479,100.00	0.9303	R1	R
2000 - 2022	0.23	8124	165//109//000///	12 HILL ST	\$530,000.00	RE	RE	2	2,476	09/30/2021	0.0241	\$517,000.00	0.9755	TR	R
2000 - 2022	1.028	8543	185//050//000///	12 BEAR PATH LN	\$443,000.00	RF	RF	20	2,042	06/28/2021	0.0652	\$471,700.00	1.0648	GD	R



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2000 - 2022	0.689	8550	185//057//000///	26 BEAR PATH LN	\$475,000.00	RF	RF	20	2,112	07/16/2021	0.0364	\$492,100.00	1.036	GD	R
2000 - 2022	0.607	8650	193//030//000///	35 FLYING ROCK RD	\$565,000.00	RG	RG	19	2,853	10/22/2021	0.0392	\$586,900.00	1.0388	GD	R
2000 - 2022	0.712	8655	185//034//000///	23 FLYING ROCK RD	\$565,000.00	RG	RG	19	2,537	06/22/2021	0.0084	\$569,500.00	1.008	GD	R
2000 - 2022	0.689	8659	185//038//000///	15 FLYING ROCK RD	\$671,000.00	RG	RG	19	3,681	10/15/2021	0.0309	\$650,000.00	0.9687	GD	R
2000 - 2022	0.571	8714	140//071//000///	13 GABRIELLE DR	\$585,000.00	RG	RG	20	2,922	08/21/2021	0.0174	\$574,600.00	0.9822	GD	R
2000 - 2022	0.502	8805	170//023//000///	34 BRADFORD CIR	\$520,000.00	RF	RF	19	2,789	06/16/2021	0.1031	\$573,400.00	1.1027	G1	R
2000 - 2022	0.503	9474	138//005//006///	10 SERENITY CIR	\$740,000.00	RF	RF	15	3,452	03/24/2022	0.1562	\$624,100.00	0.8434	R2	R
2000 - 2022	3.216	9633	191//024//003///	7 PAULA CIR	\$710,000.00	RF	RF	16	3,584	08/13/2021	0.0129	\$718,900.00	1.0125	TR	R
2000 - 2022	0.308	9636	191//024//006///	1 PAULA CIR	\$475,000.00	RF	RF	16	2,243	08/13/2021	0.0602	\$503,400.00	1.0598	TR	R
2000 - 2022	3.434	10000	115//003//007///	5 SENTER FARM RD	\$840,000.00	RH	RH	7	3,390	03/15/2022	0.1563	\$708,400.00	0.8433	G1	R
2000 - 2022	1.185	10031	174//015//001///	20 BAKER ST	\$200,000.00	RE	RE	0	2,399	04/29/2021	0.1441	\$171,100.00	0.8555	TR	R
2000 - 2022	0.711	10062	217//033//007///	17 ALLYSON DR	\$620,000.00	RF	RF	11	2,916	05/13/2021	0.0123	\$612,100.00	0.9873	R2	R
2000 - 2022	1.518	10225	207//008//015///	30 MOOSE HILL RD	\$750,000.00	RG	RG	6	3,319	11/05/2021	0.0413	\$780,700.00	1.0409	G1	R
2000 - 2022	2.058	10322	128//008//008///	40 AUTUMN CIR	\$659,900.00	RH	RH	1	3,634	10/20/2021	0.0618	\$700,400.00	1.0614	R2	R
2000 - 2022	0.697	10344	232//015//000///	41 ORCHARD PARK LN	\$667,000.00	RG	RG	5	2,828	05/11/2021	0.0178	\$678,600.00	1.0174	R2	R
2000 - 2022	0.378	10373	247//045//001///	2 CHESTNUT ST	\$555,000.00	RE	RE	5	2,287	09/24/2021	0.0502	\$526,900.00	0.9494	TR	R
2000 - 2022	0.23	10379	247//045//007///	2 LUCIER PARK DR	\$545,000.00	RE	RE	4	2,404	05/06/2021	0.0662	\$508,700.00	0.9334	TR	R
2000 - 2022	0.667	10388	247//045//016///	7 LUCIER PARK DR	\$585,000.00	RE	RE	4	2,287	01/28/2022	0.0856	\$534,700.00	0.914	TR	R
2000 - 2022	0.729	10416	186//013//002///	7 LAUREL LNDG	\$635,000.00	RG	RG	3	2,762	09/24/2021	0.0593	\$597,100.00	0.9403	GD	R
2000 - 2022	2.196	10442	201//007//002///	21 STANDISH LN	\$599,900.00	REN	REN	2	3,021	06/04/2021	0.0597	\$635,500.00	1.0593	GD	R
2000 - 2022	1.655	10445	201//007//005///	39 STANDISH LN	\$730,000.00	REN	REN	1	3,041	03/16/2022	0.1089	\$650,200.00	0.8907	GD	R
2000 - 2022	1.655	10446	201//007//006///	43 STANDISH LN	\$718,000.00	REN	REN	1	3,025	01/18/2022	0.1213	\$630,600.00	0.8783	GD	R
2000 - 2022	1.655	10447	201//007//007///	47 STANDISH LN	\$721,000.00	REN	REN	1	3,028	01/31/2022	0.1437	\$617,100.00	0.8559	GD	R
2000 - 2022	1.025	10460	194//010//002///	4 WARREN RD	\$642,900.00	REN	REN	1	2,995	08/06/2021	0.0078	\$637,600.00	0.9918	G1	R
2000 - 2022	1.0463	10461	194//010//003///	125 STANDISH LN	\$636,700.00	REN	REN	2	3,098	06/25/2021	0.0172	\$647,400.00	1.0168	G1	R
2000 - 2022	1.755	10465	201//007//016///	49 WARREN RD	\$614,100.00	REN	REN	2	3,046	04/30/2021	0.0862	\$666,800.00	1.0858	G1	R
2000 - 2022	1.589	10470	194//010//005///	137 STANDISH LN	\$697,400.00	REN	REN	1	3,389	01/14/2022	0.02	\$683,200.00	0.9796	G1	R
2000 - 2022	1.242	10472	194//010//007///	149 STANDISH LN	\$599,900.00	REN	REN	1	2,883	10/14/2021	0.0181	\$610,500.00	1.0177	G1	R
2000 - 2022	1.015	10473	194//010//008///	151 STANDISH LN	\$690,500.00	REN	REN	1	3,389	01/26/2022	0.0231	\$674,300.00	0.9765	G1	R
2000 - 2022	1.297	10474	194//010//009///	132 STANDISH LN	\$747,000.00	REN	REN	1	2,986	03/11/2022	0.1212	\$656,200.00	0.8784	G1	R
2000 - 2022	1.078	10476	195//001//002///	165 STANDISH LN	\$685,600.00	REN	REN	1	3,403	10/08/2021	0.0263	\$667,300.00	0.9733	G1	R
2000 - 2022	1.762	10541	194//009//003///	136 STANDISH LN	\$681,300.00	REN	REN	1	3,403	09/10/2021	0.0052	\$684,600.00	1.0048	G1	R
2000 - 2022	1.273	10543	194//009//005///	146 STANDISH LN	\$675,300.00	REN	REN	1	2,883	02/24/2022	0.0779	\$622,400.00	0.9217	G1	R

Record Detail by Actual Year Built  
HUDSON, NH

11/29/2022

Actual Year Built	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
2000 - 2022	1.01	10544	194//009//006///	152 STANDISH LN	\$686,100.00	REN	REN	1	3,016	10/28/2021	0.0203	\$671,900.00	0.9793	G1	R
2000 - 2022	1.005	10545	194//009//007///	158 STANDISH LN	\$654,900.00	REN	REN	1	2,883	02/23/2022	0.0547	\$618,800.00	0.9449	G1	R
2000 - 2022	1.012	10546	194//009//008///	160 STANDISH LN	\$678,500.00	REN	REN	1	3,389	11/02/2021	0.0381	\$652,400.00	0.9615	G1	R
2000 - 2022	1.054	10547	194//009//009///	164 STANDISH LN	\$607,400.00	REN	REN	1	2,883	11/29/2021	0.0034	\$609,200.00	1.003	G1	R
2000 - 2022	0.238	10559	174//077//002///	3 HAVERHILL ST	\$541,000.00	RE	RE	1	2,418	02/18/2022	0.0321	\$523,400.00	0.9675	TR	R
2000 - 2022	0.233	10560	174//077//003///	5 HAVERHILL ST	\$525,000.00	RE	RE	1	2,420	01/21/2022	0.0103	\$519,400.00	0.9893	TR	R
2000 - 2022	0.23	10561	174//077//004///	7 HAVERHILL ST	\$525,000.00	RE	RE	1	2,432	12/30/2021	0.0126	\$518,200.00	0.987	TR	R

Group Summary by Lot Size  
HUDSON, NH

Single Family

11/29/2022

Lot Size	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
0.100 - 0.250	19	0.9926	6.67	1.0073	\$361,000.00	\$398,000.00	\$394,257.89	\$397,610.53	1.0159
0.250 - 0.330	10	0.9610	8.26	1.005	\$380,000.00	\$357,250.00	\$394,900.00	\$382,130.00	0.9725
0.330 - 0.500	42	0.9708	6.55	1.0048	\$440,000.00	\$435,550.00	\$455,266.67	\$442,528.50	0.9767
0.500 - 1.000	44	1.0017	6.46	1.0078	\$485,500.00	\$474,151.00	\$488,500.00	\$481,162.80	0.9926
1.000 - 3.000	73	1.0096	5.64	1.0034	\$545,000.00	\$563,300.00	\$548,090.41	\$551,383.56	1.0094
3.000 - 5.000	7	1.0904	7.62	1.0326	\$520,000.00	\$595,000.00	\$667,857.14	\$673,428.57	1.0412
5.000 - 10.000	1	0.9618	0	1	\$565,000.00	\$543,400.00	\$565,000.00	\$543,400.00	0.9618
	196	0.9996	6.55	1.0051	\$495,450.00	\$480,100.00	\$496,457.65	\$493,069.69	0.9983

April 1, 2021 to April 1, 2022



Record Detail by Lot Size  
HUDSON, NH

11/29/2022

Lot Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
0.100 - 0.250 (19 items)															
0.100 - 0.250	0.2	368	247//095//000///	9 IRELAND ST	\$398,000.00	RE	RE	33	1,836	10/29/2021	0.0544	\$419,500.00	1.054	TR	R
0.100 - 0.250	0.218	2612	147//021//000///	11 DERRY LN	\$287,000.00	RE	RE	70	2,212	09/23/2021	0.0687	\$306,600.00	1.0683	R2	R
0.100 - 0.250	0.16	6474	190//164//000///	11 OAK AVE	\$310,000.00	RE	RE	86	1,163	07/15/2021	0.0451	\$295,900.00	0.9545	TR	R
0.100 - 0.250	0.15	6475	190//165//000///	9 OAK AVE	\$340,000.00	RE	RE	102	1,482	05/21/2021	0.007	\$337,500.00	0.9926	TR	R
0.100 - 0.250	0.226	6546	182//017//000///	19 REED ST	\$361,000.00	RE	RE	102	1,814	10/27/2021	0.0829	\$390,800.00	1.0825	TR	R
0.100 - 0.250	0.188	6547	190//112//000///	6 CHAPIN ST	\$339,400.00	RE	RE	37	1,773	01/07/2022	0.1731	\$398,000.00	1.1727	TR	R
0.100 - 0.250	0.172	6552	182//014//000///	13 REED ST	\$367,500.00	RE	RE	37	2,205	09/10/2021	0.1073	\$406,800.00	1.1069	TR	R
0.100 - 0.250	0.231	6703	191//048//000///	16 A ST	\$400,000.00	RE	RE	62	2,401	02/18/2022	0.0048	\$397,900.00	0.9948	TR	R
0.100 - 0.250	0.218	6719	198//040//000///	12 B ST	\$265,000.00	RE	RE	69	1,185	10/20/2021	0.0022	\$264,300.00	0.9974	TR	R
0.100 - 0.250	0.243	6990	174//008//000///	24 DERRY ST	\$350,000.00	RD	RD	112	2,561	06/02/2021	0.1435	\$400,100.00	1.1431	TR	R
0.100 - 0.250	0.193	7059	174//229//000///	6 FIRST ST	\$350,000.00	RE	RE	107	1,727	09/24/2021	0.0927	\$317,400.00	0.9069	TR	R
0.100 - 0.250	0.126	7060	174//218//000///	6 SECOND ST	\$285,000.00	RE	RE	70	1,465	12/11/2021	0.1636	\$331,500.00	1.1632	TR	R
0.100 - 0.250	0.23	7736	174//054//000///	7 VERNON ST	\$482,000.00	RE	RE	62	2,206	06/14/2021	0.082	\$442,300.00	0.9176	TR	R
0.100 - 0.250	0.148	7972	175//037//000///	136 FERRY ST	\$290,000.00	RD	RD	102	1,136	10/22/2021	0.1055	\$259,300.00	0.8941	BD	R
0.100 - 0.250	0.23	8124	165//109//000///	12 HILL ST	\$530,000.00	RE	RE	2	2,476	09/30/2021	0.0241	\$517,000.00	0.9755	TR	R
0.100 - 0.250	0.23	10379	247//045//007///	2 LUCIER PARK DR	\$545,000.00	RE	RE	4	2,404	05/06/2021	0.0662	\$508,700.00	0.9334	TR	R
0.100 - 0.250	0.238	10559	174//077//002///	3 HAVERHILL ST	\$541,000.00	RE	RE	1	2,418	02/18/2022	0.0321	\$523,400.00	0.9675	TR	R
0.100 - 0.250	0.233	10560	174//077//003///	5 HAVERHILL ST	\$525,000.00	RE	RE	1	2,420	01/21/2022	0.0103	\$519,400.00	0.9893	TR	R
0.100 - 0.250	0.23	10561	174//077//004///	7 HAVERHILL ST	\$525,000.00	RE	RE	1	2,432	12/30/2021	0.0126	\$518,200.00	0.987	TR	R
0.250 - 0.330 (10 items)															
0.250 - 0.330	0.321	757	234//020//000///	3 BRUCE ST	\$295,000.00	RC	RC	62	1,643	09/30/2021	0.1099	\$327,300.00	1.1095	G1	R
0.250 - 0.330	0.269	6209	197//143//000///	9 HEMLOCK ST	\$330,000.00	RE	RE	60	1,495	07/15/2021	0.0471	\$345,400.00	1.0467	TR	R
0.250 - 0.330	0.253	6231	197//168//000///	15 SPRUCE ST	\$360,000.00	RE	RE	60	1,645	10/28/2021	0.0571	\$339,300.00	0.9425	TR	R
0.250 - 0.330	0.33	6463	190//153//000///	4 CROSS ST	\$470,000.00	RE	RE	26	2,131	06/23/2021	0.0644	\$500,100.00	1.064	TR	R
0.250 - 0.330	0.289	6961	182//117//000///	9 CHASE ST	\$370,000.00	RD	RD	112	2,666	12/03/2021	0.0201	\$362,400.00	0.9795	TR	R
0.250 - 0.330	0.267	7243	183//055//000///	7 BURTON ST	\$490,000.00	RE	RE	62	2,139	09/07/2021	0.1584	\$412,200.00	0.8412	TR	R
0.250 - 0.330	0.292	7473	173//013//000///	6 TOLLES ST	\$290,000.00	RC	RC	62	1,125	12/13/2021	0.0844	\$265,400.00	0.9152	TR	R
0.250 - 0.330	0.301	7766	174//138//000///	61 HIGHLAND ST	\$390,000.00	RE	RE	74	1,414	12/02/2021	0.0968	\$352,100.00	0.9028	TR	R
0.250 - 0.330	0.285	7779	174//150//000///	5 BUSWELL ST	\$479,000.00	RE	RE	75	2,247	03/02/2022	0.1359	\$413,700.00	0.8637	TR	R
0.250 - 0.330	0.308	9636	191//024//006///	1 PAULA CIR	\$475,000.00	RF	RF	16	2,243	08/13/2021	0.0602	\$503,400.00	1.0598	TR	R
0.330 - 0.500 (42 items)															
0.330 - 0.500	0.367	388	247//120//000///	25 PHILBRICK ST	\$370,000.00	RE	RE	60	1,452	09/23/2021	0.1026	\$331,900.00	0.897	TR	R
0.330 - 0.500	0.408	573	247//076//000///	3 LILAC ST	\$530,000.00	RE	RE	5	1,679	06/02/2021	0.1736	\$437,800.00	0.826	TR	R

Record Detail by Lot Size  
HUDSON, NH

11/29/2022

Lot Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
0.330 - 0.500	0.378	765	234//028//000///	2 BRUCE ST	\$348,000.00	RC	RC	67	1,692	07/16/2021	0.1171	\$307,100.00	0.8825	G1	R
0.330 - 0.500	0.46	1988	211//002//000///	6 ST FRANCIS PL	\$541,000.00	RG	RG	28	2,814	04/29/2021	0.057	\$571,600.00	1.0566	R2	R
0.330 - 0.500	0.434	3274	168//098//000///	15 FRENETTE DR	\$505,000.00	RD	RD	7	2,031	10/08/2021	0.0552	\$476,900.00	0.9444	R2	R
0.330 - 0.500	0.471	3276	168//099//000///	17 FRENETTE DR	\$350,000.00	RD	RD	64	1,755	11/19/2021	0.0279	\$340,100.00	0.9717	R2	R
0.330 - 0.500	0.374	4122	149//019//000///	6 ROSEMARY CT	\$501,000.00	RG	RG	23	2,669	05/21/2021	0.0854	\$543,600.00	1.085	R2	R
0.330 - 0.500	0.432	4160	149//057//000///	2 HAYLEY CT	\$560,000.00	RG	RG	24	2,711	09/27/2021	0.0099	\$565,300.00	1.0095	R2	R
0.330 - 0.500	0.432	4160	149//057//000///	2 HAYLEY CT	\$560,000.00	RG	RG	24	2,711	08/20/2021	0.0099	\$565,300.00	1.0095	R2	R
0.330 - 0.500	0.446	4235	140//005//000///	4 SOUSA BLVD	\$575,000.00	RG	RG	24	2,868	09/24/2021	0.0884	\$625,600.00	1.088	GD	R
0.330 - 0.500	0.363	4243	140//011//000///	2 SUTHERLAND DR	\$649,900.00	RG	RG	1	2,698	02/01/2022	0.0852	\$594,300.00	0.9144	GD	R
0.330 - 0.500	0.367	4271	140//043//000///	9 SOUSA BLVD	\$501,000.00	RG	RG	24	2,379	04/20/2021	0.0928	\$547,300.00	1.0924	GD	R
0.330 - 0.500	0.49	4342	152//012//000///	89 BARRETT'S HILL RD	\$425,000.00	RE	RE	62	2,105	01/26/2022	0.1556	\$358,700.00	0.844	G1	R
0.330 - 0.500	0.448	5093	134//026//000///	37 HAZELWOOD RD	\$790,000.00	RF	RF	56	2,786	06/25/2021	0.2266	\$610,700.00	0.773	R1	R
0.330 - 0.500	0.421	5944	203//046//000///	35 COTTONWOOD DR	\$470,000.00	RE	RE	53	2,523	11/19/2021	0.066	\$438,797.00	0.9336	TR	R
0.330 - 0.500	0.346	5969	197//159//000///	8 SYCAMORE ST	\$472,000.00	RE	RE	59	2,293	05/07/2021	0.0543	\$446,200.00	0.9453	TR	R
0.330 - 0.500	0.345	5981	203//085//000///	17 TAMARACK ST	\$350,000.00	RE	RE	57	1,505	06/04/2021	0.0253	\$341,000.00	0.9743	TR	R
0.330 - 0.500	0.346	5987	197//163//000///	5 TAMARACK ST	\$330,000.00	RE	RE	58	1,575	08/13/2021	0.0725	\$353,800.00	1.0721	TR	R
0.330 - 0.500	0.346	6002	203//110//000///	21 COTTONWOOD DR	\$494,900.00	RE	RE	57	2,186	04/15/2021	0.0635	\$463,300.00	0.9361	TR	R
0.330 - 0.500	0.353	6022	203//114//000///	6 ASPEN ST	\$440,000.00	RE	RE	59	1,837	10/28/2021	0.0257	\$428,500.00	0.9739	TR	R
0.330 - 0.500	0.369	6024	203//105//000///	13 HICKORY ST	\$420,000.00	RE	RE	57	2,159	12/02/2021	0.0373	\$435,500.00	1.0369	TR	R
0.330 - 0.500	0.344	6038	203//053//000///	6 JUNIPER ST	\$459,000.00	RE	RE	57	2,218	11/19/2021	0.0464	\$437,500.00	0.9532	TR	R
0.330 - 0.500	0.354	6059	203//027//000///	6 HICKORY ST	\$400,000.00	RE	RE	41	2,619	07/09/2021	0.1564	\$462,400.00	1.156	TR	R
0.330 - 0.500	0.44	6124	197//017//000///	23 OBAN DR	\$485,000.00	RF	RF	26	2,219	05/14/2021	0.007	\$488,200.00	1.0066	TR	R
0.330 - 0.500	0.476	6128	197//026//000///	19 SUNRISE DR	\$496,100.00	RE	RE	54	2,489	07/29/2021	0.0298	\$481,100.00	0.9698	TR	R
0.330 - 0.500	0.433	6143	197//079//000///	25 WINNHAVEN DR	\$387,300.00	RE	RE	54	2,046	06/04/2021	0.0143	\$392,700.00	1.0139	TR	R
0.330 - 0.500	0.338	6146	197//064//000///	22 SUNRISE DR	\$380,000.00	RE	RE	53	1,495	04/08/2021	0.018	\$373,000.00	0.9816	TR	R
0.330 - 0.500	0.435	6175	197//105//000///	19 CEDAR ST	\$415,000.00	RE	RE	58	1,715	04/29/2021	0.069	\$386,200.00	0.9306	TR	R
0.330 - 0.500	0.346	6197	197//125//000///	26 CEDAR ST	\$390,000.00	RE	RE	60	2,153	06/18/2021	0.0417	\$373,600.00	0.9579	TR	R
0.330 - 0.500	0.346	6226	197//158//000///	6 SYCAMORE ST	\$440,000.00	RE	RE	58	1,953	05/27/2021	0.1001	\$395,800.00	0.8995	TR	R
0.330 - 0.500	0.453	6240	197//035//000///	8 WINNHAVEN DR	\$475,000.00	RE	RE	57	2,830	01/20/2022	0.0004	\$474,600.00	0.9992	TR	R
0.330 - 0.500	0.343	6832	191//008//000///	8 RICKY DR	\$383,500.00	RE	RE	59	2,336	08/13/2021	0.0708	\$410,500.00	1.0704	TR	R
0.330 - 0.500	0.4	6842	198//163//000///	1 TATE ST	\$480,000.00	RE	RE	53	1,727	03/11/2022	0.1367	\$414,200.00	0.8629	TR	R
0.330 - 0.500	0.335	7072	174//210//000///	16 OAKWOOD ST	\$400,000.00	RE	RE	69	2,093	04/14/2021	0.0894	\$435,600.00	1.089	TR	R
0.330 - 0.500	0.37	7109	182//157//000///	68 CENTRAL ST	\$385,000.00	RC	RC	92	1,801	10/29/2021	0.0453	\$367,400.00	0.9543	TR	R



Record Detail by Lot Size  
HUDSON, NH

11/29/2022

Lot Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
0.330 - 0.500	0.359	7121	182//169//000///	3 OAKWOOD ST	\$380,000.00	RE	RE	35	1,141	05/20/2021	0.0286	\$390,700.00	1.0282	TR	R
0.330 - 0.500	0.495	7165	183//095//000///	93 CENTRAL ST	\$358,000.00	RC	RC	87	1,932	11/17/2021	0.1563	\$413,800.00	1.1559	R2	R
0.330 - 0.500	0.366	7223	183//027//000///	36 ADELAIDE ST	\$420,000.00	RE	RE	76	1,622	06/11/2021	0.0591	\$395,000.00	0.9405	TR	R
0.330 - 0.500	0.497	7754	174//110//000///	52 HIGHLAND ST	\$380,000.00	RE	RE	172	1,708	07/12/2021	0.0249	\$370,400.00	0.9747	TR	R
0.330 - 0.500	0.373	8324	167//014//000///	102 HIGHLAND ST	\$350,000.00	RE	RE	92	1,571	11/04/2021	0.0962	\$316,200.00	0.9034	R2	R
0.330 - 0.500	0.348	8351	167//038//000///	16 BONNIE LN	\$519,500.00	RE	RE	48	2,755	02/03/2022	0.0427	\$497,100.00	0.9569	R2	R
0.330 - 0.500	0.378	10373	247//045//001///	2 CHESTNUT ST	\$555,000.00	RE	RE	5	2,287	09/24/2021	0.0502	\$526,900.00	0.9494	TR	R
0.500 - 1.000 (44 items)															
0.500 - 1.000	0.587	328	246//069//000///	50 RIVER RD	\$340,000.00	RD	RD	93	1,407	11/01/2021	0.1255	\$297,200.00	0.8741	G1	R
0.500 - 1.000	0.809	445	247//121//000///	22 PHILBRICK ST	\$460,000.00	RE	RE	42	1,782	09/29/2021	0.0037	\$461,500.00	1.0033	R1	R
0.500 - 1.000	0.897	446	247//132//000///	21 BLUEBERRY LN	\$565,000.00	RF	RF	46	2,985	09/07/2021	0.1003	\$508,100.00	0.8993	R1	R
0.500 - 1.000	0.961	477	247//035//000///	18 SAND HILL RD	\$595,000.00	RF	RF	44	3,067	12/08/2021	0.0932	\$539,300.00	0.9064	R1	R
0.500 - 1.000	0.83	739	234//004//000///	6 STEELE RD	\$405,000.00	RE	RE	56	2,554	12/14/2021	0.1387	\$461,000.00	1.1383	G1	R
0.500 - 1.000	0.689	809	228//035//000///	14 REGA AVE	\$327,300.00	RE	RE	57	1,641	09/28/2021	0.0832	\$354,400.00	1.0828	R2	R
0.500 - 1.000	0.754	962	242//052//000///	98 MUSQUASH RD	\$655,000.00	RD	RD	44	3,539	06/07/2021	0.0798	\$602,500.00	0.9198	R2	R
0.500 - 1.000	0.887	1340	230//015//000///	33 MUSQUASH RD	\$439,900.00	RD	RD	62	1,635	11/30/2021	0.0848	\$402,400.00	0.9148	R2	R
0.500 - 1.000	0.857	1958	205//087//000///	20 GLEN DR	\$521,000.00	RF	RF	43	2,628	09/03/2021	0.0194	\$530,900.00	1.019	R1	R
0.500 - 1.000	0.6	2286	193//040//000///	56 BUSH HILL RD	\$400,000.00	RE	RE	38	1,711	05/17/2021	0.0649	\$425,800.00	1.0645	GD	R
0.500 - 1.000	0.811	2423	177//022//000///	10 THURSTONS DR	\$515,000.00	RG	RG	24	2,513	07/30/2021	0.0449	\$537,900.00	1.0445	GD	R
0.500 - 1.000	0.718	2551	147//001//000///	1 SHORELINE DR	\$580,000.00	RF	RF	13	2,355	09/17/2021	0.0818	\$532,300.00	0.9178	R2	R
0.500 - 1.000	0.507	2668	148//062//000///	5 CARDINAL DR	\$526,000.00	RG	RG	54	2,761	07/29/2021	0.0675	\$490,261.00	0.9321	R1	R
0.500 - 1.000	0.699	3377	160//006//000///	155 BARRETTS HILL RD	\$435,000.00	RE	RE	37	1,965	06/29/2021	0.0172	\$442,300.00	1.0168	G1	R
0.500 - 1.000	0.985	3401	160//099//000///	56 WINDHAM RD	\$525,000.00	RE	RE	23	2,605	11/24/2021	0.0004	\$525,000.00	1	G1	R
0.500 - 1.000	0.689	3748	129//053//000///	9 PLAZA AVE	\$510,000.00	RF	RF	36	1,980	09/30/2021	0.0463	\$486,200.00	0.9533	R2	R
0.500 - 1.000	0.877	3768	129//092//000///	17 ST LAURENT DR	\$470,000.00	RF	RF	39	1,772	07/14/2021	0.0283	\$456,500.00	0.9713	R2	R
0.500 - 1.000	0.696	3786	129//109//000///	11 PATRICIA DR	\$420,000.00	RF	RF	40	1,585	08/06/2021	0.0135	\$425,500.00	1.0131	R2	R
0.500 - 1.000	0.693	3856	138//060//000///	6 GRACE DR	\$380,000.00	RF	RF	51	1,876	05/25/2021	0.1228	\$426,500.00	1.1224	R2	R
0.500 - 1.000	0.698	3867	138//071//000///	24 ALVIRNE DR	\$290,000.00	RF	RF	57	1,216	08/13/2021	0.1821	\$342,700.00	1.1817	R2	R
0.500 - 1.000	0.554	3885	138//094//000///	1 SUNLAND DR	\$372,800.00	RF	RF	122	1,808	10/27/2021	0.1018	\$334,700.00	0.8978	R2	R
0.500 - 1.000	0.865	3895	130//001//000///	32 ALVIRNE DR	\$500,000.00	RF	RF	54	1,935	02/22/2022	0.1078	\$445,900.00	0.8918	R1	R
0.500 - 1.000	0.935	3942	139//035//000///	171 DERRY RD	\$320,000.00	RD	RD	132	1,469	11/15/2021	0.0096	\$316,800.00	0.99	R1	R
0.500 - 1.000	0.941	4094	148//042//000///	3 ROBIN DR	\$465,000.00	RG	RG	54	2,271	03/23/2022	0.023	\$475,502.00	1.0226	R1	R
0.500 - 1.000	0.767	4843	131//006//000///	22 OLD DERRY RD	\$435,000.00	RE	RE	57	2,485	07/23/2021	0.0873	\$472,800.00	1.0869	GD	R

Record Detail by Lot Size  
HUDSON, NH

11/29/2022

Lot Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
0.500 - 1.000	0.969	5940	203//042//000///	43 COTTONWOOD DR	\$555,000.00	RE	RE	55	2,623	05/19/2021	0.0039	\$556,939.00	1.0035	TR	R
0.500 - 1.000	0.641	7390	165//031//000///	26 CAMPBELLO ST	\$496,000.00	RE	RE	82	2,022	10/26/2021	0.1785	\$407,261.00	0.8211	TR	R
0.500 - 1.000	0.669	7442	165//058//000///	11 FEDERAL ST	\$355,000.00	RE	RE	61	2,441	11/04/2021	0.1043	\$391,900.00	1.1039	TR	R
0.500 - 1.000	0.64	7821	174//203//000///	18 THIRD ST	\$415,000.00	RE	RE	74	1,426	07/30/2021	0.0791	\$382,000.00	0.9205	TR	R
0.500 - 1.000	0.803	8036	175//094//000///	22 ALPINE AVE	\$420,000.00	RE	RE	37	2,582	04/09/2021	0.108	\$465,200.00	1.1076	R2	R
0.500 - 1.000	0.689	8039	175//097//000///	32 ALPINE AVE	\$380,000.00	RE	RE	32	1,553	06/29/2021	0.0067	\$382,400.00	1.0063	R2	R
0.500 - 1.000	0.544	8334	167//025//000///	114 HIGHLAND ST	\$378,000.00	RE	RE	72	1,276	06/21/2021	0.0316	\$365,900.00	0.968	R2	R
0.500 - 1.000	0.551	8386	167//070//000///	4 WATTS CIR	\$415,000.00	RE	RE	53	2,425	10/29/2021	0.0426	\$432,500.00	1.0422	R2	R
0.500 - 1.000	0.689	8550	185//057//000///	26 BEAR PATH LN	\$475,000.00	RF	RF	20	2,112	07/16/2021	0.0364	\$492,100.00	1.036	GD	R
0.500 - 1.000	0.607	8650	193//030//000///	35 FLYING ROCK RD	\$565,000.00	RG	RG	19	2,853	10/22/2021	0.0392	\$586,900.00	1.0388	GD	R
0.500 - 1.000	0.712	8655	185//034//000///	23 FLYING ROCK RD	\$565,000.00	RG	RG	19	2,537	06/22/2021	0.0084	\$569,500.00	1.008	GD	R
0.500 - 1.000	0.689	8659	185//038//000///	15 FLYING ROCK RD	\$671,000.00	RG	RG	19	3,681	10/15/2021	0.0309	\$650,000.00	0.9687	GD	R
0.500 - 1.000	0.571	8714	140//071//000///	13 GABRIELLE DR	\$585,000.00	RG	RG	20	2,922	08/21/2021	0.0174	\$574,600.00	0.9822	GD	R
0.500 - 1.000	0.502	8805	170//023//000///	34 BRADFORD CIR	\$520,000.00	RF	RF	19	2,789	06/16/2021	0.1031	\$573,400.00	1.1027	G1	R
0.500 - 1.000	0.503	9474	138//005//006///	10 SERENITY CIR	\$740,000.00	RF	RF	15	3,452	03/24/2022	0.1562	\$624,100.00	0.8434	R2	R
0.500 - 1.000	0.711	10062	217//033//007///	17 ALLYSON DR	\$620,000.00	RF	RF	11	2,916	05/13/2021	0.0123	\$612,100.00	0.9873	R2	R
0.500 - 1.000	0.697	10344	232//015//000///	41 ORCHARD PARK LN	\$667,000.00	RG	RG	5	2,828	05/11/2021	0.0178	\$678,600.00	1.0174	R2	R
0.500 - 1.000	0.667	10388	247//045//016///	7 LUCIER PARK DR	\$585,000.00	RE	RE	4	2,287	01/28/2022	0.0856	\$534,700.00	0.914	TR	R
0.500 - 1.000	0.729	10416	186//013//002///	7 LAUREL LNDG	\$635,000.00	RG	RG	3	2,762	09/24/2021	0.0593	\$597,100.00	0.9403	GD	R
1.000 - 3.000 (73 items)															
1.000 - 3.000	1.086	25	252//016//000///	19 WINSLOW FARM RD	\$550,000.00	RF	RF	37	3,322	06/04/2021	0.1695	\$643,000.00	1.1691	R1	R
1.000 - 3.000	1.19	69	258//002//000///	10 ANNA LOUISE DR	\$594,000.00	RF	RF	37	2,513	08/10/2021	0.1488	\$505,400.00	0.8508	R1	R
1.000 - 3.000	1.17	79	253//038//000///	17 ANNA LOUISE DR	\$535,000.00	RF	RF	37	2,595	07/30/2021	0.0866	\$581,100.00	1.0862	R1	R
1.000 - 3.000	1.01	124	259//007//000///	153 DRACUT RD	\$630,000.00	RD	RD	1	2,798	12/14/2021	0.0126	\$621,800.00	0.987	R2	R
1.000 - 3.000	1.05	230	246//023//000///	13 PAR LN	\$600,000.00	RF	RF	44	3,610	06/28/2021	0.0162	\$609,500.00	1.0158	R1	R
1.000 - 3.000	1.27	253	240//004//000///	8 EAGLE DR	\$484,000.00	RG	RG	42	2,643	01/07/2022	0.1642	\$563,300.00	1.1638	R1	R
1.000 - 3.000	1.13	273	246//050//000///	5 BIRDIE LN	\$540,000.00	RG	RG	43	2,870	08/13/2021	0.041	\$561,900.00	1.0406	R1	R
1.000 - 3.000	2.641	294	246//003//000///	51 RIVER RD	\$415,000.00	RD	RD	87	1,914	10/21/2021	0.0006	\$414,600.00	0.999	R2	R
1.000 - 3.000	1.15	546	242//003//000///	22 SANDERS RD	\$534,000.00	RE	RE	49	2,541	06/30/2021	0.0699	\$571,100.00	1.0695	R2	R
1.000 - 3.000	1.209	652	248//042//000///	7 JEANNE ST	\$420,000.00	RE	RE	48	1,606	09/09/2021	0.0011	\$420,300.00	1.0007	R2	R
1.000 - 3.000	1.333	677	242//075//000///	15 CRESTWOOD DR	\$605,000.00	RG	RG	25	2,843	08/11/2021	0.0282	\$621,800.00	1.0278	R2	R
1.000 - 3.000	1.411	711	254//022//000///	4 PONDEROSA DR	\$545,000.00	RF	RF	46	2,700	01/18/2022	0.0323	\$562,400.00	1.0319	G1	R
1.000 - 3.000	1.173	946	229//043//000///	3 STABLE RD	\$480,000.00	RF	RF	46	3,271	04/01/2022	0.1627	\$557,900.00	1.1623	R2	R



Record Detail by Lot Size  
HUDSON, NH

11/29/2022

Lot Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1.000 - 3.000	1.032	1003	237//025//000///	8 CHISWICK RD	\$549,500.00	RF	RF	42	1,682	07/26/2021	0.03	\$532,800.00	0.9696	R2	R
1.000 - 3.000	1.2	1014	231//001//000///	64 GOWING RD	\$390,000.00	RE	RE	61	1,549	04/16/2021	0.0422	\$406,300.00	1.0418	R2	R
1.000 - 3.000	1.15	1095	242//008//000///	2 NATHANIEL DR	\$500,000.00	RF	RF	31	2,371	09/17/2021	0.0638	\$531,700.00	1.0634	R2	R
1.000 - 3.000	1.09	1104	236//011//000///	77 MUSQUASH RD	\$400,000.00	RD	RD	28	1,520	08/26/2021	0.0081	\$396,600.00	0.9915	R2	R
1.000 - 3.000	1.154	1245	222//021//000///	6 HOLLY LN	\$431,000.00	RE	RE	47	2,358	11/04/2021	0.0292	\$443,400.00	1.0288	R2	R
1.000 - 3.000	1.192	1248	216//021//000///	12 HOLLY LN	\$454,000.00	RE	RE	50	2,741	11/04/2021	0.0262	\$465,700.00	1.0258	R2	R
1.000 - 3.000	1.167	1288	217//001//000///	5 HUNTER LN	\$550,000.00	RF	RF	47	2,867	11/09/2021	0.1877	\$653,000.00	1.1873	R2	R
1.000 - 3.000	1.54	2222	206//007//000///	14 PASTURE DR	\$420,000.00	RF	RF	31	1,769	05/13/2021	0.0072	\$416,800.00	0.9924	GD	R
1.000 - 3.000	1.135	2233	200//023//000///	10 MOUNTAIN VIEW DR	\$601,000.00	RF	RF	29	2,726	08/12/2021	0.0425	\$575,200.00	0.9571	GD	R
1.000 - 3.000	1.245	2234	200//024//000///	8 MOUNTAIN VIEW DR	\$590,000.00	RF	RF	31	3,031	11/19/2021	0.0007	\$590,200.00	1.0003	GD	R
1.000 - 3.000	2.163	3052	157//005//000///	13 WENDE DR	\$433,200.00	RG	RG	46	1,796	03/11/2022	0.039	\$449,900.00	1.0386	R1	R
1.000 - 3.000	2.727	3096	167//080//000///	15 WASHINGTON DR	\$451,000.00	RE	RE	27	2,043	11/14/2021	0.0319	\$465,200.00	1.0315	R2	R
1.000 - 3.000	1.01	3619	171//014//000///	2 BRADFORD CIR	\$705,000.00	RF	RF	22	3,578	09/23/2021	0.0337	\$728,500.00	1.0333	R2	R
1.000 - 3.000	1.387	3634	171//028//000///	99 SULLIVAN RD	\$364,900.00	RE	RE	262	2,440	07/13/2021	0.0078	\$367,600.00	1.0074	R2	R
1.000 - 3.000	1.087	4292	160//058//000///	5 ROY DR	\$499,900.00	RF	RF	36	2,242	11/05/2021	0.0714	\$535,400.00	1.071	G1	R
1.000 - 3.000	1.38	4413	151//001//000///	1 SHINGLE MILL RD	\$399,900.00	RE	RE	50	2,214	08/18/2021	0.1289	\$451,300.00	1.1285	G1	R
1.000 - 3.000	1.379	4661	163//010//000///	53 SULLIVAN RD	\$467,000.00	RE	RE	43	2,619	08/30/2021	0.031	\$481,300.00	1.0306	R1	R
1.000 - 3.000	1.045	4896	131//082//000///	7 MELBA DR	\$430,000.00	RF	RF	43	1,709	04/29/2021	0.042	\$447,900.00	1.0416	GD	R
1.000 - 3.000	1.046	4948	133//013//000///	12 SANDALWOOD RD	\$655,000.00	RF	RF	31	3,483	12/02/2021	0.0363	\$678,500.00	1.0359	R1	R
1.000 - 3.000	1.278	4959	124//035//000///	37 HERITAGE CIR	\$520,000.00	RF	RF	44	2,615	08/09/2021	0.0356	\$538,300.00	1.0352	R1	R
1.000 - 3.000	1.068	4967	124//012//000///	1 JEREMY LN	\$526,000.00	RF	RF	45	2,271	01/31/2022	0.0015	\$526,600.00	1.0011	R1	R
1.000 - 3.000	1.171	5008	143//002//000///	26 HAZELWOOD RD	\$515,000.00	RF	RF	51	2,735	03/04/2022	0.0532	\$487,400.00	0.9464	R1	R
1.000 - 3.000	1.063	5030	133//074//000///	24 PINEWOOD RD	\$630,000.00	RF	RF	34	3,565	12/23/2021	0.0074	\$634,400.00	1.007	R1	R
1.000 - 3.000	1.034	5136	124//053//000///	13 TERRA LN	\$562,000.00	RF	RF	37	3,123	12/06/2021	0.0277	\$546,200.00	0.9719	R1	R
1.000 - 3.000	1.153	5319	110//018//000///	12 FULLER DR	\$500,000.00	RE	RE	50	2,343	08/23/2021	0.0642	\$467,700.00	0.9354	G1	R
1.000 - 3.000	1.033	5363	111//026//000///	135 ROBINSON RD	\$416,000.00	RE	RE	54	1,693	08/06/2021	0.0107	\$420,300.00	1.0103	G1	R
1.000 - 3.000	1.06	5426	116//052//000///	4 MAUREEN LN	\$515,000.00	RF	RF	16	2,471	09/02/2021	0.0693	\$479,100.00	0.9303	R1	R
1.000 - 3.000	1.171	5437	116//024//000///	12 HENRY DR	\$421,000.00	RF	RF	50	1,992	06/25/2021	0.0603	\$446,200.00	1.0599	R1	R
1.000 - 3.000	1.148	5466	124//021//000///	14 HERITAGE CIR	\$520,000.00	RF	RF	46	3,298	06/01/2021	0.1283	\$586,500.00	1.1279	R1	R
1.000 - 3.000	1.159	5467	124//005//000///	15 HERITAGE CIR	\$500,000.00	RF	RF	47	2,215	10/19/2021	0.002	\$498,800.00	0.9976	R1	R
1.000 - 3.000	1.152	5470	116//001//000///	9 HERITAGE CIR	\$551,300.00	RF	RF	47	2,324	01/11/2022	0.1467	\$470,200.00	0.8529	R1	R
1.000 - 3.000	1.157	5474	116//005//000///	1 HERITAGE CIR	\$575,000.00	RF	RF	46	4,004	08/23/2021	0.01	\$580,500.00	1.0096	R1	R
1.000 - 3.000	1.152	5501	116//019//000///	13 HENRY DR	\$510,000.00	RF	RF	48	3,116	11/19/2021	0.0274	\$495,800.00	0.9722	R1	R

Record Detail by Lot Size  
HUDSON, NH

11/29/2022

Lot Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1.000 - 3.000	1.177	5509	111//042//000///	148 ROBINSON RD	\$500,000.00	RE	RE	49	3,179	11/22/2021	0.1612	\$580,400.00	1.1608	R1	R
1.000 - 3.000	1.05	5634	118//007//000///	34 KIENIA RD	\$430,000.00	RE	RE	49	1,679	12/03/2021	0.0771	\$463,000.00	1.0767	G1	R
1.000 - 3.000	1.51	5899	111//001//000///	4 TEAR DROP CIR	\$555,000.00	RF	RF	27	2,880	06/09/2021	0.0761	\$597,000.00	1.0757	G1	R
1.000 - 3.000	1.107	6134	197//032//000///	3 SUNRISE DR	\$521,500.00	RE	RE	41	2,088	12/21/2021	0.1473	\$444,500.00	0.8523	TR	R
1.000 - 3.000	1.033	8362	167//057//000///	121 HIGHLAND ST	\$400,000.00	RE	RE	68	1,533	12/07/2021	0.0576	\$376,800.00	0.942	R2	R
1.000 - 3.000	1.028	8543	185//050//000///	12 BEAR PATH LN	\$443,000.00	RF	RF	20	2,042	06/28/2021	0.0652	\$471,700.00	1.0648	GD	R
1.000 - 3.000	1.185	10031	174//015//001///	20 BAKER ST	\$200,000.00	RE	RE	0	2,399	04/29/2021	0.1441	\$171,100.00	0.8555	TR	R
1.000 - 3.000	1.518	10225	207//008//015///	30 MOOSE HILL RD	\$750,000.00	RG	RG	6	3,319	11/05/2021	0.0413	\$780,700.00	1.0409	G1	R
1.000 - 3.000	2.058	10322	128//008//008///	40 AUTUMN CIR	\$659,900.00	RH	RH	1	3,634	10/20/2021	0.0618	\$700,400.00	1.0614	R2	R
1.000 - 3.000	2.196	10442	201//007//002///	21 STANDISH LN	\$599,900.00	REN	REN	2	3,021	06/04/2021	0.0597	\$635,500.00	1.0593	GD	R
1.000 - 3.000	1.655	10445	201//007//005///	39 STANDISH LN	\$730,000.00	REN	REN	1	3,041	03/16/2022	0.1089	\$650,200.00	0.8907	GD	R
1.000 - 3.000	1.655	10446	201//007//006///	43 STANDISH LN	\$718,000.00	REN	REN	1	3,025	01/18/2022	0.1213	\$630,600.00	0.8783	GD	R
1.000 - 3.000	1.655	10447	201//007//007///	47 STANDISH LN	\$721,000.00	REN	REN	1	3,028	01/31/2022	0.1437	\$617,100.00	0.8559	GD	R
1.000 - 3.000	1.025	10460	194//010//002///	4 WARREN RD	\$642,900.00	REN	REN	1	2,995	08/06/2021	0.0078	\$637,600.00	0.9918	G1	R
1.000 - 3.000	1.0463	10461	194//010//003///	125 STANDISH LN	\$636,700.00	REN	REN	2	3,098	06/25/2021	0.0172	\$647,400.00	1.0168	G1	R
1.000 - 3.000	1.755	10465	201//007//016///	49 WARREN RD	\$614,100.00	REN	REN	2	3,046	04/30/2021	0.0862	\$666,800.00	1.0858	G1	R
1.000 - 3.000	1.589	10470	194//010//005///	137 STANDISH LN	\$697,400.00	REN	REN	1	3,389	01/14/2022	0.02	\$683,200.00	0.9796	G1	R
1.000 - 3.000	1.242	10472	194//010//007///	149 STANDISH LN	\$599,900.00	REN	REN	1	2,883	10/14/2021	0.0181	\$610,500.00	1.0177	G1	R
1.000 - 3.000	1.015	10473	194//010//008///	151 STANDISH LN	\$690,500.00	REN	REN	1	3,389	01/26/2022	0.0231	\$674,300.00	0.9765	G1	R
1.000 - 3.000	1.297	10474	194//010//009///	132 STANDISH LN	\$747,000.00	REN	REN	1	2,986	03/11/2022	0.1212	\$656,200.00	0.8784	G1	R
1.000 - 3.000	1.078	10476	195//001//002///	165 STANDISH LN	\$685,600.00	REN	REN	1	3,403	10/08/2021	0.0263	\$667,300.00	0.9733	G1	R
1.000 - 3.000	1.762	10541	194//009//003///	136 STANDISH LN	\$681,300.00	REN	REN	1	3,403	09/10/2021	0.0052	\$684,600.00	1.0048	G1	R
1.000 - 3.000	1.273	10543	194//009//005///	146 STANDISH LN	\$675,300.00	REN	REN	1	2,883	02/24/2022	0.0779	\$622,400.00	0.9217	G1	R
1.000 - 3.000	1.01	10544	194//009//006///	152 STANDISH LN	\$686,100.00	REN	REN	1	3,016	10/28/2021	0.0203	\$671,900.00	0.9793	G1	R
1.000 - 3.000	1.005	10545	194//009//007///	158 STANDISH LN	\$654,900.00	REN	REN	1	2,883	02/23/2022	0.0547	\$618,800.00	0.9449	G1	R
1.000 - 3.000	1.012	10546	194//009//008///	160 STANDISH LN	\$678,500.00	REN	REN	1	3,389	11/02/2021	0.0381	\$652,400.00	0.9615	G1	R
1.000 - 3.000	1.054	10547	194//009//009///	164 STANDISH LN	\$607,400.00	REN	REN	1	2,883	11/29/2021	0.0034	\$609,200.00	1.003	G1	R
3.000 - 5.000 (7 items)															
3.000 - 5.000	3.76	556	241//068//000///	23 NATHANIEL DR	\$450,000.00	RF	RF	28	1,904	12/08/2021	0.1106	\$499,600.00	1.1102	R2	R
3.000 - 5.000	4.901	997	237//026//000///	9 CHISWICK RD	\$380,000.00	RF	RF	48	1,467	06/04/2021	0.1357	\$431,400.00	1.1353	R2	R
3.000 - 5.000	3.18	2054	218//011//000///	74 WASON RD	\$520,000.00	RE	RE	25	2,799	05/26/2021	0.1446	\$595,000.00	1.1442	GD	R
3.000 - 5.000	3.34	2107	214//005//000///	10 WOODLAND DR	\$1,265,000.00	RG	RG	19	7,321	10/20/2021	0.0473	\$1,204,600.00	0.9523	G1	R
3.000 - 5.000	3.6	4445	142//022//000///	8 HAZELWOOD RD	\$510,000.00	RF	RF	29	2,489	10/14/2021	0.0908	\$556,100.00	1.0904	R1	R



Record Detail by Lot Size  
HUDSON, NH

11/29/2022

Lot Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
3.000 - 5.000	3.216	9633	191//024//003///	7 PAULA CIR	\$710,000.00	RF	RF	16	3,584	08/13/2021	0.0129	\$718,900.00	1.0125	TR	R
3.000 - 5.000	3.434	10000	115//003//007///	5 SENTER FARM RD	\$840,000.00	RH	RH	7	3,390	03/15/2022	0.1563	\$708,400.00	0.8433	G1	R
5.000 - 10.000 (1 item)															
5.000 - 10.000	5.253	3097	167//079//000///	17 WASHINGTON DR	\$565,000.00	RE	RE	27	3,025	11/15/2021	0.0378	\$543,400.00	0.9618	R2	R

Group Summary by Building Size  
HUDSON, NH

Single Family

11/29/2022

Building Size	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
1,000 - 1,500	17	0.9816	7.24	1.003	\$340,000.00	\$337,500.00	\$338,411.76	\$334,294.12	0.9908
1,500 - 2,000	45	0.9924	6.4	1.0041	\$415,000.00	\$413,800.00	\$407,757.78	\$404,328.89	0.9956
2,000 - 2,500	50	0.9962	6.7	1.0037	\$480,500.00	\$468,950.00	\$464,196.00	\$457,263.26	0.9887
2,500 - 3,000	50	1.0135	6.16	1.0079	\$547,500.00	\$567,400.00	\$550,536.00	\$554,313.94	1.0149
3,000 - 4,000	32	0.9900	6.66	1.0072	\$657,450.00	\$645,200.00	\$644,593.75	\$637,496.88	0.9961
4,000 - 5,000	1	1.0096	0	1	\$575,000.00	\$580,500.00	\$575,000.00	\$580,500.00	1.0096
5,000 - 10,000	1	0.9523	0	1	\$1,265,000.00	\$1,204,600.00	\$1,265,000.00	\$1,204,600.00	0.9523
	196	0.9996	6.55	1.0051	\$495,450.00	\$480,100.00	\$496,457.65	\$493,069.69	0.9983

April 1, 2021 to April 1, 2022

Record Detail by Building Size  
HUDSON, NH

11/29/2022

Building Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1,000 - 1,500 (17 items)															
1,000 - 1,500	0.587	328	246//069//000///	50 RIVER RD	\$340,000.00	RD	RD	93	1,407	11/01/2021	0.1255	\$297,200.00	0.8741	G1	R
1,000 - 1,500	0.367	388	247//120//000///	25 PHILBRICK ST	\$370,000.00	RE	RE	60	1,452	09/23/2021	0.1026	\$331,900.00	0.897	TR	R
1,000 - 1,500	4.901	997	237//026//000///	9 CHISWICK RD	\$380,000.00	RF	RF	48	1,467	06/04/2021	0.1357	\$431,400.00	1.1353	R2	R
1,000 - 1,500	0.698	3867	138//071//000///	24 ALVIRNE DR	\$290,000.00	RF	RF	57	1,216	08/13/2021	0.1821	\$342,700.00	1.1817	R2	R
1,000 - 1,500	0.935	3942	139//035//000///	171 DERRY RD	\$320,000.00	RD	RD	132	1,469	11/15/2021	0.0096	\$316,800.00	0.99	R1	R
1,000 - 1,500	0.338	6146	197//064//000///	22 SUNRISE DR	\$380,000.00	RE	RE	53	1,495	04/08/2021	0.018	\$373,000.00	0.9816	TR	R
1,000 - 1,500	0.269	6209	197//143//000///	9 HEMLOCK ST	\$330,000.00	RE	RE	60	1,495	07/15/2021	0.0471	\$345,400.00	1.0467	TR	R
1,000 - 1,500	0.16	6474	190//164//000///	11 OAK AVE	\$310,000.00	RE	RE	86	1,163	07/15/2021	0.0451	\$295,900.00	0.9545	TR	R
1,000 - 1,500	0.15	6475	190//165//000///	9 OAK AVE	\$340,000.00	RE	RE	102	1,482	05/21/2021	0.007	\$337,500.00	0.9926	TR	R
1,000 - 1,500	0.218	6719	198//040//000///	12 B ST	\$265,000.00	RE	RE	69	1,185	10/20/2021	0.0022	\$264,300.00	0.9974	TR	R
1,000 - 1,500	0.126	7060	174//218//000///	6 SECOND ST	\$285,000.00	RE	RE	70	1,465	12/11/2021	0.1636	\$331,500.00	1.1632	TR	R
1,000 - 1,500	0.359	7121	182//169//000///	3 OAKWOOD ST	\$380,000.00	RE	RE	35	1,141	05/20/2021	0.0286	\$390,700.00	1.0282	TR	R
1,000 - 1,500	0.292	7473	173//013//000///	6 TOLLES ST	\$290,000.00	RC	RC	62	1,125	12/13/2021	0.0844	\$265,400.00	0.9152	TR	R
1,000 - 1,500	0.301	7766	174//138//000///	61 HIGHLAND ST	\$390,000.00	RE	RE	74	1,414	12/02/2021	0.0968	\$352,100.00	0.9028	TR	R
1,000 - 1,500	0.64	7821	174//203//000///	18 THIRD ST	\$415,000.00	RE	RE	74	1,426	07/30/2021	0.0791	\$382,000.00	0.9205	TR	R
1,000 - 1,500	0.148	7972	175//037//000///	136 FERRY ST	\$290,000.00	RD	RD	102	1,136	10/22/2021	0.1055	\$259,300.00	0.8941	BD	R
1,000 - 1,500	0.544	8334	167//025//000///	114 HIGHLAND ST	\$378,000.00	RE	RE	72	1,276	06/21/2021	0.0316	\$365,900.00	0.968	R2	R
1,500 - 2,000 (45 items)															
1,500 - 2,000	2.641	294	246//003//000///	51 RIVER RD	\$415,000.00	RD	RD	87	1,914	10/21/2021	0.0006	\$414,600.00	0.999	R2	R
1,500 - 2,000	0.2	368	247//095//000///	9 IRELAND ST	\$398,000.00	RE	RE	33	1,836	10/29/2021	0.0544	\$419,500.00	1.054	TR	R
1,500 - 2,000	0.809	445	247//121//000///	22 PHILBRICK ST	\$460,000.00	RE	RE	42	1,782	09/29/2021	0.0037	\$461,500.00	1.0033	R1	R
1,500 - 2,000	3.76	556	241//068//000///	23 NATHANIEL DR	\$450,000.00	RF	RF	28	1,904	12/08/2021	0.1106	\$499,600.00	1.1102	R2	R
1,500 - 2,000	0.408	573	247//076//000///	3 LILAC ST	\$530,000.00	RE	RE	5	1,679	06/02/2021	0.1736	\$437,800.00	0.826	TR	R
1,500 - 2,000	1.209	652	248//042//000///	7 JEANNE ST	\$420,000.00	RE	RE	48	1,606	09/09/2021	0.0011	\$420,300.00	1.0007	R2	R
1,500 - 2,000	0.321	757	234//020//000///	3 BRUCE ST	\$295,000.00	RC	RC	62	1,643	09/30/2021	0.1099	\$327,300.00	1.1095	G1	R
1,500 - 2,000	0.378	765	234//028//000///	2 BRUCE ST	\$348,000.00	RC	RC	67	1,692	07/16/2021	0.1171	\$307,100.00	0.8825	G1	R
1,500 - 2,000	0.689	809	228//035//000///	14 REGA AVE	\$327,300.00	RE	RE	57	1,641	09/28/2021	0.0832	\$354,400.00	1.0828	R2	R
1,500 - 2,000	1.032	1003	237//025//000///	8 CHISWICK RD	\$549,500.00	RF	RF	42	1,682	07/26/2021	0.03	\$532,800.00	0.9696	R2	R
1,500 - 2,000	1.2	1014	231//001//000///	64 GOWING RD	\$390,000.00	RE	RE	61	1,549	04/16/2021	0.0422	\$406,300.00	1.0418	R2	R
1,500 - 2,000	1.09	1104	236//011//000///	77 MUSQUASH RD	\$400,000.00	RD	RD	28	1,520	08/26/2021	0.0081	\$396,600.00	0.9915	R2	R
1,500 - 2,000	0.887	1340	230//015//000///	33 MUSQUASH RD	\$439,900.00	RD	RD	62	1,635	11/30/2021	0.0848	\$402,400.00	0.9148	R2	R
1,500 - 2,000	1.54	2222	206//007//000///	14 PASTURE DR	\$420,000.00	RF	RF	31	1,769	05/13/2021	0.0072	\$416,800.00	0.9924	GD	R



Record Detail by Building Size  
HUDSON, NH

11/29/2022

Building Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1,500 - 2,000	0.6	2286	193//040//000///	56 BUSH HILL RD	\$400,000.00	RE	RE	38	1,711	05/17/2021	0.0649	\$425,800.00	1.0645	GD	R
1,500 - 2,000	2.163	3052	157//005//000///	13 WENDE DR	\$433,200.00	RG	RG	46	1,796	03/11/2022	0.039	\$449,900.00	1.0386	R1	R
1,500 - 2,000	0.471	3276	168//099//000///	17 FRENETTE DR	\$350,000.00	RD	RD	64	1,755	11/19/2021	0.0279	\$340,100.00	0.9717	R2	R
1,500 - 2,000	0.699	3377	160//006//000///	155 BARRETT'S HILL RD	\$435,000.00	RE	RE	37	1,965	06/29/2021	0.0172	\$442,300.00	1.0168	G1	R
1,500 - 2,000	0.689	3748	129//053//000///	9 PLAZA AVE	\$510,000.00	RF	RF	36	1,980	09/30/2021	0.0463	\$486,200.00	0.9533	R2	R
1,500 - 2,000	0.877	3768	129//092//000///	17 ST LAURENT DR	\$470,000.00	RF	RF	39	1,772	07/14/2021	0.0283	\$456,500.00	0.9713	R2	R
1,500 - 2,000	0.696	3786	129//109//000///	11 PATRICIA DR	\$420,000.00	RF	RF	40	1,585	08/06/2021	0.0135	\$425,500.00	1.0131	R2	R
1,500 - 2,000	0.693	3856	138//060//000///	6 GRACE DR	\$380,000.00	RF	RF	51	1,876	05/25/2021	0.1228	\$426,500.00	1.1224	R2	R
1,500 - 2,000	0.554	3885	138//094//000///	1 SUNLAND DR	\$372,800.00	RF	RF	122	1,808	10/27/2021	0.1018	\$334,700.00	0.8978	R2	R
1,500 - 2,000	0.865	3895	130//001//000///	32 ALVIRNE DR	\$500,000.00	RF	RF	54	1,935	02/22/2022	0.1078	\$445,900.00	0.8918	R1	R
1,500 - 2,000	1.045	4896	131//082//000///	7 MELBA DR	\$430,000.00	RF	RF	43	1,709	04/29/2021	0.042	\$447,900.00	1.0416	GD	R
1,500 - 2,000	1.033	5363	111//026//000///	135 ROBINSON RD	\$416,000.00	RE	RE	54	1,693	08/06/2021	0.0107	\$420,300.00	1.0103	G1	R
1,500 - 2,000	1.171	5437	116//024//000///	12 HENRY DR	\$421,000.00	RF	RF	50	1,992	06/25/2021	0.0603	\$446,200.00	1.0599	R1	R
1,500 - 2,000	1.05	5634	118//007//000///	34 KIENIA RD	\$430,000.00	RE	RE	49	1,679	12/03/2021	0.0771	\$463,000.00	1.0767	G1	R
1,500 - 2,000	0.345	5981	203//085//000///	17 TAMARACK ST	\$350,000.00	RE	RE	57	1,505	06/04/2021	0.0253	\$341,000.00	0.9743	TR	R
1,500 - 2,000	0.346	5987	197//163//000///	5 TAMARACK ST	\$330,000.00	RE	RE	58	1,575	08/13/2021	0.0725	\$353,800.00	1.0721	TR	R
1,500 - 2,000	0.353	6022	203//114//000///	6 ASPEN ST	\$440,000.00	RE	RE	59	1,837	10/28/2021	0.0257	\$428,500.00	0.9739	TR	R
1,500 - 2,000	0.435	6175	197//105//000///	19 CEDAR ST	\$415,000.00	RE	RE	58	1,715	04/29/2021	0.069	\$386,200.00	0.9306	TR	R
1,500 - 2,000	0.346	6226	197//158//000///	6 SYCAMORE ST	\$440,000.00	RE	RE	58	1,953	05/27/2021	0.1001	\$395,800.00	0.8995	TR	R
1,500 - 2,000	0.253	6231	197//168//000///	15 SPRUCE ST	\$360,000.00	RE	RE	60	1,645	10/28/2021	0.0571	\$339,300.00	0.9425	TR	R
1,500 - 2,000	0.226	6546	182//017//000///	19 REED ST	\$361,000.00	RE	RE	102	1,814	10/27/2021	0.0829	\$390,800.00	1.0825	TR	R
1,500 - 2,000	0.188	6547	190//112//000///	6 CHAPIN ST	\$339,400.00	RE	RE	37	1,773	01/07/2022	0.1731	\$398,000.00	1.1727	TR	R
1,500 - 2,000	0.4	6842	198//163//000///	1 TATE ST	\$480,000.00	RE	RE	53	1,727	03/11/2022	0.1367	\$414,200.00	0.8629	TR	R
1,500 - 2,000	0.193	7059	174//229//000///	6 FIRST ST	\$350,000.00	RE	RE	107	1,727	09/24/2021	0.0927	\$317,400.00	0.9069	TR	R
1,500 - 2,000	0.37	7109	182//157//000///	68 CENTRAL ST	\$385,000.00	RC	RC	92	1,801	10/29/2021	0.0453	\$367,400.00	0.9543	TR	R
1,500 - 2,000	0.495	7165	183//095//000///	93 CENTRAL ST	\$358,000.00	RC	RC	87	1,932	11/17/2021	0.1563	\$413,800.00	1.1559	R2	R
1,500 - 2,000	0.366	7223	183//027//000///	36 ADELAIDE ST	\$420,000.00	RE	RE	76	1,622	06/11/2021	0.0591	\$395,000.00	0.9405	TR	R
1,500 - 2,000	0.497	7754	174//110//000///	52 HIGHLAND ST	\$380,000.00	RE	RE	172	1,708	07/12/2021	0.0249	\$370,400.00	0.9747	TR	R
1,500 - 2,000	0.689	8039	175//097//000///	32 ALPINE AVE	\$380,000.00	RE	RE	32	1,553	06/29/2021	0.0067	\$382,400.00	1.0063	R2	R
1,500 - 2,000	0.373	8324	167//014//000///	102 HIGHLAND ST	\$350,000.00	RE	RE	92	1,571	11/04/2021	0.0962	\$316,200.00	0.9034	R2	R
1,500 - 2,000	1.033	8362	167//057//000///	121 HIGHLAND ST	\$400,000.00	RE	RE	68	1,533	12/07/2021	0.0576	\$376,800.00	0.942	R2	R
2,000 - 2,500 (50 items)															
2,000 - 2,500	1.15	1095	242//008//000///	2 NATHANIEL DR	\$500,000.00	RF	RF	31	2,371	09/17/2021	0.0638	\$531,700.00	1.0634	R2	R



Record Detail by Building Size  
HUDSON, NH

11/29/2022

Building Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
2,000 - 2,500	1.154	1245	222//021//000///	6 HOLLY LN	\$431,000.00	RE	RE	47	2,358	11/04/2021	0.0292	\$443,400.00	1.0288	R2	R
2,000 - 2,500	0.718	2551	147//001//000///	1 SHORELINE DR	\$580,000.00	RF	RF	13	2,355	09/17/2021	0.0818	\$532,300.00	0.9178	R2	R
2,000 - 2,500	0.218	2612	147//021//000///	11 DERRY LN	\$287,000.00	RE	RE	70	2,212	09/23/2021	0.0687	\$306,600.00	1.0683	R2	R
2,000 - 2,500	2.727	3096	167//080//000///	15 WASHINGTON DR	\$451,000.00	RE	RE	27	2,043	11/14/2021	0.0319	\$465,200.00	1.0315	R2	R
2,000 - 2,500	0.434	3274	168//098//000///	15 FRENETTE DR	\$505,000.00	RD	RD	7	2,031	10/08/2021	0.0552	\$476,900.00	0.9444	R2	R
2,000 - 2,500	1.387	3634	171//028//000///	99 SULLIVAN RD	\$364,900.00	RE	RE	262	2,440	07/13/2021	0.0078	\$367,600.00	1.0074	R2	R
2,000 - 2,500	0.941	4094	148//042//000///	3 ROBIN DR	\$465,000.00	RG	RG	54	2,271	03/23/2022	0.023	\$475,502.00	1.0226	R1	R
2,000 - 2,500	0.367	4271	140//043//000///	9 SOUSA BLVD	\$501,000.00	RG	RG	24	2,379	04/20/2021	0.0928	\$547,300.00	1.0924	GD	R
2,000 - 2,500	1.087	4292	160//058//000///	5 ROY DR	\$499,900.00	RF	RF	36	2,242	11/05/2021	0.0714	\$535,400.00	1.071	G1	R
2,000 - 2,500	0.49	4342	152//012//000///	89 BARRETTS HILL RD	\$425,000.00	RE	RE	62	2,105	01/26/2022	0.1556	\$358,700.00	0.844	G1	R
2,000 - 2,500	1.38	4413	151//001//000///	1 SHINGLE MILL RD	\$399,900.00	RE	RE	50	2,214	08/18/2021	0.1289	\$451,300.00	1.1285	G1	R
2,000 - 2,500	3.6	4445	142//022//000///	8 HAZELWOOD RD	\$510,000.00	RF	RF	29	2,489	10/14/2021	0.0908	\$556,100.00	1.0904	R1	R
2,000 - 2,500	0.767	4843	131//006//000///	22 OLD DERRY RD	\$435,000.00	RE	RE	57	2,485	07/23/2021	0.0873	\$472,800.00	1.0869	GD	R
2,000 - 2,500	1.068	4967	124//012//000///	1 JEREMY LN	\$526,000.00	RF	RF	45	2,271	01/31/2022	0.0015	\$526,600.00	1.0011	R1	R
2,000 - 2,500	1.153	5319	110//018//000///	12 FULLER DR	\$500,000.00	RE	RE	50	2,343	08/23/2021	0.0642	\$467,700.00	0.9354	G1	R
2,000 - 2,500	1.06	5426	116//052//000///	4 MAUREEN LN	\$515,000.00	RF	RF	16	2,471	09/02/2021	0.0693	\$479,100.00	0.9303	R1	R
2,000 - 2,500	1.159	5467	124//005//000///	15 HERITAGE CIR	\$500,000.00	RF	RF	47	2,215	10/19/2021	0.002	\$498,800.00	0.9976	R1	R
2,000 - 2,500	1.152	5470	116//001//000///	9 HERITAGE CIR	\$551,300.00	RF	RF	47	2,324	01/11/2022	0.1467	\$470,200.00	0.8529	R1	R
2,000 - 2,500	0.346	5969	197//159//000///	8 SYCAMORE ST	\$472,000.00	RE	RE	59	2,293	05/07/2021	0.0543	\$446,200.00	0.9453	TR	R
2,000 - 2,500	0.346	6002	203//110//000///	21 COTTONWOOD DR	\$494,900.00	RE	RE	57	2,186	04/15/2021	0.0635	\$463,300.00	0.9361	TR	R
2,000 - 2,500	0.369	6024	203//105//000///	13 HICKORY ST	\$420,000.00	RE	RE	57	2,159	12/02/2021	0.0373	\$435,500.00	1.0369	TR	R
2,000 - 2,500	0.344	6038	203//053//000///	6 JUNIPER ST	\$459,000.00	RE	RE	57	2,218	11/19/2021	0.0464	\$437,500.00	0.9532	TR	R
2,000 - 2,500	0.44	6124	197//017//000///	23 OBAN DR	\$485,000.00	RF	RF	26	2,219	05/14/2021	0.007	\$488,200.00	1.0066	TR	R
2,000 - 2,500	0.476	6128	197//026//000///	19 SUNRISE DR	\$496,100.00	RE	RE	54	2,489	07/29/2021	0.0298	\$481,100.00	0.9698	TR	R
2,000 - 2,500	1.107	6134	197//032//000///	3 SUNRISE DR	\$521,500.00	RE	RE	41	2,088	12/21/2021	0.1473	\$444,500.00	0.8523	TR	R
2,000 - 2,500	0.433	6143	197//079//000///	25 WINNHAVEN DR	\$387,300.00	RE	RE	54	2,046	06/04/2021	0.0143	\$392,700.00	1.0139	TR	R
2,000 - 2,500	0.346	6197	197//125//000///	26 CEDAR ST	\$390,000.00	RE	RE	60	2,153	06/18/2021	0.0417	\$373,600.00	0.9579	TR	R
2,000 - 2,500	0.33	6463	190//153//000///	4 CROSS ST	\$470,000.00	RE	RE	26	2,131	06/23/2021	0.0644	\$500,100.00	1.064	TR	R
2,000 - 2,500	0.172	6552	182//014//000///	13 REED ST	\$367,500.00	RE	RE	37	2,205	09/10/2021	0.1073	\$406,800.00	1.1069	TR	R
2,000 - 2,500	0.231	6703	191//048//000///	16 A ST	\$400,000.00	RE	RE	62	2,401	02/18/2022	0.0048	\$397,900.00	0.9948	TR	R
2,000 - 2,500	0.343	6832	191//008//000///	8 RICKY DR	\$383,500.00	RE	RE	59	2,336	08/13/2021	0.0708	\$410,500.00	1.0704	TR	R
2,000 - 2,500	0.335	7072	174//210//000///	16 OAKWOOD ST	\$400,000.00	RE	RE	69	2,093	04/14/2021	0.0894	\$435,600.00	1.089	TR	R
2,000 - 2,500	0.267	7243	183//055//000///	7 BURTON ST	\$490,000.00	RE	RE	62	2,139	09/07/2021	0.1584	\$412,200.00	0.8412	TR	R

Record Detail by Building Size  
HUDSON, NH

11/29/2022

Building Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
2,000 - 2,500	0.641	7390	165//031//000///	26 CAMPBELLO ST	\$496,000.00	RE	RE	82	2,022	10/26/2021	0.1785	\$407,261.00	0.8211	TR	R
2,000 - 2,500	0.669	7442	165//058//000///	11 FEDERAL ST	\$355,000.00	RE	RE	61	2,441	11/04/2021	0.1043	\$391,900.00	1.1039	TR	R
2,000 - 2,500	0.23	7736	174//054//000///	7 VERNON ST	\$482,000.00	RE	RE	62	2,206	06/14/2021	0.082	\$442,300.00	0.9176	TR	R
2,000 - 2,500	0.285	7779	174//150//000///	5 BUSWELL ST	\$479,000.00	RE	RE	75	2,247	03/02/2022	0.1359	\$413,700.00	0.8637	TR	R
2,000 - 2,500	0.23	8124	165//109//000///	12 HILL ST	\$530,000.00	RE	RE	2	2,476	09/30/2021	0.0241	\$517,000.00	0.9755	TR	R
2,000 - 2,500	0.551	8386	167//070//000///	4 WATTS CIR	\$415,000.00	RE	RE	53	2,425	10/29/2021	0.0426	\$432,500.00	1.0422	R2	R
2,000 - 2,500	1.028	8543	185//050//000///	12 BEAR PATH LN	\$443,000.00	RF	RF	20	2,042	06/28/2021	0.0652	\$471,700.00	1.0648	GD	R
2,000 - 2,500	0.689	8550	185//057//000///	26 BEAR PATH LN	\$475,000.00	RF	RF	20	2,112	07/16/2021	0.0364	\$492,100.00	1.036	GD	R
2,000 - 2,500	0.308	9636	191//024//006///	1 PAULA CIR	\$475,000.00	RF	RF	16	2,243	08/13/2021	0.0602	\$503,400.00	1.0598	TR	R
2,000 - 2,500	1.185	10031	174//015//001///	20 BAKER ST	\$200,000.00	RE	RE	0	2,399	04/29/2021	0.1441	\$171,100.00	0.8555	TR	R
2,000 - 2,500	0.378	10373	247//045//001///	2 CHESTNUT ST	\$555,000.00	RE	RE	5	2,287	09/24/2021	0.0502	\$526,900.00	0.9494	TR	R
2,000 - 2,500	0.23	10379	247//045//007///	2 LUCIER PARK DR	\$545,000.00	RE	RE	4	2,404	05/06/2021	0.0662	\$508,700.00	0.9334	TR	R
2,000 - 2,500	0.667	10388	247//045//016///	7 LUCIER PARK DR	\$585,000.00	RE	RE	4	2,287	01/28/2022	0.0856	\$534,700.00	0.914	TR	R
2,000 - 2,500	0.238	10559	174//077//002///	3 HAVERHILL ST	\$541,000.00	RE	RE	1	2,418	02/18/2022	0.0321	\$523,400.00	0.9675	TR	R
2,000 - 2,500	0.233	10560	174//077//003///	5 HAVERHILL ST	\$525,000.00	RE	RE	1	2,420	01/21/2022	0.0103	\$519,400.00	0.9893	TR	R
2,000 - 2,500	0.23	10561	174//077//004///	7 HAVERHILL ST	\$525,000.00	RE	RE	1	2,432	12/30/2021	0.0126	\$518,200.00	0.987	TR	R
2,500 - 3,000 (50 items)															
2,500 - 3,000	1.19	69	258//002//000///	10 ANNA LOUISE DR	\$594,000.00	RF	RF	37	2,513	08/10/2021	0.1488	\$505,400.00	0.8508	R1	R
2,500 - 3,000	1.17	79	253//038//000///	17 ANNA LOUISE DR	\$535,000.00	RF	RF	37	2,595	07/30/2021	0.0866	\$581,100.00	1.0862	R1	R
2,500 - 3,000	1.01	124	259//007//000///	153 DRACUT RD	\$630,000.00	RD	RD	1	2,798	12/14/2021	0.0126	\$621,800.00	0.987	R2	R
2,500 - 3,000	1.27	253	240//004//000///	8 EAGLE DR	\$484,000.00	RG	RG	42	2,643	01/07/2022	0.1642	\$563,300.00	1.1638	R1	R
2,500 - 3,000	1.13	273	246//050//000///	5 BIRDIE LN	\$540,000.00	RG	RG	43	2,870	08/13/2021	0.041	\$561,900.00	1.0406	R1	R
2,500 - 3,000	0.897	446	247//132//000///	21 BLUEBERRY LN	\$565,000.00	RF	RF	46	2,985	09/07/2021	0.1003	\$508,100.00	0.8993	R1	R
2,500 - 3,000	1.15	546	242//003//000///	22 SANDERS RD	\$534,000.00	RE	RE	49	2,541	06/30/2021	0.0699	\$571,100.00	1.0695	R2	R
2,500 - 3,000	1.333	677	242//075//000///	15 CRESTWOOD DR	\$605,000.00	RG	RG	25	2,843	08/11/2021	0.0282	\$621,800.00	1.0278	R2	R
2,500 - 3,000	1.411	711	254//022//000///	4 PONDEROSA DR	\$545,000.00	RF	RF	46	2,700	01/18/2022	0.0323	\$562,400.00	1.0319	G1	R
2,500 - 3,000	0.83	739	234//004//000///	6 STEELE RD	\$405,000.00	RE	RE	56	2,554	12/14/2021	0.1387	\$461,000.00	1.1383	G1	R
2,500 - 3,000	1.192	1248	216//021//000///	12 HOLLY LN	\$454,000.00	RE	RE	50	2,741	11/04/2021	0.0262	\$465,700.00	1.0258	R2	R
2,500 - 3,000	1.167	1288	217//001//000///	5 HUNTER LN	\$550,000.00	RF	RF	47	2,867	11/09/2021	0.1877	\$653,000.00	1.1873	R2	R
2,500 - 3,000	0.857	1958	205//087//000///	20 GLEN DR	\$521,000.00	RF	RF	43	2,628	09/03/2021	0.0194	\$530,900.00	1.019	R1	R
2,500 - 3,000	0.46	1988	211//002//000///	6 ST FRANCIS PL	\$541,000.00	RG	RG	28	2,814	04/29/2021	0.057	\$571,600.00	1.0566	R2	R
2,500 - 3,000	3.18	2054	218//011//000///	74 WASON RD	\$520,000.00	RE	RE	25	2,799	05/26/2021	0.1446	\$595,000.00	1.1442	GD	R
2,500 - 3,000	1.135	2233	200//023//000///	10 MOUNTAIN VIEW DR	\$601,000.00	RF	RF	29	2,726	08/12/2021	0.0425	\$575,200.00	0.9571	GD	R



Record Detail by Building Size  
HUDSON, NH

11/29/2022

Building Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
2,500 - 3,000	0.811	2423	177//022//000///	10 THURSTONS DR	\$515,000.00	RG	RG	24	2,513	07/30/2021	0.0449	\$537,900.00	1.0445	GD	R
2,500 - 3,000	0.507	2668	148//062//000///	5 CARDINAL DR	\$526,000.00	RG	RG	54	2,761	07/29/2021	0.0675	\$490,261.00	0.9321	R1	R
2,500 - 3,000	0.985	3401	160//099//000///	56 WINDHAM RD	\$525,000.00	RE	RE	23	2,605	11/24/2021	0.0004	\$525,000.00	1	G1	R
2,500 - 3,000	0.374	4122	149//019//000///	6 ROSEMARY CT	\$501,000.00	RG	RG	23	2,669	05/21/2021	0.0854	\$543,600.00	1.085	R2	R
2,500 - 3,000	0.432	4160	149//057//000///	2 HAYLEY CT	\$560,000.00	RG	RG	24	2,711	09/27/2021	0.0099	\$565,300.00	1.0095	R2	R
2,500 - 3,000	0.432	4160	149//057//000///	2 HAYLEY CT	\$560,000.00	RG	RG	24	2,711	08/20/2021	0.0099	\$565,300.00	1.0095	R2	R
2,500 - 3,000	0.446	4235	140//005//000///	4 SOUSA BLVD	\$575,000.00	RG	RG	24	2,868	09/24/2021	0.0884	\$625,600.00	1.088	GD	R
2,500 - 3,000	0.363	4243	140//011//000///	2 SUTHERLAND DR	\$649,900.00	RG	RG	1	2,698	02/01/2022	0.0852	\$594,300.00	0.9144	GD	R
2,500 - 3,000	1.379	4661	163//010//000///	53 SULLIVAN RD	\$467,000.00	RE	RE	43	2,619	08/30/2021	0.031	\$481,300.00	1.0306	R1	R
2,500 - 3,000	1.278	4959	124//035//000///	37 HERITAGE CIR	\$520,000.00	RF	RF	44	2,615	08/09/2021	0.0356	\$538,300.00	1.0352	R1	R
2,500 - 3,000	1.171	5008	143//002//000///	26 HAZELWOOD RD	\$515,000.00	RF	RF	51	2,735	03/04/2022	0.0532	\$487,400.00	0.9464	R1	R
2,500 - 3,000	0.448	5093	134//026//000///	37 HAZELWOOD RD	\$790,000.00	RF	RF	56	2,786	06/25/2021	0.2266	\$610,700.00	0.773	R1	R
2,500 - 3,000	1.51	5899	111//001//000///	4 TEAR DROP CIR	\$555,000.00	RF	RF	27	2,880	06/09/2021	0.0761	\$597,000.00	1.0757	G1	R
2,500 - 3,000	0.969	5940	203//042//000///	43 COTTONWOOD DR	\$555,000.00	RE	RE	55	2,623	05/19/2021	0.0039	\$556,939.00	1.0035	TR	R
2,500 - 3,000	0.421	5944	203//046//000///	35 COTTONWOOD DR	\$470,000.00	RE	RE	53	2,523	11/19/2021	0.066	\$438,797.00	0.9336	TR	R
2,500 - 3,000	0.354	6059	203//027//000///	6 HICKORY ST	\$400,000.00	RE	RE	41	2,619	07/09/2021	0.1564	\$462,400.00	1.156	TR	R
2,500 - 3,000	0.453	6240	197//035//000///	8 WINNHAVEN DR	\$475,000.00	RE	RE	57	2,830	01/20/2022	0.0004	\$474,600.00	0.9992	TR	R
2,500 - 3,000	0.289	6961	182//117//000///	9 CHASE ST	\$370,000.00	RD	RD	112	2,666	12/03/2021	0.0201	\$362,400.00	0.9795	TR	R
2,500 - 3,000	0.243	6990	174//008//000///	24 DERRY ST	\$350,000.00	RD	RD	112	2,561	06/02/2021	0.1435	\$400,100.00	1.1431	TR	R
2,500 - 3,000	0.803	8036	175//094//000///	22 ALPINE AVE	\$420,000.00	RE	RE	37	2,582	04/09/2021	0.108	\$465,200.00	1.1076	R2	R
2,500 - 3,000	0.348	8351	167//038//000///	16 BONNIE LN	\$519,500.00	RE	RE	48	2,755	02/03/2022	0.0427	\$497,100.00	0.9569	R2	R
2,500 - 3,000	0.607	8650	193//030//000///	35 FLYING ROCK RD	\$565,000.00	RG	RG	19	2,853	10/22/2021	0.0392	\$586,900.00	1.0388	GD	R
2,500 - 3,000	0.712	8655	185//034//000///	23 FLYING ROCK RD	\$565,000.00	RG	RG	19	2,537	06/22/2021	0.0084	\$569,500.00	1.008	GD	R
2,500 - 3,000	0.571	8714	140//071//000///	13 GABRIELLE DR	\$585,000.00	RG	RG	20	2,922	08/21/2021	0.0174	\$574,600.00	0.9822	GD	R
2,500 - 3,000	0.502	8805	170//023//000///	34 BRADFORD CIR	\$520,000.00	RF	RF	19	2,789	06/16/2021	0.1031	\$573,400.00	1.1027	G1	R
2,500 - 3,000	0.711	10062	217//033//007///	17 ALLYSON DR	\$620,000.00	RF	RF	11	2,916	05/13/2021	0.0123	\$612,100.00	0.9873	R2	R
2,500 - 3,000	0.697	10344	232//015//000///	41 ORCHARD PARK LN	\$667,000.00	RG	RG	5	2,828	05/11/2021	0.0178	\$678,600.00	1.0174	R2	R
2,500 - 3,000	0.729	10416	186//013//002///	7 LAUREL LNDG	\$635,000.00	RG	RG	3	2,762	09/24/2021	0.0593	\$597,100.00	0.9403	GD	R
2,500 - 3,000	1.025	10460	194//010//002///	4 WARREN RD	\$642,900.00	REN	REN	1	2,995	08/06/2021	0.0078	\$637,600.00	0.9918	G1	R
2,500 - 3,000	1.242	10472	194//010//007///	149 STANDISH LN	\$599,900.00	REN	REN	1	2,883	10/14/2021	0.0181	\$610,500.00	1.0177	G1	R
2,500 - 3,000	1.297	10474	194//010//009///	132 STANDISH LN	\$747,000.00	REN	REN	1	2,986	03/11/2022	0.1212	\$656,200.00	0.8784	G1	R
2,500 - 3,000	1.273	10543	194//009//005///	146 STANDISH LN	\$675,300.00	REN	REN	1	2,883	02/24/2022	0.0779	\$622,400.00	0.9217	G1	R
2,500 - 3,000	1.005	10545	194//009//007///	158 STANDISH LN	\$654,900.00	REN	REN	1	2,883	02/23/2022	0.0547	\$618,800.00	0.9449	G1	R

Record Detail by Building Size  
HUDSON, NH

11/29/2022

Building Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
2,500 - 3,000	1.054	10547	194//009//009///	164 STANDISH LN	\$607,400.00	REN	REN	1	2,883	11/29/2021	0.0034	\$609,200.00	1.003	G1	R
3,000 - 4,000 (32 items)															
3,000 - 4,000	1.086	25	252//016//000///	19 WINSLOW FARM RD	\$550,000.00	RF	RF	37	3,322	06/04/2021	0.1695	\$643,000.00	1.1691	R1	R
3,000 - 4,000	1.05	230	246//023//000///	13 PAR LN	\$600,000.00	RF	RF	44	3,610	06/28/2021	0.0162	\$609,500.00	1.0158	R1	R
3,000 - 4,000	0.961	477	247//035//000///	18 SAND HILL RD	\$595,000.00	RF	RF	44	3,067	12/08/2021	0.0932	\$539,300.00	0.9064	R1	R
3,000 - 4,000	1.173	946	229//043//000///	3 STABLE RD	\$480,000.00	RF	RF	46	3,271	04/01/2022	0.1627	\$557,900.00	1.1623	R2	R
3,000 - 4,000	0.754	962	242//052//000///	98 MUSQUASH RD	\$655,000.00	RD	RD	44	3,539	06/07/2021	0.0798	\$602,500.00	0.9198	R2	R
3,000 - 4,000	1.245	2234	200//024//000///	8 MOUNTAIN VIEW DR	\$590,000.00	RF	RF	31	3,031	11/19/2021	0.0007	\$590,200.00	1.0003	GD	R
3,000 - 4,000	5.253	3097	167//079//000///	17 WASHINGTON DR	\$565,000.00	RE	RE	27	3,025	11/15/2021	0.0378	\$543,400.00	0.9618	R2	R
3,000 - 4,000	1.01	3619	171//014//000///	2 BRADFORD CIR	\$705,000.00	RF	RF	22	3,578	09/23/2021	0.0337	\$728,500.00	1.0333	R2	R
3,000 - 4,000	1.046	4948	133//013//000///	12 SANDALWOOD RD	\$655,000.00	RF	RF	31	3,483	12/02/2021	0.0363	\$678,500.00	1.0359	R1	R
3,000 - 4,000	1.063	5030	133//074//000///	24 PINWOOD RD	\$630,000.00	RF	RF	34	3,565	12/23/2021	0.0074	\$634,400.00	1.007	R1	R
3,000 - 4,000	1.034	5136	124//053//000///	13 TERRA LN	\$562,000.00	RF	RF	37	3,123	12/06/2021	0.0277	\$546,200.00	0.9719	R1	R
3,000 - 4,000	1.148	5466	124//021//000///	14 HERITAGE CIR	\$520,000.00	RF	RF	46	3,298	06/01/2021	0.1283	\$586,500.00	1.1279	R1	R
3,000 - 4,000	1.152	5501	116//019//000///	13 HENRY DR	\$510,000.00	RF	RF	48	3,116	11/19/2021	0.0274	\$495,800.00	0.9722	R1	R
3,000 - 4,000	1.177	5509	111//042//000///	148 ROBINSON RD	\$500,000.00	RE	RE	49	3,179	11/22/2021	0.1612	\$580,400.00	1.1608	R1	R
3,000 - 4,000	0.689	8659	185//038//000///	15 FLYING ROCK RD	\$671,000.00	RG	RG	19	3,681	10/15/2021	0.0309	\$650,000.00	0.9687	GD	R
3,000 - 4,000	0.503	9474	138//005//006///	10 SERENITY CIR	\$740,000.00	RF	RF	15	3,452	03/24/2022	0.1562	\$624,100.00	0.8434	R2	R
3,000 - 4,000	3.216	9633	191//024//003///	7 PAULA CIR	\$710,000.00	RF	RF	16	3,584	08/13/2021	0.0129	\$718,900.00	1.0125	TR	R
3,000 - 4,000	3.434	10000	115//003//007///	5 SENTER FARM RD	\$840,000.00	RH	RH	7	3,390	03/15/2022	0.1563	\$708,400.00	0.8433	G1	R
3,000 - 4,000	1.518	10225	207//008//015///	30 MOOSE HILL RD	\$750,000.00	RG	RG	6	3,319	11/05/2021	0.0413	\$780,700.00	1.0409	G1	R
3,000 - 4,000	2.058	10322	128//008//008///	40 AUTUMN CIR	\$659,900.00	RH	RH	1	3,634	10/20/2021	0.0618	\$700,400.00	1.0614	R2	R
3,000 - 4,000	2.196	10442	201//007//002///	21 STANDISH LN	\$599,900.00	REN	REN	2	3,021	06/04/2021	0.0597	\$635,500.00	1.0593	GD	R
3,000 - 4,000	1.655	10445	201//007//005///	39 STANDISH LN	\$730,000.00	REN	REN	1	3,041	03/16/2022	0.1089	\$650,200.00	0.8907	GD	R
3,000 - 4,000	1.655	10446	201//007//006///	43 STANDISH LN	\$718,000.00	REN	REN	1	3,025	01/18/2022	0.1213	\$630,600.00	0.8783	GD	R
3,000 - 4,000	1.655	10447	201//007//007///	47 STANDISH LN	\$721,000.00	REN	REN	1	3,028	01/31/2022	0.1437	\$617,100.00	0.8559	GD	R
3,000 - 4,000	1.0463	10461	194//010//003///	125 STANDISH LN	\$636,700.00	REN	REN	2	3,098	06/25/2021	0.0172	\$647,400.00	1.0168	G1	R
3,000 - 4,000	1.755	10465	201//007//016///	49 WARREN RD	\$614,100.00	REN	REN	2	3,046	04/30/2021	0.0862	\$666,800.00	1.0858	G1	R
3,000 - 4,000	1.589	10470	194//010//005///	137 STANDISH LN	\$697,400.00	REN	REN	1	3,389	01/14/2022	0.02	\$683,200.00	0.9796	G1	R
3,000 - 4,000	1.015	10473	194//010//008///	151 STANDISH LN	\$690,500.00	REN	REN	1	3,389	01/26/2022	0.0231	\$674,300.00	0.9765	G1	R
3,000 - 4,000	1.078	10476	195//001//002///	165 STANDISH LN	\$685,600.00	REN	REN	1	3,403	10/08/2021	0.0263	\$667,300.00	0.9733	G1	R
3,000 - 4,000	1.762	10541	194//009//003///	136 STANDISH LN	\$681,300.00	REN	REN	1	3,403	09/10/2021	0.0052	\$684,600.00	1.0048	G1	R
3,000 - 4,000	1.01	10544	194//009//006///	152 STANDISH LN	\$686,100.00	REN	REN	1	3,016	10/28/2021	0.0203	\$671,900.00	0.9793	G1	R



Record Detail by Building Size  
HUDSON, NH

11/29/2022

Building Size	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
3,000 - 4,000	1.012	10546	194//009//008///	160 STANDISH LN	\$678,500.00	REN	REN	1	3,389	11/02/2021	0.0381	\$652,400.00	0.9615	G1	R
4,000 - 5,000 (1 item)															
4,000 - 5,000	1.157	5474	116//005//000///	1 HERITAGE CIR	\$575,000.00	RF	RF	46	4,004	08/23/2021	0.01	\$580,500.00	1.0096	R1	R
5,000 - 10,000 (1 item)															
5,000 - 10,000	3.34	2107	214//005//000///	10 WOODLAND DR	\$1,265,000.00	RG	RG	19	7,321	10/20/2021	0.0473	\$1,204,600.00	0.9523	G1	R

Group Summary by Residential Grade  
HUDSON, NH

Single Family

11/29/2022

Residential Grade	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
A-, Vg/Good	1	0.9523	0	1	\$1,265,000.00	\$1,204,600.00	\$1,265,000.00	\$1,204,600.00	0.9523
B, Good	22	1.0064	4.22	1.0043	\$633,350.00	\$630,550.00	\$621,377.27	\$620,904.55	1.0035
B-, Good/Avg	46	1.0050	5.59	1.0039	\$540,500.00	\$542,050.00	\$547,452.17	\$545,097.83	0.9996
B+, Good/Vg	9	1.0174	5.81	1.006	\$667,000.00	\$666,800.00	\$680,677.78	\$666,177.78	0.9846
C, Average	75	1.0033	7.13	1.0015	\$400,000.00	\$410,500.00	\$408,642.67	\$414,190.17	1.0151
C-, Avg/Fair	6	0.9809	4	1.0008	\$300,000.00	\$301,250.00	\$303,666.67	\$297,166.67	0.9793
C+, Avg/Good	37	0.9533	7.85	1.0066	\$496,100.00	\$470,200.00	\$502,467.57	\$482,697.22	0.9670
	196	0.9996	6.55	1.0051	\$495,450.00	\$480,100.00	\$496,457.65	\$493,069.69	0.9983

April 1, 2021 to April 1, 2022

Record Detail by Residential Grade  
HUDSON, NH

11/29/2022

Residential Grade	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
A-, Vg/Good (1 item)															
A-, Vg/Good	3.34	2107	214//005//000///	10 WOODLAND DR	\$1,265,000.00	RG	RG	19	7,321	10/20/2021	0.0473	\$1,204,600.00	0.9523	G1	R
B, Good (22 items)															
B, Good	1.17	79	253//038//000///	17 ANNA LOUISE DR	\$535,000.00	RF	RF	37	2,595	07/30/2021	0.0866	\$581,100.00	1.0862	R1	R
B, Good	1.01	124	259//007//000///	153 DRACUT RD	\$630,000.00	RD	RD	1	2,798	12/14/2021	0.0126	\$621,800.00	0.987	R2	R
B, Good	0.718	2551	147//001//000///	1 SHORELINE DR	\$580,000.00	RF	RF	13	2,355	09/17/2021	0.0818	\$532,300.00	0.9178	R2	R
B, Good	0.374	4122	149//019//000///	6 ROSEMARY CT	\$501,000.00	RG	RG	23	2,669	05/21/2021	0.0854	\$543,600.00	1.085	R2	R
B, Good	0.432	4160	149//057//000///	2 HAYLEY CT	\$560,000.00	RG	RG	24	2,711	09/27/2021	0.0099	\$565,300.00	1.0095	R2	R
B, Good	0.432	4160	149//057//000///	2 HAYLEY CT	\$560,000.00	RG	RG	24	2,711	08/20/2021	0.0099	\$565,300.00	1.0095	R2	R
B, Good	0.446	4235	140//005//000///	4 SOUSA BLVD	\$575,000.00	RG	RG	24	2,868	09/24/2021	0.0884	\$625,600.00	1.088	GD	R
B, Good	0.363	4243	140//011//000///	2 SUTHERLAND DR	\$649,900.00	RG	RG	1	2,698	02/01/2022	0.0852	\$594,300.00	0.9144	GD	R
B, Good	0.367	4271	140//043//000///	9 SOUSA BLVD	\$501,000.00	RG	RG	24	2,379	04/20/2021	0.0928	\$547,300.00	1.0924	GD	R
B, Good	0.607	8650	193//030//000///	35 FLYING ROCK RD	\$565,000.00	RG	RG	19	2,853	10/22/2021	0.0392	\$586,900.00	1.0388	GD	R
B, Good	0.712	8655	185//034//000///	23 FLYING ROCK RD	\$565,000.00	RG	RG	19	2,537	06/22/2021	0.0084	\$569,500.00	1.008	GD	R
B, Good	0.689	8659	185//038//000///	15 FLYING ROCK RD	\$671,000.00	RG	RG	19	3,681	10/15/2021	0.0309	\$650,000.00	0.9687	GD	R
B, Good	3.216	9633	191//024//003///	7 PAULA CIR	\$710,000.00	RF	RF	16	3,584	08/13/2021	0.0129	\$718,900.00	1.0125	TR	R
B, Good	2.196	10442	201//007//002///	21 STANDISH LN	\$599,900.00	REN	REN	2	3,021	06/04/2021	0.0597	\$635,500.00	1.0593	GD	R
B, Good	1.025	10460	194//010//002///	4 WARREN RD	\$642,900.00	REN	REN	1	2,995	08/06/2021	0.0078	\$637,600.00	0.9918	G1	R
B, Good	1.0463	10461	194//010//003///	125 STANDISH LN	\$636,700.00	REN	REN	2	3,098	06/25/2021	0.0172	\$647,400.00	1.0168	G1	R
B, Good	1.589	10470	194//010//005///	137 STANDISH LN	\$697,400.00	REN	REN	1	3,389	01/14/2022	0.02	\$683,200.00	0.9796	G1	R
B, Good	1.015	10473	194//010//008///	151 STANDISH LN	\$690,500.00	REN	REN	1	3,389	01/26/2022	0.0231	\$674,300.00	0.9765	G1	R
B, Good	1.297	10474	194//010//009///	132 STANDISH LN	\$747,000.00	REN	REN	1	2,986	03/11/2022	0.1212	\$656,200.00	0.8784	G1	R
B, Good	1.078	10476	195//001//002///	165 STANDISH LN	\$685,600.00	REN	REN	1	3,403	10/08/2021	0.0263	\$667,300.00	0.9733	G1	R
B, Good	1.762	10541	194//009//003///	136 STANDISH LN	\$681,300.00	REN	REN	1	3,403	09/10/2021	0.0052	\$684,600.00	1.0048	G1	R
B, Good	1.01	10544	194//009//006///	152 STANDISH LN	\$686,100.00	REN	REN	1	3,016	10/28/2021	0.0203	\$671,900.00	0.9793	G1	R
B-, Good/Avg (46 items)															
B-, Good/Avg	1.19	69	258//002//000///	10 ANNA LOUISE DR	\$594,000.00	RF	RF	37	2,513	08/10/2021	0.1488	\$505,400.00	0.8508	R1	R



Record Detail by Residential Grade  
HUDSON, NH

11/29/2022

Residential Grade	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
B-, Good/Avg	1.05	230	246//023//000///	13 PAR LN	\$600,000.00	RF	RF	44	3,610	06/28/2021	0.0162	\$609,500.00	1.0158	R1	R
B-, Good/Avg	1.27	253	240//004//000///	8 EAGLE DR	\$484,000.00	RG	RG	42	2,643	01/07/2022	0.1642	\$563,300.00	1.1638	R1	R
B-, Good/Avg	1.13	273	246//050//000///	5 BIRDIE LN	\$540,000.00	RG	RG	43	2,870	08/13/2021	0.041	\$561,900.00	1.0406	R1	R
B-, Good/Avg	0.2	368	247//095//000///	9 IRELAND ST	\$398,000.00	RE	RE	33	1,836	10/29/2021	0.0544	\$419,500.00	1.054	TR	R
B-, Good/Avg	1.15	1095	242//008//000///	2 NATHANIEL DR	\$500,000.00	RF	RF	31	2,371	09/17/2021	0.0638	\$531,700.00	1.0634	R2	R
B-, Good/Avg	1.154	1245	222//021//000///	6 HOLLY LN	\$431,000.00	RE	RE	47	2,358	11/04/2021	0.0292	\$443,400.00	1.0288	R2	R
B-, Good/Avg	0.857	1958	205//087//000///	20 GLEN DR	\$521,000.00	RF	RF	43	2,628	09/03/2021	0.0194	\$530,900.00	1.019	R1	R
B-, Good/Avg	0.46	1988	211//002//000///	6 ST FRANCIS PL	\$541,000.00	RG	RG	28	2,814	04/29/2021	0.057	\$571,600.00	1.0566	R2	R
B-, Good/Avg	3.18	2054	218//011//000///	74 WASON RD	\$520,000.00	RE	RE	25	2,799	05/26/2021	0.1446	\$595,000.00	1.1442	GD	R
B-, Good/Avg	1.135	2233	200//023//000///	10 MOUNTAIN VIEW DR	\$601,000.00	RF	RF	29	2,726	08/12/2021	0.0425	\$575,200.00	0.9571	GD	R
B-, Good/Avg	1.245	2234	200//024//000///	8 MOUNTAIN VIEW DR	\$590,000.00	RF	RF	31	3,031	11/19/2021	0.0007	\$590,200.00	1.0003	GD	R
B-, Good/Avg	0.811	2423	177//022//000///	10 THURSTONS DR	\$515,000.00	RG	RG	24	2,513	07/30/2021	0.0449	\$537,900.00	1.0445	GD	R
B-, Good/Avg	2.727	3096	167//080//000///	15 WASHINGTON DR	\$451,000.00	RE	RE	27	2,043	11/14/2021	0.0319	\$465,200.00	1.0315	R2	R
B-, Good/Avg	0.434	3274	168//098//000///	15 FRENETTE DR	\$505,000.00	RD	RD	7	2,031	10/08/2021	0.0552	\$476,900.00	0.9444	R2	R
B-, Good/Avg	0.985	3401	160//099//000///	56 WINDHAM RD	\$525,000.00	RE	RE	23	2,605	11/24/2021	0.0004	\$525,000.00	1	G1	R
B-, Good/Avg	1.087	4292	160//058//000///	5 ROY DR	\$499,900.00	RF	RF	36	2,242	11/05/2021	0.0714	\$535,400.00	1.071	G1	R
B-, Good/Avg	3.6	4445	142//022//000///	8 HAZELWOOD RD	\$510,000.00	RF	RF	29	2,489	10/14/2021	0.0908	\$556,100.00	1.0904	R1	R
B-, Good/Avg	1.046	4948	133//013//000///	12 SANDALWOOD RD	\$655,000.00	RF	RF	31	3,483	12/02/2021	0.0363	\$678,500.00	1.0359	R1	R
B-, Good/Avg	1.068	4967	124//012//000///	1 JEREMY LN	\$526,000.00	RF	RF	45	2,271	01/31/2022	0.0015	\$526,600.00	1.0011	R1	R
B-, Good/Avg	1.063	5030	133//074//000///	24 PINWOOD RD	\$630,000.00	RF	RF	34	3,565	12/23/2021	0.0074	\$634,400.00	1.007	R1	R
B-, Good/Avg	1.034	5136	124//053//000///	13 TERRA LN	\$562,000.00	RF	RF	37	3,123	12/06/2021	0.0277	\$546,200.00	0.9719	R1	R
B-, Good/Avg	1.157	5474	116//005//000///	1 HERITAGE CIR	\$575,000.00	RF	RF	46	4,004	08/23/2021	0.01	\$580,500.00	1.0096	R1	R
B-, Good/Avg	0.33	6463	190//153//000///	4 CROSS ST	\$470,000.00	RE	RE	26	2,131	06/23/2021	0.0644	\$500,100.00	1.064	TR	R
B-, Good/Avg	0.289	6961	182//117//000///	9 CHASE ST	\$370,000.00	RD	RD	112	2,666	12/03/2021	0.0201	\$362,400.00	0.9795	TR	R
B-, Good/Avg	1.028	8543	185//050//000///	12 BEAR PATH LN	\$443,000.00	RF	RF	20	2,042	06/28/2021	0.0652	\$471,700.00	1.0648	GD	R
B-, Good/Avg	0.689	8550	185//057//000///	26 BEAR PATH LN	\$475,000.00	RF	RF	20	2,112	07/16/2021	0.0364	\$492,100.00	1.036	GD	R
B-, Good/Avg	0.502	8805	170//023//000///	34 BRADFORD CIR	\$520,000.00	RF	RF	19	2,789	06/16/2021	0.1031	\$573,400.00	1.1027	G1	R



Record Detail by Residential Grade  
HUDSON, NH

11/29/2022

Residential Grade	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
B-, Good/Avg	0.308	9636	191//024//006///	1 PAULA CIR	\$475,000.00	RF	RF	16	2,243	08/13/2021	0.0602	\$503,400.00	1.0598	TR	R
B-, Good/Avg	1.185	10031	174//015//001///	20 BAKER ST	\$200,000.00	RE	RE	0	2,399	04/29/2021	0.1441	\$171,100.00	0.8555	TR	R
B-, Good/Avg	2.058	10322	128//008//008///	40 AUTUMN CIR	\$659,900.00	RH	RH	1	3,634	10/20/2021	0.0618	\$700,400.00	1.0614	R2	R
B-, Good/Avg	0.378	10373	247//045//001///	2 CHESTNUT ST	\$555,000.00	RE	RE	5	2,287	09/24/2021	0.0502	\$526,900.00	0.9494	TR	R
B-, Good/Avg	0.23	10379	247//045//007///	2 LUCIER PARK DR	\$545,000.00	RE	RE	4	2,404	05/06/2021	0.0662	\$508,700.00	0.9334	TR	R
B-, Good/Avg	0.667	10388	247//045//016///	7 LUCIER PARK DR	\$585,000.00	RE	RE	4	2,287	01/28/2022	0.0856	\$534,700.00	0.914	TR	R
B-, Good/Avg	0.729	10416	186//013//002///	7 LAUREL LNDG	\$635,000.00	RG	RG	3	2,762	09/24/2021	0.0593	\$597,100.00	0.9403	GD	R
B-, Good/Avg	1.655	10445	201//007//005///	39 STANDISH LN	\$730,000.00	REN	REN	1	3,041	03/16/2022	0.1089	\$650,200.00	0.8907	GD	R
B-, Good/Avg	1.655	10446	201//007//006///	43 STANDISH LN	\$718,000.00	REN	REN	1	3,025	01/18/2022	0.1213	\$630,600.00	0.8783	GD	R
B-, Good/Avg	1.655	10447	201//007//007///	47 STANDISH LN	\$721,000.00	REN	REN	1	3,028	01/31/2022	0.1437	\$617,100.00	0.8559	GD	R
B-, Good/Avg	1.242	10472	194//010//007///	149 STANDISH LN	\$599,900.00	REN	REN	1	2,883	10/14/2021	0.0181	\$610,500.00	1.0177	G1	R
B-, Good/Avg	1.273	10543	194//009//005///	146 STANDISH LN	\$675,300.00	REN	REN	1	2,883	02/24/2022	0.0779	\$622,400.00	0.9217	G1	R
B-, Good/Avg	1.005	10545	194//009//007///	158 STANDISH LN	\$654,900.00	REN	REN	1	2,883	02/23/2022	0.0547	\$618,800.00	0.9449	G1	R
B-, Good/Avg	1.012	10546	194//009//008///	160 STANDISH LN	\$678,500.00	REN	REN	1	3,389	11/02/2021	0.0381	\$652,400.00	0.9615	G1	R
B-, Good/Avg	1.054	10547	194//009//009///	164 STANDISH LN	\$607,400.00	REN	REN	1	2,883	11/29/2021	0.0034	\$609,200.00	1.003	G1	R
B-, Good/Avg	0.238	10559	174//077//002///	3 HAVERHILL ST	\$541,000.00	RE	RE	1	2,418	02/18/2022	0.0321	\$523,400.00	0.9675	TR	R
B-, Good/Avg	0.233	10560	174//077//003///	5 HAVERHILL ST	\$525,000.00	RE	RE	1	2,420	01/21/2022	0.0103	\$519,400.00	0.9893	TR	R
B-, Good/Avg	0.23	10561	174//077//004///	7 HAVERHILL ST	\$525,000.00	RE	RE	1	2,432	12/30/2021	0.0126	\$518,200.00	0.987	TR	R
B+, Good/Vg (9 items)															
B+, Good/Vg	1.333	677	242//075//000///	15 CRESTWOOD DR	\$605,000.00	RG	RG	25	2,843	08/11/2021	0.0282	\$621,800.00	1.0278	R2	R
B+, Good/Vg	1.01	3619	171//014//000///	2 BRADFORD CIR	\$705,000.00	RF	RF	22	3,578	09/23/2021	0.0337	\$728,500.00	1.0333	R2	R
B+, Good/Vg	0.571	8714	140//071//000///	13 GABRIELLE DR	\$585,000.00	RG	RG	20	2,922	08/21/2021	0.0174	\$574,600.00	0.9822	GD	R
B+, Good/Vg	0.503	9474	138//005//006///	10 SERENITY CIR	\$740,000.00	RF	RF	15	3,452	03/24/2022	0.1562	\$624,100.00	0.8434	R2	R
B+, Good/Vg	3.434	10000	115//003//007///	5 SENTER FARM RD	\$840,000.00	RH	RH	7	3,390	03/15/2022	0.1563	\$708,400.00	0.8433	G1	R
B+, Good/Vg	0.711	10062	217//033//007///	17 ALLYSON DR	\$620,000.00	RF	RF	11	2,916	05/13/2021	0.0123	\$612,100.00	0.9873	R2	R
B+, Good/Vg	1.518	10225	207//008//015///	30 MOOSE HILL RD	\$750,000.00	RG	RG	6	3,319	11/05/2021	0.0413	\$780,700.00	1.0409	G1	R
B+, Good/Vg	0.697	10344	232//015//000///	41 ORCHARD PARK LN	\$667,000.00	RG	RG	5	2,828	05/11/2021	0.0178	\$678,600.00	1.0174	R2	R

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Residential Grade	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
B+, Good/Vg	1.755	10465	201//007//016///	49 WARREN RD	\$614,100.00	REN	REN	2	3,046	04/30/2021	0.0862	\$666,800.00	1.0858	G1	R
C, Average (75 items)															
C, Average	2.641	294	246//003//000///	51 RIVER RD	\$415,000.00	RD	RD	87	1,914	10/21/2021	0.0006	\$414,600.00	0.999	R2	R
C, Average	0.587	328	246//069//000///	50 RIVER RD	\$340,000.00	RD	RD	93	1,407	11/01/2021	0.1255	\$297,200.00	0.8741	G1	R
C, Average	0.367	388	247//120//000///	25 PHILBRICK ST	\$370,000.00	RE	RE	60	1,452	09/23/2021	0.1026	\$331,900.00	0.897	TR	R
C, Average	0.809	445	247//121//000///	22 PHILBRICK ST	\$460,000.00	RE	RE	42	1,782	09/29/2021	0.0037	\$461,500.00	1.0033	R1	R
C, Average	1.15	546	242//003//000///	22 SANDERS RD	\$534,000.00	RE	RE	49	2,541	06/30/2021	0.0699	\$571,100.00	1.0695	R2	R
C, Average	3.76	556	241//068//000///	23 NATHANIEL DR	\$450,000.00	RF	RF	28	1,904	12/08/2021	0.1106	\$499,600.00	1.1102	R2	R
C, Average	1.209	652	248//042//000///	7 JEANNE ST	\$420,000.00	RE	RE	48	1,606	09/09/2021	0.0011	\$420,300.00	1.0007	R2	R
C, Average	0.83	739	234//004//000///	6 STEELE RD	\$405,000.00	RE	RE	56	2,554	12/14/2021	0.1387	\$461,000.00	1.1383	G1	R
C, Average	0.321	757	234//020//000///	3 BRUCE ST	\$295,000.00	RC	RC	62	1,643	09/30/2021	0.1099	\$327,300.00	1.1095	G1	R
C, Average	0.378	765	234//028//000///	2 BRUCE ST	\$348,000.00	RC	RC	67	1,692	07/16/2021	0.1171	\$307,100.00	0.8825	G1	R
C, Average	0.689	809	228//035//000///	14 REGA AVE	\$327,300.00	RE	RE	57	1,641	09/28/2021	0.0832	\$354,400.00	1.0828	R2	R
C, Average	1.173	946	229//043//000///	3 STABLE RD	\$480,000.00	RF	RF	46	3,271	04/01/2022	0.1627	\$557,900.00	1.1623	R2	R
C, Average	4.901	997	237//026//000///	9 CHISWICK RD	\$380,000.00	RF	RF	48	1,467	06/04/2021	0.1357	\$431,400.00	1.1353	R2	R
C, Average	1.032	1003	237//025//000///	8 CHISWICK RD	\$549,500.00	RF	RF	42	1,682	07/26/2021	0.03	\$532,800.00	0.9696	R2	R
C, Average	1.2	1014	231//001//000///	64 GOWING RD	\$390,000.00	RE	RE	61	1,549	04/16/2021	0.0422	\$406,300.00	1.0418	R2	R
C, Average	1.09	1104	236//011//000///	77 MUSQUASH RD	\$400,000.00	RD	RD	28	1,520	08/26/2021	0.0081	\$396,600.00	0.9915	R2	R
C, Average	1.192	1248	216//021//000///	12 HOLLY LN	\$454,000.00	RE	RE	50	2,741	11/04/2021	0.0262	\$465,700.00	1.0258	R2	R
C, Average	1.167	1288	217//001//000///	5 HUNTER LN	\$550,000.00	RF	RF	47	2,867	11/09/2021	0.1877	\$653,000.00	1.1873	R2	R
C, Average	0.887	1340	230//015//000///	33 MUSQUASH RD	\$439,900.00	RD	RD	62	1,635	11/30/2021	0.0848	\$402,400.00	0.9148	R2	R
C, Average	1.54	2222	206//007//000///	14 PASTURE DR	\$420,000.00	RF	RF	31	1,769	05/13/2021	0.0072	\$416,800.00	0.9924	GD	R
C, Average	0.6	2286	193//040//000///	56 BUSH HILL RD	\$400,000.00	RE	RE	38	1,711	05/17/2021	0.0649	\$425,800.00	1.0645	GD	R
C, Average	0.507	2668	148//062//000///	5 CARDINAL DR	\$526,000.00	RG	RG	54	2,761	07/29/2021	0.0675	\$490,261.00	0.9321	R1	R
C, Average	5.253	3097	167//079//000///	17 WASHINGTON DR	\$565,000.00	RE	RE	27	3,025	11/15/2021	0.0378	\$543,400.00	0.9618	R2	R
C, Average	0.877	3768	129//092//000///	17 ST LAURENT DR	\$470,000.00	RF	RF	39	1,772	07/14/2021	0.0283	\$456,500.00	0.9713	R2	R
C, Average	0.696	3786	129//109//000///	11 PATRICIA DR	\$420,000.00	RF	RF	40	1,585	08/06/2021	0.0135	\$425,500.00	1.0131	R2	R



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Residential Grade	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
C, Average	0.693	3856	138//060//000///	6 GRACE DR	\$380,000.00	RF	RF	51	1,876	05/25/2021	0.1228	\$426,500.00	1.1224	R2	R
C, Average	0.698	3867	138//071//000///	24 ALVIRNE DR	\$290,000.00	RF	RF	57	1,216	08/13/2021	0.1821	\$342,700.00	1.1817	R2	R
C, Average	0.554	3885	138//094//000///	1 SUNLAND DR	\$372,800.00	RF	RF	122	1,808	10/27/2021	0.1018	\$334,700.00	0.8978	R2	R
C, Average	0.865	3895	130//001//000///	32 ALVIRNE DR	\$500,000.00	RF	RF	54	1,935	02/22/2022	0.1078	\$445,900.00	0.8918	R1	R
C, Average	0.941	4094	148//042//000///	3 ROBIN DR	\$465,000.00	RG	RG	54	2,271	03/23/2022	0.023	\$475,502.00	1.0226	R1	R
C, Average	0.49	4342	152//012//000///	89 BARRETTS HILL RD	\$425,000.00	RE	RE	62	2,105	01/26/2022	0.1556	\$358,700.00	0.844	G1	R
C, Average	0.767	4843	131//006//000///	22 OLD DERRY RD	\$435,000.00	RE	RE	57	2,485	07/23/2021	0.0873	\$472,800.00	1.0869	GD	R
C, Average	1.045	4896	131//082//000///	7 MELBA DR	\$430,000.00	RF	RF	43	1,709	04/29/2021	0.042	\$447,900.00	1.0416	GD	R
C, Average	1.153	5319	110//018//000///	12 FULLER DR	\$500,000.00	RE	RE	50	2,343	08/23/2021	0.0642	\$467,700.00	0.9354	G1	R
C, Average	1.033	5363	111//026//000///	135 ROBINSON RD	\$416,000.00	RE	RE	54	1,693	08/06/2021	0.0107	\$420,300.00	1.0103	G1	R
C, Average	1.06	5426	116//052//000///	4 MAUREEN LN	\$515,000.00	RF	RF	16	2,471	09/02/2021	0.0693	\$479,100.00	0.9303	R1	R
C, Average	1.171	5437	116//024//000///	12 HENRY DR	\$421,000.00	RF	RF	50	1,992	06/25/2021	0.0603	\$446,200.00	1.0599	R1	R
C, Average	1.159	5467	124//005//000///	15 HERITAGE CIR	\$500,000.00	RF	RF	47	2,215	10/19/2021	0.002	\$498,800.00	0.9976	R1	R
C, Average	1.177	5509	111//042//000///	148 ROBINSON RD	\$500,000.00	RE	RE	49	3,179	11/22/2021	0.1612	\$580,400.00	1.1608	R1	R
C, Average	1.05	5634	118//007//000///	34 KIENIA RD	\$430,000.00	RE	RE	49	1,679	12/03/2021	0.0771	\$463,000.00	1.0767	G1	R
C, Average	0.345	5981	203//085//000///	17 TAMARACK ST	\$350,000.00	RE	RE	57	1,505	06/04/2021	0.0253	\$341,000.00	0.9743	TR	R
C, Average	0.346	5987	197//163//000///	5 TAMARACK ST	\$330,000.00	RE	RE	58	1,575	08/13/2021	0.0725	\$353,800.00	1.0721	TR	R
C, Average	0.353	6022	203//114//000///	6 ASPEN ST	\$440,000.00	RE	RE	59	1,837	10/28/2021	0.0257	\$428,500.00	0.9739	TR	R
C, Average	0.369	6024	203//105//000///	13 HICKORY ST	\$420,000.00	RE	RE	57	2,159	12/02/2021	0.0373	\$435,500.00	1.0369	TR	R
C, Average	0.354	6059	203//027//000///	6 HICKORY ST	\$400,000.00	RE	RE	41	2,619	07/09/2021	0.1564	\$462,400.00	1.156	TR	R
C, Average	0.433	6143	197//079//000///	25 WINNHAVEN DR	\$387,300.00	RE	RE	54	2,046	06/04/2021	0.0143	\$392,700.00	1.0139	TR	R
C, Average	0.338	6146	197//064//000///	22 SUNRISE DR	\$380,000.00	RE	RE	53	1,495	04/08/2021	0.018	\$373,000.00	0.9816	TR	R
C, Average	0.435	6175	197//105//000///	19 CEDAR ST	\$415,000.00	RE	RE	58	1,715	04/29/2021	0.069	\$386,200.00	0.9306	TR	R
C, Average	0.346	6197	197//125//000///	26 CEDAR ST	\$390,000.00	RE	RE	60	2,153	06/18/2021	0.0417	\$373,600.00	0.9579	TR	R
C, Average	0.269	6209	197//143//000///	9 HEMLOCK ST	\$330,000.00	RE	RE	60	1,495	07/15/2021	0.0471	\$345,400.00	1.0467	TR	R
C, Average	0.253	6231	197//168//000///	15 SPRUCE ST	\$360,000.00	RE	RE	60	1,645	10/28/2021	0.0571	\$339,300.00	0.9425	TR	R
C, Average	0.453	6240	197//035//000///	8 WINNHAVEN DR	\$475,000.00	RE	RE	57	2,830	01/20/2022	0.0004	\$474,600.00	0.9992	TR	R

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Residential Grade	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
C, Average	0.15	6475	190//165//000///	9 OAK AVE	\$340,000.00	RE	RE	102	1,482	05/21/2021	0.007	\$337,500.00	0.9926	TR	R
C, Average	0.226	6546	182//017//000///	19 REED ST	\$361,000.00	RE	RE	102	1,814	10/27/2021	0.0829	\$390,800.00	1.0825	TR	R
C, Average	0.188	6547	190//112//000///	6 CHAPIN ST	\$339,400.00	RE	RE	37	1,773	01/07/2022	0.1731	\$398,000.00	1.1727	TR	R
C, Average	0.172	6552	182//014//000///	13 REED ST	\$367,500.00	RE	RE	37	2,205	09/10/2021	0.1073	\$406,800.00	1.1069	TR	R
C, Average	0.231	6703	191//048//000///	16 A ST	\$400,000.00	RE	RE	62	2,401	02/18/2022	0.0048	\$397,900.00	0.9948	TR	R
C, Average	0.343	6832	191//008//000///	8 RICKY DR	\$383,500.00	RE	RE	59	2,336	08/13/2021	0.0708	\$410,500.00	1.0704	TR	R
C, Average	0.4	6842	198//163//000///	1 TATE ST	\$480,000.00	RE	RE	53	1,727	03/11/2022	0.1367	\$414,200.00	0.8629	TR	R
C, Average	0.193	7059	174//229//000///	6 FIRST ST	\$350,000.00	RE	RE	107	1,727	09/24/2021	0.0927	\$317,400.00	0.9069	TR	R
C, Average	0.126	7060	174//218//000///	6 SECOND ST	\$285,000.00	RE	RE	70	1,465	12/11/2021	0.1636	\$331,500.00	1.1632	TR	R
C, Average	0.335	7072	174//210//000///	16 OAKWOOD ST	\$400,000.00	RE	RE	69	2,093	04/14/2021	0.0894	\$435,600.00	1.089	TR	R
C, Average	0.37	7109	182//157//000///	68 CENTRAL ST	\$385,000.00	RC	RC	92	1,801	10/29/2021	0.0453	\$367,400.00	0.9543	TR	R
C, Average	0.359	7121	182//169//000///	3 OAKWOOD ST	\$380,000.00	RE	RE	35	1,141	05/20/2021	0.0286	\$390,700.00	1.0282	TR	R
C, Average	0.495	7165	183//095//000///	93 CENTRAL ST	\$358,000.00	RC	RC	87	1,932	11/17/2021	0.1563	\$413,800.00	1.1559	R2	R
C, Average	0.669	7442	165//058//000///	11 FEDERAL ST	\$355,000.00	RE	RE	61	2,441	11/04/2021	0.1043	\$391,900.00	1.1039	TR	R
C, Average	0.292	7473	173//013//000///	6 TOLLES ST	\$290,000.00	RC	RC	62	1,125	12/13/2021	0.0844	\$265,400.00	0.9152	TR	R
C, Average	0.497	7754	174//110//000///	52 HIGHLAND ST	\$380,000.00	RE	RE	172	1,708	07/12/2021	0.0249	\$370,400.00	0.9747	TR	R
C, Average	0.301	7766	174//138//000///	61 HIGHLAND ST	\$390,000.00	RE	RE	74	1,414	12/02/2021	0.0968	\$352,100.00	0.9028	TR	R
C, Average	0.64	7821	174//203//000///	18 THIRD ST	\$415,000.00	RE	RE	74	1,426	07/30/2021	0.0791	\$382,000.00	0.9205	TR	R
C, Average	0.689	8039	175//097//000///	32 ALPINE AVE	\$380,000.00	RE	RE	32	1,553	06/29/2021	0.0067	\$382,400.00	1.0063	R2	R
C, Average	0.373	8324	167//014//000///	102 HIGHLAND ST	\$350,000.00	RE	RE	92	1,571	11/04/2021	0.0962	\$316,200.00	0.9034	R2	R
C, Average	0.544	8334	167//025//000///	114 HIGHLAND ST	\$378,000.00	RE	RE	72	1,276	06/21/2021	0.0316	\$365,900.00	0.968	R2	R
C, Average	1.033	8362	167//057//000///	121 HIGHLAND ST	\$400,000.00	RE	RE	68	1,533	12/07/2021	0.0576	\$376,800.00	0.942	R2	R
C, Average	0.551	8386	167//070//000///	4 WATTS CIR	\$415,000.00	RE	RE	53	2,425	10/29/2021	0.0426	\$432,500.00	1.0422	R2	R
C-, Avg/Fair (6 items)															
C-, Avg/Fair	0.218	2612	147//021//000///	11 DERRY LN	\$287,000.00	RE	RE	70	2,212	09/23/2021	0.0687	\$306,600.00	1.0683	R2	R
C-, Avg/Fair	0.471	3276	168//099//000///	17 FRENETTE DR	\$350,000.00	RD	RD	64	1,755	11/19/2021	0.0279	\$340,100.00	0.9717	R2	R
C-, Avg/Fair	0.935	3942	139//035//000///	171 DERRY RD	\$320,000.00	RD	RD	132	1,469	11/15/2021	0.0096	\$316,800.00	0.99	R1	R



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C-, Avg/Fair	0.16	6474	190//164//000///	11 OAK AVE	\$310,000.00	RE	RE	86	1,163	07/15/2021	0.0451	\$295,900.00	0.9545	TR	R
C-, Avg/Fair	0.218	6719	198//040//000///	12 B ST	\$265,000.00	RE	RE	69	1,185	10/20/2021	0.0022	\$264,300.00	0.9974	TR	R
C-, Avg/Fair	0.148	7972	175//037//000///	136 FERRY ST	\$290,000.00	RD	RD	102	1,136	10/22/2021	0.1055	\$259,300.00	0.8941	BD	R
C+, Avg/Good (37 items)															
C+, Avg/Good	1.086	25	252//016//000///	19 WINSLOW FARM RD	\$550,000.00	RF	RF	37	3,322	06/04/2021	0.1695	\$643,000.00	1.1691	R1	R
C+, Avg/Good	0.897	446	247//132//000///	21 BLUEBERRY LN	\$565,000.00	RF	RF	46	2,985	09/07/2021	0.1003	\$508,100.00	0.8993	R1	R
C+, Avg/Good	0.961	477	247//035//000///	18 SAND HILL RD	\$595,000.00	RF	RF	44	3,067	12/08/2021	0.0932	\$539,300.00	0.9064	R1	R
C+, Avg/Good	0.408	573	247//076//000///	3 LILAC ST	\$530,000.00	RE	RE	5	1,679	06/02/2021	0.1736	\$437,800.00	0.826	TR	R
C+, Avg/Good	1.411	711	254//022//000///	4 PONDEROSA DR	\$545,000.00	RF	RF	46	2,700	01/18/2022	0.0323	\$562,400.00	1.0319	G1	R
C+, Avg/Good	0.754	962	242//052//000///	98 MUSQUASH RD	\$655,000.00	RD	RD	44	3,539	06/07/2021	0.0798	\$602,500.00	0.9198	R2	R
C+, Avg/Good	2.163	3052	157//005//000///	13 WENDE DR	\$433,200.00	RG	RG	46	1,796	03/11/2022	0.039	\$449,900.00	1.0386	R1	R
C+, Avg/Good	0.699	3377	160//006//000///	155 BARRETT'S HILL RD	\$435,000.00	RE	RE	37	1,965	06/29/2021	0.0172	\$442,300.00	1.0168	G1	R
C+, Avg/Good	1.387	3634	171//028//000///	99 SULLIVAN RD	\$364,900.00	RE	RE	262	2,440	07/13/2021	0.0078	\$367,600.00	1.0074	R2	R
C+, Avg/Good	0.689	3748	129//053//000///	9 PLAZA AVE	\$510,000.00	RF	RF	36	1,980	09/30/2021	0.0463	\$486,200.00	0.9533	R2	R
C+, Avg/Good	1.38	4413	151//001//000///	1 SHINGLE MILL RD	\$399,900.00	RE	RE	50	2,214	08/18/2021	0.1289	\$451,300.00	1.1285	G1	R
C+, Avg/Good	1.379	4661	163//010//000///	53 SULLIVAN RD	\$467,000.00	RE	RE	43	2,619	08/30/2021	0.031	\$481,300.00	1.0306	R1	R
C+, Avg/Good	1.278	4959	124//035//000///	37 HERITAGE CIR	\$520,000.00	RF	RF	44	2,615	08/09/2021	0.0356	\$538,300.00	1.0352	R1	R
C+, Avg/Good	1.171	5008	143//002//000///	26 HAZELWOOD RD	\$515,000.00	RF	RF	51	2,735	03/04/2022	0.0532	\$487,400.00	0.9464	R1	R
C+, Avg/Good	0.448	5093	134//026//000///	37 HAZELWOOD RD	\$790,000.00	RF	RF	56	2,786	06/25/2021	0.2266	\$610,700.00	0.773	R1	R
C+, Avg/Good	1.148	5466	124//021//000///	14 HERITAGE CIR	\$520,000.00	RF	RF	46	3,298	06/01/2021	0.1283	\$586,500.00	1.1279	R1	R
C+, Avg/Good	1.152	5470	116//001//000///	9 HERITAGE CIR	\$551,300.00	RF	RF	47	2,324	01/11/2022	0.1467	\$470,200.00	0.8529	R1	R
C+, Avg/Good	1.152	5501	116//019//000///	13 HENRY DR	\$510,000.00	RF	RF	48	3,116	11/19/2021	0.0274	\$495,800.00	0.9722	R1	R
C+, Avg/Good	1.51	5899	111//001//000///	4 TEAR DROP CIR	\$555,000.00	RF	RF	27	2,880	06/09/2021	0.0761	\$597,000.00	1.0757	G1	R
C+, Avg/Good	0.969	5940	203//042//000///	43 COTTONWOOD DR	\$555,000.00	RE	RE	55	2,623	05/19/2021	0.0039	\$556,939.00	1.0035	TR	R
C+, Avg/Good	0.421	5944	203//046//000///	35 COTTONWOOD DR	\$470,000.00	RE	RE	53	2,523	11/19/2021	0.066	\$438,797.00	0.9336	TR	R
C+, Avg/Good	0.346	5969	197//159//000///	8 SYCAMORE ST	\$472,000.00	RE	RE	59	2,293	05/07/2021	0.0543	\$446,200.00	0.9453	TR	R
C+, Avg/Good	0.346	6002	203//110//000///	21 COTTONWOOD DR	\$494,900.00	RE	RE	57	2,186	04/15/2021	0.0635	\$463,300.00	0.9361	TR	R

Record Detail by Residential Grade  
HUDSON, NH

11/29/2022

Residential Grade	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
C+, Avg/Good	0.344	6038	203//053//000///	6 JUNIPER ST	\$459,000.00	RE	RE	57	2,218	11/19/2021	0.0464	\$437,500.00	0.9532	TR	R
C+, Avg/Good	0.44	6124	197//017//000///	23 OBAN DR	\$485,000.00	RF	RF	26	2,219	05/14/2021	0.007	\$488,200.00	1.0066	TR	R
C+, Avg/Good	0.476	6128	197//026//000///	19 SUNRISE DR	\$496,100.00	RE	RE	54	2,489	07/29/2021	0.0298	\$481,100.00	0.9698	TR	R
C+, Avg/Good	1.107	6134	197//032//000///	3 SUNRISE DR	\$521,500.00	RE	RE	41	2,088	12/21/2021	0.1473	\$444,500.00	0.8523	TR	R
C+, Avg/Good	0.346	6226	197//158//000///	6 SYCAMORE ST	\$440,000.00	RE	RE	58	1,953	05/27/2021	0.1001	\$395,800.00	0.8995	TR	R
C+, Avg/Good	0.243	6990	174//008//000///	24 DERRY ST	\$350,000.00	RD	RD	112	2,561	06/02/2021	0.1435	\$400,100.00	1.1431	TR	R
C+, Avg/Good	0.366	7223	183//027//000///	36 ADELAIDE ST	\$420,000.00	RE	RE	76	1,622	06/11/2021	0.0591	\$395,000.00	0.9405	TR	R
C+, Avg/Good	0.267	7243	183//055//000///	7 BURTON ST	\$490,000.00	RE	RE	62	2,139	09/07/2021	0.1584	\$412,200.00	0.8412	TR	R
C+, Avg/Good	0.641	7390	165//031//000///	26 CAMPBELLO ST	\$496,000.00	RE	RE	82	2,022	10/26/2021	0.1785	\$407,261.00	0.8211	TR	R
C+, Avg/Good	0.23	7736	174//054//000///	7 VERNON ST	\$482,000.00	RE	RE	62	2,206	06/14/2021	0.082	\$442,300.00	0.9176	TR	R
C+, Avg/Good	0.285	7779	174//150//000///	5 BUSWELL ST	\$479,000.00	RE	RE	75	2,247	03/02/2022	0.1359	\$413,700.00	0.8637	TR	R
C+, Avg/Good	0.803	8036	175//094//000///	22 ALPINE AVE	\$420,000.00	RE	RE	37	2,582	04/09/2021	0.108	\$465,200.00	1.1076	R2	R
C+, Avg/Good	0.23	8124	165//109//000///	12 HILL ST	\$530,000.00	RE	RE	2	2,476	09/30/2021	0.0241	\$517,000.00	0.9755	TR	R
C+, Avg/Good	0.348	8351	167//038//000///	16 BONNIE LN	\$519,500.00	RE	RE	48	2,755	02/03/2022	0.0427	\$497,100.00	0.9569	R2	R

Group Summary by Sale Price Quartile  
HUDSON, NH

Single Family

11/29/2022

Sale Price Quartile	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
Q1	46	1.0019	7.66	0.9992	\$356,500.00	\$354,100.00	\$347,773.91	\$353,086.96	1.0145
Q2	52	1.0117	6.04	1.001	\$437,450.00	\$442,850.00	\$442,153.85	\$444,724.98	1.0069
Q3	48	1.0006	6.77	0.9998	\$523,250.00	\$531,300.00	\$525,662.50	\$529,070.02	1.0063
Q4	50	0.9795	5.49	1.0033	\$646,400.00	\$623,250.00	\$661,686.00	\$637,572.00	0.9667
	196	0.9996	6.55	1.0051	\$495,450.00	\$480,100.00	\$496,457.65	\$493,069.69	0.9983

April 1, 2021 to April 1, 2022



Record Detail by Sale Price Quartile  
HUDSON, NH

11/29/2022

Sale Price Quartile	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
Q1 (46 items)															
Q1	0.587	328	246//069//000///	50 RIVER RD	\$340,000.00	RD	RD	93	1,407	11/01/2021	0.1255	\$297,200.00	0.8741	G1	R
Q1	0.2	368	247//095//000///	9 IRELAND ST	\$398,000.00	RE	RE	33	1,836	10/29/2021	0.0544	\$419,500.00	1.054	TR	R
Q1	0.367	388	247//120//000///	25 PHILBRICK ST	\$370,000.00	RE	RE	60	1,452	09/23/2021	0.1026	\$331,900.00	0.897	TR	R
Q1	0.321	757	234//020//000///	3 BRUCE ST	\$295,000.00	RC	RC	62	1,643	09/30/2021	0.1099	\$327,300.00	1.1095	G1	R
Q1	0.378	765	234//028//000///	2 BRUCE ST	\$348,000.00	RC	RC	67	1,692	07/16/2021	0.1171	\$307,100.00	0.8825	G1	R
Q1	0.689	809	228//035//000///	14 REGA AVE	\$327,300.00	RE	RE	57	1,641	09/28/2021	0.0832	\$354,400.00	1.0828	R2	R
Q1	4.901	997	237//026//000///	9 CHISWICK RD	\$380,000.00	RF	RF	48	1,467	06/04/2021	0.1357	\$431,400.00	1.1353	R2	R
Q1	1.2	1014	231//001//000///	64 GOWING RD	\$390,000.00	RE	RE	61	1,549	04/16/2021	0.0422	\$406,300.00	1.0418	R2	R
Q1	0.218	2612	147//021//000///	11 DERRY LN	\$287,000.00	RE	RE	70	2,212	09/23/2021	0.0687	\$306,600.00	1.0683	R2	R
Q1	0.471	3276	168//099//000///	17 FRENETTE DR	\$350,000.00	RD	RD	64	1,755	11/19/2021	0.0279	\$340,100.00	0.9717	R2	R
Q1	1.387	3634	171//028//000///	99 SULLIVAN RD	\$364,900.00	RE	RE	262	2,440	07/13/2021	0.0078	\$367,600.00	1.0074	R2	R
Q1	0.693	3856	138//060//000///	6 GRACE DR	\$380,000.00	RF	RF	51	1,876	05/25/2021	0.1228	\$426,500.00	1.1224	R2	R
Q1	0.698	3867	138//071//000///	24 ALVIRNE DR	\$290,000.00	RF	RF	57	1,216	08/13/2021	0.1821	\$342,700.00	1.1817	R2	R
Q1	0.554	3885	138//094//000///	1 SUNLAND DR	\$372,800.00	RF	RF	122	1,808	10/27/2021	0.1018	\$334,700.00	0.8978	R2	R
Q1	0.935	3942	139//035//000///	171 DERRY RD	\$320,000.00	RD	RD	132	1,469	11/15/2021	0.0096	\$316,800.00	0.99	R1	R
Q1	1.38	4413	151//001//000///	1 SHINGLE MILL RD	\$399,900.00	RE	RE	50	2,214	08/18/2021	0.1289	\$451,300.00	1.1285	G1	R
Q1	0.345	5981	203//085//000///	17 TAMARACK ST	\$350,000.00	RE	RE	57	1,505	06/04/2021	0.0253	\$341,000.00	0.9743	TR	R
Q1	0.346	5987	197//163//000///	5 TAMARACK ST	\$330,000.00	RE	RE	58	1,575	08/13/2021	0.0725	\$353,800.00	1.0721	TR	R
Q1	0.433	6143	197//079//000///	25 WINNHAVEN DR	\$387,300.00	RE	RE	54	2,046	06/04/2021	0.0143	\$392,700.00	1.0139	TR	R
Q1	0.338	6146	197//064//000///	22 SUNRISE DR	\$380,000.00	RE	RE	53	1,495	04/08/2021	0.018	\$373,000.00	0.9816	TR	R
Q1	0.346	6197	197//125//000///	26 CEDAR ST	\$390,000.00	RE	RE	60	2,153	06/18/2021	0.0417	\$373,600.00	0.9579	TR	R
Q1	0.269	6209	197//143//000///	9 HEMLOCK ST	\$330,000.00	RE	RE	60	1,495	07/15/2021	0.0471	\$345,400.00	1.0467	TR	R
Q1	0.253	6231	197//168//000///	15 SPRUCE ST	\$360,000.00	RE	RE	60	1,645	10/28/2021	0.0571	\$339,300.00	0.9425	TR	R
Q1	0.16	6474	190//164//000///	11 OAK AVE	\$310,000.00	RE	RE	86	1,163	07/15/2021	0.0451	\$295,900.00	0.9545	TR	R
Q1	0.15	6475	190//165//000///	9 OAK AVE	\$340,000.00	RE	RE	102	1,482	05/21/2021	0.007	\$337,500.00	0.9926	TR	R
Q1	0.226	6546	182//017//000///	19 REED ST	\$361,000.00	RE	RE	102	1,814	10/27/2021	0.0829	\$390,800.00	1.0825	TR	R
Q1	0.188	6547	190//112//000///	6 CHAPIN ST	\$339,400.00	RE	RE	37	1,773	01/07/2022	0.1731	\$398,000.00	1.1727	TR	R
Q1	0.172	6552	182//014//000///	13 REED ST	\$367,500.00	RE	RE	37	2,205	09/10/2021	0.1073	\$406,800.00	1.1069	TR	R
Q1	0.218	6719	198//040//000///	12 B ST	\$265,000.00	RE	RE	69	1,185	10/20/2021	0.0022	\$264,300.00	0.9974	TR	R
Q1	0.343	6832	191//008//000///	8 RICKY DR	\$383,500.00	RE	RE	59	2,336	08/13/2021	0.0708	\$410,500.00	1.0704	TR	R
Q1	0.289	6961	182//117//000///	9 CHASE ST	\$370,000.00	RD	RD	112	2,666	12/03/2021	0.0201	\$362,400.00	0.9795	TR	R
Q1	0.243	6990	174//008//000///	24 DERRY ST	\$350,000.00	RD	RD	112	2,561	06/02/2021	0.1435	\$400,100.00	1.1431	TR	R



Record Detail by Sale Price Quartile  
HUDSON, NH

11/29/2022

Sale Price Quartile	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
Q1	0.193	7059	174//229//000///	6 FIRST ST	\$350,000.00	RE	RE	107	1,727	09/24/2021	0.0927	\$317,400.00	0.9069	TR	R
Q1	0.126	7060	174//218//000///	6 SECOND ST	\$285,000.00	RE	RE	70	1,465	12/11/2021	0.1636	\$331,500.00	1.1632	TR	R
Q1	0.37	7109	182//157//000///	68 CENTRAL ST	\$385,000.00	RC	RC	92	1,801	10/29/2021	0.0453	\$367,400.00	0.9543	TR	R
Q1	0.359	7121	182//169//000///	3 OAKWOOD ST	\$380,000.00	RE	RE	35	1,141	05/20/2021	0.0286	\$390,700.00	1.0282	TR	R
Q1	0.495	7165	183//095//000///	93 CENTRAL ST	\$358,000.00	RC	RC	87	1,932	11/17/2021	0.1563	\$413,800.00	1.1559	R2	R
Q1	0.669	7442	165//058//000///	11 FEDERAL ST	\$355,000.00	RE	RE	61	2,441	11/04/2021	0.1043	\$391,900.00	1.1039	TR	R
Q1	0.292	7473	173//013//000///	6 TOLLES ST	\$290,000.00	RC	RC	62	1,125	12/13/2021	0.0844	\$265,400.00	0.9152	TR	R
Q1	0.497	7754	174//110//000///	52 HIGHLAND ST	\$380,000.00	RE	RE	172	1,708	07/12/2021	0.0249	\$370,400.00	0.9747	TR	R
Q1	0.301	7766	174//138//000///	61 HIGHLAND ST	\$390,000.00	RE	RE	74	1,414	12/02/2021	0.0968	\$352,100.00	0.9028	TR	R
Q1	0.148	7972	175//037//000///	136 FERRY ST	\$290,000.00	RD	RD	102	1,136	10/22/2021	0.1055	\$259,300.00	0.8941	BD	R
Q1	0.689	8039	175//097//000///	32 ALPINE AVE	\$380,000.00	RE	RE	32	1,553	06/29/2021	0.0067	\$382,400.00	1.0063	R2	R
Q1	0.373	8324	167//014//000///	102 HIGHLAND ST	\$350,000.00	RE	RE	92	1,571	11/04/2021	0.0962	\$316,200.00	0.9034	R2	R
Q1	0.544	8334	167//025//000///	114 HIGHLAND ST	\$378,000.00	RE	RE	72	1,276	06/21/2021	0.0316	\$365,900.00	0.968	R2	R
Q1	1.185	10031	174//015//001///	20 BAKER ST	\$200,000.00	RE	RE	0	2,399	04/29/2021	0.1441	\$171,100.00	0.8555	TR	R
Q2 (52 items)															
Q2	1.27	253	240//004//000///	8 EAGLE DR	\$484,000.00	RG	RG	42	2,643	01/07/2022	0.1642	\$563,300.00	1.1638	R1	R
Q2	2.641	294	246//003//000///	51 RIVER RD	\$415,000.00	RD	RD	87	1,914	10/21/2021	0.0006	\$414,600.00	0.999	R2	R
Q2	0.809	445	247//121//000///	22 PHILBRICK ST	\$460,000.00	RE	RE	42	1,782	09/29/2021	0.0037	\$461,500.00	1.0033	R1	R
Q2	3.76	556	241//068//000///	23 NATHANIEL DR	\$450,000.00	RF	RF	28	1,904	12/08/2021	0.1106	\$499,600.00	1.1102	R2	R
Q2	1.209	652	248//042//000///	7 JEANNE ST	\$420,000.00	RE	RE	48	1,606	09/09/2021	0.0011	\$420,300.00	1.0007	R2	R
Q2	0.83	739	234//004//000///	6 STEELE RD	\$405,000.00	RE	RE	56	2,554	12/14/2021	0.1387	\$461,000.00	1.1383	G1	R
Q2	1.173	946	229//043//000///	3 STABLE RD	\$480,000.00	RF	RF	46	3,271	04/01/2022	0.1627	\$557,900.00	1.1623	R2	R
Q2	1.09	1104	236//011//000///	77 MUSQUASH RD	\$400,000.00	RD	RD	28	1,520	08/26/2021	0.0081	\$396,600.00	0.9915	R2	R
Q2	1.154	1245	222//021//000///	6 HOLLY LN	\$431,000.00	RE	RE	47	2,358	11/04/2021	0.0292	\$443,400.00	1.0288	R2	R
Q2	1.192	1248	216//021//000///	12 HOLLY LN	\$454,000.00	RE	RE	50	2,741	11/04/2021	0.0262	\$465,700.00	1.0258	R2	R
Q2	0.887	1340	230//015//000///	33 MUSQUASH RD	\$439,900.00	RD	RD	62	1,635	11/30/2021	0.0848	\$402,400.00	0.9148	R2	R
Q2	1.54	2222	206//007//000///	14 PASTURE DR	\$420,000.00	RF	RF	31	1,769	05/13/2021	0.0072	\$416,800.00	0.9924	GD	R
Q2	0.6	2286	193//040//000///	56 BUSH HILL RD	\$400,000.00	RE	RE	38	1,711	05/17/2021	0.0649	\$425,800.00	1.0645	GD	R
Q2	2.163	3052	157//005//000///	13 WENDE DR	\$433,200.00	RG	RG	46	1,796	03/11/2022	0.039	\$449,900.00	1.0386	R1	R
Q2	2.727	3096	167//080//000///	15 WASHINGTON DR	\$451,000.00	RE	RE	27	2,043	11/14/2021	0.0319	\$465,200.00	1.0315	R2	R
Q2	0.699	3377	160//006//000///	155 BARRETT'S HILL RD	\$435,000.00	RE	RE	37	1,965	06/29/2021	0.0172	\$442,300.00	1.0168	G1	R
Q2	0.877	3768	129//092//000///	17 ST LAURENT DR	\$470,000.00	RF	RF	39	1,772	07/14/2021	0.0283	\$456,500.00	0.9713	R2	R
Q2	0.696	3786	129//109//000///	11 PATRICIA DR	\$420,000.00	RF	RF	40	1,585	08/06/2021	0.0135	\$425,500.00	1.0131	R2	R

Record Detail by Sale Price Quartile  
HUDSON, NH

11/29/2022

Sale Price Quartile	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
Q2	0.941	4094	148//042//000///	3 ROBIN DR	\$465,000.00	RG	RG	54	2,271	03/23/2022	0.023	\$475,502.00	1.0226	R1	R
Q2	0.49	4342	152//012//000///	89 BARRETT'S HILL RD	\$425,000.00	RE	RE	62	2,105	01/26/2022	0.1556	\$358,700.00	0.844	G1	R
Q2	1.379	4661	163//010//000///	53 SULLIVAN RD	\$467,000.00	RE	RE	43	2,619	08/30/2021	0.031	\$481,300.00	1.0306	R1	R
Q2	0.767	4843	131//006//000///	22 OLD DERRY RD	\$435,000.00	RE	RE	57	2,485	07/23/2021	0.0873	\$472,800.00	1.0869	GD	R
Q2	1.045	4896	131//082//000///	7 MELBA DR	\$430,000.00	RF	RF	43	1,709	04/29/2021	0.042	\$447,900.00	1.0416	GD	R
Q2	1.033	5363	111//026//000///	135 ROBINSON RD	\$416,000.00	RE	RE	54	1,693	08/06/2021	0.0107	\$420,300.00	1.0103	G1	R
Q2	1.171	5437	116//024//000///	12 HENRY DR	\$421,000.00	RF	RF	50	1,992	06/25/2021	0.0603	\$446,200.00	1.0599	R1	R
Q2	1.05	5634	118//007//000///	34 KIENIA RD	\$430,000.00	RE	RE	49	1,679	12/03/2021	0.0771	\$463,000.00	1.0767	G1	R
Q2	0.421	5944	203//046//000///	35 COTTONWOOD DR	\$470,000.00	RE	RE	53	2,523	11/19/2021	0.066	\$438,797.00	0.9336	TR	R
Q2	0.346	5969	197//159//000///	8 SYCAMORE ST	\$472,000.00	RE	RE	59	2,293	05/07/2021	0.0543	\$446,200.00	0.9453	TR	R
Q2	0.346	6002	203//110//000///	21 COTTONWOOD DR	\$494,900.00	RE	RE	57	2,186	04/15/2021	0.0635	\$463,300.00	0.9361	TR	R
Q2	0.353	6022	203//114//000///	6 ASPEN ST	\$440,000.00	RE	RE	59	1,837	10/28/2021	0.0257	\$428,500.00	0.9739	TR	R
Q2	0.369	6024	203//105//000///	13 HICKORY ST	\$420,000.00	RE	RE	57	2,159	12/02/2021	0.0373	\$435,500.00	1.0369	TR	R
Q2	0.344	6038	203//053//000///	6 JUNIPER ST	\$459,000.00	RE	RE	57	2,218	11/19/2021	0.0464	\$437,500.00	0.9532	TR	R
Q2	0.354	6059	203//027//000///	6 HICKORY ST	\$400,000.00	RE	RE	41	2,619	07/09/2021	0.1564	\$462,400.00	1.156	TR	R
Q2	0.44	6124	197//017//000///	23 OBAN DR	\$485,000.00	RF	RF	26	2,219	05/14/2021	0.007	\$488,200.00	1.0066	TR	R
Q2	0.435	6175	197//105//000///	19 CEDAR ST	\$415,000.00	RE	RE	58	1,715	04/29/2021	0.069	\$386,200.00	0.9306	TR	R
Q2	0.346	6226	197//158//000///	6 SYCAMORE ST	\$440,000.00	RE	RE	58	1,953	05/27/2021	0.1001	\$395,800.00	0.8995	TR	R
Q2	0.453	6240	197//035//000///	8 WINNHAVEN DR	\$475,000.00	RE	RE	57	2,830	01/20/2022	0.0004	\$474,600.00	0.9992	TR	R
Q2	0.33	6463	190//153//000///	4 CROSS ST	\$470,000.00	RE	RE	26	2,131	06/23/2021	0.0644	\$500,100.00	1.064	TR	R
Q2	0.231	6703	191//048//000///	16 A ST	\$400,000.00	RE	RE	62	2,401	02/18/2022	0.0048	\$397,900.00	0.9948	TR	R
Q2	0.4	6842	198//163//000///	1 TATE ST	\$480,000.00	RE	RE	53	1,727	03/11/2022	0.1367	\$414,200.00	0.8629	TR	R
Q2	0.335	7072	174//210//000///	16 OAKWOOD ST	\$400,000.00	RE	RE	69	2,093	04/14/2021	0.0894	\$435,600.00	1.089	TR	R
Q2	0.366	7223	183//027//000///	36 ADELAIDE ST	\$420,000.00	RE	RE	76	1,622	06/11/2021	0.0591	\$395,000.00	0.9405	TR	R
Q2	0.267	7243	183//055//000///	7 BURTON ST	\$490,000.00	RE	RE	62	2,139	09/07/2021	0.1584	\$412,200.00	0.8412	TR	R
Q2	0.23	7736	174//054//000///	7 VERNON ST	\$482,000.00	RE	RE	62	2,206	06/14/2021	0.082	\$442,300.00	0.9176	TR	R
Q2	0.285	7779	174//150//000///	5 BUSWELL ST	\$479,000.00	RE	RE	75	2,247	03/02/2022	0.1359	\$413,700.00	0.8637	TR	R
Q2	0.64	7821	174//203//000///	18 THIRD ST	\$415,000.00	RE	RE	74	1,426	07/30/2021	0.0791	\$382,000.00	0.9205	TR	R
Q2	0.803	8036	175//094//000///	22 ALPINE AVE	\$420,000.00	RE	RE	37	2,582	04/09/2021	0.108	\$465,200.00	1.1076	R2	R
Q2	1.033	8362	167//057//000///	121 HIGHLAND ST	\$400,000.00	RE	RE	68	1,533	12/07/2021	0.0576	\$376,800.00	0.942	R2	R
Q2	0.551	8386	167//070//000///	4 WATTS CIR	\$415,000.00	RE	RE	53	2,425	10/29/2021	0.0426	\$432,500.00	1.0422	R2	R
Q2	1.028	8543	185//050//000///	12 BEAR PATH LN	\$443,000.00	RF	RF	20	2,042	06/28/2021	0.0652	\$471,700.00	1.0648	GD	R
Q2	0.689	8550	185//057//000///	26 BEAR PATH LN	\$475,000.00	RF	RF	20	2,112	07/16/2021	0.0364	\$492,100.00	1.036	GD	R



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Q2	0.308	9636	191//024//006///	1 PAULA CIR	\$475,000.00	RF	RF	16	2,243	08/13/2021	0.0602	\$503,400.00	1.0598	TR	R
Q3 (48 items)															
Q3	1.086	25	252//016//000///	19 WINSLOW FARM RD	\$550,000.00	RF	RF	37	3,322	06/04/2021	0.1695	\$643,000.00	1.1691	R1	R
Q3	1.17	79	253//038//000///	17 ANNA LOUISE DR	\$535,000.00	RF	RF	37	2,595	07/30/2021	0.0866	\$581,100.00	1.0862	R1	R
Q3	1.13	273	246//050//000///	5 BIRDIE LN	\$540,000.00	RG	RG	43	2,870	08/13/2021	0.041	\$561,900.00	1.0406	R1	R
Q3	1.15	546	242//003//000///	22 SANDERS RD	\$534,000.00	RE	RE	49	2,541	06/30/2021	0.0699	\$571,100.00	1.0695	R2	R
Q3	0.408	573	247//076//000///	3 LILAC ST	\$530,000.00	RE	RE	5	1,679	06/02/2021	0.1736	\$437,800.00	0.826	TR	R
Q3	1.411	711	254//022//000///	4 PONDEROSA DR	\$545,000.00	RF	RF	46	2,700	01/18/2022	0.0323	\$562,400.00	1.0319	G1	R
Q3	1.032	1003	237//025//000///	8 CHISWICK RD	\$549,500.00	RF	RF	42	1,682	07/26/2021	0.03	\$532,800.00	0.9696	R2	R
Q3	1.15	1095	242//008//000///	2 NATHANIEL DR	\$500,000.00	RF	RF	31	2,371	09/17/2021	0.0638	\$531,700.00	1.0634	R2	R
Q3	1.167	1288	217//001//000///	5 HUNTER LN	\$550,000.00	RF	RF	47	2,867	11/09/2021	0.1877	\$653,000.00	1.1873	R2	R
Q3	0.857	1958	205//087//000///	20 GLEN DR	\$521,000.00	RF	RF	43	2,628	09/03/2021	0.0194	\$530,900.00	1.019	R1	R
Q3	0.46	1988	211//002//000///	6 ST FRANCIS PL	\$541,000.00	RG	RG	28	2,814	04/29/2021	0.057	\$571,600.00	1.0566	R2	R
Q3	3.18	2054	218//011//000///	74 WASON RD	\$520,000.00	RE	RE	25	2,799	05/26/2021	0.1446	\$595,000.00	1.1442	GD	R
Q3	0.811	2423	177//022//000///	10 THURSTONS DR	\$515,000.00	RG	RG	24	2,513	07/30/2021	0.0449	\$537,900.00	1.0445	GD	R
Q3	0.507	2668	148//062//000///	5 CARDINAL DR	\$526,000.00	RG	RG	54	2,761	07/29/2021	0.0675	\$490,261.00	0.9321	R1	R
Q3	0.434	3274	168//098//000///	15 FRENETTE DR	\$505,000.00	RD	RD	7	2,031	10/08/2021	0.0552	\$476,900.00	0.9444	R2	R
Q3	0.985	3401	160//099//000///	56 WINDHAM RD	\$525,000.00	RE	RE	23	2,605	11/24/2021	0.0004	\$525,000.00	1	G1	R
Q3	0.689	3748	129//053//000///	9 PLAZA AVE	\$510,000.00	RF	RF	36	1,980	09/30/2021	0.0463	\$486,200.00	0.9533	R2	R
Q3	0.865	3895	130//001//000///	32 ALVIRNE DR	\$500,000.00	RF	RF	54	1,935	02/22/2022	0.1078	\$445,900.00	0.8918	R1	R
Q3	0.374	4122	149//019//000///	6 ROSEMARY CT	\$501,000.00	RG	RG	23	2,669	05/21/2021	0.0854	\$543,600.00	1.085	R2	R
Q3	0.432	4160	149//057//000///	2 HAYLEY CT	\$560,000.00	RG	RG	24	2,711	09/27/2021	0.0099	\$565,300.00	1.0095	R2	R
Q3	0.432	4160	149//057//000///	2 HAYLEY CT	\$560,000.00	RG	RG	24	2,711	08/20/2021	0.0099	\$565,300.00	1.0095	R2	R
Q3	0.367	4271	140//043//000///	9 SOUSA BLVD	\$501,000.00	RG	RG	24	2,379	04/20/2021	0.0928	\$547,300.00	1.0924	GD	R
Q3	1.087	4292	160//058//000///	5 ROY DR	\$499,900.00	RF	RF	36	2,242	11/05/2021	0.0714	\$535,400.00	1.071	G1	R
Q3	3.6	4445	142//022//000///	8 HAZELWOOD RD	\$510,000.00	RF	RF	29	2,489	10/14/2021	0.0908	\$556,100.00	1.0904	R1	R
Q3	1.278	4959	124//035//000///	37 HERITAGE CIR	\$520,000.00	RF	RF	44	2,615	08/09/2021	0.0356	\$538,300.00	1.0352	R1	R
Q3	1.068	4967	124//012//000///	1 JEREMY LN	\$526,000.00	RF	RF	45	2,271	01/31/2022	0.0015	\$526,600.00	1.0011	R1	R
Q3	1.171	5008	143//002//000///	26 HAZELWOOD RD	\$515,000.00	RF	RF	51	2,735	03/04/2022	0.0532	\$487,400.00	0.9464	R1	R
Q3	1.034	5136	124//053//000///	13 TERRA LN	\$562,000.00	RF	RF	37	3,123	12/06/2021	0.0277	\$546,200.00	0.9719	R1	R
Q3	1.153	5319	110//018//000///	12 FULLER DR	\$500,000.00	RE	RE	50	2,343	08/23/2021	0.0642	\$467,700.00	0.9354	G1	R
Q3	1.06	5426	116//052//000///	4 MAUREEN LN	\$515,000.00	RF	RF	16	2,471	09/02/2021	0.0693	\$479,100.00	0.9303	R1	R
Q3	1.148	5466	124//021//000///	14 HERITAGE CIR	\$520,000.00	RF	RF	46	3,298	06/01/2021	0.1283	\$586,500.00	1.1279	R1	R

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Q3	1.159	5467	124//005//000///	15 HERITAGE CIR	\$500,000.00	RF	RF	47	2,215	10/19/2021	0.002	\$498,800.00	0.9976	R1	R
Q3	1.152	5470	116//001//000///	9 HERITAGE CIR	\$551,300.00	RF	RF	47	2,324	01/11/2022	0.1467	\$470,200.00	0.8529	R1	R
Q3	1.152	5501	116//019//000///	13 HENRY DR	\$510,000.00	RF	RF	48	3,116	11/19/2021	0.0274	\$495,800.00	0.9722	R1	R
Q3	1.177	5509	111//042//000///	148 ROBINSON RD	\$500,000.00	RE	RE	49	3,179	11/22/2021	0.1612	\$580,400.00	1.1608	R1	R
Q3	1.51	5899	111//001//000///	4 TEAR DROP CIR	\$555,000.00	RF	RF	27	2,880	06/09/2021	0.0761	\$597,000.00	1.0757	G1	R
Q3	0.969	5940	203//042//000///	43 COTTONWOOD DR	\$555,000.00	RE	RE	55	2,623	05/19/2021	0.0039	\$556,939.00	1.0035	TR	R
Q3	0.476	6128	197//026//000///	19 SUNRISE DR	\$496,100.00	RE	RE	54	2,489	07/29/2021	0.0298	\$481,100.00	0.9698	TR	R
Q3	1.107	6134	197//032//000///	3 SUNRISE DR	\$521,500.00	RE	RE	41	2,088	12/21/2021	0.1473	\$444,500.00	0.8523	TR	R
Q3	0.641	7390	165//031//000///	26 CAMPBELLO ST	\$496,000.00	RE	RE	82	2,022	10/26/2021	0.1785	\$407,261.00	0.8211	TR	R
Q3	0.23	8124	165//109//000///	12 HILL ST	\$530,000.00	RE	RE	2	2,476	09/30/2021	0.0241	\$517,000.00	0.9755	TR	R
Q3	0.348	8351	167//038//000///	16 BONNIE LN	\$519,500.00	RE	RE	48	2,755	02/03/2022	0.0427	\$497,100.00	0.9569	R2	R
Q3	0.502	8805	170//023//000///	34 BRADFORD CIR	\$520,000.00	RF	RF	19	2,789	06/16/2021	0.1031	\$573,400.00	1.1027	G1	R
Q3	0.378	10373	247//045//001///	2 CHESTNUT ST	\$555,000.00	RE	RE	5	2,287	09/24/2021	0.0502	\$526,900.00	0.9494	TR	R
Q3	0.23	10379	247//045//007///	2 LUCIER PARK DR	\$545,000.00	RE	RE	4	2,404	05/06/2021	0.0662	\$508,700.00	0.9334	TR	R
Q3	0.238	10559	174//077//002///	3 HAVERHILL ST	\$541,000.00	RE	RE	1	2,418	02/18/2022	0.0321	\$523,400.00	0.9675	TR	R
Q3	0.233	10560	174//077//003///	5 HAVERHILL ST	\$525,000.00	RE	RE	1	2,420	01/21/2022	0.0103	\$519,400.00	0.9893	TR	R
Q3	0.23	10561	174//077//004///	7 HAVERHILL ST	\$525,000.00	RE	RE	1	2,432	12/30/2021	0.0126	\$518,200.00	0.987	TR	R
Q4 (50 items)															
Q4	1.19	69	258//002//000///	10 ANNA LOUISE DR	\$594,000.00	RF	RF	37	2,513	08/10/2021	0.1488	\$505,400.00	0.8508	R1	R
Q4	1.01	124	259//007//000///	153 DRACUT RD	\$630,000.00	RD	RD	1	2,798	12/14/2021	0.0126	\$621,800.00	0.987	R2	R
Q4	1.05	230	246//023//000///	13 PAR LN	\$600,000.00	RF	RF	44	3,610	06/28/2021	0.0162	\$609,500.00	1.0158	R1	R
Q4	0.897	446	247//132//000///	21 BLUEBERRY LN	\$565,000.00	RF	RF	46	2,985	09/07/2021	0.1003	\$508,100.00	0.8993	R1	R
Q4	0.961	477	247//035//000///	18 SAND HILL RD	\$595,000.00	RF	RF	44	3,067	12/08/2021	0.0932	\$539,300.00	0.9064	R1	R
Q4	1.333	677	242//075//000///	15 CRESTWOOD DR	\$605,000.00	RG	RG	25	2,843	08/11/2021	0.0282	\$621,800.00	1.0278	R2	R
Q4	0.754	962	242//052//000///	98 MUSQUASH RD	\$655,000.00	RD	RD	44	3,539	06/07/2021	0.0798	\$602,500.00	0.9198	R2	R
Q4	3.34	2107	214//005//000///	10 WOODLAND DR	\$1,265,000.00	RG	RG	19	7,321	10/20/2021	0.0473	\$1,204,600.00	0.9523	G1	R
Q4	1.135	2233	200//023//000///	10 MOUNTAIN VIEW DR	\$601,000.00	RF	RF	29	2,726	08/12/2021	0.0425	\$575,200.00	0.9571	GD	R
Q4	1.245	2234	200//024//000///	8 MOUNTAIN VIEW DR	\$590,000.00	RF	RF	31	3,031	11/19/2021	0.0007	\$590,200.00	1.0003	GD	R
Q4	0.718	2551	147//001//000///	1 SHORELINE DR	\$580,000.00	RF	RF	13	2,355	09/17/2021	0.0818	\$532,300.00	0.9178	R2	R
Q4	5.253	3097	167//079//000///	17 WASHINGTON DR	\$565,000.00	RE	RE	27	3,025	11/15/2021	0.0378	\$543,400.00	0.9618	R2	R
Q4	1.01	3619	171//014//000///	2 BRADFORD CIR	\$705,000.00	RF	RF	22	3,578	09/23/2021	0.0337	\$728,500.00	1.0333	R2	R
Q4	0.446	4235	140//005//000///	4 SOUSA BLVD	\$575,000.00	RG	RG	24	2,868	09/24/2021	0.0884	\$625,600.00	1.088	GD	R
Q4	0.363	4243	140//011//000///	2 SUTHERLAND DR	\$649,900.00	RG	RG	1	2,698	02/01/2022	0.0852	\$594,300.00	0.9144	GD	R



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Q4	1.046	4948	133//013//000///	12 SANDALWOOD RD	\$655,000.00	RF	RF	31	3,483	12/02/2021	0.0363	\$678,500.00	1.0359	R1	R
Q4	1.063	5030	133//074//000///	24 PINEWOOD RD	\$630,000.00	RF	RF	34	3,565	12/23/2021	0.0074	\$634,400.00	1.007	R1	R
Q4	0.448	5093	134//026//000///	37 HAZELWOOD RD	\$790,000.00	RF	RF	56	2,786	06/25/2021	0.2266	\$610,700.00	0.773	R1	R
Q4	1.157	5474	116//005//000///	1 HERITAGE CIR	\$575,000.00	RF	RF	46	4,004	08/23/2021	0.01	\$580,500.00	1.0096	R1	R
Q4	0.607	8650	193//030//000///	35 FLYING ROCK RD	\$565,000.00	RG	RG	19	2,853	10/22/2021	0.0392	\$586,900.00	1.0388	GD	R
Q4	0.712	8655	185//034//000///	23 FLYING ROCK RD	\$565,000.00	RG	RG	19	2,537	06/22/2021	0.0084	\$569,500.00	1.008	GD	R
Q4	0.689	8659	185//038//000///	15 FLYING ROCK RD	\$671,000.00	RG	RG	19	3,681	10/15/2021	0.0309	\$650,000.00	0.9687	GD	R
Q4	0.571	8714	140//071//000///	13 GABRIELLE DR	\$585,000.00	RG	RG	20	2,922	08/21/2021	0.0174	\$574,600.00	0.9822	GD	R
Q4	0.503	9474	138//005//006///	10 SERENITY CIR	\$740,000.00	RF	RF	15	3,452	03/24/2022	0.1562	\$624,100.00	0.8434	R2	R
Q4	3.216	9633	191//024//003///	7 PAULA CIR	\$710,000.00	RF	RF	16	3,584	08/13/2021	0.0129	\$718,900.00	1.0125	TR	R
Q4	3.434	10000	115//003//007///	5 SENTER FARM RD	\$840,000.00	RH	RH	7	3,390	03/15/2022	0.1563	\$708,400.00	0.8433	G1	R
Q4	0.711	10062	217//033//007///	17 ALLYSON DR	\$620,000.00	RF	RF	11	2,916	05/13/2021	0.0123	\$612,100.00	0.9873	R2	R
Q4	1.518	10225	207//008//015///	30 MOOSE HILL RD	\$750,000.00	RG	RG	6	3,319	11/05/2021	0.0413	\$780,700.00	1.0409	G1	R
Q4	2.058	10322	128//008//008///	40 AUTUMN CIR	\$659,900.00	RH	RH	1	3,634	10/20/2021	0.0618	\$700,400.00	1.0614	R2	R
Q4	0.697	10344	232//015//000///	41 ORCHARD PARK LN	\$667,000.00	RG	RG	5	2,828	05/11/2021	0.0178	\$678,600.00	1.0174	R2	R
Q4	0.667	10388	247//045//016///	7 LUCIER PARK DR	\$585,000.00	RE	RE	4	2,287	01/28/2022	0.0856	\$534,700.00	0.914	TR	R
Q4	0.729	10416	186//013//002///	7 LAUREL LNDG	\$635,000.00	RG	RG	3	2,762	09/24/2021	0.0593	\$597,100.00	0.9403	GD	R
Q4	2.196	10442	201//007//002///	21 STANDISH LN	\$599,900.00	REN	REN	2	3,021	06/04/2021	0.0597	\$635,500.00	1.0593	GD	R
Q4	1.655	10445	201//007//005///	39 STANDISH LN	\$730,000.00	REN	REN	1	3,041	03/16/2022	0.1089	\$650,200.00	0.8907	GD	R
Q4	1.655	10446	201//007//006///	43 STANDISH LN	\$718,000.00	REN	REN	1	3,025	01/18/2022	0.1213	\$630,600.00	0.8783	GD	R
Q4	1.655	10447	201//007//007///	47 STANDISH LN	\$721,000.00	REN	REN	1	3,028	01/31/2022	0.1437	\$617,100.00	0.8559	GD	R
Q4	1.025	10460	194//010//002///	4 WARREN RD	\$642,900.00	REN	REN	1	2,995	08/06/2021	0.0078	\$637,600.00	0.9918	G1	R
Q4	1.0463	10461	194//010//003///	125 STANDISH LN	\$636,700.00	REN	REN	2	3,098	06/25/2021	0.0172	\$647,400.00	1.0168	G1	R
Q4	1.755	10465	201//007//016///	49 WARREN RD	\$614,100.00	REN	REN	2	3,046	04/30/2021	0.0862	\$666,800.00	1.0858	G1	R
Q4	1.589	10470	194//010//005///	137 STANDISH LN	\$697,400.00	REN	REN	1	3,389	01/14/2022	0.02	\$683,200.00	0.9796	G1	R
Q4	1.242	10472	194//010//007///	149 STANDISH LN	\$599,900.00	REN	REN	1	2,883	10/14/2021	0.0181	\$610,500.00	1.0177	G1	R
Q4	1.015	10473	194//010//008///	151 STANDISH LN	\$690,500.00	REN	REN	1	3,389	01/26/2022	0.0231	\$674,300.00	0.9765	G1	R
Q4	1.297	10474	194//010//009///	132 STANDISH LN	\$747,000.00	REN	REN	1	2,986	03/11/2022	0.1212	\$656,200.00	0.8784	G1	R
Q4	1.078	10476	195//001//002///	165 STANDISH LN	\$685,600.00	REN	REN	1	3,403	10/08/2021	0.0263	\$667,300.00	0.9733	G1	R
Q4	1.762	10541	194//009//003///	136 STANDISH LN	\$681,300.00	REN	REN	1	3,403	09/10/2021	0.0052	\$684,600.00	1.0048	G1	R
Q4	1.273	10543	194//009//005///	146 STANDISH LN	\$675,300.00	REN	REN	1	2,883	02/24/2022	0.0779	\$622,400.00	0.9217	G1	R
Q4	1.01	10544	194//009//006///	152 STANDISH LN	\$686,100.00	REN	REN	1	3,016	10/28/2021	0.0203	\$671,900.00	0.9793	G1	R
Q4	1.005	10545	194//009//007///	158 STANDISH LN	\$654,900.00	REN	REN	1	2,883	02/23/2022	0.0547	\$618,800.00	0.9449	G1	R

Record Detail by Sale Price Quartile  
HUDSON, NH

11/29/2022

Sale Price Quartile	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
Q4	1.012	10546	194//009//008///	160 STANDISH LN	\$678,500.00	REN	REN	1	3,389	11/02/2021	0.0381	\$652,400.00	0.9615	G1	R
Q4	1.054	10547	194//009//009///	164 STANDISH LN	\$607,400.00	REN	REN	1	2,883	11/29/2021	0.0034	\$609,200.00	1.003	G1	R

Group Summary by Sale Date Quartile  
HUDSON, NH

Single Family

11/29/2022

Sale Date Quartile	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
2021, Q2	50	1.0168	6.42	1.0017	\$471,000.00	\$455,600.00	\$477,058.00	\$484,506.78	1.0173
2021, Q3	57	1.0095	5.59	1.0045	\$496,100.00	\$481,300.00	\$480,050.88	\$479,994.05	1.0044
2021, Q4	59	0.9900	6.11	1.0008	\$459,000.00	\$463,000.00	\$490,805.08	\$489,936.58	0.9990
2022, Q1	29	0.9449	7.25	1.0106	\$541,000.00	\$526,600.00	\$574,220.69	\$537,672.48	0.9462
2022, Q2	1	1.1623	0	1	\$480,000.00	\$557,900.00	\$480,000.00	\$557,900.00	1.1623
	196	0.9996	6.55	1.0051	\$495,450.00	\$480,100.00	\$496,457.65	\$493,069.69	0.9983

April 1, 2021 to April 1, 2022



Record Detail by Sale Date Quartile  
HUDSON, NH

11/29/2022

Sale Date Quartile	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
2021, Q2 (50 items)															
2021, Q2	1.086	25	252//016//000///	19 WINSLOW FARM RD	\$550,000.00	RF	RF	37	3,322	06/04/2021	0.1695	\$643,000.00	1.1691	R1	R
2021, Q2	1.05	230	246//023//000///	13 PAR LN	\$600,000.00	RF	RF	44	3,610	06/28/2021	0.0162	\$609,500.00	1.0158	R1	R
2021, Q2	1.15	546	242//003//000///	22 SANDERS RD	\$534,000.00	RE	RE	49	2,541	06/30/2021	0.0699	\$571,100.00	1.0695	R2	R
2021, Q2	0.408	573	247//076//000///	3 LILAC ST	\$530,000.00	RE	RE	5	1,679	06/02/2021	0.1736	\$437,800.00	0.826	TR	R
2021, Q2	0.754	962	242//052//000///	98 MUSQUASH RD	\$655,000.00	RD	RD	44	3,539	06/07/2021	0.0798	\$602,500.00	0.9198	R2	R
2021, Q2	4.901	997	237//026//000///	9 CHISWICK RD	\$380,000.00	RF	RF	48	1,467	06/04/2021	0.1357	\$431,400.00	1.1353	R2	R
2021, Q2	1.2	1014	231//001//000///	64 GOWING RD	\$390,000.00	RE	RE	61	1,549	04/16/2021	0.0422	\$406,300.00	1.0418	R2	R
2021, Q2	0.46	1988	211//002//000///	6 ST FRANCIS PL	\$541,000.00	RG	RG	28	2,814	04/29/2021	0.057	\$571,600.00	1.0566	R2	R
2021, Q2	3.18	2054	218//011//000///	74 WASON RD	\$520,000.00	RE	RE	25	2,799	05/26/2021	0.1446	\$595,000.00	1.1442	GD	R
2021, Q2	1.54	2222	206//007//000///	14 PASTURE DR	\$420,000.00	RF	RF	31	1,769	05/13/2021	0.0072	\$416,800.00	0.9924	GD	R
2021, Q2	0.6	2286	193//040//000///	56 BUSH HILL RD	\$400,000.00	RE	RE	38	1,711	05/17/2021	0.0649	\$425,800.00	1.0645	GD	R
2021, Q2	0.699	3377	160//006//000///	155 BARRETTS HILL RD	\$435,000.00	RE	RE	37	1,965	06/29/2021	0.0172	\$442,300.00	1.0168	G1	R
2021, Q2	0.693	3856	138//060//000///	6 GRACE DR	\$380,000.00	RF	RF	51	1,876	05/25/2021	0.1228	\$426,500.00	1.1224	R2	R
2021, Q2	0.374	4122	149//019//000///	6 ROSEMARY CT	\$501,000.00	RG	RG	23	2,669	05/21/2021	0.0854	\$543,600.00	1.085	R2	R
2021, Q2	0.367	4271	140//043//000///	9 SOUSA BLVD	\$501,000.00	RG	RG	24	2,379	04/20/2021	0.0928	\$547,300.00	1.0924	GD	R
2021, Q2	1.045	4896	131//082//000///	7 MELBA DR	\$430,000.00	RF	RF	43	1,709	04/29/2021	0.042	\$447,900.00	1.0416	GD	R
2021, Q2	0.448	5093	134//026//000///	37 HAZELWOOD RD	\$790,000.00	RF	RF	56	2,786	06/25/2021	0.2266	\$610,700.00	0.773	R1	R
2021, Q2	1.171	5437	116//024//000///	12 HENRY DR	\$421,000.00	RF	RF	50	1,992	06/25/2021	0.0603	\$446,200.00	1.0599	R1	R
2021, Q2	1.148	5466	124//021//000///	14 HERITAGE CIR	\$520,000.00	RF	RF	46	3,298	06/01/2021	0.1283	\$586,500.00	1.1279	R1	R
2021, Q2	1.51	5899	111//001//000///	4 TEAR DROP CIR	\$555,000.00	RF	RF	27	2,880	06/09/2021	0.0761	\$597,000.00	1.0757	G1	R
2021, Q2	0.969	5940	203//042//000///	43 COTTONWOOD DR	\$555,000.00	RE	RE	55	2,623	05/19/2021	0.0039	\$556,939.00	1.0035	TR	R
2021, Q2	0.346	5969	197//159//000///	8 SYCAMORE ST	\$472,000.00	RE	RE	59	2,293	05/07/2021	0.0543	\$446,200.00	0.9453	TR	R
2021, Q2	0.345	5981	203//085//000///	17 TAMARACK ST	\$350,000.00	RE	RE	57	1,505	06/04/2021	0.0253	\$341,000.00	0.9743	TR	R
2021, Q2	0.346	6002	203//110//000///	21 COTTONWOOD DR	\$494,900.00	RE	RE	57	2,186	04/15/2021	0.0635	\$463,300.00	0.9361	TR	R
2021, Q2	0.44	6124	197//017//000///	23 OBAN DR	\$485,000.00	RF	RF	26	2,219	05/14/2021	0.007	\$488,200.00	1.0066	TR	R
2021, Q2	0.433	6143	197//079//000///	25 WINNHAVEN DR	\$387,300.00	RE	RE	54	2,046	06/04/2021	0.0143	\$392,700.00	1.0139	TR	R
2021, Q2	0.338	6146	197//064//000///	22 SUNRISE DR	\$380,000.00	RE	RE	53	1,495	04/08/2021	0.018	\$373,000.00	0.9816	TR	R
2021, Q2	0.435	6175	197//105//000///	19 CEDAR ST	\$415,000.00	RE	RE	58	1,715	04/29/2021	0.069	\$386,200.00	0.9306	TR	R
2021, Q2	0.346	6197	197//125//000///	26 CEDAR ST	\$390,000.00	RE	RE	60	2,153	06/18/2021	0.0417	\$373,600.00	0.9579	TR	R
2021, Q2	0.346	6226	197//158//000///	6 SYCAMORE ST	\$440,000.00	RE	RE	58	1,953	05/27/2021	0.1001	\$395,800.00	0.8995	TR	R
2021, Q2	0.33	6463	190//153//000///	4 CROSS ST	\$470,000.00	RE	RE	26	2,131	06/23/2021	0.0644	\$500,100.00	1.064	TR	R
2021, Q2	0.15	6475	190//165//000///	9 OAK AVE	\$340,000.00	RE	RE	102	1,482	05/21/2021	0.007	\$337,500.00	0.9926	TR	R



Record Detail by Sale Date Quartile  
HUDSON, NH

11/29/2022

Sale Date Quartile	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
2021, Q2	0.243	6990	174//008//000///	24 DERRY ST	\$350,000.00	RD	RD	112	2,561	06/02/2021	0.1435	\$400,100.00	1.1431	TR	R
2021, Q2	0.335	7072	174//210//000///	16 OAKWOOD ST	\$400,000.00	RE	RE	69	2,093	04/14/2021	0.0894	\$435,600.00	1.089	TR	R
2021, Q2	0.359	7121	182//169//000///	3 OAKWOOD ST	\$380,000.00	RE	RE	35	1,141	05/20/2021	0.0286	\$390,700.00	1.0282	TR	R
2021, Q2	0.366	7223	183//027//000///	36 ADELAIDE ST	\$420,000.00	RE	RE	76	1,622	06/11/2021	0.0591	\$395,000.00	0.9405	TR	R
2021, Q2	0.23	7736	174//054//000///	7 VERNON ST	\$482,000.00	RE	RE	62	2,206	06/14/2021	0.082	\$442,300.00	0.9176	TR	R
2021, Q2	0.803	8036	175//094//000///	22 ALPINE AVE	\$420,000.00	RE	RE	37	2,582	04/09/2021	0.108	\$465,200.00	1.1076	R2	R
2021, Q2	0.689	8039	175//097//000///	32 ALPINE AVE	\$380,000.00	RE	RE	32	1,553	06/29/2021	0.0067	\$382,400.00	1.0063	R2	R
2021, Q2	0.544	8334	167//025//000///	114 HIGHLAND ST	\$378,000.00	RE	RE	72	1,276	06/21/2021	0.0316	\$365,900.00	0.968	R2	R
2021, Q2	1.028	8543	185//050//000///	12 BEAR PATH LN	\$443,000.00	RF	RF	20	2,042	06/28/2021	0.0652	\$471,700.00	1.0648	GD	R
2021, Q2	0.712	8655	185//034//000///	23 FLYING ROCK RD	\$565,000.00	RG	RG	19	2,537	06/22/2021	0.0084	\$569,500.00	1.008	GD	R
2021, Q2	0.502	8805	170//023//000///	34 BRADFORD CIR	\$520,000.00	RF	RF	19	2,789	06/16/2021	0.1031	\$573,400.00	1.1027	G1	R
2021, Q2	1.185	10031	174//015//001///	20 BAKER ST	\$200,000.00	RE	RE	0	2,399	04/29/2021	0.1441	\$171,100.00	0.8555	TR	R
2021, Q2	0.711	10062	217//033//007///	17 ALLYSON DR	\$620,000.00	RF	RF	11	2,916	05/13/2021	0.0123	\$612,100.00	0.9873	R2	R
2021, Q2	0.697	10344	232//015//000///	41 ORCHARD PARK LN	\$667,000.00	RG	RG	5	2,828	05/11/2021	0.0178	\$678,600.00	1.0174	R2	R
2021, Q2	0.23	10379	247//045//007///	2 LUCIER PARK DR	\$545,000.00	RE	RE	4	2,404	05/06/2021	0.0662	\$508,700.00	0.9334	TR	R
2021, Q2	2.196	10442	201//007//002///	21 STANDISH LN	\$599,900.00	REN	REN	2	3,021	06/04/2021	0.0597	\$635,500.00	1.0593	GD	R
2021, Q2	1.0463	10461	194//010//003///	125 STANDISH LN	\$636,700.00	REN	REN	2	3,098	06/25/2021	0.0172	\$647,400.00	1.0168	G1	R
2021, Q2	1.755	10465	201//007//016///	49 WARREN RD	\$614,100.00	REN	REN	2	3,046	04/30/2021	0.0862	\$666,800.00	1.0858	G1	R
2021, Q3 (57 items)															
2021, Q3	1.19	69	258//002//000///	10 ANNA LOUISE DR	\$594,000.00	RF	RF	37	2,513	08/10/2021	0.1488	\$505,400.00	0.8508	R1	R
2021, Q3	1.17	79	253//038//000///	17 ANNA LOUISE DR	\$535,000.00	RF	RF	37	2,595	07/30/2021	0.0866	\$581,100.00	1.0862	R1	R
2021, Q3	1.13	273	246//050//000///	5 BIRDIE LN	\$540,000.00	RG	RG	43	2,870	08/13/2021	0.041	\$561,900.00	1.0406	R1	R
2021, Q3	0.367	388	247//120//000///	25 PHILBRICK ST	\$370,000.00	RE	RE	60	1,452	09/23/2021	0.1026	\$331,900.00	0.897	TR	R
2021, Q3	0.809	445	247//121//000///	22 PHILBRICK ST	\$460,000.00	RE	RE	42	1,782	09/29/2021	0.0037	\$461,500.00	1.0033	R1	R
2021, Q3	0.897	446	247//132//000///	21 BLUEBERRY LN	\$565,000.00	RF	RF	46	2,985	09/07/2021	0.1003	\$508,100.00	0.8993	R1	R
2021, Q3	1.209	652	248//042//000///	7 JEANNE ST	\$420,000.00	RE	RE	48	1,606	09/09/2021	0.0011	\$420,300.00	1.0007	R2	R
2021, Q3	1.333	677	242//075//000///	15 CRESTWOOD DR	\$605,000.00	RG	RG	25	2,843	08/11/2021	0.0282	\$621,800.00	1.0278	R2	R
2021, Q3	0.321	757	234//020//000///	3 BRUCE ST	\$295,000.00	RC	RC	62	1,643	09/30/2021	0.1099	\$327,300.00	1.1095	G1	R
2021, Q3	0.378	765	234//028//000///	2 BRUCE ST	\$348,000.00	RC	RC	67	1,692	07/16/2021	0.1171	\$307,100.00	0.8825	G1	R
2021, Q3	0.689	809	228//035//000///	14 REGA AVE	\$327,300.00	RE	RE	57	1,641	09/28/2021	0.0832	\$354,400.00	1.0828	R2	R
2021, Q3	1.032	1003	237//025//000///	8 CHISWICK RD	\$549,500.00	RF	RF	42	1,682	07/26/2021	0.03	\$532,800.00	0.9696	R2	R
2021, Q3	1.15	1095	242//008//000///	2 NATHANIEL DR	\$500,000.00	RF	RF	31	2,371	09/17/2021	0.0638	\$531,700.00	1.0634	R2	R
2021, Q3	1.09	1104	236//011//000///	77 MUSQUASH RD	\$400,000.00	RD	RD	28	1,520	08/26/2021	0.0081	\$396,600.00	0.9915	R2	R

Record Detail by Sale Date Quartile  
HUDSON, NH

11/29/2022

Sale Date Quartile	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
2021, Q3	0.857	1958	205//087//000///	20 GLEN DR	\$521,000.00	RF	RF	43	2,628	09/03/2021	0.0194	\$530,900.00	1.019	R1	R
2021, Q3	1.135	2233	200//023//000///	10 MOUNTAIN VIEW DR	\$601,000.00	RF	RF	29	2,726	08/12/2021	0.0425	\$575,200.00	0.9571	GD	R
2021, Q3	0.811	2423	177//022//000///	10 THURSTONS DR	\$515,000.00	RG	RG	24	2,513	07/30/2021	0.0449	\$537,900.00	1.0445	GD	R
2021, Q3	0.718	2551	147//001//000///	1 SHORELINE DR	\$580,000.00	RF	RF	13	2,355	09/17/2021	0.0818	\$532,300.00	0.9178	R2	R
2021, Q3	0.218	2612	147//021//000///	11 DERRY LN	\$287,000.00	RE	RE	70	2,212	09/23/2021	0.0687	\$306,600.00	1.0683	R2	R
2021, Q3	0.507	2668	148//062//000///	5 CARDINAL DR	\$526,000.00	RG	RG	54	2,761	07/29/2021	0.0675	\$490,261.00	0.9321	R1	R
2021, Q3	1.01	3619	171//014//000///	2 BRADFORD CIR	\$705,000.00	RF	RF	22	3,578	09/23/2021	0.0337	\$728,500.00	1.0333	R2	R
2021, Q3	1.387	3634	171//028//000///	99 SULLIVAN RD	\$364,900.00	RE	RE	262	2,440	07/13/2021	0.0078	\$367,600.00	1.0074	R2	R
2021, Q3	0.689	3748	129//053//000///	9 PLAZA AVE	\$510,000.00	RF	RF	36	1,980	09/30/2021	0.0463	\$486,200.00	0.9533	R2	R
2021, Q3	0.877	3768	129//092//000///	17 ST LAURENT DR	\$470,000.00	RF	RF	39	1,772	07/14/2021	0.0283	\$456,500.00	0.9713	R2	R
2021, Q3	0.696	3786	129//109//000///	11 PATRICIA DR	\$420,000.00	RF	RF	40	1,585	08/06/2021	0.0135	\$425,500.00	1.0131	R2	R
2021, Q3	0.698	3867	138//071//000///	24 ALVIRNE DR	\$290,000.00	RF	RF	57	1,216	08/13/2021	0.1821	\$342,700.00	1.1817	R2	R
2021, Q3	0.432	4160	149//057//000///	2 HAYLEY CT	\$560,000.00	RG	RG	24	2,711	09/27/2021	0.0099	\$565,300.00	1.0095	R2	R
2021, Q3	0.432	4160	149//057//000///	2 HAYLEY CT	\$560,000.00	RG	RG	24	2,711	08/20/2021	0.0099	\$565,300.00	1.0095	R2	R
2021, Q3	0.446	4235	140//005//000///	4 SOUSA BLVD	\$575,000.00	RG	RG	24	2,868	09/24/2021	0.0884	\$625,600.00	1.088	GD	R
2021, Q3	1.38	4413	151//001//000///	1 SHINGLE MILL RD	\$399,900.00	RE	RE	50	2,214	08/18/2021	0.1289	\$451,300.00	1.1285	G1	R
2021, Q3	1.379	4661	163//010//000///	53 SULLIVAN RD	\$467,000.00	RE	RE	43	2,619	08/30/2021	0.031	\$481,300.00	1.0306	R1	R
2021, Q3	0.767	4843	131//006//000///	22 OLD DERRY RD	\$435,000.00	RE	RE	57	2,485	07/23/2021	0.0873	\$472,800.00	1.0869	GD	R
2021, Q3	1.278	4959	124//035//000///	37 HERITAGE CIR	\$520,000.00	RF	RF	44	2,615	08/09/2021	0.0356	\$538,300.00	1.0352	R1	R
2021, Q3	1.153	5319	110//018//000///	12 FULLER DR	\$500,000.00	RE	RE	50	2,343	08/23/2021	0.0642	\$467,700.00	0.9354	G1	R
2021, Q3	1.033	5363	111//026//000///	135 ROBINSON RD	\$416,000.00	RE	RE	54	1,693	08/06/2021	0.0107	\$420,300.00	1.0103	G1	R
2021, Q3	1.06	5426	116//052//000///	4 MAUREEN LN	\$515,000.00	RF	RF	16	2,471	09/02/2021	0.0693	\$479,100.00	0.9303	R1	R
2021, Q3	1.157	5474	116//005//000///	1 HERITAGE CIR	\$575,000.00	RF	RF	46	4,004	08/23/2021	0.01	\$580,500.00	1.0096	R1	R
2021, Q3	0.346	5987	197//163//000///	5 TAMARACK ST	\$330,000.00	RE	RE	58	1,575	08/13/2021	0.0725	\$353,800.00	1.0721	TR	R
2021, Q3	0.354	6059	203//027//000///	6 HICKORY ST	\$400,000.00	RE	RE	41	2,619	07/09/2021	0.1564	\$462,400.00	1.156	TR	R
2021, Q3	0.476	6128	197//026//000///	19 SUNRISE DR	\$496,100.00	RE	RE	54	2,489	07/29/2021	0.0298	\$481,100.00	0.9698	TR	R
2021, Q3	0.269	6209	197//143//000///	9 HEMLOCK ST	\$330,000.00	RE	RE	60	1,495	07/15/2021	0.0471	\$345,400.00	1.0467	TR	R
2021, Q3	0.16	6474	190//164//000///	11 OAK AVE	\$310,000.00	RE	RE	86	1,163	07/15/2021	0.0451	\$295,900.00	0.9545	TR	R
2021, Q3	0.172	6552	182//014//000///	13 REED ST	\$367,500.00	RE	RE	37	2,205	09/10/2021	0.1073	\$406,800.00	1.1069	TR	R
2021, Q3	0.343	6832	191//008//000///	8 RICKY DR	\$383,500.00	RE	RE	59	2,336	08/13/2021	0.0708	\$410,500.00	1.0704	TR	R
2021, Q3	0.193	7059	174//229//000///	6 FIRST ST	\$350,000.00	RE	RE	107	1,727	09/24/2021	0.0927	\$317,400.00	0.9069	TR	R
2021, Q3	0.267	7243	183//055//000///	7 BURTON ST	\$490,000.00	RE	RE	62	2,139	09/07/2021	0.1584	\$412,200.00	0.8412	TR	R
2021, Q3	0.497	7754	174//110//000///	52 HIGHLAND ST	\$380,000.00	RE	RE	172	1,708	07/12/2021	0.0249	\$370,400.00	0.9747	TR	R



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2021, Q3	0.64	7821	174//203//000///	18 THIRD ST	\$415,000.00	RE	RE	74	1,426	07/30/2021	0.0791	\$382,000.00	0.9205	TR	R
2021, Q3	0.23	8124	165//109//000///	12 HILL ST	\$530,000.00	RE	RE	2	2,476	09/30/2021	0.0241	\$517,000.00	0.9755	TR	R
2021, Q3	0.689	8550	185//057//000///	26 BEAR PATH LN	\$475,000.00	RF	RF	20	2,112	07/16/2021	0.0364	\$492,100.00	1.036	GD	R
2021, Q3	0.571	8714	140//071//000///	13 GABRIELLE DR	\$585,000.00	RG	RG	20	2,922	08/21/2021	0.0174	\$574,600.00	0.9822	GD	R
2021, Q3	3.216	9633	191//024//003///	7 PAULA CIR	\$710,000.00	RF	RF	16	3,584	08/13/2021	0.0129	\$718,900.00	1.0125	TR	R
2021, Q3	0.308	9636	191//024//006///	1 PAULA CIR	\$475,000.00	RF	RF	16	2,243	08/13/2021	0.0602	\$503,400.00	1.0598	TR	R
2021, Q3	0.378	10373	247//045//001///	2 CHESTNUT ST	\$555,000.00	RE	RE	5	2,287	09/24/2021	0.0502	\$526,900.00	0.9494	TR	R
2021, Q3	0.729	10416	186//013//002///	7 LAUREL LNDG	\$635,000.00	RG	RG	3	2,762	09/24/2021	0.0593	\$597,100.00	0.9403	GD	R
2021, Q3	1.025	10460	194//010//002///	4 WARREN RD	\$642,900.00	REN	REN	1	2,995	08/06/2021	0.0078	\$637,600.00	0.9918	G1	R
2021, Q3	1.762	10541	194//009//003///	136 STANDISH LN	\$681,300.00	REN	REN	1	3,403	09/10/2021	0.0052	\$684,600.00	1.0048	G1	R
2021, Q4 (59 items)															
2021, Q4	1.01	124	259//007//000///	153 DRACUT RD	\$630,000.00	RD	RD	1	2,798	12/14/2021	0.0126	\$621,800.00	0.987	R2	R
2021, Q4	2.641	294	246//003//000///	51 RIVER RD	\$415,000.00	RD	RD	87	1,914	10/21/2021	0.0006	\$414,600.00	0.999	R2	R
2021, Q4	0.587	328	246//069//000///	50 RIVER RD	\$340,000.00	RD	RD	93	1,407	11/01/2021	0.1255	\$297,200.00	0.8741	G1	R
2021, Q4	0.2	368	247//095//000///	9 IRELAND ST	\$398,000.00	RE	RE	33	1,836	10/29/2021	0.0544	\$419,500.00	1.054	TR	R
2021, Q4	0.961	477	247//035//000///	18 SAND HILL RD	\$595,000.00	RF	RF	44	3,067	12/08/2021	0.0932	\$539,300.00	0.9064	R1	R
2021, Q4	3.76	556	241//068//000///	23 NATHANIEL DR	\$450,000.00	RF	RF	28	1,904	12/08/2021	0.1106	\$499,600.00	1.1102	R2	R
2021, Q4	0.83	739	234//004//000///	6 STEELE RD	\$405,000.00	RE	RE	56	2,554	12/14/2021	0.1387	\$461,000.00	1.1383	G1	R
2021, Q4	1.154	1245	222//021//000///	6 HOLLY LN	\$431,000.00	RE	RE	47	2,358	11/04/2021	0.0292	\$443,400.00	1.0288	R2	R
2021, Q4	1.192	1248	216//021//000///	12 HOLLY LN	\$454,000.00	RE	RE	50	2,741	11/04/2021	0.0262	\$465,700.00	1.0258	R2	R
2021, Q4	1.167	1288	217//001//000///	5 HUNTER LN	\$550,000.00	RF	RF	47	2,867	11/09/2021	0.1877	\$653,000.00	1.1873	R2	R
2021, Q4	0.887	1340	230//015//000///	33 MUSQUASH RD	\$439,900.00	RD	RD	62	1,635	11/30/2021	0.0848	\$402,400.00	0.9148	R2	R
2021, Q4	3.34	2107	214//005//000///	10 WOODLAND DR	\$1,265,000.00	RG	RG	19	7,321	10/20/2021	0.0473	\$1,204,600.00	0.9523	G1	R
2021, Q4	1.245	2234	200//024//000///	8 MOUNTAIN VIEW DR	\$590,000.00	RF	RF	31	3,031	11/19/2021	0.0007	\$590,200.00	1.0003	GD	R
2021, Q4	2.727	3096	167//080//000///	15 WASHINGTON DR	\$451,000.00	RE	RE	27	2,043	11/14/2021	0.0319	\$465,200.00	1.0315	R2	R
2021, Q4	5.253	3097	167//079//000///	17 WASHINGTON DR	\$565,000.00	RE	RE	27	3,025	11/15/2021	0.0378	\$543,400.00	0.9618	R2	R
2021, Q4	0.434	3274	168//098//000///	15 FRENETTE DR	\$505,000.00	RD	RD	7	2,031	10/08/2021	0.0552	\$476,900.00	0.9444	R2	R
2021, Q4	0.471	3276	168//099//000///	17 FRENETTE DR	\$350,000.00	RD	RD	64	1,755	11/19/2021	0.0279	\$340,100.00	0.9717	R2	R
2021, Q4	0.985	3401	160//099//000///	56 WINDHAM RD	\$525,000.00	RE	RE	23	2,605	11/24/2021	0.0004	\$525,000.00	1	G1	R
2021, Q4	0.554	3885	138//094//000///	1 SUNLAND DR	\$372,800.00	RF	RF	122	1,808	10/27/2021	0.1018	\$334,700.00	0.8978	R2	R
2021, Q4	0.935	3942	139//035//000///	171 DERRY RD	\$320,000.00	RD	RD	132	1,469	11/15/2021	0.0096	\$316,800.00	0.99	R1	R
2021, Q4	1.087	4292	160//058//000///	5 ROY DR	\$499,900.00	RF	RF	36	2,242	11/05/2021	0.0714	\$535,400.00	1.071	G1	R
2021, Q4	3.6	4445	142//022//000///	8 HAZELWOOD RD	\$510,000.00	RF	RF	29	2,489	10/14/2021	0.0908	\$556,100.00	1.0904	R1	R

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2021, Q4	1.046	4948	133//013//000///	12 SANDALWOOD RD	\$655,000.00	RF	RF	31	3,483	12/02/2021	0.0363	\$678,500.00	1.0359	R1	R
2021, Q4	1.063	5030	133//074//000///	24 PINEWOOD RD	\$630,000.00	RF	RF	34	3,565	12/23/2021	0.0074	\$634,400.00	1.007	R1	R
2021, Q4	1.034	5136	124//053//000///	13 TERRA LN	\$562,000.00	RF	RF	37	3,123	12/06/2021	0.0277	\$546,200.00	0.9719	R1	R
2021, Q4	1.159	5467	124//005//000///	15 HERITAGE CIR	\$500,000.00	RF	RF	47	2,215	10/19/2021	0.002	\$498,800.00	0.9976	R1	R
2021, Q4	1.152	5501	116//019//000///	13 HENRY DR	\$510,000.00	RF	RF	48	3,116	11/19/2021	0.0274	\$495,800.00	0.9722	R1	R
2021, Q4	1.177	5509	111//042//000///	148 ROBINSON RD	\$500,000.00	RE	RE	49	3,179	11/22/2021	0.1612	\$580,400.00	1.1608	R1	R
2021, Q4	1.05	5634	118//007//000///	34 KIENIA RD	\$430,000.00	RE	RE	49	1,679	12/03/2021	0.0771	\$463,000.00	1.0767	G1	R
2021, Q4	0.421	5944	203//046//000///	35 COTTONWOOD DR	\$470,000.00	RE	RE	53	2,523	11/19/2021	0.066	\$438,797.00	0.9336	TR	R
2021, Q4	0.353	6022	203//114//000///	6 ASPEN ST	\$440,000.00	RE	RE	59	1,837	10/28/2021	0.0257	\$428,500.00	0.9739	TR	R
2021, Q4	0.369	6024	203//105//000///	13 HICKORY ST	\$420,000.00	RE	RE	57	2,159	12/02/2021	0.0373	\$435,500.00	1.0369	TR	R
2021, Q4	0.344	6038	203//053//000///	6 JUNIPER ST	\$459,000.00	RE	RE	57	2,218	11/19/2021	0.0464	\$437,500.00	0.9532	TR	R
2021, Q4	1.107	6134	197//032//000///	3 SUNRISE DR	\$521,500.00	RE	RE	41	2,088	12/21/2021	0.1473	\$444,500.00	0.8523	TR	R
2021, Q4	0.253	6231	197//168//000///	15 SPRUCE ST	\$360,000.00	RE	RE	60	1,645	10/28/2021	0.0571	\$339,300.00	0.9425	TR	R
2021, Q4	0.226	6546	182//017//000///	19 REED ST	\$361,000.00	RE	RE	102	1,814	10/27/2021	0.0829	\$390,800.00	1.0825	TR	R
2021, Q4	0.218	6719	198//040//000///	12 B ST	\$265,000.00	RE	RE	69	1,185	10/20/2021	0.0022	\$264,300.00	0.9974	TR	R
2021, Q4	0.289	6961	182//117//000///	9 CHASE ST	\$370,000.00	RD	RD	112	2,666	12/03/2021	0.0201	\$362,400.00	0.9795	TR	R
2021, Q4	0.126	7060	174//218//000///	6 SECOND ST	\$285,000.00	RE	RE	70	1,465	12/11/2021	0.1636	\$331,500.00	1.1632	TR	R
2021, Q4	0.37	7109	182//157//000///	68 CENTRAL ST	\$385,000.00	RC	RC	92	1,801	10/29/2021	0.0453	\$367,400.00	0.9543	TR	R
2021, Q4	0.495	7165	183//095//000///	93 CENTRAL ST	\$358,000.00	RC	RC	87	1,932	11/17/2021	0.1563	\$413,800.00	1.1559	R2	R
2021, Q4	0.641	7390	165//031//000///	26 CAMPBELLO ST	\$496,000.00	RE	RE	82	2,022	10/26/2021	0.1785	\$407,261.00	0.8211	TR	R
2021, Q4	0.669	7442	165//058//000///	11 FEDERAL ST	\$355,000.00	RE	RE	61	2,441	11/04/2021	0.1043	\$391,900.00	1.1039	TR	R
2021, Q4	0.292	7473	173//013//000///	6 TOLLES ST	\$290,000.00	RC	RC	62	1,125	12/13/2021	0.0844	\$265,400.00	0.9152	TR	R
2021, Q4	0.301	7766	174//138//000///	61 HIGHLAND ST	\$390,000.00	RE	RE	74	1,414	12/02/2021	0.0968	\$352,100.00	0.9028	TR	R
2021, Q4	0.148	7972	175//037//000///	136 FERRY ST	\$290,000.00	RD	RD	102	1,136	10/22/2021	0.1055	\$259,300.00	0.8941	BD	R
2021, Q4	0.373	8324	167//014//000///	102 HIGHLAND ST	\$350,000.00	RE	RE	92	1,571	11/04/2021	0.0962	\$316,200.00	0.9034	R2	R
2021, Q4	1.033	8362	167//057//000///	121 HIGHLAND ST	\$400,000.00	RE	RE	68	1,533	12/07/2021	0.0576	\$376,800.00	0.942	R2	R
2021, Q4	0.551	8386	167//070//000///	4 WATTS CIR	\$415,000.00	RE	RE	53	2,425	10/29/2021	0.0426	\$432,500.00	1.0422	R2	R
2021, Q4	0.607	8650	193//030//000///	35 FLYING ROCK RD	\$565,000.00	RG	RG	19	2,853	10/22/2021	0.0392	\$586,900.00	1.0388	GD	R
2021, Q4	0.689	8659	185//038//000///	15 FLYING ROCK RD	\$671,000.00	RG	RG	19	3,681	10/15/2021	0.0309	\$650,000.00	0.9687	GD	R
2021, Q4	1.518	10225	207//008//015///	30 MOOSE HILL RD	\$750,000.00	RG	RG	6	3,319	11/05/2021	0.0413	\$780,700.00	1.0409	G1	R
2021, Q4	2.058	10322	128//008//008///	40 AUTUMN CIR	\$659,900.00	RH	RH	1	3,634	10/20/2021	0.0618	\$700,400.00	1.0614	R2	R
2021, Q4	1.242	10472	194//010//007///	149 STANDISH LN	\$599,900.00	REN	REN	1	2,883	10/14/2021	0.0181	\$610,500.00	1.0177	G1	R
2021, Q4	1.078	10476	195//001//002///	165 STANDISH LN	\$685,600.00	REN	REN	1	3,403	10/08/2021	0.0263	\$667,300.00	0.9733	G1	R



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2021, Q4	1.01	10544	194//009//006///	152 STANDISH LN	\$686,100.00	REN	REN	1	3,016	10/28/2021	0.0203	\$671,900.00	0.9793	G1	R
2021, Q4	1.012	10546	194//009//008///	160 STANDISH LN	\$678,500.00	REN	REN	1	3,389	11/02/2021	0.0381	\$652,400.00	0.9615	G1	R
2021, Q4	1.054	10547	194//009//009///	164 STANDISH LN	\$607,400.00	REN	REN	1	2,883	11/29/2021	0.0034	\$609,200.00	1.003	G1	R
2021, Q4	0.23	10561	174//077//004///	7 HAVERHILL ST	\$525,000.00	RE	RE	1	2,432	12/30/2021	0.0126	\$518,200.00	0.987	TR	R
2022, Q1 (29 items)															
2022, Q1	1.27	253	240//004//000///	8 EAGLE DR	\$484,000.00	RG	RG	42	2,643	01/07/2022	0.1642	\$563,300.00	1.1638	R1	R
2022, Q1	1.411	711	254//022//000///	4 PONDEROSA DR	\$545,000.00	RF	RF	46	2,700	01/18/2022	0.0323	\$562,400.00	1.0319	G1	R
2022, Q1	2.163	3052	157//005//000///	13 WENDE DR	\$433,200.00	RG	RG	46	1,796	03/11/2022	0.039	\$449,900.00	1.0386	R1	R
2022, Q1	0.865	3895	130//001//000///	32 ALVIRNE DR	\$500,000.00	RF	RF	54	1,935	02/22/2022	0.1078	\$445,900.00	0.8918	R1	R
2022, Q1	0.941	4094	148//042//000///	3 ROBIN DR	\$465,000.00	RG	RG	54	2,271	03/23/2022	0.023	\$475,502.00	1.0226	R1	R
2022, Q1	0.363	4243	140//011//000///	2 SUTHERLAND DR	\$649,900.00	RG	RG	1	2,698	02/01/2022	0.0852	\$594,300.00	0.9144	GD	R
2022, Q1	0.49	4342	152//012//000///	89 BARRETTS HILL RD	\$425,000.00	RE	RE	62	2,105	01/26/2022	0.1556	\$358,700.00	0.844	G1	R
2022, Q1	1.068	4967	124//012//000///	1 JEREMY LN	\$526,000.00	RF	RF	45	2,271	01/31/2022	0.0015	\$526,600.00	1.0011	R1	R
2022, Q1	1.171	5008	143//002//000///	26 HAZELWOOD RD	\$515,000.00	RF	RF	51	2,735	03/04/2022	0.0532	\$487,400.00	0.9464	R1	R
2022, Q1	1.152	5470	116//001//000///	9 HERITAGE CIR	\$551,300.00	RF	RF	47	2,324	01/11/2022	0.1467	\$470,200.00	0.8529	R1	R
2022, Q1	0.453	6240	197//035//000///	8 WINNHAVEN DR	\$475,000.00	RE	RE	57	2,830	01/20/2022	0.0004	\$474,600.00	0.9992	TR	R
2022, Q1	0.188	6547	190//112//000///	6 CHAPIN ST	\$339,400.00	RE	RE	37	1,773	01/07/2022	0.1731	\$398,000.00	1.1727	TR	R
2022, Q1	0.231	6703	191//048//000///	16 A ST	\$400,000.00	RE	RE	62	2,401	02/18/2022	0.0048	\$397,900.00	0.9948	TR	R
2022, Q1	0.4	6842	198//163//000///	1 TATE ST	\$480,000.00	RE	RE	53	1,727	03/11/2022	0.1367	\$414,200.00	0.8629	TR	R
2022, Q1	0.285	7779	174//150//000///	5 BUSWELL ST	\$479,000.00	RE	RE	75	2,247	03/02/2022	0.1359	\$413,700.00	0.8637	TR	R
2022, Q1	0.348	8351	167//038//000///	16 BONNIE LN	\$519,500.00	RE	RE	48	2,755	02/03/2022	0.0427	\$497,100.00	0.9569	R2	R
2022, Q1	0.503	9474	138//005//006///	10 SERENITY CIR	\$740,000.00	RF	RF	15	3,452	03/24/2022	0.1562	\$624,100.00	0.8434	R2	R
2022, Q1	3.434	10000	115//003//007///	5 SENTER FARM RD	\$840,000.00	RH	RH	7	3,390	03/15/2022	0.1563	\$708,400.00	0.8433	G1	R
2022, Q1	0.667	10388	247//045//016///	7 LUCIER PARK DR	\$585,000.00	RE	RE	4	2,287	01/28/2022	0.0856	\$534,700.00	0.914	TR	R
2022, Q1	1.655	10445	201//007//005///	39 STANDISH LN	\$730,000.00	REN	REN	1	3,041	03/16/2022	0.1089	\$650,200.00	0.8907	GD	R
2022, Q1	1.655	10446	201//007//006///	43 STANDISH LN	\$718,000.00	REN	REN	1	3,025	01/18/2022	0.1213	\$630,600.00	0.8783	GD	R
2022, Q1	1.655	10447	201//007//007///	47 STANDISH LN	\$721,000.00	REN	REN	1	3,028	01/31/2022	0.1437	\$617,100.00	0.8559	GD	R
2022, Q1	1.589	10470	194//010//005///	137 STANDISH LN	\$697,400.00	REN	REN	1	3,389	01/14/2022	0.02	\$683,200.00	0.9796	G1	R
2022, Q1	1.015	10473	194//010//008///	151 STANDISH LN	\$690,500.00	REN	REN	1	3,389	01/26/2022	0.0231	\$674,300.00	0.9765	G1	R
2022, Q1	1.297	10474	194//010//009///	132 STANDISH LN	\$747,000.00	REN	REN	1	2,986	03/11/2022	0.1212	\$656,200.00	0.8784	G1	R
2022, Q1	1.273	10543	194//009//005///	146 STANDISH LN	\$675,300.00	REN	REN	1	2,883	02/24/2022	0.0779	\$622,400.00	0.9217	G1	R
2022, Q1	1.005	10545	194//009//007///	158 STANDISH LN	\$654,900.00	REN	REN	1	2,883	02/23/2022	0.0547	\$618,800.00	0.9449	G1	R
2022, Q1	0.238	10559	174//077//002///	3 HAVERHILL ST	\$541,000.00	RE	RE	1	2,418	02/18/2022	0.0321	\$523,400.00	0.9675	TR	R

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2022, Q1	0.233	10560	174//077//003///	5 HAVERHILL ST	\$525,000.00	RE	RE	1	2,420	01/21/2022	0.0103	\$519,400.00	0.9893	TR	R
2022, Q2 (1 item)															
2022, Q2	1.173	946	229//043//000///	3 STABLE RD	\$480,000.00	RF	RF	46	3,271	04/01/2022	0.1627	\$557,900.00	1.1623	R2	R

Group Summary by Land Use  
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Land Use	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
1020 , CONDO	139	0.9821	4.64	1.0059	\$308,000.00	\$305,700.00	\$320,275.54	\$312,604.32	0.9818
1021 , DUPLEX STYLE CONDO	27	0.9924	7.52	1.0101	\$310,000.00	\$310,000.00	\$340,940.74	\$331,774.07	0.9830
	166	0.9840	5.12	1.0066	\$310,000.00	\$307,850.00	\$323,636.75	\$315,722.29	0.9820

April 1, 2021 to April 1, 2022



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Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1020 , CONDO (139 items)															
1020 , CONDO	0	1172	216//018//005///	8 PARTRIDGE CIR	\$374,900.00	CCP	CCP	32	1,848	07/16/2021	0.0208	\$361,100.00	0.9632	R2	R
1020 , CONDO	0	1176	216//018//009///	12 PARTRIDGE CIR	\$335,500.00	CCP	CCP	33	1,898	09/20/2021	0.0378	\$342,800.00	1.0218	R2	R
1020 , CONDO	0	1185	216//018//018///	19 PARTRIDGE CIR	\$405,000.00	CCP	CCP	32	1,882	03/31/2022	0.0482	\$379,000.00	0.9358	R2	R
1020 , CONDO	0	1203	216//018//036///	46 QUAIL RUN DR	\$420,000.00	CCP	CCP	32	2,103	09/02/2021	0.0069	\$410,400.00	0.9771	R2	R
1020 , CONDO	0	1212	216//018//045///	53 QUAIL RUN DR	\$460,000.00	CCP	CCP	32	1,888	11/30/2021	0.0497	\$429,800.00	0.9343	R2	R
1020 , CONDO	0	1222	216//018//055///	25 B HOLLY LN	\$278,500.00	CCP	CCP	34	1,255	04/14/2021	0.034	\$283,500.00	1.018	R2	R
1020 , CONDO	0	1223	216//018//056///	26 A HOLLY LN	\$280,000.00	CCP	CCP	34	1,255	08/20/2021	0.0433	\$263,400.00	0.9407	R2	R
1020 , CONDO	0	1533	204//006//117///	117 FOX HOLLOW DR	\$249,000.00	CFH	CFH	38	1,129	09/29/2021	0.0236	\$250,900.00	1.0076	GD	R
1020 , CONDO	0	1535	204//006//121///	121 FOX HOLLOW DR	\$260,000.00	CFH	CFH	38	1,176	05/18/2021	0.0036	\$254,900.00	0.9804	GD	R
1020 , CONDO	0	1537	204//006//123///	123 FOX HOLLOW DR	\$265,000.00	CFH	CFH	38	1,288	07/16/2021	0.013	\$264,200.00	0.997	GD	R
1020 , CONDO	0	1602	204//006//414///	414 FOX HOLLOW DR	\$266,000.00	CFH	CFH	38	1,342	10/02/2021	0.048	\$274,500.00	1.032	GD	R
1020 , CONDO	0	1613	204//006//427///	427 FOX HOLLOW DR	\$280,000.00	CFH	CFH	38	1,293	01/31/2022	0.0704	\$255,800.00	0.9136	GD	R
1020 , CONDO	0	1664	204//006//622///	622 FOX HOLLOW DR	\$235,000.00	CFH	CFH	38	1,125	09/02/2021	0.059	\$245,100.00	1.043	GD	R
1020 , CONDO	0	1666	204//006//624///	624 FOX HOLLOW DR	\$220,000.00	CFH	CFH	38	1,174	02/07/2022	0.1396	\$247,200.00	1.1236	GD	R
1020 , CONDO	0	1697	204//006//733///	733 FOX HOLLOW DR	\$277,000.00	CFH	CFH	38	1,288	10/28/2021	0.0194	\$267,200.00	0.9646	GD	R
1020 , CONDO	0	1735	204//006//921///	921 FOX HOLLOW DR	\$270,000.00	CFH	CFH	38	1,176	06/09/2021	0.0629	\$248,700.00	0.9211	GD	R
1020 , CONDO	0	1743	204//006//931///	931 FOX HOLLOW DR	\$265,000.00	CFH	CFH	38	1,176	07/30/2021	0.0002	\$260,700.00	0.9838	GD	R
1020 , CONDO	0	1747	204//006//935///	935 FOX HOLLOW DR	\$270,000.00	CFH	CFH	38	1,174	07/20/2021	0.0366	\$255,800.00	0.9474	GD	R
1020 , CONDO	0	2814	157//066//030///	64 BARBARA LN	\$416,000.00	CLK	CLK	23	2,506	10/27/2021	0.0319	\$422,600.00	1.0159	R2	R
1020 , CONDO	0	2817	157//066//033///	70 BARBARA LN	\$378,000.00	CLK	CLK	21	2,488	04/27/2021	0.0356	\$385,400.00	1.0196	R2	R
1020 , CONDO	0	2845	157//066//061///	126 BARBARA LN	\$421,000.00	CLK	CLK	19	2,512	01/03/2022	0.0313	\$401,100.00	0.9527	R2	R
1020 , CONDO	0	2864	157//066//080///	29 BARBARA LN	\$342,000.00	CLK	CLK	23	2,009	11/22/2021	0.0901	\$305,700.00	0.8939	R2	R
1020 , CONDO	0	2877	157//066//093///	67 BARBARA LN	\$410,000.00	CLK	CLK	22	2,399	11/12/2021	0.0306	\$390,900.00	0.9534	R2	R
1020 , CONDO	0	2886	157//066//102///	93 BARBARA LN	\$390,000.00	CLK	CLK	19	2,715	06/25/2021	0.0678	\$410,200.00	1.0518	R2	R
1020 , CONDO	0	2942	149//001//007///	2 STERLING WAY	\$410,000.00	CHW	CHW	28	2,071	03/11/2022	0.1086	\$358,900.00	0.8754	R2	R



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1020 , CONDO	0	2951	149//001//016///	1 STERLING WAY	\$430,000.00	CHW	CHW	28	2,136	08/13/2021	0.0875	\$385,500.00	0.8965	R2	R
1020 , CONDO	0	2955	149//001//020///	6 LOGAN CT	\$422,500.00	CHW	CHW	26	1,937	10/28/2021	0.0058	\$418,200.00	0.9898	R2	R
1020 , CONDO	0	2962	149//001//027///	38 SCOTTSDALE DR	\$375,000.00	CHW	CHW	25	2,061	05/26/2021	0.0245	\$378,200.00	1.0085	R2	R
1020 , CONDO	0	3003	149//001//068///	58 GLASGOW CIR	\$400,000.00	CHW	CHW	24	2,067	08/10/2021	0.0582	\$370,300.00	0.9258	R2	R
1020 , CONDO	0	3013	149//001//078///	53 GLASGOW CIR	\$425,000.00	CHW	CHW	24	2,015	12/17/2021	0.0296	\$405,600.00	0.9544	R2	R
1020 , CONDO	0	3030	149//001//095///	21 SCOTTSDALE DR	\$350,000.00	CHW	CHW	28	1,750	07/30/2021	0.0203	\$351,500.00	1.0043	R2	R
1020 , CONDO	0	3163	168//068//003///	203 PHEASANT RUN	\$259,000.00	CVB	CVB	34	1,320	06/24/2021	0.0079	\$256,900.00	0.9919	R2	R
1020 , CONDO	0	3164	168//068//004///	204 PHEASANT RUN	\$275,000.00	CVB	CVB	34	1,377	05/10/2021	0.0393	\$259,800.00	0.9447	R2	R
1020 , CONDO	0	3183	168//068//023///	303 FOX RUN	\$369,900.00	CVB	CVB	34	2,409	09/15/2021	0.1722	\$300,300.00	0.8118	R2	R
1020 , CONDO	0	3189	168//068//029///	309 FOX RUN	\$365,000.00	CVB	CVB	34	2,821	06/01/2021	0.0198	\$366,400.00	1.0038	R2	R
1020 , CONDO	0	3192	168//068//032///	312 FOX RUN	\$321,900.00	CVB	CVB	34	2,347	06/30/2021	0.0219	\$323,800.00	1.0059	R2	R
1020 , CONDO	0	3202	168//068//042///	322 FOX RUN	\$370,000.00	CVB	CVB	34	2,322	12/10/2021	0.0178	\$357,500.00	0.9662	R2	R
1020 , CONDO	0	3207	168//068//047///	327 FOX RUN	\$395,000.00	CVB	CVB	34	2,625	08/24/2021	0.0117	\$393,300.00	0.9957	R2	R
1020 , CONDO	0	3232	168//068//072///	417 ELK RUN	\$342,500.00	CVB	CVB	34	2,618	06/30/2021	0.011	\$340,800.00	0.995	R2	R
1020 , CONDO	0	3234	168//068//074///	419 ELK RUN	\$363,000.00	CVB	CVB	34	2,616	06/21/2021	0.0135	\$362,100.00	0.9975	R2	R
1020 , CONDO	0	3979	148//040//015///	13 PINEHURST ST	\$390,000.00	RGD	RGD	35	2,087	08/27/2021	0.0089	\$380,300.00	0.9751	R1	R
1020 , CONDO	0	4002	148//040//038///	3 RIVIERA RD	\$287,500.00	CRG	CRG	35	1,494	05/27/2021	0.0379	\$293,800.00	1.0219	R1	R
1020 , CONDO	0	4015	148//040//051///	16 RIVIERA RD	\$271,000.00	CRG	CRG	35	1,392	06/29/2021	0.015	\$262,600.00	0.969	R1	R
1020 , CONDO	0	4035	148//040//071///	36 RIVIERA RD	\$270,000.00	CRG	CRG	35	1,392	10/28/2021	0.0544	\$251,000.00	0.9296	R1	R
1020 , CONDO	0	4040	148//040//076///	37 RIVIERA RD	\$290,000.00	CRG	CRG	35	1,711	11/04/2021	0.0077	\$287,600.00	0.9917	R1	R
1020 , CONDO	0	4054	148//040//090///	15 SHOAL CREEK RD	\$308,000.00	CRG	CRG	34	1,582	11/08/2021	0.0486	\$288,100.00	0.9354	R1	R
1020 , CONDO	0	4082	148//040//118///	6 SHOAL CREEK RD	\$300,000.00	CRG	CRG	34	1,712	06/03/2021	0.039	\$283,500.00	0.945	GD	R
1020 , CONDO	0	4420	142//007//006///	6 OLIVER DR	\$212,000.00	CTC	CTC	52	1,116	05/26/2021	0.0694	\$193,900.00	0.9146	G1	R
1020 , CONDO	0	4426	142//007//012///	13 OLIVER DR	\$219,000.00	CTC	CTC	52	1,271	05/27/2021	0.0205	\$211,000.00	0.9635	G1	R
1020 , CONDO	0	4431	142//007//017///	18 OLIVER DR	\$229,000.00	CTC	CTC	52	1,021	07/16/2021	0.1678	\$186,900.00	0.8162	G1	R
1020 , CONDO	0	5203	136//014//002///	2 B HOPKINS DR	\$195,000.00	C02	C02	52	909	02/28/2022	0.0493	\$201,500.00	1.0333	G1	R

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1020 , CONDO	0	5599	125//030//001///	81 A ROBINSON RD	\$350,000.00	CRV	CRV	34	2,098	03/17/2022	0.0174	\$350,500.00	1.0014	G1	R
1020 , CONDO	0	7514	173//025//043///	43 WILLOW CREEK DR	\$260,000.00	CWL	CWL	37	1,292	01/06/2022	0.0025	\$255,200.00	0.9815	BD	R
1020 , CONDO	0	7522	173//025//053///	53 WILLOW CREEK DR	\$260,000.00	CWL	CWL	37	1,292	04/09/2021	0.0168	\$260,200.00	1.0008	BD	R
1020 , CONDO	0	7615	165//141//133///	133 ABBOTT FARM LN	\$186,000.00	CAF	CAF	38	974	07/16/2021	0.0375	\$190,000.00	1.0215	BD	R
1020 , CONDO	0	7621	165//141//213///	213 ABBOTT FARM LN	\$164,900.00	CAF	CAF	38	886	02/04/2022	0.0754	\$174,700.00	1.0594	BD	R
1020 , CONDO	0	7626	165//141//218///	218 ABBOTT FARM LN	\$185,000.00	CAF	CAF	38	974	12/22/2021	0.043	\$190,000.00	1.027	BD	R
1020 , CONDO	0	7628	165//141//222///	222 ABBOTT FARM LN	\$180,000.00	CAF	CAF	38	952	12/13/2021	0.0249	\$181,600.00	1.0089	BD	R
1020 , CONDO	0	7632	165//141//226///	226 ABBOTT FARM LN	\$187,000.00	CAF	CAF	38	974	09/24/2021	0.032	\$190,000.00	1.016	BD	R
1020 , CONDO	0	7633	165//141//227///	227 ABBOTT FARM LN	\$204,500.00	CAF	CAF	38	974	12/20/2021	0.0857	\$183,700.00	0.8983	BD	R
1020 , CONDO	0	7635	165//141//231///	231 ABBOTT FARM LN	\$175,000.00	CAF	CAF	38	952	08/12/2021	0.0537	\$181,600.00	1.0377	BD	R
1020 , CONDO	0	7637	165//141//233///	233 ABBOTT FARM LN	\$190,000.00	CAF	CAF	38	974	12/21/2021	0.0049	\$187,900.00	0.9889	BD	R
1020 , CONDO	0	7638	165//141//234///	234 ABBOTT FARM LN	\$178,000.00	CAF	CAF	38	974	09/02/2021	0.048	\$183,700.00	1.032	BD	R
1020 , CONDO	0	7639	165//141//235///	235 ABBOTT FARM LN	\$175,000.00	CAF	CAF	38	974	08/05/2021	0.0657	\$183,700.00	1.0497	BD	R
1020 , CONDO	0	7651	165//141//322///	322 ABBOTT FARM LN	\$190,000.00	CAF	CAF	38	974	08/13/2021	0.016	\$190,000.00	1	BD	R
1020 , CONDO	0	7663	165//141//336///	336 ABBOTT FARM LN	\$185,500.00	CAF	CAF	38	974	05/16/2021	0.0063	\$183,700.00	0.9903	BD	R
1020 , CONDO	0	7666	165//141//411///	411 ABBOTT FARM LN	\$190,000.00	CAF	CAF	38	974	02/23/2022	0.0172	\$183,700.00	0.9668	BD	R
1020 , CONDO	0	7678	165//141//431///	431 ABBOTT FARM LN	\$187,500.00	CAF	CAF	38	974	01/19/2022	0.0043	\$183,700.00	0.9797	BD	R
1020 , CONDO	0	7683	165//141//436///	436 ABBOTT FARM LN	\$179,900.00	CAF	CAF	38	952	09/14/2021	0.0254	\$181,600.00	1.0094	BD	R
1020 , CONDO	0	7696	165//141//526///	526 ABBOTT FARM LN	\$190,000.00	CAF	CAF	38	940	08/04/2021	0.0019	\$186,600.00	0.9821	BD	R
1020 , CONDO	0	7703	165//141//535///	535 ABBOTT FARM LN	\$170,000.00	CAF	CAF	38	974	06/18/2021	0.0342	\$173,100.00	1.0182	BD	R
1020 , CONDO	0	7705	165//141//537///	537 ABBOTT FARM LN	\$179,000.00	CAF	CAF	38	952	05/04/2021	0.0305	\$181,600.00	1.0145	BD	R
1020 , CONDO	0	8149	156//063//005///	105 ELMWOOD DR	\$206,000.00	CEV	CEV	38	881	12/29/2021	0.0233	\$197,900.00	0.9607	BD	R
1020 , CONDO	0	8169	156//063//025///	213 ELMWOOD DR	\$180,000.00	CEV	CEV	38	881	07/22/2021	0.0749	\$190,600.00	1.0589	BD	R
1020 , CONDO	0	8171	156//063//027///	215 ELMWOOD DR	\$212,000.00	CEV	CEV	38	1,043	02/18/2022	0.0331	\$201,600.00	0.9509	BD	R
1020 , CONDO	0	8194	156//063//050///	406 ELMWOOD DR	\$178,000.00	CEV	CEV	38	1,043	04/22/2021	0.0918	\$191,500.00	1.0758	BD	R
1020 , CONDO	0	8203	156//063//059///	415 ELMWOOD DR	\$220,000.00	CEV	CEV	38	1,043	03/31/2022	0.0599	\$203,300.00	0.9241	BD	R



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1020 , CONDO	0	8223	156//063//079///	603 ELMWOOD DR	\$200,000.00	CEV	CEV	37	1,043	10/12/2021	0.066	\$210,000.00	1.05	BD	R
1020 , CONDO	0	8225	156//063//081///	605 ELMWOOD DR	\$201,000.00	CEV	CEV	37	881	11/08/2021	0.0701	\$183,700.00	0.9139	BD	R
1020 , CONDO	0	8229	156//063//085///	609 ELMWOOD DR	\$200,000.00	CEV	CEV	37	1,043	06/19/2021	0.085	\$213,800.00	1.069	BD	R
1020 , CONDO	0	8230	156//063//086///	610 ELMWOOD DR	\$200,000.00	CEV	CEV	37	1,043	07/23/2021	0.0935	\$215,500.00	1.0775	BD	R
1020 , CONDO	0	8233	156//063//089///	613 ELMWOOD DR	\$185,000.00	CEV	CEV	37	881	07/29/2021	0.0203	\$185,800.00	1.0043	BD	R
1020 , CONDO	0	8235	156//063//091///	615 ELMWOOD DR	\$213,000.00	CEV	CEV	37	1,043	02/19/2022	0.0019	\$210,000.00	0.9859	TR	R
1020 , CONDO	0	8245	156//063//101///	709 ELMWOOD DR	\$200,000.00	CEV	CEV	37	881	11/05/2021	0.008	\$195,200.00	0.976	BD	R
1020 , CONDO	0	8253	156//063//109///	805 ELMWOOD DR	\$200,000.00	CEV	CEV	37	881	08/10/2021	0.0055	\$195,700.00	0.9785	BD	R
1020 , CONDO	0	8274	156//063//130///	910 ELMWOOD DR	\$190,000.00	CEV	CEV	37	1,043	06/30/2021	0.1407	\$213,700.00	1.1247	TR	R
1020 , CONDO	0	8279	156//063//135///	915 ELMWOOD DR	\$180,000.00	CEV	CEV	37	1,043	06/15/2021	0.1071	\$196,400.00	1.0911	TR	R
1020 , CONDO	0	8504	147//022//034///	10 BERKELEY DR	\$370,000.00	CWC	CWC	21	1,748	07/29/2021	0.0808	\$334,200.00	0.9032	R2	R
1020 , CONDO	0	8558	177//005//005///	5 B ALLARD CT	\$350,000.00	CSH	CSH	19	2,485	06/29/2021	0.0646	\$367,000.00	1.0486	GD	R
1020 , CONDO	0	8560	177//005//007///	7 B ALLARD CT	\$400,000.00	CSH	CSH	19	2,494	10/06/2021	0.0645	\$367,800.00	0.9195	GD	R
1020 , CONDO	0	8577	177//005//025///	9 B FARNUM CT	\$408,000.00	CSH	CSH	18	2,494	03/22/2022	0.0727	\$371,800.00	0.9113	GD	R
1020 , CONDO	0	8582	177//005//030///	8 A CANTERBERRY CT	\$385,000.00	CSH	CSH	17	2,484	10/08/2021	0.0411	\$363,000.00	0.9429	GD	R
1020 , CONDO	0	8773	177//005//050///	9 A CANTERBERRY CT	\$370,000.00	CSH	CSH	17	2,494	04/30/2021	0.0209	\$371,800.00	1.0049	GD	R
1020 , CONDO	0	8830	156//008//003///	11 AMANDA DR	\$410,000.00	CRB	CRB	19	1,672	05/17/2021	0.0484	\$423,300.00	1.0324	R2	R
1020 , CONDO	0	8831	156//008//004///	13 AMANDA DR	\$415,000.00	CRB	CRB	19	1,654	09/28/2021	0.0133	\$413,900.00	0.9973	R2	R
1020 , CONDO	0	8849	156//008//021///	1 KATHERINE CT	\$420,000.00	CRB	CRB	19	1,564	02/17/2022	0.0292	\$401,000.00	0.9548	R2	R
1020 , CONDO	0	8852	156//008//024///	6 KATHERINE CT	\$450,000.00	CRB	CRB	18	1,672	06/23/2021	0.0502	\$420,200.00	0.9338	R2	R
1020 , CONDO	0	8875	177//005//054///	3 B CHARITY CT	\$333,000.00	CSH	CSH	19	2,485	04/14/2021	0.1421	\$375,000.00	1.1261	GD	R
1020 , CONDO	0	8886	177//005//065///	3 A INTERVALE CT	\$300,000.00	CSH	CSH	19	1,688	06/04/2021	0.022	\$288,600.00	0.962	GD	R
1020 , CONDO	0	8891	177//005//070///	9 B INTERVALE CT	\$305,000.00	CSH	CSH	19	1,688	11/22/2021	0.0378	\$288,600.00	0.9462	GD	R
1020 , CONDO	0	8913	177//005//092///	30 A SHADOWBROOK DR	\$295,000.00	CSH	CSH	19	1,560	04/09/2021	0.043	\$277,600.00	0.941	GD	R
1020 , CONDO	0	8925	177//005//104///	31 B SHADOWBROOK DR	\$346,000.00	CSH	CSH	19	1,913	03/16/2022	0.073	\$315,200.00	0.911	GD	R
1020 , CONDO	0	8951	177//005//131///	5 A APRIL CT	\$331,300.00	CSH	CSH	19	1,923	08/06/2021	0.0235	\$318,200.00	0.9605	GD	R

Record Detail by Land Use  
HUDSON, NH

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Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1020 , CONDO	0	8961	177//005//122///	6 B APRIL CT	\$310,000.00	CSH	CSH	19	1,688	08/09/2021	0.0427	\$291,800.00	0.9413	GD	R
1020 , CONDO	0	8963	177//005//142///	6 A CHANDLER CT	\$320,000.00	CSH	CSH	19	1,688	11/04/2021	0.0068	\$312,700.00	0.9772	GD	R
1020 , CONDO	0	8970	177//005//149///	12 B CHANDLER CT	\$286,000.00	CSH	CSH	19	1,688	08/06/2021	0.0251	\$288,600.00	1.0091	GD	R
1020 , CONDO	0	8972	177//005//151///	14 B CHANDLER CT	\$302,000.00	CSH	CSH	19	1,688	10/26/2021	0.0097	\$300,100.00	0.9937	GD	R
1020 , CONDO	0	8991	177//005//170///	17 A CHANDLER CT	\$289,000.00	CSH	CSH	19	1,923	04/26/2021	0.0984	\$312,800.00	1.0824	GD	R
1020 , CONDO	0	9011	177//005//189///	14 B TAMMY CT	\$341,000.00	CSH	CSH	19	1,926	02/23/2022	0.0002	\$335,600.00	0.9842	GD	R
1020 , CONDO	0	9016	177//005//194///	21 A TAMMY CT	\$315,000.00	CSH	CSH	18	1,926	01/21/2022	0.01	\$313,100.00	0.994	GD	R
1020 , CONDO	0	9018	177//005//195///	19 A TAMMY CT	\$299,900.00	CSH	CSH	18	1,926	09/22/2021	0.06	\$313,100.00	1.044	GD	R
1020 , CONDO	0	9033	177//005//209///	1 A TAMMY CT	\$335,000.00	CSH	CSH	18	1,926	04/15/2021	0.0392	\$316,500.00	0.9448	GD	R
1020 , CONDO	0	9131	177//005//307///	3 B MONARCH CT	\$380,000.00	CSH	CSH	16	2,484	01/24/2022	0.0182	\$367,000.00	0.9658	GD	R
1020 , CONDO	0	9145	177//005//321///	6 B MONARCH CT	\$370,100.00	CSH	CSH	17	2,494	04/29/2021	0.0098	\$367,800.00	0.9938	GD	R
1020 , CONDO	0	9243	191//187//021///	48 OVERLOOK CIR	\$440,000.00	CWH	CWH	17	2,411	03/16/2022	0.0017	\$433,700.00	0.9857	GD	R
1020 , CONDO	0	9245	191//187//023///	44 OVERLOOK CIR	\$360,000.00	CWH	CWH	18	1,773	04/16/2021	0.0051	\$352,400.00	0.9789	GD	R
1020 , CONDO	0	9275	191//187//053///	87 OVERLOOK CIR	\$368,000.00	CWH	CWH	18	1,550	11/16/2021	0.1351	\$312,400.00	0.8489	GD	R
1020 , CONDO	0	9487	161//017//002///	69 A WINDHAM RD	\$385,000.00	CWR	CWR	18	2,186	09/02/2021	0.0292	\$367,600.00	0.9548	BD	R
1020 , CONDO	0	9581	216//014//067///	4 MISSION LN	\$375,000.00	CMP	CMP	16	1,916	10/15/2021	0.0011	\$369,400.00	0.9851	R2	R
1020 , CONDO	0	9707	156//005//017///	19 B BRACKETT LN	\$440,000.00	CSR	CSR	16	2,204	04/21/2021	0.1728	\$509,000.00	1.1568	R2	R
1020 , CONDO	0	9709	156//005//019///	27 B BRACKETT LN	\$528,800.00	CSR	CSR	1	2,157	03/28/2022	0.1151	\$459,500.00	0.8689	R2	R
1020 , CONDO	0	9713	156//005//023///	37 B BRACKETT LN	\$502,400.00	CSR	CSR	1	2,085	01/03/2022	0.0158	\$486,400.00	0.9682	R2	R
1020 , CONDO	0	9714	156//005//024///	37 A BRACKETT LN	\$500,000.00	CSR	CSR	1	2,085	01/21/2022	0.0112	\$486,400.00	0.9728	R2	R
1020 , CONDO	0	9715	156//005//025///	32 BRACKETT LN	\$510,100.00	CSR	CSR	1	1,888	02/24/2022	0.0924	\$454,800.00	0.8916	R2	R
1020 , CONDO	0	9716	156//005//026///	36 BRACKETT LN	\$511,700.00	CSR	CSR	1	1,890	03/31/2022	0.0946	\$455,100.00	0.8894	R2	R
1020 , CONDO	0	9717	156//005//027///	38 A BRACKETT LN	\$504,100.00	CSR	CSR	1	2,085	02/03/2022	0.0191	\$486,400.00	0.9649	R2	R
1020 , CONDO	0	9719	156//005//029///	40 A BRACKETT LN	\$515,000.00	CSR	CSR	1	2,085	03/30/2022	0.0395	\$486,400.00	0.9445	R2	R
1020 , CONDO	0	9720	156//005//030///	40 B BRACKETT LN	\$510,100.00	CSR	CSR	1	2,085	11/01/2021	0.0305	\$486,400.00	0.9535	R2	R
1020 , CONDO	0	9726	156//005//036///	58 BRACKETT LN	\$515,900.00	CSR	CSR	1	1,888	10/08/2021	0.1024	\$454,800.00	0.8816	R2	R



Record Detail by Land Use  
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Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1020 , CONDO	0	9731	156//005//041///	68 BRACKETT LN	\$529,000.00	CSR	CSR	1	1,888	11/09/2021	0.1243	\$454,800.00	0.8597	R2	R
1020 , CONDO	0	9777	248//001//001///	2 NICOLLS CIR	\$415,000.00	CHM	CHM	16	2,378	12/17/2021	0.044	\$390,100.00	0.94	G1	R
1020 , CONDO	0	9818	156//006//024///	32 CRICKETFIELD LN	\$515,000.00	CSR	CSR	8	2,346	04/15/2021	0.0543	\$534,700.00	1.0383	R2	R
1020 , CONDO	0	9830	156//006//036///	7 A DOVETON LN	\$415,000.00	CSR	CSR	16	2,204	05/05/2021	0.1418	\$467,200.00	1.1258	R2	R
1020 , CONDO	0	10039	160//104//002///	55 B WINDHAM RD	\$299,900.00	CPK	CPK	16	1,544	10/13/2021	0.0457	\$281,400.00	0.9383	B	R
1020 , CONDO	0	10042	160//104//005///	51 B WINDHAM RD	\$294,000.00	CPK	CPK	14	1,566	06/29/2021	0.0126	\$293,000.00	0.9966	BD	R
1020 , CONDO	0	10238	160//104//021///	59 D WINDHAM RD	\$307,500.00	CPK	CPK	5	1,558	04/14/2021	0.0771	\$326,300.00	1.0611	BD	R
1020 , CONDO	0	10263	184//027//003///	13 COBBLESTONE DR	\$580,000.00	CCV	CCV	3	2,583	09/16/2021	0.0062	\$567,100.00	0.9778	GD	R
1020 , CONDO	0	10272	184//027//012///	33 COBBLESTONE DR	\$523,000.00	CCV	CCV	5	2,394	08/11/2021	0.0447	\$538,000.00	1.0287	GD	R
1020 , CONDO	0	10286	184//027//026///	10 COBBLESTONE DR	\$492,000.00	CCV	CCV	4	2,200	06/15/2021	0.0743	\$520,700.00	1.0583	GD	R
1021 , DUPLEX STYLE CONDO (27 items)															
1021 , DUPLEX STYLE CONDO	0.873	281	246//066//002///	39 B RIVER RD	\$305,000.00	RD	RD	36	1,699	12/15/2021	0.0901	\$327,600.00	1.0741	R2	R
1021 , DUPLEX STYLE CONDO	2.114	3465	179//040//001///	115 A KIMBALL HILL RD	\$288,500.00	RE	RE	36	1,269	08/11/2021	0.0728	\$304,900.00	1.0568	G1	R
1021 , DUPLEX STYLE CONDO	2.71	3686	128//010//0-1///	299 A WEBSTER ST	\$536,700.00	RD	RD	1	2,396	02/16/2022	0.1003	\$474,300.00	0.8837	R2	R
1021 , DUPLEX STYLE CONDO	0.4595	4351	151//054//001///	2 A RANGERS DR	\$315,000.00	RF	RF	32	1,467	09/01/2021	0.0062	\$311,900.00	0.9902	G1	R
1021 , DUPLEX STYLE CONDO	0.496	4403	151//033//001///	23 1/2 A RANGERS DR	\$288,700.00	RF	RF	32	1,671	11/22/2021	0.0316	\$293,200.00	1.0156	G1	R
1021 , DUPLEX STYLE CONDO	0.4745	4718	162//062//001///	7 A PAGET DR	\$310,000.00	RF	RF	36	1,450	07/28/2021	0.0111	\$301,600.00	0.9729	R2	R
1021 , DUPLEX STYLE CONDO	0.6885	5309	110//009//001///	5 A KINGSTON WAY	\$284,000.00	RE	RE	36	1,535	05/04/2021	0.048	\$293,100.00	1.032	G1	R
1021 , DUPLEX STYLE CONDO	0.6885	5310	110//009//002///	5 B KINGSTON WAY	\$307,000.00	RE	RE	38	2,122	06/15/2021	0.1212	\$339,300.00	1.1052	G1	R
1021 , DUPLEX STYLE CONDO	0.828	5312	110//010//002///	3 B KINGSTON WAY	\$285,000.00	RE	RE	36	1,766	04/26/2021	0.069	\$300,100.00	1.053	G1	R
1021 , DUPLEX STYLE CONDO	0.6885	5680	118//015//002///	12 B LENNY LN	\$290,000.00	RE	RE	34	1,435	12/17/2021	0.0084	\$287,800.00	0.9924	G1	R
1021 , DUPLEX STYLE CONDO	0.685	5685	118//012//001///	6 A LENNY LN	\$249,000.00	RE	RE	34	1,434	10/27/2021	0.1485	\$282,000.00	1.1325	G1	R
1021 , DUPLEX STYLE CONDO	0.459	6259	197//186//002///	8 LINDEN ST	\$424,000.00	RG	RG	32	2,017	07/30/2021	0.0439	\$398,600.00	0.9401	TR	R
1021 , DUPLEX STYLE CONDO	0.459	6269	197//191//002///	3 LINDEN ST	\$380,000.00	RG	RG	33	1,563	06/22/2021	0.0724	\$346,400.00	0.9116	TR	R
1021 , DUPLEX STYLE CONDO	0.665	6615	190//117//002///	15 B GILLIS ST	\$285,000.00	RE	RE	34	1,319	11/04/2021	0.0349	\$290,400.00	1.0189	TR	R
1021 , DUPLEX STYLE CONDO	0.092	8690	191//047//002///	15 B A ST	\$285,000.00	RE	RE	35	1,222	10/21/2021	0.124	\$245,100.00	0.86	TR	R
1021 , DUPLEX STYLE CONDO	0.6905	8697	150//011//001///	98 A GREELEY ST	\$310,000.00	RE	RE	37	1,570	09/03/2021	0.0511	\$289,200.00	0.9329	GD	R
1021 , DUPLEX STYLE CONDO	0.414	8862	149//008//002///	11 B SUNSHINE DR	\$320,000.00	RE	RE	15	1,582	07/16/2021	0.1048	\$348,400.00	1.0888	R2	R

Record Detail by Land Use  
HUDSON, NH

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Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1021 , DUPLEX STYLE CONDO	0.686	8867	149//005//001///	14 A SUNSHINE DR	\$420,000.00	RE	RE	14	2,061	03/17/2022	0.1138	\$365,500.00	0.8702	R2	R
1021 , DUPLEX STYLE CONDO	1.3895	9332	118//025//001///	13 A LENNY LN	\$330,000.00	RE	RE	34	1,824	02/24/2022	0.0446	\$310,000.00	0.9394	G1	R
1021 , DUPLEX STYLE CONDO	0.847	9533	102//004//001///	178 A OLD DERRY RD	\$330,000.00	RE	RE	39	1,559	07/30/2021	0.0521	\$341,900.00	1.0361	G1	R
1021 , DUPLEX STYLE CONDO	0.478	9549	175//160//001///	154 CENTRAL ST	\$250,000.00	RC	RC	42	1,297	08/27/2021	0.0868	\$267,700.00	1.0708	TR	R
1021 , DUPLEX STYLE CONDO	0.528	9948	161//006//001///	120 A BARRETT'S HILL RD	\$260,000.00	RE	RE	47	978	03/18/2022	0.0967	\$230,700.00	0.8873	R2	R
1021 , DUPLEX STYLE CONDO	1.42	9953	153//001//001///	37 A DUGOUT RD	\$410,000.00	RE	RE	16	2,936	11/10/2021	0.116	\$451,000.00	1.1	R2	R
1021 , DUPLEX STYLE CONDO	0.2715	10087	138//095//001///	237 A WEBSTER ST	\$310,000.00	RD	RD	35	1,410	02/18/2022	0.1288	\$265,100.00	0.8552	R2	R
1021 , DUPLEX STYLE CONDO	1.93	10518	191//102//001///	55 A MELENDY RD	\$415,000.00	RD	RD	13	2,233	06/15/2021	0.0143	\$414,300.00	0.9983	R2	R
1021 , DUPLEX STYLE CONDO	2.384	10851	259//008//001///	151 A DRACUT RD	\$485,000.00	RD	RD	2	2,490	08/26/2021	0.152	\$403,500.00	0.832	G1	R
1021 , DUPLEX STYLE CONDO	2.71	10857	128//010//0-2///	299 B WEBSTER ST	\$532,500.00	RD	RD	1	2,396	02/14/2022	0.0933	\$474,300.00	0.8907	R2	R

Group Summary by Style  
HUDSON, NH

11/29/2022

Style	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
101, CONDEX-CAPE	3	0.9983	5.43	1.0054	\$380,000.00	\$346,400.00	\$366,666.67	\$362,766.67	0.9947
102, CONDEX-COL	23	0.9924	8.01	1.0114	\$310,000.00	\$304,900.00	\$338,930.43	\$329,043.48	0.9819
104, CONDEX-SPLIT	1	0.9729	0	1	\$310,000.00	\$301,600.00	\$310,000.00	\$301,600.00	0.9729
105, CONDO-TWNHS	70	0.9810	4.67	1.0041	\$277,750.00	\$265,700.00	\$277,952.86	\$272,735.71	0.9852
106, CONDO-SPLT	1	0.9662	0	1	\$370,000.00	\$357,500.00	\$370,000.00	\$357,500.00	0.9662
107, COND-C-RANCH	17	0.9682	6.62	1.0041	\$510,100.00	\$486,400.00	\$498,064.71	\$483,358.82	0.9745
108, CONDO-CAPE	9	0.9400	5.89	1.0011	\$369,900.00	\$362,100.00	\$375,822.22	\$352,533.33	0.9391
109, CONDO-COL	16	0.9761	3.35	1.0021	\$392,500.00	\$385,450.00	\$392,643.75	\$383,393.75	0.9784
110, CONDO-RCH	8	0.9723	3.57	1.0003	\$417,500.00	\$409,750.00	\$407,812.50	\$395,987.50	0.9713
55, Condominium	18	1.0120	2.48	1.0015	\$185,250.00	\$183,700.00	\$183,183.33	\$183,938.89	1.0056
	166	0.9840	5.12	1.0066	\$310,000.00	\$307,850.00	\$323,636.75	\$315,722.29	0.9820

April 1, 2021 to April 1, 2022



Record Detail by Style  
HUDSON, NH

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Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
101, CONDEX-CAPE (3 items)															
101, CONDEX-CAPE	0.873	281	246//066//002///	39 B RIVER RD	\$305,000.00	RD	RD	36	1,699	12/15/2021	0.0901	\$327,600.00	1.0741	R2	R
101, CONDEX-CAPE	0.459	6269	197//191//002///	3 LINDEN ST	\$380,000.00	RG	RG	33	1,563	06/22/2021	0.0724	\$346,400.00	0.9116	TR	R
101, CONDEX-CAPE	1.93	10518	191//102//001///	55 A MELENDY RD	\$415,000.00	RD	RD	13	2,233	06/15/2021	0.0143	\$414,300.00	0.9983	R2	R
102, CONDEX-COL (23 items)															
102, CONDEX-COL	2.114	3465	179//040//001///	115 A KIMBALL HILL RD	\$288,500.00	RE	RE	36	1,269	08/11/2021	0.0728	\$304,900.00	1.0568	G1	R
102, CONDEX-COL	2.71	3686	128//010//0-1///	299 A WEBSTER ST	\$536,700.00	RD	RD	1	2,396	02/16/2022	0.1003	\$474,300.00	0.8837	R2	R
102, CONDEX-COL	0.4595	4351	151//054//001///	2 A RANGERS DR	\$315,000.00	RF	RF	32	1,467	09/01/2021	0.0062	\$311,900.00	0.9902	G1	R
102, CONDEX-COL	0.496	4403	151//033//001///	23 1/2 A RANGERS DR	\$288,700.00	RF	RF	32	1,671	11/22/2021	0.0316	\$293,200.00	1.0156	G1	R
102, CONDEX-COL	0.6885	5309	110//009//001///	5 A KINGSTON WAY	\$284,000.00	RE	RE	36	1,535	05/04/2021	0.048	\$293,100.00	1.032	G1	R
102, CONDEX-COL	0.6885	5310	110//009//002///	5 B KINGSTON WAY	\$307,000.00	RE	RE	38	2,122	06/15/2021	0.1212	\$339,300.00	1.1052	G1	R
102, CONDEX-COL	0.828	5312	110//010//002///	3 B KINGSTON WAY	\$285,000.00	RE	RE	36	1,766	04/26/2021	0.069	\$300,100.00	1.053	G1	R
102, CONDEX-COL	0.6885	5680	118//015//002///	12 B LENNY LN	\$290,000.00	RE	RE	34	1,435	12/17/2021	0.0084	\$287,800.00	0.9924	G1	R
102, CONDEX-COL	0.685	5685	118//012//001///	6 A LENNY LN	\$249,000.00	RE	RE	34	1,434	10/27/2021	0.1485	\$282,000.00	1.1325	G1	R
102, CONDEX-COL	0.459	6259	197//186//002///	8 LINDEN ST	\$424,000.00	RG	RG	32	2,017	07/30/2021	0.0439	\$398,600.00	0.9401	TR	R
102, CONDEX-COL	0.665	6615	190//117//002///	15 B GILLIS ST	\$285,000.00	RE	RE	34	1,319	11/04/2021	0.0349	\$290,400.00	1.0189	TR	R
102, CONDEX-COL	0.092	8690	191//047//002///	15 B A ST	\$285,000.00	RE	RE	35	1,222	10/21/2021	0.124	\$245,100.00	0.86	TR	R
102, CONDEX-COL	0.6905	8697	150//011//001///	98 A GREELEY ST	\$310,000.00	RE	RE	37	1,570	09/03/2021	0.0511	\$289,200.00	0.9329	GD	R
102, CONDEX-COL	0.414	8862	149//008//002///	11 B SUNSHINE DR	\$320,000.00	RE	RE	15	1,582	07/16/2021	0.1048	\$348,400.00	1.0888	R2	R
102, CONDEX-COL	0.686	8867	149//005//001///	14 A SUNSHINE DR	\$420,000.00	RE	RE	14	2,061	03/17/2022	0.1138	\$365,500.00	0.8702	R2	R
102, CONDEX-COL	1.3895	9332	118//025//001///	13 A LENNY LN	\$330,000.00	RE	RE	34	1,824	02/24/2022	0.0446	\$310,000.00	0.9394	G1	R
102, CONDEX-COL	0.847	9533	102//004//001///	178 A OLD DERRY RD	\$330,000.00	RE	RE	39	1,559	07/30/2021	0.0521	\$341,900.00	1.0361	G1	R
102, CONDEX-COL	0.478	9549	175//160//001///	154 CENTRAL ST	\$250,000.00	RC	RC	42	1,297	08/27/2021	0.0868	\$267,700.00	1.0708	TR	R
102, CONDEX-COL	0.528	9948	161//006//001///	120 A BARRETTS HILL RD	\$260,000.00	RE	RE	47	978	03/18/2022	0.0967	\$230,700.00	0.8873	R2	R
102, CONDEX-COL	1.42	9953	153//001//001///	37 A DUGOUT RD	\$410,000.00	RE	RE	16	2,936	11/10/2021	0.116	\$451,000.00	1.1	R2	R
102, CONDEX-COL	0.2715	10087	138//095//001///	237 A WEBSTER ST	\$310,000.00	RD	RD	35	1,410	02/18/2022	0.1288	\$265,100.00	0.8552	R2	R
102, CONDEX-COL	2.384	10851	259//008//001///	151 A DRACUT RD	\$485,000.00	RD	RD	2	2,490	08/26/2021	0.152	\$403,500.00	0.832	G1	R
102, CONDEX-COL	2.71	10857	128//010//0-2///	299 B WEBSTER ST	\$532,500.00	RD	RD	1	2,396	02/14/2022	0.0933	\$474,300.00	0.8907	R2	R
104, CONDEX-SPLIT (1 item)															
104, CONDEX-SPLIT	0.4745	4718	162//062//001///	7 A PAGET DR	\$310,000.00	RF	RF	36	1,450	07/28/2021	0.0111	\$301,600.00	0.9729	R2	R
105, CONDO-TWNHS (70 items)															
105, CONDO-TWNHS	0	1222	216//018//055///	25 B HOLLY LN	\$278,500.00	CCP	CCP	34	1,255	04/14/2021	0.034	\$283,500.00	1.018	R2	R



Record Detail by Style  
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Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
105, CONDO-TWNHS	0	1223	216//018//056///	26 A HOLLY LN	\$280,000.00	CCP	CCP	34	1,255	08/20/2021	0.0433	\$263,400.00	0.9407	R2	R
105, CONDO-TWNHS	0	1533	204//006//117///	117 FOX HOLLOW DR	\$249,000.00	CFH	CFH	38	1,129	09/29/2021	0.0236	\$250,900.00	1.0076	GD	R
105, CONDO-TWNHS	0	1535	204//006//121///	121 FOX HOLLOW DR	\$260,000.00	CFH	CFH	38	1,176	05/18/2021	0.0036	\$254,900.00	0.9804	GD	R
105, CONDO-TWNHS	0	1537	204//006//123///	123 FOX HOLLOW DR	\$265,000.00	CFH	CFH	38	1,288	07/16/2021	0.013	\$264,200.00	0.997	GD	R
105, CONDO-TWNHS	0	1602	204//006//414///	414 FOX HOLLOW DR	\$266,000.00	CFH	CFH	38	1,342	10/02/2021	0.048	\$274,500.00	1.032	GD	R
105, CONDO-TWNHS	0	1613	204//006//427///	427 FOX HOLLOW DR	\$280,000.00	CFH	CFH	38	1,293	01/31/2022	0.0704	\$255,800.00	0.9136	GD	R
105, CONDO-TWNHS	0	1664	204//006//622///	622 FOX HOLLOW DR	\$235,000.00	CFH	CFH	38	1,125	09/02/2021	0.059	\$245,100.00	1.043	GD	R
105, CONDO-TWNHS	0	1666	204//006//624///	624 FOX HOLLOW DR	\$220,000.00	CFH	CFH	38	1,174	02/07/2022	0.1396	\$247,200.00	1.1236	GD	R
105, CONDO-TWNHS	0	1697	204//006//733///	733 FOX HOLLOW DR	\$277,000.00	CFH	CFH	38	1,288	10/28/2021	0.0194	\$267,200.00	0.9646	GD	R
105, CONDO-TWNHS	0	1735	204//006//921///	921 FOX HOLLOW DR	\$270,000.00	CFH	CFH	38	1,176	06/09/2021	0.0629	\$248,700.00	0.9211	GD	R
105, CONDO-TWNHS	0	1743	204//006//931///	931 FOX HOLLOW DR	\$265,000.00	CFH	CFH	38	1,176	07/30/2021	0.0002	\$260,700.00	0.9838	GD	R
105, CONDO-TWNHS	0	1747	204//006//935///	935 FOX HOLLOW DR	\$270,000.00	CFH	CFH	38	1,174	07/20/2021	0.0366	\$255,800.00	0.9474	GD	R
105, CONDO-TWNHS	0	3163	168//068//003///	203 PHEASANT RUN	\$259,000.00	CVB	CVB	34	1,320	06/24/2021	0.0079	\$256,900.00	0.9919	R2	R
105, CONDO-TWNHS	0	3164	168//068//004///	204 PHEASANT RUN	\$275,000.00	CVB	CVB	34	1,377	05/10/2021	0.0393	\$259,800.00	0.9447	R2	R
105, CONDO-TWNHS	0	4002	148//040//038///	3 RIVIERA RD	\$287,500.00	CRG	CRG	35	1,494	05/27/2021	0.0379	\$293,800.00	1.0219	R1	R
105, CONDO-TWNHS	0	4015	148//040//051///	16 RIVIERA RD	\$271,000.00	CRG	CRG	35	1,392	06/29/2021	0.015	\$262,600.00	0.969	R1	R
105, CONDO-TWNHS	0	4035	148//040//071///	36 RIVIERA RD	\$270,000.00	CRG	CRG	35	1,392	10/28/2021	0.0544	\$251,000.00	0.9296	R1	R
105, CONDO-TWNHS	0	4040	148//040//076///	37 RIVIERA RD	\$290,000.00	CRG	CRG	35	1,711	11/04/2021	0.0077	\$287,600.00	0.9917	R1	R
105, CONDO-TWNHS	0	4054	148//040//090///	15 SHOAL CREEK RD	\$308,000.00	CRG	CRG	34	1,582	11/08/2021	0.0486	\$288,100.00	0.9354	R1	R
105, CONDO-TWNHS	0	4082	148//040//118///	6 SHOAL CREEK RD	\$300,000.00	CRG	CRG	34	1,712	06/03/2021	0.039	\$283,500.00	0.945	GD	R
105, CONDO-TWNHS	0	4420	142//007//006///	6 OLIVER DR	\$212,000.00	CTC	CTC	52	1,116	05/26/2021	0.0694	\$193,900.00	0.9146	G1	R
105, CONDO-TWNHS	0	4426	142//007//012///	13 OLIVER DR	\$219,000.00	CTC	CTC	52	1,271	05/27/2021	0.0205	\$211,000.00	0.9635	G1	R
105, CONDO-TWNHS	0	4431	142//007//017///	18 OLIVER DR	\$229,000.00	CTC	CTC	52	1,021	07/16/2021	0.1678	\$186,900.00	0.8162	G1	R
105, CONDO-TWNHS	0	5203	136//014//002///	2 B HOPKINS DR	\$195,000.00	C02	C02	52	909	02/28/2022	0.0493	\$201,500.00	1.0333	G1	R
105, CONDO-TWNHS	0	7514	173//025//043///	43 WILLOW CREEK DR	\$260,000.00	CWL	CWL	37	1,292	01/06/2022	0.0025	\$255,200.00	0.9815	BD	R
105, CONDO-TWNHS	0	7522	173//025//053///	53 WILLOW CREEK DR	\$260,000.00	CWL	CWL	37	1,292	04/09/2021	0.0168	\$260,200.00	1.0008	BD	R
105, CONDO-TWNHS	0	8149	156//063//005///	105 ELMWOOD DR	\$206,000.00	CEV	CEV	38	881	12/29/2021	0.0233	\$197,900.00	0.9607	BD	R
105, CONDO-TWNHS	0	8169	156//063//025///	213 ELMWOOD DR	\$180,000.00	CEV	CEV	38	881	07/22/2021	0.0749	\$190,600.00	1.0589	BD	R
105, CONDO-TWNHS	0	8171	156//063//027///	215 ELMWOOD DR	\$212,000.00	CEV	CEV	38	1,043	02/18/2022	0.0331	\$201,600.00	0.9509	BD	R
105, CONDO-TWNHS	0	8194	156//063//050///	406 ELMWOOD DR	\$178,000.00	CEV	CEV	38	1,043	04/22/2021	0.0918	\$191,500.00	1.0758	BD	R
105, CONDO-TWNHS	0	8203	156//063//059///	415 ELMWOOD DR	\$220,000.00	CEV	CEV	38	1,043	03/31/2022	0.0599	\$203,300.00	0.9241	BD	R
105, CONDO-TWNHS	0	8223	156//063//079///	603 ELMWOOD DR	\$200,000.00	CEV	CEV	37	1,043	10/12/2021	0.066	\$210,000.00	1.05	BD	R



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Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
105, CONDO-TWNHS	0	8225	156//063//081///	605 ELMWOOD DR	\$201,000.00	CEV	CEV	37	881	11/08/2021	0.0701	\$183,700.00	0.9139	BD	R
105, CONDO-TWNHS	0	8229	156//063//085///	609 ELMWOOD DR	\$200,000.00	CEV	CEV	37	1,043	06/19/2021	0.085	\$213,800.00	1.069	BD	R
105, CONDO-TWNHS	0	8230	156//063//086///	610 ELMWOOD DR	\$200,000.00	CEV	CEV	37	1,043	07/23/2021	0.0935	\$215,500.00	1.0775	BD	R
105, CONDO-TWNHS	0	8233	156//063//089///	613 ELMWOOD DR	\$185,000.00	CEV	CEV	37	881	07/29/2021	0.0203	\$185,800.00	1.0043	BD	R
105, CONDO-TWNHS	0	8235	156//063//091///	615 ELMWOOD DR	\$213,000.00	CEV	CEV	37	1,043	02/19/2022	0.0019	\$210,000.00	0.9859	TR	R
105, CONDO-TWNHS	0	8245	156//063//101///	709 ELMWOOD DR	\$200,000.00	CEV	CEV	37	881	11/05/2021	0.008	\$195,200.00	0.976	BD	R
105, CONDO-TWNHS	0	8253	156//063//109///	805 ELMWOOD DR	\$200,000.00	CEV	CEV	37	881	08/10/2021	0.0055	\$195,700.00	0.9785	BD	R
105, CONDO-TWNHS	0	8274	156//063//130///	910 ELMWOOD DR	\$190,000.00	CEV	CEV	37	1,043	06/30/2021	0.1407	\$213,700.00	1.1247	TR	R
105, CONDO-TWNHS	0	8279	156//063//135///	915 ELMWOOD DR	\$180,000.00	CEV	CEV	37	1,043	06/15/2021	0.1071	\$196,400.00	1.0911	TR	R
105, CONDO-TWNHS	0	8558	177//005//005///	5 B ALLARD CT	\$350,000.00	CSH	CSH	19	2,485	06/29/2021	0.0646	\$367,000.00	1.0486	GD	R
105, CONDO-TWNHS	0	8560	177//005//007///	7 B ALLARD CT	\$400,000.00	CSH	CSH	19	2,494	10/06/2021	0.0645	\$367,800.00	0.9195	GD	R
105, CONDO-TWNHS	0	8577	177//005//025///	9 B FARNUM CT	\$408,000.00	CSH	CSH	18	2,494	03/22/2022	0.0727	\$371,800.00	0.9113	GD	R
105, CONDO-TWNHS	0	8582	177//005//030///	8 A CANTERBERRY CT	\$385,000.00	CSH	CSH	17	2,484	10/08/2021	0.0411	\$363,000.00	0.9429	GD	R
105, CONDO-TWNHS	0	8773	177//005//050///	9 A CANTERBERRY CT	\$370,000.00	CSH	CSH	17	2,494	04/30/2021	0.0209	\$371,800.00	1.0049	GD	R
105, CONDO-TWNHS	0	8875	177//005//054///	3 B CHARITY CT	\$333,000.00	CSH	CSH	19	2,485	04/14/2021	0.1421	\$375,000.00	1.1261	GD	R
105, CONDO-TWNHS	0	8886	177//005//065///	3 A INTERVALE CT	\$300,000.00	CSH	CSH	19	1,688	06/04/2021	0.022	\$288,600.00	0.962	GD	R
105, CONDO-TWNHS	0	8891	177//005//070///	9 B INTERVALE CT	\$305,000.00	CSH	CSH	19	1,688	11/22/2021	0.0378	\$288,600.00	0.9462	GD	R
105, CONDO-TWNHS	0	8913	177//005//092///	30 A SHADOWBROOK DR	\$295,000.00	CSH	CSH	19	1,560	04/09/2021	0.043	\$277,600.00	0.941	GD	R
105, CONDO-TWNHS	0	8925	177//005//104///	31 B SHADOWBROOK DR	\$346,000.00	CSH	CSH	19	1,913	03/16/2022	0.073	\$315,200.00	0.911	GD	R
105, CONDO-TWNHS	0	8951	177//005//131///	5 A APRIL CT	\$331,300.00	CSH	CSH	19	1,923	08/06/2021	0.0235	\$318,200.00	0.9605	GD	R
105, CONDO-TWNHS	0	8961	177//005//122///	6 B APRIL CT	\$310,000.00	CSH	CSH	19	1,688	08/09/2021	0.0427	\$291,800.00	0.9413	GD	R
105, CONDO-TWNHS	0	8963	177//005//142///	6 A CHANDLER CT	\$320,000.00	CSH	CSH	19	1,688	11/04/2021	0.0068	\$312,700.00	0.9772	GD	R
105, CONDO-TWNHS	0	8970	177//005//149///	12 B CHANDLER CT	\$286,000.00	CSH	CSH	19	1,688	08/06/2021	0.0251	\$288,600.00	1.0091	GD	R
105, CONDO-TWNHS	0	8972	177//005//151///	14 B CHANDLER CT	\$302,000.00	CSH	CSH	19	1,688	10/26/2021	0.0097	\$300,100.00	0.9937	GD	R
105, CONDO-TWNHS	0	8991	177//005//170///	17 A CHANDLER CT	\$289,000.00	CSH	CSH	19	1,923	04/26/2021	0.0984	\$312,800.00	1.0824	GD	R
105, CONDO-TWNHS	0	9011	177//005//189///	14 B TAMMY CT	\$341,000.00	CSH	CSH	19	1,926	02/23/2022	0.0002	\$335,600.00	0.9842	GD	R
105, CONDO-TWNHS	0	9016	177//005//194///	21 A TAMMY CT	\$315,000.00	CSH	CSH	18	1,926	01/21/2022	0.01	\$313,100.00	0.994	GD	R
105, CONDO-TWNHS	0	9018	177//005//195///	19 A TAMMY CT	\$299,900.00	CSH	CSH	18	1,926	09/22/2021	0.06	\$313,100.00	1.044	GD	R
105, CONDO-TWNHS	0	9033	177//005//209///	1 A TAMMY CT	\$335,000.00	CSH	CSH	18	1,926	04/15/2021	0.0392	\$316,500.00	0.9448	GD	R
105, CONDO-TWNHS	0	9131	177//005//307///	3 B MONARCH CT	\$380,000.00	CSH	CSH	16	2,484	01/24/2022	0.0182	\$367,000.00	0.9658	GD	R
105, CONDO-TWNHS	0	9145	177//005//321///	6 B MONARCH CT	\$370,100.00	CSH	CSH	17	2,494	04/29/2021	0.0098	\$367,800.00	0.9938	GD	R
105, CONDO-TWNHS	0	9243	191//187//021///	48 OVERLOOK CIR	\$440,000.00	CWH	CWH	17	2,411	03/16/2022	0.0017	\$433,700.00	0.9857	GD	R



Record Detail by Style  
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Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
105, CONDO-TWNHS	0	9245	191//187//023///	44 OVERLOOK CIR	\$360,000.00	CWH	CWH	18	1,773	04/16/2021	0.0051	\$352,400.00	0.9789	GD	R
105, CONDO-TWNHS	0	9275	191//187//053///	87 OVERLOOK CIR	\$368,000.00	CWH	CWH	18	1,550	11/16/2021	0.1351	\$312,400.00	0.8489	GD	R
105, CONDO-TWNHS	0	10039	160//104//002///	55 B WINDHAM RD	\$299,900.00	CPK	CPK	16	1,544	10/13/2021	0.0457	\$281,400.00	0.9383	B	R
105, CONDO-TWNHS	0	10042	160//104//005///	51 B WINDHAM RD	\$294,000.00	CPK	CPK	14	1,566	06/29/2021	0.0126	\$293,000.00	0.9966	BD	R
105, CONDO-TWNHS	0	10238	160//104//021///	59 D WINDHAM RD	\$307,500.00	CPK	CPK	5	1,558	04/14/2021	0.0771	\$326,300.00	1.0611	BD	R
106, CONDO-SPLT (1 item)															
106, CONDO-SPLT	0	3202	168//068//042///	322 FOX RUN	\$370,000.00	CVB	CVB	34	2,322	12/10/2021	0.0178	\$357,500.00	0.9662	R2	R
107, COND-C-RANCH (17 items)															
107, COND-C-RANCH	0	9581	216//014//067///	4 MISSION LN	\$375,000.00	CMP	CMP	16	1,916	10/15/2021	0.0011	\$369,400.00	0.9851	R2	R
107, COND-C-RANCH	0	9707	156//005//017///	19 B BRACKETT LN	\$440,000.00	CSR	CSR	16	2,204	04/21/2021	0.1728	\$509,000.00	1.1568	R2	R
107, COND-C-RANCH	0	9709	156//005//019///	27 B BRACKETT LN	\$528,800.00	CSR	CSR	1	2,157	03/28/2022	0.1151	\$459,500.00	0.8689	R2	R
107, COND-C-RANCH	0	9713	156//005//023///	37 B BRACKETT LN	\$502,400.00	CSR	CSR	1	2,085	01/03/2022	0.0158	\$486,400.00	0.9682	R2	R
107, COND-C-RANCH	0	9714	156//005//024///	37 A BRACKETT LN	\$500,000.00	CSR	CSR	1	2,085	01/21/2022	0.0112	\$486,400.00	0.9728	R2	R
107, COND-C-RANCH	0	9715	156//005//025///	32 BRACKETT LN	\$510,100.00	CSR	CSR	1	1,888	02/24/2022	0.0924	\$454,800.00	0.8916	R2	R
107, COND-C-RANCH	0	9716	156//005//026///	36 BRACKETT LN	\$511,700.00	CSR	CSR	1	1,890	03/31/2022	0.0946	\$455,100.00	0.8894	R2	R
107, COND-C-RANCH	0	9717	156//005//027///	38 A BRACKETT LN	\$504,100.00	CSR	CSR	1	2,085	02/03/2022	0.0191	\$486,400.00	0.9649	R2	R
107, COND-C-RANCH	0	9719	156//005//029///	40 A BRACKETT LN	\$515,000.00	CSR	CSR	1	2,085	03/30/2022	0.0395	\$486,400.00	0.9445	R2	R
107, COND-C-RANCH	0	9720	156//005//030///	40 B BRACKETT LN	\$510,100.00	CSR	CSR	1	2,085	11/01/2021	0.0305	\$486,400.00	0.9535	R2	R
107, COND-C-RANCH	0	9726	156//005//036///	58 BRACKETT LN	\$515,900.00	CSR	CSR	1	1,888	10/08/2021	0.1024	\$454,800.00	0.8816	R2	R
107, COND-C-RANCH	0	9731	156//005//041///	68 BRACKETT LN	\$529,000.00	CSR	CSR	1	1,888	11/09/2021	0.1243	\$454,800.00	0.8597	R2	R
107, COND-C-RANCH	0	9818	156//006//024///	32 CRICKETFIELD LN	\$515,000.00	CSR	CSR	8	2,346	04/15/2021	0.0543	\$534,700.00	1.0383	R2	R
107, COND-C-RANCH	0	9830	156//006//036///	7 A DOVETON LN	\$415,000.00	CSR	CSR	16	2,204	05/05/2021	0.1418	\$467,200.00	1.1258	R2	R
107, COND-C-RANCH	0	10263	184//027//003///	13 COBBLESTONE DR	\$580,000.00	CCV	CCV	3	2,583	09/16/2021	0.0062	\$567,100.00	0.9778	GD	R
107, COND-C-RANCH	0	10272	184//027//012///	33 COBBLESTONE DR	\$523,000.00	CCV	CCV	5	2,394	08/11/2021	0.0447	\$538,000.00	1.0287	GD	R
107, COND-C-RANCH	0	10286	184//027//026///	10 COBBLESTONE DR	\$492,000.00	CCV	CCV	4	2,200	06/15/2021	0.0743	\$520,700.00	1.0583	GD	R
108, CONDO-CAPE (9 items)															
108, CONDO-CAPE	0	2864	157//066//080///	29 BARBARA LN	\$342,000.00	CLK	CLK	23	2,009	11/22/2021	0.0901	\$305,700.00	0.8939	R2	R
108, CONDO-CAPE	0	2942	149//001//007///	2 STERLING WAY	\$410,000.00	CHW	CHW	28	2,071	03/11/2022	0.1086	\$358,900.00	0.8754	R2	R
108, CONDO-CAPE	0	2962	149//001//027///	38 SCOTTSDALE DR	\$375,000.00	CHW	CHW	25	2,061	05/26/2021	0.0245	\$378,200.00	1.0085	R2	R
108, CONDO-CAPE	0	3003	149//001//068///	58 GLASGOW CIR	\$400,000.00	CHW	CHW	24	2,067	08/10/2021	0.0582	\$370,300.00	0.9258	R2	R
108, CONDO-CAPE	0	3183	168//068//023///	303 FOX RUN	\$369,900.00	CVB	CVB	34	2,409	09/15/2021	0.1722	\$300,300.00	0.8118	R2	R
108, CONDO-CAPE	0	3189	168//068//029///	309 FOX RUN	\$365,000.00	CVB	CVB	34	2,821	06/01/2021	0.0198	\$366,400.00	1.0038	R2	R



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108, CONDO-CAPE	0	3232	168//068//072///	417 ELK RUN	\$342,500.00	CVB	CVB	34	2,618	06/30/2021	0.011	\$340,800.00	0.995	R2	R
108, CONDO-CAPE	0	3234	168//068//074///	419 ELK RUN	\$363,000.00	CVB	CVB	34	2,616	06/21/2021	0.0135	\$362,100.00	0.9975	R2	R
108, CONDO-CAPE	0	9777	248//001//001///	2 NICOLLS CIR	\$415,000.00	CHM	CHM	16	2,378	12/17/2021	0.044	\$390,100.00	0.94	G1	R
109, CONDO-COL (16 items)															
109, CONDO-COL	0	1172	216//018//005///	8 PARTRIDGE CIR	\$374,900.00	CCP	CCP	32	1,848	07/16/2021	0.0208	\$361,100.00	0.9632	R2	R
109, CONDO-COL	0	1176	216//018//009///	12 PARTRIDGE CIR	\$335,500.00	CCP	CCP	33	1,898	09/20/2021	0.0378	\$342,800.00	1.0218	R2	R
109, CONDO-COL	0	1185	216//018//018///	19 PARTRIDGE CIR	\$405,000.00	CCP	CCP	32	1,882	03/31/2022	0.0482	\$379,000.00	0.9358	R2	R
109, CONDO-COL	0	1203	216//018//036///	46 QUAIL RUN DR	\$420,000.00	CCP	CCP	32	2,103	09/02/2021	0.0069	\$410,400.00	0.9771	R2	R
109, CONDO-COL	0	1212	216//018//045///	53 QUAIL RUN DR	\$460,000.00	CCP	CCP	32	1,888	11/30/2021	0.0497	\$429,800.00	0.9343	R2	R
109, CONDO-COL	0	2814	157//066//030///	64 BARBARA LN	\$416,000.00	CLK	CLK	23	2,506	10/27/2021	0.0319	\$422,600.00	1.0159	R2	R
109, CONDO-COL	0	2817	157//066//033///	70 BARBARA LN	\$378,000.00	CLK	CLK	21	2,488	04/27/2021	0.0356	\$385,400.00	1.0196	R2	R
109, CONDO-COL	0	2845	157//066//061///	126 BARBARA LN	\$421,000.00	CLK	CLK	19	2,512	01/03/2022	0.0313	\$401,100.00	0.9527	R2	R
109, CONDO-COL	0	2877	157//066//093///	67 BARBARA LN	\$410,000.00	CLK	CLK	22	2,399	11/12/2021	0.0306	\$390,900.00	0.9534	R2	R
109, CONDO-COL	0	2886	157//066//102///	93 BARBARA LN	\$390,000.00	CLK	CLK	19	2,715	06/25/2021	0.0678	\$410,200.00	1.0518	R2	R
109, CONDO-COL	0	2951	149//001//016///	1 STERLING WAY	\$430,000.00	CHW	CHW	28	2,136	08/13/2021	0.0875	\$385,500.00	0.8965	R2	R
109, CONDO-COL	0	3192	168//068//032///	312 FOX RUN	\$321,900.00	CVB	CVB	34	2,347	06/30/2021	0.0219	\$323,800.00	1.0059	R2	R
109, CONDO-COL	0	3207	168//068//047///	327 FOX RUN	\$395,000.00	CVB	CVB	34	2,625	08/24/2021	0.0117	\$393,300.00	0.9957	R2	R
109, CONDO-COL	0	3979	148//040//015///	13 PINEHURST ST	\$390,000.00	RGD	RGD	35	2,087	08/27/2021	0.0089	\$380,300.00	0.9751	R1	R
109, CONDO-COL	0	5599	125//030//001///	81 A ROBINSON RD	\$350,000.00	CRV	CRV	34	2,098	03/17/2022	0.0174	\$350,500.00	1.0014	G1	R
109, CONDO-COL	0	9487	161//017//002///	69 A WINDHAM RD	\$385,000.00	CWR	CWR	18	2,186	09/02/2021	0.0292	\$367,600.00	0.9548	BD	R
110, CONDO-RCH (8 items)															
110, CONDO-RCH	0	2955	149//001//020///	6 LOGAN CT	\$422,500.00	CHW	CHW	26	1,937	10/28/2021	0.0058	\$418,200.00	0.9898	R2	R
110, CONDO-RCH	0	3013	149//001//078///	53 GLASGOW CIR	\$425,000.00	CHW	CHW	24	2,015	12/17/2021	0.0296	\$405,600.00	0.9544	R2	R
110, CONDO-RCH	0	3030	149//001//095///	21 SCOTTSDALE DR	\$350,000.00	CHW	CHW	28	1,750	07/30/2021	0.0203	\$351,500.00	1.0043	R2	R
110, CONDO-RCH	0	8504	147//022//034///	10 BERKELEY DR	\$370,000.00	CWC	CWC	21	1,748	07/29/2021	0.0808	\$334,200.00	0.9032	R2	R
110, CONDO-RCH	0	8830	156//008//003///	11 AMANDA DR	\$410,000.00	CRB	CRB	19	1,672	05/17/2021	0.0484	\$423,300.00	1.0324	R2	R
110, CONDO-RCH	0	8831	156//008//004///	13 AMANDA DR	\$415,000.00	CRB	CRB	19	1,654	09/28/2021	0.0133	\$413,900.00	0.9973	R2	R
110, CONDO-RCH	0	8849	156//008//021///	1 KATHERINE CT	\$420,000.00	CRB	CRB	19	1,564	02/17/2022	0.0292	\$401,000.00	0.9548	R2	R
110, CONDO-RCH	0	8852	156//008//024///	6 KATHERINE CT	\$450,000.00	CRB	CRB	18	1,672	06/23/2021	0.0502	\$420,200.00	0.9338	R2	R
55, Condominium (18 items)															
55, Condominium	0	7615	165//141//133///	133 ABBOTT FARM LN	\$186,000.00	CAF	CAF	38	974	07/16/2021	0.0375	\$190,000.00	1.0215	BD	R
55, Condominium	0	7621	165//141//213///	213 ABBOTT FARM LN	\$164,900.00	CAF	CAF	38	886	02/04/2022	0.0754	\$174,700.00	1.0594	BD	R



Record Detail by Style  
HUDSON, NH

11/29/2022

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
55, Condominium	0	7626	165//141//218///	218 ABBOTT FARM LN	\$185,000.00	CAF	CAF	38	974	12/22/2021	0.043	\$190,000.00	1.027	BD	R
55, Condominium	0	7628	165//141//222///	222 ABBOTT FARM LN	\$180,000.00	CAF	CAF	38	952	12/13/2021	0.0249	\$181,600.00	1.0089	BD	R
55, Condominium	0	7632	165//141//226///	226 ABBOTT FARM LN	\$187,000.00	CAF	CAF	38	974	09/24/2021	0.032	\$190,000.00	1.016	BD	R
55, Condominium	0	7633	165//141//227///	227 ABBOTT FARM LN	\$204,500.00	CAF	CAF	38	974	12/20/2021	0.0857	\$183,700.00	0.8983	BD	R
55, Condominium	0	7635	165//141//231///	231 ABBOTT FARM LN	\$175,000.00	CAF	CAF	38	952	08/12/2021	0.0537	\$181,600.00	1.0377	BD	R
55, Condominium	0	7637	165//141//233///	233 ABBOTT FARM LN	\$190,000.00	CAF	CAF	38	974	12/21/2021	0.0049	\$187,900.00	0.9889	BD	R
55, Condominium	0	7638	165//141//234///	234 ABBOTT FARM LN	\$178,000.00	CAF	CAF	38	974	09/02/2021	0.048	\$183,700.00	1.032	BD	R
55, Condominium	0	7639	165//141//235///	235 ABBOTT FARM LN	\$175,000.00	CAF	CAF	38	974	08/05/2021	0.0657	\$183,700.00	1.0497	BD	R
55, Condominium	0	7651	165//141//322///	322 ABBOTT FARM LN	\$190,000.00	CAF	CAF	38	974	08/13/2021	0.016	\$190,000.00	1	BD	R
55, Condominium	0	7663	165//141//336///	336 ABBOTT FARM LN	\$185,500.00	CAF	CAF	38	974	05/16/2021	0.0063	\$183,700.00	0.9903	BD	R
55, Condominium	0	7666	165//141//411///	411 ABBOTT FARM LN	\$190,000.00	CAF	CAF	38	974	02/23/2022	0.0172	\$183,700.00	0.9668	BD	R
55, Condominium	0	7678	165//141//431///	431 ABBOTT FARM LN	\$187,500.00	CAF	CAF	38	974	01/19/2022	0.0043	\$183,700.00	0.9797	BD	R
55, Condominium	0	7683	165//141//436///	436 ABBOTT FARM LN	\$179,900.00	CAF	CAF	38	952	09/14/2021	0.0254	\$181,600.00	1.0094	BD	R
55, Condominium	0	7696	165//141//526///	526 ABBOTT FARM LN	\$190,000.00	CAF	CAF	38	940	08/04/2021	0.0019	\$186,600.00	0.9821	BD	R
55, Condominium	0	7703	165//141//535///	535 ABBOTT FARM LN	\$170,000.00	CAF	CAF	38	974	06/18/2021	0.0342	\$173,100.00	1.0182	BD	R
55, Condominium	0	7705	165//141//537///	537 ABBOTT FARM LN	\$179,000.00	CAF	CAF	38	952	05/04/2021	0.0305	\$181,600.00	1.0145	BD	R

Group Summary by Condo Complex  
HUDSON, NH

April 1, 2021 to April 1, 2022

11/29/2022

Condo Complex	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
102004 , 102/004 OLD DERRY RD	1	1.0361	0	1	\$330,000.00	\$341,900.00	\$330,000.00	\$341,900.00	1.0361
110009 , 110/009 KINGSTON WAY	2	1.0686	3.43	0.9987	\$295,500.00	\$316,200.00	\$295,500.00	\$316,200.00	1.0686
110010 , 110/010 KINGSTON WAY	1	1.0530	0	1	\$285,000.00	\$300,100.00	\$285,000.00	\$300,100.00	1.0530
118012 , 118/012 LENNY LANE	1	1.1325	0	1	\$249,000.00	\$282,000.00	\$249,000.00	\$282,000.00	1.1325
118015 , 118/015 LENNY LANE	1	0.9924	0	1	\$290,000.00	\$287,800.00	\$290,000.00	\$287,800.00	0.9924
118025 , 118/025 LENNY LANE	1	0.9394	0	1	\$330,000.00	\$310,000.00	\$330,000.00	\$310,000.00	0.9394
128010 , 128/010 285, 289, 299 WEBSTER ST CDX's	2	0.8872	0.39	1	\$534,600.00	\$474,300.00	\$534,600.00	\$474,300.00	0.8872
138095 , 138/095 WEBSTER ST	1	0.8552	0	1	\$310,000.00	\$265,100.00	\$310,000.00	\$265,100.00	0.8552
149005 , 149/005 SUNSHINE DR	1	0.8702	0	1	\$420,000.00	\$365,500.00	\$420,000.00	\$365,500.00	0.8702
149008 , 149/008 SUNSHINE DR	1	1.0888	0	1	\$320,000.00	\$348,400.00	\$320,000.00	\$348,400.00	1.0888
150011 , 150/011 GREELEY ST	1	0.9329	0	1	\$310,000.00	\$289,200.00	\$310,000.00	\$289,200.00	0.9329
151033 , 151/033 RANGERS DR	1	1.0156	0	1	\$288,700.00	\$293,200.00	\$288,700.00	\$293,200.00	1.0156
151054 , 151/054 RANGERS DR	1	0.9902	0	1	\$315,000.00	\$311,900.00	\$315,000.00	\$311,900.00	0.9902
153001 , 153/001 DUGOUT RD	1	1.1000	0	1	\$410,000.00	\$451,000.00	\$410,000.00	\$451,000.00	1.1000
161006 , 161/006 BARRETT'S HILL RD	1	0.8873	0	1	\$260,000.00	\$230,700.00	\$260,000.00	\$230,700.00	0.8873
162062 , 162/062 PAGET DR	1	0.9729	0	1	\$310,000.00	\$301,600.00	\$310,000.00	\$301,600.00	0.9729
175160 , 175/160 CENTRAL ST	1	1.0708	0	1	\$250,000.00	\$267,700.00	\$250,000.00	\$267,700.00	1.0708
179040 , 179/040 KIMBALL HILL RD	1	1.0568	0	1	\$288,500.00	\$304,900.00	\$288,500.00	\$304,900.00	1.0568
190117 , 190/117 GILLIS ST	1	1.0189	0	1	\$285,000.00	\$290,400.00	\$285,000.00	\$290,400.00	1.0189
191047 , 191/047 A ST	1	0.8600	0	1	\$285,000.00	\$245,100.00	\$285,000.00	\$245,100.00	0.8600
191102 , 191/102 MELENDY RD	1	0.9983	0	1	\$415,000.00	\$414,300.00	\$415,000.00	\$414,300.00	0.9983
197186 , 197/186 LINDEN ST	1	0.9401	0	1	\$424,000.00	\$398,600.00	\$424,000.00	\$398,600.00	0.9401
197191 , 197/191 LINDEN ST	1	0.9116	0	1	\$380,000.00	\$346,400.00	\$380,000.00	\$346,400.00	0.9116
246066 , 246/066 RIVER RD	1	1.0741	0	1	\$305,000.00	\$327,600.00	\$305,000.00	\$327,600.00	1.0741
259008 , 259/008 DRACUT RD	1	0.8320	0	1	\$485,000.00	\$403,500.00	\$485,000.00	\$403,500.00	0.8320
C02 , Hopkins Drive	1	1.0333	0	1	\$195,000.00	\$201,500.00	\$195,000.00	\$201,500.00	1.0333



Group Summary by Condo Complex  
HUDSON, NH

11/29/2022

Condo Complex	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
CAF , Abbott Farm	18	1.0120	2.48	1.0015	\$185,250.00	\$183,700.00	\$183,183.33	\$183,938.89	1.0056
CCP , Compass Point	7	0.9632	3.06	1.0031	\$374,900.00	\$361,100.00	\$364,842.86	\$352,857.14	0.9701
CCV , Cobblestone Village	3	1.0287	2.61	1.0022	\$523,000.00	\$538,000.00	\$531,666.67	\$541,933.33	1.0216
CEV , Elmwood Village	15	1.0043	5.69	1.0027	\$200,000.00	\$197,900.00	\$197,666.67	\$200,313.33	1.0161
CFH , Fox Hollow	11	0.9838	4.4	1.0034	\$265,000.00	\$255,800.00	\$259,727.27	\$256,818.18	0.9922
CHM , Hudson Meadows Condominiums	1	0.9400	0	1	\$415,000.00	\$390,100.00	\$415,000.00	\$390,100.00	0.9400
CHW , Highland Woods	7	0.9544	4.56	1.0021	\$410,000.00	\$378,200.00	\$401,785.71	\$381,171.43	0.9507
CLK , Lockwood Place	6	0.9847	4.86	0.9986	\$400,000.00	\$396,000.00	\$392,833.33	\$385,983.33	0.9812
CMP , Mission Pointe Condominiums	1	0.9851	0	1	\$375,000.00	\$369,400.00	\$375,000.00	\$369,400.00	0.9851
CRB , Reeds Brook Village	4	0.9761	3.61	1.0012	\$417,500.00	\$417,050.00	\$423,750.00	\$414,600.00	0.9796
CRG , Rolling Green	6	0.9570	3.01	1.0001	\$288,750.00	\$285,550.00	\$287,750.00	\$277,766.67	0.9654
CRV , Robinview	1	1.0014	0	1	\$350,000.00	\$350,500.00	\$350,000.00	\$350,500.00	1.0014
CSH , Shepherd's Hill	22	0.9715	4.27	1.0021	\$332,150.00	\$315,850.00	\$335,059.09	\$328,350.00	0.9820
CSR , Sparkling River Condominium	13	0.9535	7.19	1.0053	\$510,100.00	\$486,400.00	\$499,776.92	\$478,607.69	0.9628
CTC , The Terraces	3	0.9146	5.37	1.0016	\$219,000.00	\$193,900.00	\$220,000.00	\$197,266.67	0.8981
CVB , Village At Barretts Hill	9	0.9950	3.22	1.0009	\$363,000.00	\$340,800.00	\$340,144.44	\$328,988.89	0.9681
CWC , Westchester Court	1	0.9032	0	1	\$370,000.00	\$334,200.00	\$370,000.00	\$334,200.00	0.9032
CWH , Woodland Heights Condominium	3	0.9789	4.66	0.9972	\$368,000.00	\$352,400.00	\$389,333.33	\$366,166.67	0.9378
CWL , Willow Creek Drive	2	0.9912	0.97	1	\$260,000.00	\$257,700.00	\$260,000.00	\$257,700.00	0.9912
CWR , 69 Windham Road Condominium	1	0.9548	0	1	\$385,000.00	\$367,600.00	\$385,000.00	\$367,600.00	0.9548
PRK , Parkland Terrace	3	0.9966	4.11	0.9995	\$299,900.00	\$293,000.00	\$300,466.67	\$300,233.33	0.9987
RGD , Rolling Green Det Units	1	0.9751	0	1	\$390,000.00	\$380,300.00	\$390,000.00	\$380,300.00	0.9751
	166	0.9840	5.12	1.0066	\$310,000.00	\$307,850.00	\$323,636.75	\$315,722.29	0.9820



Record Detail by Condo Complex  
HUDSON, NH

11/29/2022

Condo Complex	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
102004 , 102/004 OLD DERRY RD (1 item)															
102004 , 102/004 OLD DERRY RD	0.847	9533	102//004//001///	178 A OLD DERRY RD	\$330,000.00	RE	RE	39	1,559	07/30/2021	0.0521	\$341,900.00	1.0361	G1	R
110009 , 110/009 KINGSTON WAY (2 items)															
110009 , 110/009 KINGSTON WAY	0.6885	5309	110//009//001///	5 A KINGSTON WAY	\$284,000.00	RE	RE	36	1,535	05/04/2021	0.048	\$293,100.00	1.032	G1	R
110009 , 110/009 KINGSTON WAY	0.6885	5310	110//009//002///	5 B KINGSTON WAY	\$307,000.00	RE	RE	38	2,122	06/15/2021	0.1212	\$339,300.00	1.1052	G1	R
110010 , 110/010 KINGSTON WAY (1 item)															
110010 , 110/010 KINGSTON WAY	0.828	5312	110//010//002///	3 B KINGSTON WAY	\$285,000.00	RE	RE	36	1,766	04/26/2021	0.069	\$300,100.00	1.053	G1	R
118012 , 118/012 LENNY LANE (1 item)															
118012 , 118/012 LENNY LANE	0.685	5685	118//012//001///	6 A LENNY LN	\$249,000.00	RE	RE	34	1,434	10/27/2021	0.1485	\$282,000.00	1.1325	G1	R
118015 , 118/015 LENNY LANE (1 item)															
118015 , 118/015 LENNY LANE	0.6885	5680	118//015//002///	12 B LENNY LN	\$290,000.00	RE	RE	34	1,435	12/17/2021	0.0084	\$287,800.00	0.9924	G1	R
118025 , 118/025 LENNY LANE (1 item)															
118025 , 118/025 LENNY LANE	1.3895	9332	118//025//001///	13 A LENNY LN	\$330,000.00	RE	RE	34	1,824	02/24/2022	0.0446	\$310,000.00	0.9394	G1	R
128010 , 128/010 285, 289, 299 WEBSTER ST CDX's (2 items)															
128010 , 128/010 285, 289, 299 WEBSTER ST CDX's	2.71	3686	128//010//0-1///	299 A WEBSTER ST	\$536,700.00	RD	RD	1	2,396	02/16/2022	0.1003	\$474,300.00	0.8837	R2	R
128010 , 128/010 285, 289, 299 WEBSTER ST CDX's	2.71	10857	128//010//0-2///	299 B WEBSTER ST	\$532,500.00	RD	RD	1	2,396	02/14/2022	0.0933	\$474,300.00	0.8907	R2	R
138095 , 138/095 WEBSTER ST (1 item)															
138095 , 138/095 WEBSTER ST	0.2715	10087	138//095//001///	237 A WEBSTER ST	\$310,000.00	RD	RD	35	1,410	02/18/2022	0.1288	\$265,100.00	0.8552	R2	R
149005 , 149/005 SUNSHINE DR (1 item)															
149005 , 149/005 SUNSHINE DR	0.686	8867	149//005//001///	14 A SUNSHINE DR	\$420,000.00	RE	RE	14	2,061	03/17/2022	0.1138	\$365,500.00	0.8702	R2	R
149008 , 149/008 SUNSHINE DR (1 item)															
149008 , 149/008 SUNSHINE DR	0.414	8862	149//008//002///	11 B SUNSHINE DR	\$320,000.00	RE	RE	15	1,582	07/16/2021	0.1048	\$348,400.00	1.0888	R2	R
150011 , 150/011 GREELEY ST (1 item)															
150011 , 150/011 GREELEY ST	0.6905	8697	150//011//001///	98 A GREELEY ST	\$310,000.00	RE	RE	37	1,570	09/03/2021	0.0511	\$289,200.00	0.9329	GD	R
151033 , 151/033 RANGERS DR (1 item)															
151033 , 151/033 RANGERS DR	0.496	4403	151//033//001///	23 1/2 A RANGERS DR	\$288,700.00	RF	RF	32	1,671	11/22/2021	0.0316	\$293,200.00	1.0156	G1	R
151054 , 151/054 RANGERS DR (1 item)															
151054 , 151/054 RANGERS DR	0.4595	4351	151//054//001///	2 A RANGERS DR	\$315,000.00	RF	RF	32	1,467	09/01/2021	0.0062	\$311,900.00	0.9902	G1	R
153001 , 153/001 DUGOUT RD (1 item)															
153001 , 153/001 DUGOUT RD	1.42	9953	153//001//001///	37 A DUGOUT RD	\$410,000.00	RE	RE	16	2,936	11/10/2021	0.116	\$451,000.00	1.1	R2	R
161006 , 161/006 BARRETTS HILL RD (1 item)															
161006 , 161/006 BARRETTS HILL RD	0.528	9948	161//006//001///	120 A BARRETTS HILL RD	\$260,000.00	RE	RE	47	978	03/18/2022	0.0967	\$230,700.00	0.8873	R2	R
162062 , 162/062 PAGET DR (1 item)															
162062 , 162/062 PAGET DR	0.4745	4718	162//062//001///	7 A PAGET DR	\$310,000.00	RF	RF	36	1,450	07/28/2021	0.0111	\$301,600.00	0.9729	R2	R
175160 , 175/160 CENTRAL ST (1 item)															
175160 , 175/160 CENTRAL ST	0.478	9549	175//160//001///	154 CENTRAL ST	\$250,000.00	RC	RC	42	1,297	08/27/2021	0.0868	\$267,700.00	1.0708	TR	R
179040 , 179/040 KIMBALL HILL RD (1 item)															
179040 , 179/040 KIMBALL HILL RD	2.114	3465	179//040//001///	115 A KIMBALL HILL RD	\$288,500.00	RE	RE	36	1,269	08/11/2021	0.0728	\$304,900.00	1.0568	G1	R



Record Detail by Condo Complex  
HUDSON, NH

11/29/2022

Condo Complex	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
190117 , 190/117 GILLIS ST (1 item)															
190117 , 190/117 GILLIS ST	0.665	6615	190//117//002///	15 B GILLIS ST	\$285,000.00	RE	RE	34	1,319	11/04/2021	0.0349	\$290,400.00	1.0189	TR	R
191047 , 191/047 A ST (1 item)															
191047 , 191/047 A ST	0.092	8690	191//047//002///	15 B A ST	\$285,000.00	RE	RE	35	1,222	10/21/2021	0.124	\$245,100.00	0.86	TR	R
191102 , 191/102 MELENDY RD (1 item)															
191102 , 191/102 MELENDY RD	1.93	10518	191//102//001///	55 A MELENDY RD	\$415,000.00	RD	RD	13	2,233	06/15/2021	0.0143	\$414,300.00	0.9983	R2	R
197186 , 197/186 LINDEN ST (1 item)															
197186 , 197/186 LINDEN ST	0.459	6259	197//186//002///	8 LINDEN ST	\$424,000.00	RG	RG	32	2,017	07/30/2021	0.0439	\$398,600.00	0.9401	TR	R
197191 , 197/191 LINDEN ST (1 item)															
197191 , 197/191 LINDEN ST	0.459	6269	197//191//002///	3 LINDEN ST	\$380,000.00	RG	RG	33	1,563	06/22/2021	0.0724	\$346,400.00	0.9116	TR	R
246066 , 246/066 RIVER RD (1 item)															
246066 , 246/066 RIVER RD	0.873	281	246//066//002///	39 B RIVER RD	\$305,000.00	RD	RD	36	1,699	12/15/2021	0.0901	\$327,600.00	1.0741	R2	R
259008 , 259/008 DRACUT RD (1 item)															
259008 , 259/008 DRACUT RD	2.384	10851	259//008//001///	151 A DRACUT RD	\$485,000.00	RD	RD	2	2,490	08/26/2021	0.152	\$403,500.00	0.832	G1	R
C02 , Hopkins Drive (1 item)															
C02 , Hopkins Drive	0	5203	136//014//002///	2 B HOPKINS DR	\$195,000.00	C02	C02	52	909	02/28/2022	0.0493	\$201,500.00	1.0333	G1	R
CAF , Abbott Farm (18 items)															
CAF , Abbott Farm	0	7615	165//141//133///	133 ABBOTT FARM LN	\$186,000.00	CAF	CAF	38	974	07/16/2021	0.0375	\$190,000.00	1.0215	BD	R
CAF , Abbott Farm	0	7621	165//141//213///	213 ABBOTT FARM LN	\$164,900.00	CAF	CAF	38	886	02/04/2022	0.0754	\$174,700.00	1.0594	BD	R
CAF , Abbott Farm	0	7626	165//141//218///	218 ABBOTT FARM LN	\$185,000.00	CAF	CAF	38	974	12/22/2021	0.043	\$190,000.00	1.027	BD	R
CAF , Abbott Farm	0	7628	165//141//222///	222 ABBOTT FARM LN	\$180,000.00	CAF	CAF	38	952	12/13/2021	0.0249	\$181,600.00	1.0089	BD	R
CAF , Abbott Farm	0	7632	165//141//226///	226 ABBOTT FARM LN	\$187,000.00	CAF	CAF	38	974	09/24/2021	0.032	\$190,000.00	1.016	BD	R
CAF , Abbott Farm	0	7633	165//141//227///	227 ABBOTT FARM LN	\$204,500.00	CAF	CAF	38	974	12/20/2021	0.0857	\$183,700.00	0.8983	BD	R
CAF , Abbott Farm	0	7635	165//141//231///	231 ABBOTT FARM LN	\$175,000.00	CAF	CAF	38	952	08/12/2021	0.0537	\$181,600.00	1.0377	BD	R
CAF , Abbott Farm	0	7637	165//141//233///	233 ABBOTT FARM LN	\$190,000.00	CAF	CAF	38	974	12/21/2021	0.0049	\$187,900.00	0.9889	BD	R
CAF , Abbott Farm	0	7638	165//141//234///	234 ABBOTT FARM LN	\$178,000.00	CAF	CAF	38	974	09/02/2021	0.048	\$183,700.00	1.032	BD	R
CAF , Abbott Farm	0	7639	165//141//235///	235 ABBOTT FARM LN	\$175,000.00	CAF	CAF	38	974	08/05/2021	0.0657	\$183,700.00	1.0497	BD	R
CAF , Abbott Farm	0	7651	165//141//322///	322 ABBOTT FARM LN	\$190,000.00	CAF	CAF	38	974	08/13/2021	0.016	\$190,000.00	1	BD	R
CAF , Abbott Farm	0	7663	165//141//336///	336 ABBOTT FARM LN	\$185,500.00	CAF	CAF	38	974	05/16/2021	0.0063	\$183,700.00	0.9903	BD	R
CAF , Abbott Farm	0	7666	165//141//411///	411 ABBOTT FARM LN	\$190,000.00	CAF	CAF	38	974	02/23/2022	0.0172	\$183,700.00	0.9668	BD	R
CAF , Abbott Farm	0	7678	165//141//431///	431 ABBOTT FARM LN	\$187,500.00	CAF	CAF	38	974	01/19/2022	0.0043	\$183,700.00	0.9797	BD	R
CAF , Abbott Farm	0	7683	165//141//436///	436 ABBOTT FARM LN	\$179,900.00	CAF	CAF	38	952	09/14/2021	0.0254	\$181,600.00	1.0094	BD	R
CAF , Abbott Farm	0	7696	165//141//526///	526 ABBOTT FARM LN	\$190,000.00	CAF	CAF	38	940	08/04/2021	0.0019	\$186,600.00	0.9821	BD	R
CAF , Abbott Farm	0	7703	165//141//535///	535 ABBOTT FARM LN	\$170,000.00	CAF	CAF	38	974	06/18/2021	0.0342	\$173,100.00	1.0182	BD	R
CAF , Abbott Farm	0	7705	165//141//537///	537 ABBOTT FARM LN	\$179,000.00	CAF	CAF	38	952	05/04/2021	0.0305	\$181,600.00	1.0145	BD	R
CCP , Compass Point (7 items)															
CCP , Compass Point	0	1172	216//018//005///	8 PARTRIDGE CIR	\$374,900.00	CCP	CCP	32	1,848	07/16/2021	0.0208	\$361,100.00	0.9632	R2	R



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CCP , Compass Point	0	1176	216//018//009///	12 PARTRIDGE CIR	\$335,500.00	CCP	CCP	33	1,898	09/20/2021	0.0378	\$342,800.00	1.0218	R2	R
CCP , Compass Point	0	1185	216//018//018///	19 PARTRIDGE CIR	\$405,000.00	CCP	CCP	32	1,882	03/31/2022	0.0482	\$379,000.00	0.9358	R2	R
CCP , Compass Point	0	1203	216//018//036///	46 QUAIL RUN DR	\$420,000.00	CCP	CCP	32	2,103	09/02/2021	0.0069	\$410,400.00	0.9771	R2	R
CCP , Compass Point	0	1212	216//018//045///	53 QUAIL RUN DR	\$460,000.00	CCP	CCP	32	1,888	11/30/2021	0.0497	\$429,800.00	0.9343	R2	R
CCP , Compass Point	0	1222	216//018//055///	25 B HOLLY LN	\$278,500.00	CCP	CCP	34	1,255	04/14/2021	0.034	\$283,500.00	1.018	R2	R
CCP , Compass Point	0	1223	216//018//056///	26 A HOLLY LN	\$280,000.00	CCP	CCP	34	1,255	08/20/2021	0.0433	\$263,400.00	0.9407	R2	R
CCV , Cobblestone Village (3 items)															
CCV , Cobblestone Village	0	10263	184//027//003///	13 COBBLESTONE DR	\$580,000.00	CCV	CCV	3	2,583	09/16/2021	0.0062	\$567,100.00	0.9778	GD	R
CCV , Cobblestone Village	0	10272	184//027//012///	33 COBBLESTONE DR	\$523,000.00	CCV	CCV	5	2,394	08/11/2021	0.0447	\$538,000.00	1.0287	GD	R
CCV , Cobblestone Village	0	10286	184//027//026///	10 COBBLESTONE DR	\$492,000.00	CCV	CCV	4	2,200	06/15/2021	0.0743	\$520,700.00	1.0583	GD	R
CEV , Elmwood Village (15 items)															
CEV , Elmwood Village	0	8149	156//063//005///	105 ELMWOOD DR	\$206,000.00	CEV	CEV	38	881	12/29/2021	0.0233	\$197,900.00	0.9607	BD	R
CEV , Elmwood Village	0	8169	156//063//025///	213 ELMWOOD DR	\$180,000.00	CEV	CEV	38	881	07/22/2021	0.0749	\$190,600.00	1.0589	BD	R
CEV , Elmwood Village	0	8171	156//063//027///	215 ELMWOOD DR	\$212,000.00	CEV	CEV	38	1,043	02/18/2022	0.0331	\$201,600.00	0.9509	BD	R
CEV , Elmwood Village	0	8194	156//063//050///	406 ELMWOOD DR	\$178,000.00	CEV	CEV	38	1,043	04/22/2021	0.0918	\$191,500.00	1.0758	BD	R
CEV , Elmwood Village	0	8203	156//063//059///	415 ELMWOOD DR	\$220,000.00	CEV	CEV	38	1,043	03/31/2022	0.0599	\$203,300.00	0.9241	BD	R
CEV , Elmwood Village	0	8223	156//063//079///	603 ELMWOOD DR	\$200,000.00	CEV	CEV	37	1,043	10/12/2021	0.066	\$210,000.00	1.05	BD	R
CEV , Elmwood Village	0	8225	156//063//081///	605 ELMWOOD DR	\$201,000.00	CEV	CEV	37	881	11/08/2021	0.0701	\$183,700.00	0.9139	BD	R
CEV , Elmwood Village	0	8229	156//063//085///	609 ELMWOOD DR	\$200,000.00	CEV	CEV	37	1,043	06/19/2021	0.085	\$213,800.00	1.069	BD	R
CEV , Elmwood Village	0	8230	156//063//086///	610 ELMWOOD DR	\$200,000.00	CEV	CEV	37	1,043	07/23/2021	0.0935	\$215,500.00	1.0775	BD	R
CEV , Elmwood Village	0	8233	156//063//089///	613 ELMWOOD DR	\$185,000.00	CEV	CEV	37	881	07/29/2021	0.0203	\$185,800.00	1.0043	BD	R
CEV , Elmwood Village	0	8235	156//063//091///	615 ELMWOOD DR	\$213,000.00	CEV	CEV	37	1,043	02/19/2022	0.0019	\$210,000.00	0.9859	TR	R
CEV , Elmwood Village	0	8245	156//063//101///	709 ELMWOOD DR	\$200,000.00	CEV	CEV	37	881	11/05/2021	0.008	\$195,200.00	0.976	BD	R
CEV , Elmwood Village	0	8253	156//063//109///	805 ELMWOOD DR	\$200,000.00	CEV	CEV	37	881	08/10/2021	0.0055	\$195,700.00	0.9785	BD	R
CEV , Elmwood Village	0	8274	156//063//130///	910 ELMWOOD DR	\$190,000.00	CEV	CEV	37	1,043	06/30/2021	0.1407	\$213,700.00	1.1247	TR	R
CEV , Elmwood Village	0	8279	156//063//135///	915 ELMWOOD DR	\$180,000.00	CEV	CEV	37	1,043	06/15/2021	0.1071	\$196,400.00	1.0911	TR	R
CFH , Fox Hollow (11 items)															
CFH , Fox Hollow	0	1533	204//006//117///	117 FOX HOLLOW DR	\$249,000.00	CFH	CFH	38	1,129	09/29/2021	0.0236	\$250,900.00	1.0076	GD	R
CFH , Fox Hollow	0	1535	204//006//121///	121 FOX HOLLOW DR	\$260,000.00	CFH	CFH	38	1,176	05/18/2021	0.0036	\$254,900.00	0.9804	GD	R
CFH , Fox Hollow	0	1537	204//006//123///	123 FOX HOLLOW DR	\$265,000.00	CFH	CFH	38	1,288	07/16/2021	0.013	\$264,200.00	0.997	GD	R
CFH , Fox Hollow	0	1602	204//006//414///	414 FOX HOLLOW DR	\$266,000.00	CFH	CFH	38	1,342	10/02/2021	0.048	\$274,500.00	1.032	GD	R
CFH , Fox Hollow	0	1613	204//006//427///	427 FOX HOLLOW DR	\$280,000.00	CFH	CFH	38	1,293	01/31/2022	0.0704	\$255,800.00	0.9136	GD	R
CFH , Fox Hollow	0	1664	204//006//622///	622 FOX HOLLOW DR	\$235,000.00	CFH	CFH	38	1,125	09/02/2021	0.059	\$245,100.00	1.043	GD	R
CFH , Fox Hollow	0	1666	204//006//624///	624 FOX HOLLOW DR	\$220,000.00	CFH	CFH	38	1,174	02/07/2022	0.1396	\$247,200.00	1.1236	GD	R
CFH , Fox Hollow	0	1697	204//006//733///	733 FOX HOLLOW DR	\$277,000.00	CFH	CFH	38	1,288	10/28/2021	0.0194	\$267,200.00	0.9646	GD	R
CFH , Fox Hollow	0	1735	204//006//921///	921 FOX HOLLOW DR	\$270,000.00	CFH	CFH	38	1,176	06/09/2021	0.0629	\$248,700.00	0.9211	GD	R



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CFH , Fox Hollow	0	1743	204//006//931///	931 FOX HOLLOW DR	\$265,000.00	CFH	CFH	38	1,176	07/30/2021	0.0002	\$260,700.00	0.9838	GD	R
CFH , Fox Hollow	0	1747	204//006//935///	935 FOX HOLLOW DR	\$270,000.00	CFH	CFH	38	1,174	07/20/2021	0.0366	\$255,800.00	0.9474	GD	R
CHM , Hudson Meadows Condominiums (1 item)															
CHM , Hudson Meadows Condominiums	0	9777	248//001//001///	2 NICOLLS CIR	\$415,000.00	CHM	CHM	16	2,378	12/17/2021	0.044	\$390,100.00	0.94	G1	R
CHW , Highland Woods (7 items)															
CHW , Highland Woods	0	2942	149//001//007///	2 STERLING WAY	\$410,000.00	CHW	CHW	28	2,071	03/11/2022	0.1086	\$358,900.00	0.8754	R2	R
CHW , Highland Woods	0	2951	149//001//016///	1 STERLING WAY	\$430,000.00	CHW	CHW	28	2,136	08/13/2021	0.0875	\$385,500.00	0.8965	R2	R
CHW , Highland Woods	0	2955	149//001//020///	6 LOGAN CT	\$422,500.00	CHW	CHW	26	1,937	10/28/2021	0.0058	\$418,200.00	0.9898	R2	R
CHW , Highland Woods	0	2962	149//001//027///	38 SCOTTSDALE DR	\$375,000.00	CHW	CHW	25	2,061	05/26/2021	0.0245	\$378,200.00	1.0085	R2	R
CHW , Highland Woods	0	3003	149//001//068///	58 GLASGOW CIR	\$400,000.00	CHW	CHW	24	2,067	08/10/2021	0.0582	\$370,300.00	0.9258	R2	R
CHW , Highland Woods	0	3013	149//001//078///	53 GLASGOW CIR	\$425,000.00	CHW	CHW	24	2,015	12/17/2021	0.0296	\$405,600.00	0.9544	R2	R
CHW , Highland Woods	0	3030	149//001//095///	21 SCOTTSDALE DR	\$350,000.00	CHW	CHW	28	1,750	07/30/2021	0.0203	\$351,500.00	1.0043	R2	R
CLK , Lockwood Place (6 items)															
CLK , Lockwood Place	0	2814	157//066//030///	64 BARBARA LN	\$416,000.00	CLK	CLK	23	2,506	10/27/2021	0.0319	\$422,600.00	1.0159	R2	R
CLK , Lockwood Place	0	2817	157//066//033///	70 BARBARA LN	\$378,000.00	CLK	CLK	21	2,488	04/27/2021	0.0356	\$385,400.00	1.0196	R2	R
CLK , Lockwood Place	0	2845	157//066//061///	126 BARBARA LN	\$421,000.00	CLK	CLK	19	2,512	01/03/2022	0.0313	\$401,100.00	0.9527	R2	R
CLK , Lockwood Place	0	2864	157//066//080///	29 BARBARA LN	\$342,000.00	CLK	CLK	23	2,009	11/22/2021	0.0901	\$305,700.00	0.8939	R2	R
CLK , Lockwood Place	0	2877	157//066//093///	67 BARBARA LN	\$410,000.00	CLK	CLK	22	2,399	11/12/2021	0.0306	\$390,900.00	0.9534	R2	R
CLK , Lockwood Place	0	2886	157//066//102///	93 BARBARA LN	\$390,000.00	CLK	CLK	19	2,715	06/25/2021	0.0678	\$410,200.00	1.0518	R2	R
CMP , Mission Pointe Condominiums (1 item)															
CMP , Mission Pointe Condominiums	0	9581	216//014//067///	4 MISSION LN	\$375,000.00	CMP	CMP	16	1,916	10/15/2021	0.0011	\$369,400.00	0.9851	R2	R
CRB , Reeds Brook Village (4 items)															
CRB , Reeds Brook Village	0	8830	156//008//003///	11 AMANDA DR	\$410,000.00	CRB	CRB	19	1,672	05/17/2021	0.0484	\$423,300.00	1.0324	R2	R
CRB , Reeds Brook Village	0	8831	156//008//004///	13 AMANDA DR	\$415,000.00	CRB	CRB	19	1,654	09/28/2021	0.0133	\$413,900.00	0.9973	R2	R
CRB , Reeds Brook Village	0	8849	156//008//021///	1 KATHERINE CT	\$420,000.00	CRB	CRB	19	1,564	02/17/2022	0.0292	\$401,000.00	0.9548	R2	R
CRB , Reeds Brook Village	0	8852	156//008//024///	6 KATHERINE CT	\$450,000.00	CRB	CRB	18	1,672	06/23/2021	0.0502	\$420,200.00	0.9338	R2	R
CRG , Rolling Green (6 items)															
CRG , Rolling Green	0	4002	148//040//038///	3 RIVIERA RD	\$287,500.00	CRG	CRG	35	1,494	05/27/2021	0.0379	\$293,800.00	1.0219	R1	R
CRG , Rolling Green	0	4015	148//040//051///	16 RIVIERA RD	\$271,000.00	CRG	CRG	35	1,392	06/29/2021	0.015	\$262,600.00	0.969	R1	R
CRG , Rolling Green	0	4035	148//040//071///	36 RIVIERA RD	\$270,000.00	CRG	CRG	35	1,392	10/28/2021	0.0544	\$251,000.00	0.9296	R1	R
CRG , Rolling Green	0	4040	148//040//076///	37 RIVIERA RD	\$290,000.00	CRG	CRG	35	1,711	11/04/2021	0.0077	\$287,600.00	0.9917	R1	R
CRG , Rolling Green	0	4054	148//040//090///	15 SHOAL CREEK RD	\$308,000.00	CRG	CRG	34	1,582	11/08/2021	0.0486	\$288,100.00	0.9354	R1	R
CRG , Rolling Green	0	4082	148//040//118///	6 SHOAL CREEK RD	\$300,000.00	CRG	CRG	34	1,712	06/03/2021	0.039	\$283,500.00	0.945	GD	R
CRV , Robinview (1 item)															
CRV , Robinview	0	5599	125//030//001///	81 A ROBINSON RD	\$350,000.00	CRV	CRV	34	2,098	03/17/2022	0.0174	\$350,500.00	1.0014	G1	R
CSH , Shepherd's Hill (22 items)															



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CSH, Shepherd's Hill	0	8558	177//005//005///	5 B ALLARD CT	\$350,000.00	CSH	CSH	19	2,485	06/29/2021	0.0646	\$367,000.00	1.0486	GD	R
CSH, Shepherd's Hill	0	8560	177//005//007///	7 B ALLARD CT	\$400,000.00	CSH	CSH	19	2,494	10/06/2021	0.0645	\$367,800.00	0.9195	GD	R
CSH, Shepherd's Hill	0	8577	177//005//025///	9 B FARNUM CT	\$408,000.00	CSH	CSH	18	2,494	03/22/2022	0.0727	\$371,800.00	0.9113	GD	R
CSH, Shepherd's Hill	0	8582	177//005//030///	8 A CANTERBERRY CT	\$385,000.00	CSH	CSH	17	2,484	10/08/2021	0.0411	\$363,000.00	0.9429	GD	R
CSH, Shepherd's Hill	0	8773	177//005//050///	9 A CANTERBERRY CT	\$370,000.00	CSH	CSH	17	2,494	04/30/2021	0.0209	\$371,800.00	1.0049	GD	R
CSH, Shepherd's Hill	0	8875	177//005//054///	3 B CHARITY CT	\$333,000.00	CSH	CSH	19	2,485	04/14/2021	0.1421	\$375,000.00	1.1261	GD	R
CSH, Shepherd's Hill	0	8886	177//005//065///	3 A INTERVALE CT	\$300,000.00	CSH	CSH	19	1,688	06/04/2021	0.022	\$288,600.00	0.962	GD	R
CSH, Shepherd's Hill	0	8891	177//005//070///	9 B INTERVALE CT	\$305,000.00	CSH	CSH	19	1,688	11/22/2021	0.0378	\$288,600.00	0.9462	GD	R
CSH, Shepherd's Hill	0	8913	177//005//092///	30 A SHADOWBROOK DR	\$295,000.00	CSH	CSH	19	1,560	04/09/2021	0.043	\$277,600.00	0.941	GD	R
CSH, Shepherd's Hill	0	8925	177//005//104///	31 B SHADOWBROOK DR	\$346,000.00	CSH	CSH	19	1,913	03/16/2022	0.073	\$315,200.00	0.911	GD	R
CSH, Shepherd's Hill	0	8951	177//005//131///	5 A APRIL CT	\$331,300.00	CSH	CSH	19	1,923	08/06/2021	0.0235	\$318,200.00	0.9605	GD	R
CSH, Shepherd's Hill	0	8961	177//005//122///	6 B APRIL CT	\$310,000.00	CSH	CSH	19	1,688	08/09/2021	0.0427	\$291,800.00	0.9413	GD	R
CSH, Shepherd's Hill	0	8963	177//005//142///	6 A CHANDLER CT	\$320,000.00	CSH	CSH	19	1,688	11/04/2021	0.0068	\$312,700.00	0.9772	GD	R
CSH, Shepherd's Hill	0	8970	177//005//149///	12 B CHANDLER CT	\$286,000.00	CSH	CSH	19	1,688	08/06/2021	0.0251	\$288,600.00	1.0091	GD	R
CSH, Shepherd's Hill	0	8972	177//005//151///	14 B CHANDLER CT	\$302,000.00	CSH	CSH	19	1,688	10/26/2021	0.0097	\$300,100.00	0.9937	GD	R
CSH, Shepherd's Hill	0	8991	177//005//170///	17 A CHANDLER CT	\$289,000.00	CSH	CSH	19	1,923	04/26/2021	0.0984	\$312,800.00	1.0824	GD	R
CSH, Shepherd's Hill	0	9011	177//005//189///	14 B TAMMY CT	\$341,000.00	CSH	CSH	19	1,926	02/23/2022	0.0002	\$335,600.00	0.9842	GD	R
CSH, Shepherd's Hill	0	9016	177//005//194///	21 A TAMMY CT	\$315,000.00	CSH	CSH	18	1,926	01/21/2022	0.01	\$313,100.00	0.994	GD	R
CSH, Shepherd's Hill	0	9018	177//005//195///	19 A TAMMY CT	\$299,900.00	CSH	CSH	18	1,926	09/22/2021	0.06	\$313,100.00	1.044	GD	R
CSH, Shepherd's Hill	0	9033	177//005//209///	1 A TAMMY CT	\$335,000.00	CSH	CSH	18	1,926	04/15/2021	0.0392	\$316,500.00	0.9448	GD	R
CSH, Shepherd's Hill	0	9131	177//005//307///	3 B MONARCH CT	\$380,000.00	CSH	CSH	16	2,484	01/24/2022	0.0182	\$367,000.00	0.9658	GD	R
CSH, Shepherd's Hill	0	9145	177//005//321///	6 B MONARCH CT	\$370,100.00	CSH	CSH	17	2,494	04/29/2021	0.0098	\$367,800.00	0.9938	GD	R
CSR, Sparkling River Condominium (13 items)															
CSR, Sparkling River Condominium	0	9707	156//005//017///	19 B BRACKETT LN	\$440,000.00	CSR	CSR	16	2,204	04/21/2021	0.1728	\$509,000.00	1.1568	R2	R
CSR, Sparkling River Condominium	0	9709	156//005//019///	27 B BRACKETT LN	\$528,800.00	CSR	CSR	1	2,157	03/28/2022	0.1151	\$459,500.00	0.8689	R2	R
CSR, Sparkling River Condominium	0	9713	156//005//023///	37 B BRACKETT LN	\$502,400.00	CSR	CSR	1	2,085	01/03/2022	0.0158	\$486,400.00	0.9682	R2	R
CSR, Sparkling River Condominium	0	9714	156//005//024///	37 A BRACKETT LN	\$500,000.00	CSR	CSR	1	2,085	01/21/2022	0.0112	\$486,400.00	0.9728	R2	R
CSR, Sparkling River Condominium	0	9715	156//005//025///	32 BRACKETT LN	\$510,100.00	CSR	CSR	1	1,888	02/24/2022	0.0924	\$454,800.00	0.8916	R2	R
CSR, Sparkling River Condominium	0	9716	156//005//026///	36 BRACKETT LN	\$511,700.00	CSR	CSR	1	1,890	03/31/2022	0.0946	\$455,100.00	0.8894	R2	R
CSR, Sparkling River Condominium	0	9717	156//005//027///	38 A BRACKETT LN	\$504,100.00	CSR	CSR	1	2,085	02/03/2022	0.0191	\$486,400.00	0.9649	R2	R
CSR, Sparkling River Condominium	0	9719	156//005//029///	40 A BRACKETT LN	\$515,000.00	CSR	CSR	1	2,085	03/30/2022	0.0395	\$486,400.00	0.9445	R2	R
CSR, Sparkling River Condominium	0	9720	156//005//030///	40 B BRACKETT LN	\$510,100.00	CSR	CSR	1	2,085	11/01/2021	0.0305	\$486,400.00	0.9535	R2	R
CSR, Sparkling River Condominium	0	9726	156//005//036///	58 BRACKETT LN	\$515,900.00	CSR	CSR	1	1,888	10/08/2021	0.1024	\$454,800.00	0.8816	R2	R
CSR, Sparkling River Condominium	0	9731	156//005//041///	68 BRACKETT LN	\$529,000.00	CSR	CSR	1	1,888	11/09/2021	0.1243	\$454,800.00	0.8597	R2	R
CSR, Sparkling River Condominium	0	9818	156//006//024///	32 CRICKETFIELD LN	\$515,000.00	CSR	CSR	8	2,346	04/15/2021	0.0543	\$534,700.00	1.0383	R2	R
CSR, Sparkling River Condominium	0	9830	156//006//036///	7 A DOVETON LN	\$415,000.00	CSR	CSR	16	2,204	05/05/2021	0.1418	\$467,200.00	1.1258	R2	R

Record Detail by Condo Complex  
HUDSON, NH

11/29/2022

Condo Complex	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
<b>CTC , The Terraces (3 items)</b>															
CTC , The Terraces	0	4420	142//007//006///	6 OLIVER DR	\$212,000.00	CTC	CTC	52	1,116	05/26/2021	0.0694	\$193,900.00	0.9146	G1	R
CTC , The Terraces	0	4426	142//007//012///	13 OLIVER DR	\$219,000.00	CTC	CTC	52	1,271	05/27/2021	0.0205	\$211,000.00	0.9635	G1	R
CTC , The Terraces	0	4431	142//007//017///	18 OLIVER DR	\$229,000.00	CTC	CTC	52	1,021	07/16/2021	0.1678	\$186,900.00	0.8162	G1	R
<b>CVB , Village At Barretts Hill (9 items)</b>															
CVB , Village At Barretts Hill	0	3163	168//068//003///	203 PHEASANT RUN	\$259,000.00	CVB	CVB	34	1,320	06/24/2021	0.0079	\$256,900.00	0.9919	R2	R
CVB , Village At Barretts Hill	0	3164	168//068//004///	204 PHEASANT RUN	\$275,000.00	CVB	CVB	34	1,377	05/10/2021	0.0393	\$259,800.00	0.9447	R2	R
CVB , Village At Barretts Hill	0	3183	168//068//023///	303 FOX RUN	\$369,900.00	CVB	CVB	34	2,409	09/15/2021	0.1722	\$300,300.00	0.8118	R2	R
CVB , Village At Barretts Hill	0	3189	168//068//029///	309 FOX RUN	\$365,000.00	CVB	CVB	34	2,821	06/01/2021	0.0198	\$366,400.00	1.0038	R2	R
CVB , Village At Barretts Hill	0	3192	168//068//032///	312 FOX RUN	\$321,900.00	CVB	CVB	34	2,347	06/30/2021	0.0219	\$323,800.00	1.0059	R2	R
CVB , Village At Barretts Hill	0	3202	168//068//042///	322 FOX RUN	\$370,000.00	CVB	CVB	34	2,322	12/10/2021	0.0178	\$357,500.00	0.9662	R2	R
CVB , Village At Barretts Hill	0	3207	168//068//047///	327 FOX RUN	\$395,000.00	CVB	CVB	34	2,625	08/24/2021	0.0117	\$393,300.00	0.9957	R2	R
CVB , Village At Barretts Hill	0	3232	168//068//072///	417 ELK RUN	\$342,500.00	CVB	CVB	34	2,618	06/30/2021	0.011	\$340,800.00	0.995	R2	R
CVB , Village At Barretts Hill	0	3234	168//068//074///	419 ELK RUN	\$363,000.00	CVB	CVB	34	2,616	06/21/2021	0.0135	\$362,100.00	0.9975	R2	R
<b>CWC , Westchester Court (1 item)</b>															
CWC , Westchester Court	0	8504	147//022//034///	10 BERKELEY DR	\$370,000.00	CWC	CWC	21	1,748	07/29/2021	0.0808	\$334,200.00	0.9032	R2	R
<b>CWH , Woodland Heights Condominium (3 items)</b>															
CWH , Woodland Heights Condominium	0	9243	191//187//021///	48 OVERLOOK CIR	\$440,000.00	CWH	CWH	17	2,411	03/16/2022	0.0017	\$433,700.00	0.9857	GD	R
CWH , Woodland Heights Condominium	0	9245	191//187//023///	44 OVERLOOK CIR	\$360,000.00	CWH	CWH	18	1,773	04/16/2021	0.0051	\$352,400.00	0.9789	GD	R
CWH , Woodland Heights Condominium	0	9275	191//187//053///	87 OVERLOOK CIR	\$368,000.00	CWH	CWH	18	1,550	11/16/2021	0.1351	\$312,400.00	0.8489	GD	R
<b>CWL , Willow Creek Drive (2 items)</b>															
CWL , Willow Creek Drive	0	7514	173//025//043///	43 WILLOW CREEK DR	\$260,000.00	CWL	CWL	37	1,292	01/06/2022	0.0025	\$255,200.00	0.9815	BD	R
CWL , Willow Creek Drive	0	7522	173//025//053///	53 WILLOW CREEK DR	\$260,000.00	CWL	CWL	37	1,292	04/09/2021	0.0168	\$260,200.00	1.0008	BD	R
<b>CWR , 69 Windham Road Condominium (1 item)</b>															
CWR , 69 Windham Road Condominium	0	9487	161//017//002///	69 A WINDHAM RD	\$385,000.00	CWR	CWR	18	2,186	09/02/2021	0.0292	\$367,600.00	0.9548	BD	R
<b>PRK , Parkland Terrace (3 items)</b>															
PRK , Parkland Terrace	0	10039	160//104//002///	55 B WINDHAM RD	\$299,900.00	CPK	CPK	16	1,544	10/13/2021	0.0457	\$281,400.00	0.9383	B	R
PRK , Parkland Terrace	0	10042	160//104//005///	51 B WINDHAM RD	\$294,000.00	CPK	CPK	14	1,566	06/29/2021	0.0126	\$293,000.00	0.9966	BD	R
PRK , Parkland Terrace	0	10238	160//104//021///	59 D WINDHAM RD	\$307,500.00	CPK	CPK	5	1,558	04/14/2021	0.0771	\$326,300.00	1.0611	BD	R
<b>RGD , Rolling Green Det Units (1 item)</b>															
RGD , Rolling Green Det Units	0	3979	148//040//015///	13 PINEHURST ST	\$390,000.00	RGD	RGD	35	2,087	08/27/2021	0.0089	\$380,300.00	0.9751	R1	R



Group Summary by Land Use  
HUDSON, NH

11/29/2022

Land Use	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
1030, MOBILE HOME	10	0.9624	9.24	1.013	\$115,500.00	\$105,950.00	\$121,820.00	\$114,410.00	0.9514
	10	0.9624	9.24	1.013	\$115,500.00	\$105,950.00	\$121,820.00	\$114,410.00	0.9514

April 1, 2021 to April 1, 2022

Record Detail by Land Use  
HUDSON, NH

11/29/2022

Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1030 , MOBILE HOME (10 items)															
1030 , MOBILE HOME	0	3074	168//002//007///	26 KRYSTAL DR	\$175,000.00	KD	KD	25	1,132	01/14/2022	0.0578	\$158,300.00	0.9046	R2	R
1030 , MOBILE HOME	0	3082	168//002//015///	12 KRYSTAL DR	\$160,000.00	KD	KD	23	1,081	12/10/2021	0.0086	\$152,600.00	0.9538	R2	R
1030 , MOBILE HOME	0	3484	178//013//007///	60 MOBILE DR	\$116,000.00	HME	HME	37	965	11/29/2021	0.1952	\$89,000.00	0.7672	G1	R
1030 , MOBILE HOME	0	3492	178//013//015///	11 MOBILE DR	\$85,000.00	HME	HME	47	1,088	12/08/2021	0.1905	\$98,000.00	1.1529	G1	R
1030 , MOBILE HOME	0	3555	178//013//085///	73 MOBILE DR	\$117,000.00	HME	HME	1	869	08/13/2021	0.0932	\$123,500.00	1.0556	G1	R
1030 , MOBILE HOME	0	3568	178//013//111///	37 MOBILE DR	\$159,900.00	HME	HME	1	945	12/20/2021	0.1144	\$135,600.00	0.848	G1	R
1030 , MOBILE HOME	0	3569	178//013//112///	39 MOBILE DR	\$85,300.00	HME	HME	53	878	03/18/2022	0.0693	\$88,000.00	1.0317	G1	R
1030 , MOBILE HOME	0	7942	175//034//004///	10 VILLAGE LN	\$105,000.00	OT	OT	32	803	09/10/2021	0.1234	\$88,100.00	0.839	BD	R
1030 , MOBILE HOME	0	9959	178//013//068///	77 MOBILE DR	\$100,000.00	HME	HME	47	950	04/28/2021	0.0086	\$97,100.00	0.971	G1	R
1030 , MOBILE HOME	0	10313	178//013//013///	13 LOOP RD	\$115,000.00	HME	HME	6	932	10/19/2021	0.028	\$113,900.00	0.9904	G1	R

Group Summary by Land Use  
HUDSON, NH

12/8/2022

Land Use	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
0121 , BOARDNG HS	1	0.9918	0	1	\$400,000.00	\$396,700.00	\$400,000.00	\$396,700.00	0.9918
0316 , PRI COMM w/ RES/CU	1	0.9536	0	1	\$4,080,000.00	\$3,890,700.00	\$4,080,000.00	\$3,890,700.00	0.9536
0316R , PRI COMM w/ RES/CU MDL-01	1	1.0339	0	1	\$1,749,900.00	\$1,809,200.00	\$1,749,900.00	\$1,809,200.00	1.0339
	3	0.9918	2.7	1.0148	\$1,749,900.00	\$1,809,200.00	\$2,076,633.33	\$2,032,200.00	0.9931

Mixed Use Sales

April 1, 2020 to April 1, 2022



Record Detail by Land Use  
HUDSON, NH

12/8/2022

Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
0121 , BOARDNG HS (1 item)															
0121 , BOARDNG HS	0.632	7105	182//153//000///	38 LIBRARY ST	\$400,000.00	MLS	MLS	122	3,062	05/03/2021	0	\$396,700.00	0.9918	TR	R
0316 , PRI COMM w/ RES/CU (1 item)															
0316 , PRI COMM w/ RES/CU	5.534	2374	176//048//000///	193 CENTRAL ST	\$4,080,000.00	MC1	MC2	23	1,356	02/06/2021	0.0382	\$3,890,700.00	0.9536	BD	R
0316R , PRI COMM w/ RES/CU MDL-01 (1 item)															
0316R , PRI COMM w/ RES/CU MDL-01	2.76	110	251//013//000///	84 RIVER RD	\$1,749,900.00	MG	MG	87	3,129	12/22/2021	0.0421	\$1,809,200.00	1.0339	G1	R

Group Summary by Land Use  
HUDSON, NH

12/8/2022

Land Use	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
3130 , LUMBER YARD	1	1.0101	0	1	\$4,800,000.00	\$4,848,500.00	\$4,800,000.00	\$4,848,500.00	1.0101
3160 , COMM WHSE	2	1.0130	0.91	1.0003	\$6,512,500.00	\$6,595,150.00	\$6,512,500.00	\$6,595,150.00	1.0130
3250 , STORE	1	1.0089	0	1	\$750,000.00	\$756,700.00	\$750,000.00	\$756,700.00	1.0089
325V , STORE MDL-00	1	0.8800	0	1	\$475,000.00	\$418,000.00	\$475,000.00	\$418,000.00	0.8800
3350 , CAR WASH	1	0.8975	0	1	\$800,000.00	\$718,000.00	\$800,000.00	\$718,000.00	0.8975
3900 , VAC COM DEVEL LAND	2	1.0458	5.5	1.0165	\$850,000.00	\$874,500.00	\$850,000.00	\$874,500.00	1.0458
	8	1.0063	4.66	0.9833	\$950,000.00	\$921,850.00	\$2,693,750.00	\$2,710,062.50	0.9892

Commercial Classification  
April 1, 2020 to April 1, 2022

Record Detail by Land Use  
HUDSON, NH

12/8/2022

Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zon e	Sale Type
3130 , LUMBER YARD (1 item)															
3130 , LUMBER YARD	4.884	774	228//001//000///	261 LOWELL RD	\$4,800,000.00	ML2	ML2	26	53,270	09/09/2021	0.0038	\$4,848,500.00	1.0101	G1	R
3160 , COMM WHSE (2 items)															
3160 , COMM WHSE	15.504	5778	105//017//000///	22 BRADY DR	\$6,300,000.00	MD	MD	10	2,710	10/26/2021	0.0159	\$6,440,100.00	1.0222	B	R
3160 , COMM WHSE	3.044	6707	191//116//000///	23 ROOSEVELT AVE	\$6,725,000.00	IG	IG	2	89,664	04/08/2021	0.0026	\$6,750,200.00	1.0037	BD	R
3250 , STORE (1 item)															
3250 , STORE	1	5785	105//009//000///	325 DERRY RD	\$750,000.00	MD	MD	49	4,800	11/17/2020	0.0026	\$756,700.00	1.0089	G1	R
325V , STORE MDL-00 (1 item)															
325V , STORE MDL-00	0.936	7548	173//029//000///	56 DERRY ST	\$475,000.00	MD3	MD3	0	0	10/21/2021	0.1263	\$418,000.00	0.88	B	R
3350 , CAR WASH (1 item)															
3350 , CAR WASH	0.777	7550	173//031//000///	64 DERRY ST	\$800,000.00	MD3	MD3	37	4,428	09/25/2020	0.1088	\$718,000.00	0.8975	B	R
3900 , VAC COM DEVEL LAND (2 items)															
3900 , VAC COM DEVEL LAND	10.666	5755	101//006//000///	19 WEST RD	\$1,100,000.00	IG	IG	0	0	02/26/2021	0.0181	\$1,087,000.00	0.9882	ID	R
3900 , VAC COM DEVEL LAND	5.146	10526	105//017//001///	203 ROBINSON RD	\$600,000.00	MD	MD	0	0	06/28/2021	0.097	\$662,000.00	1.1033	G1	R



Group Summary by Land Use  
HUDSON, NH

12/8/2022

Land Use	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
4010 , IND WAREHSE	3	0.9495	3.49	1.0093	\$3,380,000.00	\$3,042,300.00	\$2,861,000.00	\$2,633,600.00	0.9291
4040 , RES & DEVEL FACIL	1	1.0487	0	1	\$5,250,000.00	\$5,505,500.00	\$5,250,000.00	\$5,505,500.00	1.0487
	4	0.9590	5.17	0.9895	\$3,440,000.00	\$3,125,750.00	\$3,458,250.00	\$3,351,575.00	0.9590

Industrial Use  
April 1, 2020 to April 1, 2022

Record Detail by Land Use  
HUDSON, NH

12/8/2022

Land Use	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
4010 , IND WAREHSE (3 items)															
4010 , IND WAREHSE	3.57	815	227//004//000///	35 SAGAMORE PARK RD	\$3,500,000.00	IS	IS	48	25,410	11/29/2021	0.0898	\$3,042,300.00	0.8692	ID	R
4010 , IND WAREHSE	2.964	1276	222//011//000///	13 FLAGSTONE DR	\$3,380,000.00	IS	IS	46	46,620	04/01/2021	0.0095	\$3,209,200.00	0.9495	ID	R
4010 , IND WAREHSE	1.38	4566	161//032//000///	19 PARK AVE	\$1,703,000.00	IH	IH	51	19,800	11/10/2021	0.0095	\$1,649,300.00	0.9685	ID	R
4040 , RES & DEVEL FACIL (1 item)															
4040 , RES & DEVEL FACIL	6.014	1147	215//010//000///	6 WENTWORTH DR	\$5,250,000.00	IS	IS	40	51,142	03/11/2021	0.0897	\$5,505,500.00	1.0487	ID	R

**Assessor's Classification Report (LA4)  
HUDSON, NH  
All Neighborhoods**

**Real Property**

Property Type	Parcel Count	Class 1 Residential Assessed Value	Class 2 Open Space Assessed Value	Class 3 Commercial Assessed Value	Class 4 Industrial Assessed Value	Total for Property Type
101	5,291	2,531,864,303	0	0	0	2,531,864,303
102	2,560	786,586,200	0	0	0	786,586,200
misc 103, 109	166	23,453,500	0	0	0	23,453,500
104	509	247,892,675	0	0	0	247,892,675
105	39	19,528,700	0	0	0	19,528,700
111-125	38	67,767,150	0	0	0	67,767,150
130-132,106	178	21,345,630	0	0	0	21,345,630
300-393	231	0	0	343,912,284	0	343,912,284
400-452	239	0	0	0	575,964,983	575,964,983
ch 61 (600)	100	0	0	327,485	0	327,485
012-043	143	14,349,778	0	16,895,938	10,603,341	41,849,057
900	335	0	0	0	0	238,166,148
Other	226	130,547,978	0	7,391,853	0	137,939,831
	<b>10,055</b>	<b>3,843,335,914</b>	<b>0</b>	<b>368,527,560</b>	<b>586,568,324</b>	<b>5,036,597,946</b>

**Personal Property**

Property Type	Parcel Count	Class 5 Personal Prop Assessed Value
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Total Real Property:	4,798,431,798
Total Exempt Property:	238,166,148
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Total Real Estate:	5,036,597,946
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Total Personal Property:	
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Total Assessed Property:	5,036,597,946



# MS1 Report

## HUDSON NH District: ALL

PROPERTY TYPE	PARCEL COUNT	ACREAGE	LAND VALUE	BUILDING VALUE	TOTAL VALUE	USE CODES
Commercial Condo	108	236.96	77,472,190	107,145,893	184,618,083	32XX,34XX
Commercial Improved	117	968.61	66,558,230	93,807,724	160,365,954	3930,012X,03XX,0310,12XX,1400,30XX,31XX,33XX,35XX,36XX,37XX,38XX,100,3990
Commercial Vacant	34	118.10	18,630,500	0	18,630,500	3900,3910,3920,3930,3940,3950
Conservation Easement	0	0.00	0	0	0	6010
CU Wetlands	1	243.93	5,266	0	5,266	675,6750
Exempt	288	4,078.93	69,175,848	168,990,300	238,166,148	09XX,9XXX
Farm Land	65	988.71	203,531	0	203,531	6100,0136,0460
Forest Other	0	0.00	0	0	0	6301,6302,6303,6304,6305,6306,6311,6312,6313,6314,6315,6316,6321,6322,6323,6324,6325,6326,6331,6332,6333,6334,6335,6336
Hardwood	0	0.00	0	0	0	6201,6202,6203,6204,6205,6206,6211,6212,6213,6214,6215,6216,6221,6222,6223,6224,6225,6226,6231,6232,6233,6234,6235,6236
Industrial Condo	0	0.00	0	0	0	4021
Industrial Improved	187	1,326.68	119,664,954	267,876,535	387,541,489	4430,040X,014X,043X,41XX,43XX,0410,4010,4020,4022,402X,4040,4000
Industrial Vacant	9	153.94	8,790,500	0	8,790,500	44XX,4030
Managed Hardwood	1	19.40	931	0	931	6200
Managed Pine	2	75.49	7,020	0	7,020	0640,6400
Regular Open Space	0	0.00	0	0	0	02XX,2XXX
Residential Mobile Home	155	0.96	270,200	17,996,800	18,267,000	0103,1030,1031
Residential Apartments	38	58.26	21,391,030	34,654,620	56,045,650	0111,0112,1110,1120,1111,1112,1121
Residential Condo	2,434	343.98	65,980,300	720,605,900	786,586,200	0102,1020,1021
Residential Improved	5,527	5,834.74	878,857,346	1,795,117,158	2,673,974,504	0101,0104,0105,0106,0109,1010,1011,1012,1013,1014,1022,1060,1061,0130,0120,0134,0140,1080,1070,1071
Residential Multi Family	559	795.47	87,244,597	183,037,278	270,281,875	1040,1041,1050,1051,1090,1091
Residential Vacant	288	594.15	18,457,730	- 41,200	18,416,530	1300,1310,1320,1330,1023
Special Open Space	0	0.00	0	0	0	
UNKNOWN	0	101.62	14,748,380	169,433,848	184,182,228	XXXX
Unmanaged Hardwood	7	674.42	52,272	0	52,272	6600
Unmanaged Other	4	193.75	9,248	0	9,248	6800
Unmanaged Pine	8	294.08	42,804	0	42,804	6900
Unproductive	11	298.14	6,413	0	6,413	0670,0160,6700
Utilities	32	99.16	3,343,400	27,060,400	30,403,800	4220,4230,4240,4250,4260
White Pine	0	0.00	0	0	0	6101,6102,6103,6104,6105,6106,6111,6112,6113,6114,6115,6116,6121,6122,6123,6124,6125,6126,6131,6132,6133,6134,6135,6136
Totals	9,875	17,499.48	1,450,912,690	3,585,685,256	5,036,597,946	

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Internal ID	MBLU	Use Code	Location	Sale Date	Book	Page	Improved	Parcel Value	Sale Price	Ratio	Class
7105	182/ 153/ 000/ /	0121	38 LIBRARY ST	05/03/2021	9467	464	Yes	396700	400000	0.99175	R
25	252/ 016/ 000/ /	1010	19 WINSLOW FARM RD	06/04/2021	9483	593	Yes	643000	550000	1.16909	R
69	258/ 002/ 000/ /	1010	10 ANNA LOUISE DR	08/10/2021	9525	2171	Yes	505400	594000	0.85084	R
79	253/ 038/ 000/ /	1010	17 ANNA LOUISE DR	07/30/2021	9505	183	Yes	581100	535000	1.08617	R
124	259/ 007/ 000/ /	1010	153 DRACUT RD	12/14/2021	9568	1172	Yes	621800	630000	0.98698	R
230	246/ 023/ 000/ /	1010	13 PAR LN	06/28/2021	9490	1660	Yes	609500	600000	1.01583	R
253	240/ 004/ 000/ /	1010	8 EAGLE DR	01/07/2022	9576	1582	Yes	563300	484000	1.16384	R
10545	194/ 009/ 007/ /	1010	158 STANDISH LN	02/23/2022	9591	2889	Yes	618800	654900	0.94488	R
10546	194/ 009/ 008/ /	1010	160 STANDISH LN	11/02/2021	9554	512	Yes	652400	678500	0.96153	R
10547	194/ 009/ 009/ /	1010	164 STANDISH LN	11/29/2021	9560	2555	Yes	609200	607400	1.00296	R
10559	174/ 077/ 002/ /	1010	3 HAVERHILL ST	02/18/2022	9590	1052	Yes	523400	541000	0.96747	R
10560	174/ 077/ 003/ /	1010	5 HAVERHILL ST	01/21/2022	9581	933	Yes	519400	525000	0.98933	R
10561	174/ 077/ 004/ /	1010	7 HAVERHILL ST	12/30/2021	9574	2802	Yes	518200	525000	0.98705	R
10473	194/ 010/ 008/ /	1010	151 STANDISH LN	01/26/2022	9583	1673	Yes	674300	690500	0.97654	R
10474	194/ 010/ 009/ /	1010	132 STANDISH LN	03/11/2022	9597	1894	Yes	656200	747000	0.87845	R
10476	195/ 001/ 002/ /	1010	165 STANDISH LN	10/08/2021	9540	753	Yes	667300	685600	0.97331	R
10541	194/ 009/ 003/ /	1010	136 STANDISH LN	09/10/2021	9528	1916	Yes	684600	681300	1.00484	R
10543	194/ 009/ 005/ /	1010	146 STANDISH LN	02/24/2022	9593	379	Yes	622400	675300	0.92166	R
10544	194/ 009/ 006/ /	1010	152 STANDISH LN	10/28/2021	9547	1245	Yes	671900	686100	0.9793	R
10447	201/ 007/ 007/ /	1010	47 STANDISH LN	01/31/2022	9584	1503	Yes	617100	721000	0.8559	R
10460	194/ 010/ 002/ /	1010	4 WARREN RD	08/06/2021	9508	2670	Yes	637600	642900	0.99176	R
10461	194/ 010/ 003/ /	1010	125 STANDISH LN	06/25/2021	9488	2693	Yes	647400	636700	1.01681	R
10465	201/ 007/ 016/ /	1010	49 WARREN RD	04/30/2021	9463	2277	Yes	666800	614100	1.08582	R
10470	194/ 010/ 005/ /	1010	137 STANDISH LN	01/14/2022	9579	1513	Yes	683200	697400	0.97964	R
10472	194/ 010/ 007/ /	1010	149 STANDISH LN	10/14/2021	9541	2595	Yes	610500	599900	1.01767	R
10379	247/ 045/ 007/ /	1010	2 LUCIER PARK DR	05/06/2021	9466	1541	Yes	508700	545000	0.93339	R

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Internal ID	MBLU	Use Code	Location	Sale Date	Book	Page	Improved	Parcel Value	Sale Price	Ratio	Class
10388	247/ 045/ 016/ /	1010	7 LUCIER PARK DR	01/28/2022	9583	1622	Yes	534700	585000	0.91402	R
10416	186/ 013/ 002/ /	1010	7 LAUREL LNDG	09/24/2021	9531	1169	Yes	597100	635000	0.94032	R
10442	201/ 007/ 002/ /	1010	21 STANDISH LN	06/04/2021	9479	1239	Yes	635500	599900	1.05934	R
10445	201/ 007/ 005/ /	1010	39 STANDISH LN	03/16/2022	9598	1581	Yes	650200	730000	0.89069	R
10446	201/ 007/ 006/ /	1010	43 STANDISH LN	01/18/2022	9580	1054	Yes	630600	718000	0.87827	R
10062	217/ 033/ 007/ /	1010	17 ALLYSON DR	05/13/2021	9469	2490	Yes	612100	620000	0.98726	R
10225	207/ 008/ 015/ /	1010	30 MOOSE HILL RD	11/05/2021	9552	474	Yes	780700	750000	1.04093	R
10322	128/ 008/ 008/ /	1010	40 AUTUMN CIR	10/20/2021	9549	1380	Yes	700400	659900	1.06137	R
10344	232/ 015/ 000/ /	1010	41 ORCHARD PARK LN	05/11/2021	9469	1851	Yes	678600	667000	1.01739	R
10373	247/ 045/ 001/ /	1010	2 CHESTNUT ST	09/24/2021	9531	2140	Yes	526900	555000	0.94937	R
8714	140/ 071/ 000/ /	1010	13 GABRIELLE DR	08/21/2021	9521	996	Yes	574600	585000	0.98222	R
8805	170/ 023/ 000/ /	1010	34 BRADFORD CIR	06/16/2021	9484	2153	Yes	573400	520000	1.10269	R
9474	138/ 005/ 006/ /	1010	10 SERENITY CIR	03/24/2022	9601	259	Yes	624100	740000	0.84338	R
9633	191/ 024/ 003/ /	1010	7 PAULA CIR	08/13/2021	9511	731	Yes	718900	710000	1.01254	R
9636	191/ 024/ 006/ /	1010	1 PAULA CIR	08/13/2021	9512	1027	Yes	503400	475000	1.05979	R
10000	115/ 003/ 007/ /	1010	5 SENTER FARM RD	03/15/2022	9598	655	Yes	708400	840000	0.84333	R
8386	167/ 070/ 000/ /	1010	4 WATTS CIR	10/29/2021	9548	785	Yes	432500	415000	1.04217	R
8543	185/ 050/ 000/ /	1010	12 BEAR PATH LN	06/28/2021	9490	1958	Yes	471700	443000	1.06479	R
8550	185/ 057/ 000/ /	1010	26 BEAR PATH LN	07/16/2021	9499	1248	Yes	492100	475000	1.036	R
8650	193/ 030/ 000/ /	1010	35 FLYING ROCK RD	10/22/2021	9546	890	Yes	586900	565000	1.03876	R
8655	185/ 034/ 000/ /	1010	23 FLYING ROCK RD	06/22/2021	9491	1308	Yes	569500	565000	1.00797	R
8659	185/ 038/ 000/ /	1010	15 FLYING ROCK RD	10/15/2021	9540	2394	Yes	650000	671000	0.9687	R
8039	175/ 097/ 000/ /	1010	32 ALPINE AVE	06/29/2021	9490	648	Yes	382400	380000	1.00632	R
8124	165/ 109/ 000/ /	1010	12 HILL ST	09/30/2021	9535	325	Yes	517000	530000	0.97547	R
8324	167/ 014/ 000/ /	1010	102 HIGHLAND ST	11/04/2021	9551	1241	Yes	316200	350000	0.90343	R
8334	167/ 025/ 000/ /	1010	114 HIGHLAND ST	06/21/2021	9486	1195	Yes	365900	378000	0.96799	R
8351	167/ 038/ 000/ /	1010	16 BONNIE LN	02/03/2022	9586	2143	Yes	497100	519500	0.95688	R



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8362	167/ 057/ 000/ /	1010	121 HIGHLAND ST	12/07/2021	9568	177	Yes	376800	400000	0.942	R
7754	174/ 110/ 000/ /	1010	52 HIGHLAND ST	07/12/2021	9497	2943	Yes	370400	380000	0.97474	R
7766	174/ 138/ 000/ /	1010	61 HIGHLAND ST	12/02/2021	9562	2587	Yes	352100	390000	0.90282	R
7779	174/ 150/ 000/ /	1010	5 BUSWELL ST	03/02/2022	9593	2582	Yes	413700	479000	0.86367	R
7821	174/ 203/ 000/ /	1010	18 THIRD ST	07/30/2021	9505	239	Yes	382000	415000	0.92048	R
7972	175/ 037/ 000/ /	1010	136 FERRY ST	10/22/2021	9544	1476	Yes	259300	290000	0.89414	R
8036	175/ 094/ 000/ /	1010	22 ALPINE AVE	04/09/2021	9453	363	Yes	465200	420000	1.10762	R
7223	183/ 027/ 000/ /	1010	36 ADELAIDE ST	06/11/2021	9482	1015	Yes	395000	420000	0.94048	R
7243	183/ 055/ 000/ /	1010	7 BURTON ST	09/07/2021	9523	1707	Yes	412200	490000	0.84122	R
7390	165/ 031/ 000/ /	1010	26 CAMPBELLO ST	10/26/2021	9548	2900	Yes	407261	496000	0.82109	R
7442	165/ 058/ 000/ /	1010	11 FEDERAL ST	11/04/2021	9551	882	Yes	391900	355000	1.10394	R
7473	173/ 013/ 000/ /	1010	6 TOLLES ST	12/13/2021	9566	1220	Yes	265400	290000	0.91517	R
7736	174/ 054/ 000/ /	1010	7 VERNON ST	06/14/2021	9483	1873	Yes	442300	482000	0.91764	R
6990	174/ 008/ 000/ /	1010	24 DERRY ST	06/02/2021	9478	1105	Yes	400100	350000	1.14314	R
7059	174/ 229/ 000/ /	1010	6 FIRST ST	09/24/2021	9531	172	Yes	317400	350000	0.90686	R
7060	174/ 218/ 000/ /	1010	6 SECOND ST	12/11/2021	9590	2360	Yes	331500	285000	1.16316	R
7072	174/ 210/ 000/ /	1010	16 OAKWOOD ST	04/14/2021	9461	2917	Yes	435600	400000	1.089	R
7109	182/ 157/ 000/ /	1010	68 CENTRAL ST	10/29/2021	9548	36	Yes	367400	385000	0.95429	R
7121	182/ 169/ 000/ /	1010	3 OAKWOOD ST	05/20/2021	9472	1050	Yes	390700	380000	1.02816	R
6547	190/ 112/ 000/ /	1010	6 CHAPIN ST	01/07/2022	9577	793	Yes	398000	339400	1.17266	R
6703	191/ 048/ 000/ /	1010	16 A ST	02/18/2022	9592	2511	Yes	397900	400000	0.99475	R
6719	198/ 040/ 000/ /	1010	12 B ST	10/20/2021	9543	151	Yes	264300	265000	0.99736	R
6832	191/ 008/ 000/ /	1010	8 RICKY DR	08/13/2021	9512	2720	Yes	410500	383500	1.0704	R
6842	198/ 163/ 000/ /	1010	1 TATE ST	03/11/2022	9598	1818	Yes	414200	480000	0.86292	R
6961	182/ 117/ 000/ /	1010	9 CHASE ST	12/03/2021	9563	2590	Yes	362400	370000	0.97946	R
6226	197/ 158/ 000/ /	1010	6 SYCAMORE ST	05/27/2021	9475	1133	Yes	395800	440000	0.89955	R
6231	197/ 168/ 000/ /	1010	15 SPRUCE ST	10/28/2021	9548	219	Yes	339300	360000	0.9425	R

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6463	190/ 153/ 000/ /	1010	4 CROSS ST	06/23/2021	9487	1245	Yes	500100	470000	1.06404	R
6474	190/ 164/ 000/ /	1010	11 OAK AVE	07/15/2021	9500	1692	Yes	295900	310000	0.95452	R
6475	190/ 165/ 000/ /	1010	9 OAK AVE	05/21/2021	9472	2679	Yes	337500	340000	0.99265	R
6546	182/ 017/ 000/ /	1010	19 REED ST	10/27/2021	9546	2986	Yes	390800	361000	1.08255	R
6134	197/ 032/ 000/ /	1010	3 SUNRISE DR	12/21/2021	9574	2692	Yes	444500	521500	0.85235	R
6143	197/ 079/ 000/ /	1010	25 WINNHAVEN DR	06/04/2021	9479	1044	Yes	392700	387300	1.01394	R
6146	197/ 064/ 000/ /	1010	22 SUNRISE DR	04/08/2021	9455	848	Yes	373000	380000	0.98158	R
6175	197/ 105/ 000/ /	1010	19 CEDAR ST	04/29/2021	9466	2510	Yes	386200	415000	0.9306	R
6197	197/ 125/ 000/ /	1010	26 CEDAR ST	06/18/2021	9485	1216	Yes	373600	390000	0.95795	R
6209	197/ 143/ 000/ /	1010	9 HEMLOCK ST	07/15/2021	9498	2365	Yes	345400	330000	1.04667	R
6022	203/ 114/ 000/ /	1010	6 ASPEN ST	10/28/2021	9550	43	Yes	428500	440000	0.97386	R
6024	203/ 105/ 000/ /	1010	13 HICKORY ST	12/02/2021	9562	2106	Yes	435500	420000	1.03691	R
6038	203/ 053/ 000/ /	1010	6 JUNIPER ST	11/19/2021	9559	398	Yes	437500	459000	0.95316	R
6059	203/ 027/ 000/ /	1010	6 HICKORY ST	07/09/2021	9495	560	Yes	462400	400000	1.156	R
6124	197/ 017/ 000/ /	1010	23 OBAN DR	05/14/2021	9469	2655	Yes	488200	485000	1.0066	R
6128	197/ 026/ 000/ /	1010	19 SUNRISE DR	07/29/2021	9504	2245	Yes	481100	496100	0.96976	R
5940	203/ 042/ 000/ /	1010	43 COTTONWOOD DR	05/19/2021	9475	1689	Yes	556939	555000	1.00349	R
5944	203/ 046/ 000/ /	1010	35 COTTONWOOD DR	11/19/2021	9557	350	Yes	438797	470000	0.93361	R
5969	197/ 159/ 000/ /	1010	8 SYCAMORE ST	05/07/2021	9467	12	Yes	446200	472000	0.94534	R
5981	203/ 085/ 000/ /	1010	17 TAMARACK ST	06/04/2021	9479	1177	Yes	341000	350000	0.97429	R
5987	197/ 163/ 000/ /	1010	5 TAMARACK ST	08/13/2021	9513	1709	Yes	353800	330000	1.07212	R
6002	203/ 110/ 000/ /	1010	21 COTTONWOOD DR	04/15/2021	9457	2266	Yes	463300	494900	0.93615	R
5467	124/ 005/ 000/ /	1010	15 HERITAGE CIR	10/19/2021	9543	508	Yes	498800	500000	0.9976	R
5470	116/ 001/ 000/ /	1010	9 HERITAGE CIR	01/11/2022	9577	1794	Yes	470200	551300	0.85289	R
5474	116/ 005/ 000/ /	1010	1 HERITAGE CIR	08/23/2021	9514	2771	Yes	580500	575000	1.00957	R
5501	116/ 019/ 000/ /	1010	13 HENRY DR	11/19/2021	9557	636	Yes	495800	510000	0.97216	R
5509	111/ 042/ 000/ /	1010	148 ROBINSON RD	11/22/2021	9558	331	Yes	580400	500000	1.1608	R



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5634	118/ 007/ 000/ /	1010	34 KIENIA RD	12/03/2021	9564	1341	Yes	463000	430000	1.07674	R
5136	124/ 053/ 000/ /	1010	13 TERRA LN	12/06/2021	9564	122	Yes	546200	562000	0.97189	R
5319	110/ 018/ 000/ /	1010	12 FULLER DR	08/23/2021	9516	1521	Yes	467700	500000	0.9354	R
5363	111/ 026/ 000/ /	1010	135 ROBINSON RD	08/06/2021	9508	2518	Yes	420300	416000	1.01034	R
5426	116/ 052/ 000/ /	1010	4 MAUREEN LN	09/02/2021	9523	1107	Yes	479100	515000	0.93029	R
5437	116/ 024/ 000/ /	1010	12 HENRY DR	06/25/2021	9488	2288	Yes	446200	421000	1.05986	R
5466	124/ 021/ 000/ /	1010	14 HERITAGE CIR	06/01/2021	9476	2955	Yes	586500	520000	1.12789	R
4948	133/ 013/ 000/ /	1010	12 SANDALWOOD RD	12/02/2021	9562	1993	Yes	678500	655000	1.03588	R
4959	124/ 035/ 000/ /	1010	37 HERITAGE CIR	08/09/2021	9509	919	Yes	538300	520000	1.03519	R
4967	124/ 012/ 000/ /	1010	1 JEREMY LN	01/31/2022	9584	1262	Yes	526600	526000	1.00114	R
5008	143/ 002/ 000/ /	1010	26 HAZELWOOD RD	03/04/2022	9594	2889	Yes	487400	515000	0.94641	R
5030	133/ 074/ 000/ /	1010	24 PINWOOD RD	12/23/2021	9573	2174	Yes	634400	630000	1.00698	R
5093	134/ 026/ 000/ /	1010	37 HAZELWOOD RD	06/25/2021	9488	1821	Yes	610700	790000	0.77304	R
4342	152/ 012/ 000/ /	1010	89 BARRETT'S HILL RD	01/26/2022	9582	1934	Yes	358700	425000	0.844	R
4413	151/ 001/ 000/ /	1010	1 SHINGLE MILL RD	08/18/2021	9514	668	Yes	451300	399900	1.12853	R
4445	142/ 022/ 000/ /	1010	8 HAZELWOOD RD	10/14/2021	9541	659	Yes	556100	510000	1.09039	R
4661	163/ 010/ 000/ /	1010	53 SULLIVAN RD	08/30/2021	9521	2098	Yes	481300	467000	1.03062	R
4843	131/ 006/ 000/ /	1010	22 OLD DERRY RD	07/23/2021	9503	69	Yes	472800	435000	1.0869	R
4896	131/ 082/ 000/ /	1010	7 MELBA DR	04/29/2021	9463	1744	Yes	447900	430000	1.04163	R
4160	149/ 057/ 000/ /	1010	2 HAYLEY CT	09/27/2021	9543	2127	Yes	565300	560000	1.00946	R
4160	149/ 057/ 000/ /	1010	2 HAYLEY CT	08/20/2021	9543	2123	Yes	565300	560000	1.00946	R
4235	140/ 005/ 000/ /	1010	4 SOUSA BLVD	09/24/2021	9531	2525	Yes	625600	575000	1.088	R
4243	140/ 011/ 000/ /	1010	2 SUTHERLAND DR	02/01/2022	9585	1540	Yes	594300	649900	0.91445	R
4271	140/ 043/ 000/ /	1010	9 SOUSA BLVD	04/20/2021	9457	2610	Yes	547300	501000	1.09242	R
4292	160/ 058/ 000/ /	1010	5 ROY DR	11/05/2021	9551	1502	Yes	535400	499900	1.07101	R
3867	138/ 071/ 000/ /	1010	24 ALVIRNE DR	08/13/2021	9511	2845	Yes	342700	290000	1.18172	R
3885	138/ 094/ 000/ /	1010	1 SUNLAND DR	10/27/2021	9546	2410	Yes	334700	372800	0.8978	R



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3895	130/ 001/ 000/ /	1010	32 ALVIRNE DR	02/22/2022	9591	619	Yes	445900	500000	0.8918	R
3942	139/ 035/ 000/ /	1010	171 DERRY RD	11/15/2021	9555	760	Yes	316800	320000	0.99	R
4094	148/ 042/ 000/ /	1010	3 ROBIN DR	03/23/2022	9601	279	Yes	475502	465000	1.02259	R
4122	149/ 019/ 000/ /	1010	6 ROSEMARY CT	05/21/2021	9473	2351	Yes	543600	501000	1.08503	R
3619	171/ 014/ 000/ /	1010	2 BRADFORD CIR	09/23/2021	9533	2550	Yes	728500	705000	1.03333	R
3634	171/ 028/ 000/ /	1010	99 SULLIVAN RD	07/13/2021	9498	553	Yes	367600	364900	1.0074	R
3748	129/ 053/ 000/ /	1010	9 PLAZA AVE	09/30/2021	9534	1029	Yes	486200	510000	0.95333	R
3768	129/ 092/ 000/ /	1010	17 ST LAURENT DR	07/14/2021	9497	2720	Yes	456500	470000	0.97128	R
3786	129/ 109/ 000/ /	1010	11 PATRICIA DR	08/06/2021	9509	507	Yes	425500	420000	1.0131	R
3856	138/ 060/ 000/ /	1010	6 GRACE DR	05/25/2021	9474	1104	Yes	426500	380000	1.12237	R
3096	167/ 080/ 000/ /	1010	15 WASHINGTON DR	11/14/2021	9557	733	Yes	465200	451000	1.03149	R
3097	167/ 079/ 000/ /	1010	17 WASHINGTON DR	11/15/2021	9554	2391	Yes	543400	565000	0.96177	R
3274	168/ 098/ 000/ /	1010	15 FRENETTE DR	10/08/2021	9538	939	Yes	476900	505000	0.94436	R
3276	168/ 099/ 000/ /	1010	17 FRENETTE DR	11/19/2021	9557	2375	Yes	340100	350000	0.97171	R
3377	160/ 006/ 000/ /	1010	155 BARRETTS HILL RD	06/29/2021	9494	1974	Yes	442300	435000	1.01678	R
3401	160/ 099/ 000/ /	1010	56 WINDHAM RD	11/24/2021	9560	602	Yes	525000	525000	1	R
2286	193/ 040/ 000/ /	1010	56 BUSH HILL RD	05/17/2021	9470	1123	Yes	425800	400000	1.0645	R
2423	177/ 022/ 000/ /	1010	10 THURSTONS DR	07/30/2021	9506	1217	Yes	537900	515000	1.04447	R
2551	147/ 001/ 000/ /	1010	1 SHORELINE DR	09/17/2021	9527	2658	Yes	532300	580000	0.91776	R
2612	147/ 021/ 000/ /	1010	11 DERRY LN	09/23/2021	9530	1470	Yes	306600	287000	1.06829	R
2668	148/ 062/ 000/ /	1010	5 CARDINAL DR	07/29/2021	9506	2323	Yes	490261	526000	0.93206	R
3052	157/ 005/ 000/ /	1010	13 WENDE DR	03/11/2022	9597	437	Yes	449900	433200	1.03855	R
1988	211/ 002/ 000/ /	1010	6 ST FRANCIS PL	04/29/2021	9462	2854	Yes	571600	541000	1.05656	R
2054	218/ 011/ 000/ /	1010	74 WASON RD	05/26/2021	9474	2173	Yes	595000	520000	1.14423	R
2107	214/ 005/ 000/ /	1010	10 WOODLAND DR	10/20/2021	9543	587	Yes	1204600	1265000	0.95225	R
2222	206/ 007/ 000/ /	1010	14 PASTURE DR	05/13/2021	9469	568	Yes	416800	420000	0.99238	R
2233	200/ 023/ 000/ /	1010	10 MOUNTAIN VIEW DR	08/12/2021	9511	394	Yes	575200	601000	0.95707	R

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2234	200/ 024/ 000/ /	1010	8 MOUNTAIN VIEW DR	11/19/2021	9557	2782	Yes	590200	590000	1.00034	R
1104	236/ 011/ 000/ /	1010	77 MUSQUASH RD	08/26/2021	9519	1233	Yes	396600	400000	0.9915	R
1245	222/ 021/ 000/ /	1010	6 HOLLY LN	11/04/2021	9559	321	Yes	443400	431000	1.02877	R
1248	216/ 021/ 000/ /	1010	12 HOLLY LN	11/04/2021	9550	2052	Yes	465700	454000	1.02577	R
1288	217/ 001/ 000/ /	1010	5 HUNTER LN	11/09/2021	9552	2532	Yes	653000	550000	1.18727	R
1340	230/ 015/ 000/ /	1010	33 MUSQUASH RD	11/30/2021	9562	2060	Yes	402400	439900	0.91475	R
1958	205/ 087/ 000/ /	1010	20 GLEN DR	09/03/2021	9521	2336	Yes	530900	521000	1.019	R
946	229/ 043/ 000/ /	1010	3 STABLE RD	04/01/2022	9603	2158	Yes	557900	480000	1.16229	R
962	242/ 052/ 000/ /	1010	98 MUSQUASH RD	06/07/2021	9479	2962	Yes	602500	655000	0.91985	R
997	237/ 026/ 000/ /	1010	9 CHISWICK RD	06/04/2021	9479	482	Yes	431400	380000	1.13526	R
1003	237/ 025/ 000/ /	1010	8 CHISWICK RD	07/26/2021	9502	2420	Yes	532800	549500	0.96961	R
1014	231/ 001/ 000/ /	1010	64 GOWING RD	04/16/2021	9461	299	Yes	406300	390000	1.0418	R
1095	242/ 008/ 000/ /	1010	2 NATHANIEL DR	09/17/2021	9527	2315	Yes	531700	500000	1.0634	R
677	242/ 075/ 000/ /	1010	15 CRESTWOOD DR	08/11/2021	9510	2097	Yes	621800	605000	1.02777	R
711	254/ 022/ 000/ /	1010	4 PONDEROSA DR	01/18/2022	9579	1932	Yes	562400	545000	1.03193	R
739	234/ 004/ 000/ /	1010	6 STEELE RD	12/14/2021	9567	1921	Yes	461000	405000	1.13827	R
757	234/ 020/ 000/ /	1010	3 BRUCE ST	09/30/2021	9535	1204	Yes	327300	295000	1.10949	R
765	234/ 028/ 000/ /	1010	2 BRUCE ST	07/16/2021	9498	2821	Yes	307100	348000	0.88247	R
809	228/ 035/ 000/ /	1010	14 REGA AVE	09/28/2021	9534	751	Yes	354400	327300	1.0828	R
446	247/ 132/ 000/ /	1010	21 BLUEBERRY LN	09/07/2021	9522	1625	Yes	508100	565000	0.89929	R
477	247/ 035/ 000/ /	1010	18 SAND HILL RD	12/08/2021	9565	1363	Yes	539300	595000	0.90639	R
546	242/ 003/ 000/ /	1010	22 SANDERS RD	06/30/2021	9491	2314	Yes	571100	534000	1.06948	R
556	241/ 068/ 000/ /	1010	23 NATHANIEL DR	12/08/2021	9566	1366	Yes	499600	450000	1.11022	R
573	247/ 076/ 000/ /	1010	3 LILAC ST	06/02/2021	9478	1927	Yes	437800	530000	0.82604	R
652	248/ 042/ 000/ /	1010	7 JEANNE ST	09/09/2021	9524	1991	Yes	420300	420000	1.00071	R
273	246/ 050/ 000/ /	1010	5 BIRDIE LN	08/13/2021	9511	580	Yes	561900	540000	1.04056	R
294	246/ 003/ 000/ /	1010	51 RIVER RD	10/21/2021	9545	273	Yes	414600	415000	0.99904	R



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328	246/ 069/ 000/ /	1010	50 RIVER RD	11/01/2021	9549	97	Yes	297200	340000	0.87412	R
368	247/ 095/ 000/ /	1010	9 IRELAND ST	10/29/2021	9548	2832	Yes	419500	398000	1.05402	R
388	247/ 120/ 000/ /	1010	25 PHILBRICK ST	09/23/2021	9530	2864	Yes	331900	370000	0.89703	R
445	247/ 121/ 000/ /	1010	22 PHILBRICK ST	09/29/2021	9535	400	Yes	461500	460000	1.00326	R
1172	216/ 018/ 005/ /	1020	8 PARTRIDGE CIR	07/16/2021	9501	1127	Yes	361100	374900	0.96319	R
1176	216/ 018/ 009/ /	1020	12 PARTRIDGE CIR	09/20/2021	9529	997	Yes	342800	335500	1.02176	R
1185	216/ 018/ 018/ /	1020	19 PARTRIDGE CIR	03/31/2022	9604	1042	Yes	379000	405000	0.9358	R
1203	216/ 018/ 036/ /	1020	46 QUAIL RUN DR	09/02/2021	9521	1172	Yes	410400	420000	0.97714	R
1212	216/ 018/ 045/ /	1020	53 QUAIL RUN DR	11/30/2021	9561	732	Yes	429800	460000	0.93435	R
1222	216/ 018/ 055/ /	1020	25 B HOLLY LN	04/14/2021	9460	1724	Yes	283500	278500	1.01795	R
10286	184/ 027/ 026/ /	1020	10 COBBLESTONE DR	06/15/2021	9483	2408	Yes	520700	492000	1.05833	R
9830	156/ 006/ 036/ /	1020	7 A DOVETON LN	05/05/2021	9466	1211	Yes	467200	415000	1.12578	R
10039	160/ 104/ 002/ /	1020	55 B WINDHAM RD	10/13/2021	9543	2575	Yes	281400	299900	0.93831	R
10042	160/ 104/ 005/ /	1020	51 B WINDHAM RD	06/29/2021	9493	1483	Yes	293000	294000	0.9966	R
10238	160/ 104/ 021/ /	1020	59 D WINDHAM RD	04/14/2021	9455	2303	Yes	326300	307500	1.06114	R
10263	184/ 027/ 003/ /	1020	13 COBBLESTONE DR	09/16/2021	9527	2403	Yes	567100	580000	0.97776	R
10272	184/ 027/ 012/ /	1020	33 COBBLESTONE DR	08/11/2021	9515	552	Yes	538000	523000	1.02868	R
9719	156/ 005/ 029/ /	1020	40 A BRACKETT LN	03/30/2022	9603	78	Yes	486400	515000	0.94447	R
9720	156/ 005/ 030/ /	1020	40 B BRACKETT LN	11/01/2021	9548	2891	Yes	486400	510100	0.95354	R
9726	156/ 005/ 036/ /	1020	58 BRACKETT LN	10/08/2021	9538	2431	Yes	454800	515900	0.88157	R
9731	156/ 005/ 041/ /	1020	68 BRACKETT LN	11/09/2021	9552	2253	Yes	454800	529000	0.85974	R
9777	248/ 001/ 001/ /	1020	2 NICOLLS CIR	12/17/2021	9574	708	Yes	390100	415000	0.94	R
9818	156/ 006/ 024/ /	1020	32 CRICKETFIELD LN	04/15/2021	9456	316	Yes	534700	515000	1.03825	R
9709	156/ 005/ 019/ /	1020	27 B BRACKETT LN	03/28/2022	9601	2471	Yes	459500	528800	0.86895	R
9713	156/ 005/ 023/ /	1020	37 B BRACKETT LN	01/03/2022	9574	2884	Yes	486400	502400	0.96815	R
9714	156/ 005/ 024/ /	1020	37 A BRACKETT LN	01/21/2022	9581	887	Yes	486400	500000	0.9728	R
9715	156/ 005/ 025/ /	1020	32 BRACKETT LN	02/24/2022	9591	2426	Yes	454800	510100	0.89159	R



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9716	156/ 005/ 026/ /	1020	36 BRACKETT LN	03/31/2022	9603	2573	Yes	455100	511700	0.88939	R
9717	156/ 005/ 027/ /	1020	38 A BRACKETT LN	02/03/2022	9586	118	Yes	486400	504100	0.96489	R
9243	191/ 187/ 021/ /	1020	48 OVERLOOK CIR	03/16/2022	9598	2204	Yes	433700	440000	0.98568	R
9245	191/ 187/ 023/ /	1020	44 OVERLOOK CIR	04/16/2021	9456	2107	Yes	352400	360000	0.97889	R
9275	191/ 187/ 053/ /	1020	87 OVERLOOK CIR	11/16/2021	9557	124	Yes	312400	368000	0.84891	R
9487	161/ 017/ 002/ /	1020	69 A WINDHAM RD	09/02/2021	9522	1085	Yes	367600	385000	0.95481	R
9581	216/ 014/ 067/ /	1020	4 MISSION LN	10/15/2021	9541	2146	Yes	369400	375000	0.98507	R
9707	156/ 005/ 017/ /	1020	19 B BRACKETT LN	04/21/2021	9458	2331	Yes	509000	440000	1.15682	R
9011	177/ 005/ 189/ /	1020	14 B TAMMY CT	02/23/2022	9591	2259	Yes	335600	341000	0.98416	R
9016	177/ 005/ 194/ /	1020	21 A TAMMY CT	01/21/2022	9582	829	Yes	313100	315000	0.99397	R
9018	177/ 005/ 195/ /	1020	19 A TAMMY CT	09/22/2021	9530	1524	Yes	313100	299900	1.04402	R
9033	177/ 005/ 209/ /	1020	1 A TAMMY CT	04/15/2021	9455	2975	Yes	316500	335000	0.94478	R
9131	177/ 005/ 307/ /	1020	3 B MONARCH CT	01/24/2022	9581	2423	Yes	367000	380000	0.96579	R
9145	177/ 005/ 321/ /	1020	6 B MONARCH CT	04/29/2021	9463	320	Yes	367800	370100	0.99379	R
8951	177/ 005/ 131/ /	1020	5 A APRIL CT	08/06/2021	9508	1968	Yes	318200	331300	0.96046	R
8961	177/ 005/ 122/ /	1020	6 B APRIL CT	08/09/2021	9509	2530	Yes	291800	310000	0.94129	R
8963	177/ 005/ 142/ /	1020	6 A CHANDLER CT	11/04/2021	9556	2104	Yes	312700	320000	0.97719	R
8970	177/ 005/ 149/ /	1020	12 B CHANDLER CT	08/06/2021	9509	1765	Yes	288600	286000	1.00909	R
8972	177/ 005/ 151/ /	1020	14 B CHANDLER CT	10/26/2021	9546	542	Yes	300100	302000	0.99371	R
8991	177/ 005/ 170/ /	1020	17 A CHANDLER CT	04/26/2021	9460	2639	Yes	312800	289000	1.08235	R
8852	156/ 008/ 024/ /	1020	6 KATHERINE CT	06/23/2021	9492	2115	Yes	420200	450000	0.93378	R
8875	177/ 005/ 054/ /	1020	3 B CHARITY CT	04/14/2021	9456	2427	Yes	375000	333000	1.12613	R
8886	177/ 005/ 065/ /	1020	3 A INTERVALE CT	06/04/2021	9479	376	Yes	288600	300000	0.962	R
8891	177/ 005/ 070/ /	1020	9 B INTERVALE CT	11/22/2021	9559	2254	Yes	288600	305000	0.94623	R
8913	177/ 005/ 092/ /	1020	30 A SHADOWBROOK DR	04/09/2021	9452	2498	Yes	277600	295000	0.94102	R
8925	177/ 005/ 104/ /	1020	31 B SHADOWBROOK DR	03/16/2022	9600	2591	Yes	315200	346000	0.91098	R
8577	177/ 005/ 025/ /	1020	9 B FARNUM CT	03/22/2022	9600	205	Yes	371800	408000	0.91128	R

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8582	177/ 005/ 030/ /	1020	8 A CANTERBERRY CT	10/08/2021	9537	2887	Yes	363000	385000	0.94286	R
8773	177/ 005/ 050/ /	1020	9 A CANTERBERRY CT	04/30/2021	9463	255	Yes	371800	370000	1.00487	R
8830	156/ 008/ 003/ /	1020	11 AMANDA DR	05/17/2021	9472	696	Yes	423300	410000	1.03244	R
8831	156/ 008/ 004/ /	1020	13 AMANDA DR	09/28/2021	9534	322	Yes	413900	415000	0.99735	R
8849	156/ 008/ 021/ /	1020	1 KATHERINE CT	02/17/2022	9596	212	Yes	401000	420000	0.95476	R
8253	156/ 063/ 109/ /	1020	805 ELMWOOD DR	08/10/2021	9510	738	Yes	195700	200000	0.9785	R
8274	156/ 063/ 130/ /	1020	910 ELMWOOD DR	06/30/2021	9491	1167	Yes	213700	190000	1.12474	R
8279	156/ 063/ 135/ /	1020	915 ELMWOOD DR	06/15/2021	9485	427	Yes	196400	180000	1.09111	R
8504	147/ 022/ 034/ /	1020	10 BERKELEY DR	07/29/2021	9504	2757	Yes	334200	370000	0.90324	R
8558	177/ 005/ 005/ /	1020	5 B ALLARD CT	06/29/2021	9492	1854	Yes	367000	350000	1.04857	R
8560	177/ 005/ 007/ /	1020	7 B ALLARD CT	10/06/2021	9549	2627	Yes	367800	400000	0.9195	R
8225	156/ 063/ 081/ /	1020	605 ELMWOOD DR	11/08/2021	9552	1948	Yes	183700	201000	0.91393	R
8229	156/ 063/ 085/ /	1020	609 ELMWOOD DR	06/19/2021	9487	938	Yes	213800	200000	1.069	R
8230	156/ 063/ 086/ /	1020	610 ELMWOOD DR	07/23/2021	9502	489	Yes	215500	200000	1.0775	R
8233	156/ 063/ 089/ /	1020	613 ELMWOOD DR	07/29/2021	9504	1285	Yes	185800	185000	1.00432	R
8235	156/ 063/ 091/ /	1020	615 ELMWOOD DR	02/19/2022	9592	1577	Yes	210000	213000	0.98592	R
8245	156/ 063/ 101/ /	1020	709 ELMWOOD DR	11/05/2021	9551	764	Yes	195200	200000	0.976	R
8149	156/ 063/ 005/ /	1020	105 ELMWOOD DR	12/29/2021	9573	1351	Yes	197900	206000	0.96068	R
8169	156/ 063/ 025/ /	1020	213 ELMWOOD DR	07/22/2021	9501	1371	Yes	190600	180000	1.05889	R
8171	156/ 063/ 027/ /	1020	215 ELMWOOD DR	02/18/2022	9590	1516	Yes	201600	212000	0.95094	R
8194	156/ 063/ 050/ /	1020	406 ELMWOOD DR	04/22/2021	9461	1424	Yes	191500	178000	1.07584	R
8203	156/ 063/ 059/ /	1020	415 ELMWOOD DR	03/31/2022	9603	223	Yes	203300	220000	0.92409	R
8223	156/ 063/ 079/ /	1020	603 ELMWOOD DR	10/12/2021	9539	1748	Yes	210000	200000	1.05	R
7666	165/ 141/ 411/ /	1020	411 ABBOTT FARM LN	02/23/2022	9592	1832	Yes	183700	190000	0.96684	R
7678	165/ 141/ 431/ /	1020	431 ABBOTT FARM LN	01/19/2022	9584	737	Yes	183700	187500	0.97973	R
7683	165/ 141/ 436/ /	1020	436 ABBOTT FARM LN	09/14/2021	9527	2455	Yes	181600	179900	1.00945	R
7696	165/ 141/ 526/ /	1020	526 ABBOTT FARM LN	08/04/2021	9507	1604	Yes	186600	190000	0.98211	R



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7703	165/ 141/ 535/ /	1020	535 ABBOTT FARM LN	06/18/2021	9486	926	Yes	173100	170000	1.01824	R
7705	165/ 141/ 537/ /	1020	537 ABBOTT FARM LN	05/04/2021	9465	2946	Yes	181600	179000	1.01453	R
7635	165/ 141/ 231/ /	1020	231 ABBOTT FARM LN	08/12/2021	9511	612	Yes	181600	175000	1.03771	R
7637	165/ 141/ 233/ /	1020	233 ABBOTT FARM LN	12/21/2021	9571	365	Yes	187900	190000	0.98895	R
7638	165/ 141/ 234/ /	1020	234 ABBOTT FARM LN	09/02/2021	9524	2157	Yes	183700	178000	1.03202	R
7639	165/ 141/ 235/ /	1020	235 ABBOTT FARM LN	08/05/2021	9520	2734	Yes	183700	175000	1.04971	R
7651	165/ 141/ 322/ /	1020	322 ABBOTT FARM LN	08/13/2021	9511	1222	Yes	190000	190000	1	R
7663	165/ 141/ 336/ /	1020	336 ABBOTT FARM LN	05/16/2021	9480	990	Yes	183700	185500	0.9903	R
7615	165/ 141/ 133/ /	1020	133 ABBOTT FARM LN	07/16/2021	9499	70	Yes	190000	186000	1.02151	R
7621	165/ 141/ 213/ /	1020	213 ABBOTT FARM LN	02/04/2022	9586	1901	Yes	174700	164900	1.05943	R
7626	165/ 141/ 218/ /	1020	218 ABBOTT FARM LN	12/22/2021	9571	595	Yes	190000	185000	1.02703	R
7628	165/ 141/ 222/ /	1020	222 ABBOTT FARM LN	12/13/2021	9568	768	Yes	181600	180000	1.00889	R
7632	165/ 141/ 226/ /	1020	226 ABBOTT FARM LN	09/24/2021	9531	294	Yes	190000	187000	1.01604	R
7633	165/ 141/ 227/ /	1020	227 ABBOTT FARM LN	12/20/2021	9570	1362	Yes	183700	204500	0.89829	R
4426	142/ 007/ 012/ /	1020	13 OLIVER DR	05/27/2021	9475	2286	Yes	211000	219000	0.96347	R
4431	142/ 007/ 017/ /	1020	18 OLIVER DR	07/16/2021	9498	2022	Yes	186900	229000	0.81616	R
5203	136/ 014/ 002/ /	1020	2 B HOPKINS DR	02/28/2022	9593	1466	Yes	201500	195000	1.03333	R
5599	125/ 030/ 001/ /	1020	81 A ROBINSON RD	03/17/2022	9600	885	Yes	350500	350000	1.00143	R
7514	173/ 025/ 043/ /	1020	43 WILLOW CREEK DR	01/06/2022	9576	2470	Yes	255200	260000	0.98154	R
7522	173/ 025/ 053/ /	1020	53 WILLOW CREEK DR	04/09/2021	9453	1033	Yes	260200	260000	1.00077	R
4015	148/ 040/ 051/ /	1020	16 RIVIERA RD	06/29/2021	9493	336	Yes	262600	271000	0.969	R
4035	148/ 040/ 071/ /	1020	36 RIVIERA RD	10/28/2021	9550	2287	Yes	251000	270000	0.92963	R
4040	148/ 040/ 076/ /	1020	37 RIVIERA RD	11/04/2021	9553	564	Yes	287600	290000	0.99172	R
4054	148/ 040/ 090/ /	1020	15 SHOAL CREEK RD	11/08/2021	9552	1542	Yes	288100	308000	0.93539	R
4082	148/ 040/ 118/ /	1020	6 SHOAL CREEK RD	06/03/2021	9478	2096	Yes	283500	300000	0.945	R
4420	142/ 007/ 006/ /	1020	6 OLIVER DR	05/26/2021	9475	337	Yes	193900	212000	0.91462	R
3202	168/ 068/ 042/ /	1020	322 FOX RUN	12/10/2021	9566	2038	Yes	357500	370000	0.96622	R



## Price Related Differential HUDSON NH

Internal ID	MBLU	Use Code	Location	Sale Date	Book	Page	Improved	Parcel Value	Sale Price	Ratio	Class
3207	168/ 068/ 047/ /	1020	327 FOX RUN	08/24/2021	9519	2281	Yes	393300	395000	0.9957	R
3232	168/ 068/ 072/ /	1020	417 ELK RUN	06/30/2021	9492	1929	Yes	340800	342500	0.99504	R
3234	168/ 068/ 074/ /	1020	419 ELK RUN	06/21/2021	9486	58	Yes	362100	363000	0.99752	R
3979	148/ 040/ 015/ /	1020	13 PINEHURST ST	08/27/2021	9526	2771	Yes	380300	390000	0.97513	R
4002	148/ 040/ 038/ /	1020	3 RIVIERA RD	05/27/2021	9476	147	Yes	293800	287500	1.02191	R
3030	149/ 001/ 095/ /	1020	21 SCOTTSDALE DR	07/30/2021	9506	1704	Yes	351500	350000	1.00429	R
3163	168/ 068/ 003/ /	1020	203 PHEASANT RUN	06/24/2021	9487	2877	Yes	256900	259000	0.99189	R
3164	168/ 068/ 004/ /	1020	204 PHEASANT RUN	05/10/2021	9468	729	Yes	259800	275000	0.94473	R
3183	168/ 068/ 023/ /	1020	303 FOX RUN	09/15/2021	9528	186	Yes	300300	369900	0.81184	R
3189	168/ 068/ 029/ /	1020	309 FOX RUN	06/01/2021	9507	1685	Yes	366400	365000	1.00384	R
3192	168/ 068/ 032/ /	1020	312 FOX RUN	06/30/2021	9492	513	Yes	323800	321900	1.0059	R
2942	149/ 001/ 007/ /	1020	2 STERLING WAY	03/11/2022	9596	1749	Yes	358900	410000	0.87537	R
2951	149/ 001/ 016/ /	1020	1 STERLING WAY	08/13/2021	9511	2073	Yes	385500	430000	0.89651	R
2955	149/ 001/ 020/ /	1020	6 LOGAN CT	10/28/2021	9547	567	Yes	418200	422500	0.98982	R
2962	149/ 001/ 027/ /	1020	38 SCOTTSDALE DR	05/26/2021	9476	1893	Yes	378200	375000	1.00853	R
3003	149/ 001/ 068/ /	1020	58 GLASGOW CIR	08/10/2021	9510	1653	Yes	370300	400000	0.92575	R
3013	149/ 001/ 078/ /	1020	53 GLASGOW CIR	12/17/2021	9573	2254	Yes	405600	425000	0.95435	R
2814	157/ 066/ 030/ /	1020	64 BARBARA LN	10/27/2021	9548	1618	Yes	422600	416000	1.01587	R
2817	157/ 066/ 033/ /	1020	70 BARBARA LN	04/27/2021	9463	1740	Yes	385400	378000	1.01958	R
2845	157/ 066/ 061/ /	1020	126 BARBARA LN	01/03/2022	9575	610	Yes	401100	421000	0.95273	R
2864	157/ 066/ 080/ /	1020	29 BARBARA LN	11/22/2021	9559	2347	Yes	305700	342000	0.89386	R
2877	157/ 066/ 093/ /	1020	67 BARBARA LN	11/12/2021	9554	150	Yes	390900	410000	0.95342	R
2886	157/ 066/ 102/ /	1020	93 BARBARA LN	06/25/2021	9488	2246	Yes	410200	390000	1.0518	R
1664	204/ 006/ 622/ /	1020	622 FOX HOLLOW DR	09/02/2021	9521	1208	Yes	245100	235000	1.04298	R
1666	204/ 006/ 624/ /	1020	624 FOX HOLLOW DR	02/07/2022	9587	644	Yes	247200	220000	1.12364	R
1697	204/ 006/ 733/ /	1020	733 FOX HOLLOW DR	10/28/2021	9550	2830	Yes	267200	277000	0.96462	R
1735	204/ 006/ 921/ /	1020	921 FOX HOLLOW DR	06/09/2021	9482	1221	Yes	248700	270000	0.92111	R

## Price Related Differential HUDSON NH

Internal ID	MBLU	Use Code	Location	Sale Date	Book	Page	Improved	Parcel Value	Sale Price	Ratio	Class
1743	204/ 006/ 931/ /	1020	931 FOX HOLLOW DR	07/30/2021	9505	748	Yes	260700	265000	0.98377	R
1747	204/ 006/ 935/ /	1020	935 FOX HOLLOW DR	07/20/2021	9500	511	Yes	255800	270000	0.94741	R
1223	216/ 018/ 056/ /	1020	26 A HOLLY LN	08/20/2021	9514	1899	Yes	263400	280000	0.94071	R
1533	204/ 006/ 117/ /	1020	117 FOX HOLLOW DR	09/29/2021	9534	991	Yes	250900	249000	1.00763	R
1535	204/ 006/ 121/ /	1020	121 FOX HOLLOW DR	05/18/2021	9476	978	Yes	254900	260000	0.98039	R
1537	204/ 006/ 123/ /	1020	123 FOX HOLLOW DR	07/16/2021	9502	2170	Yes	264200	265000	0.99698	R
1602	204/ 006/ 414/ /	1020	414 FOX HOLLOW DR	10/02/2021	9537	337	Yes	274500	266000	1.03196	R
1613	204/ 006/ 427/ /	1020	427 FOX HOLLOW DR	01/31/2022	9585	114	Yes	255800	280000	0.91357	R
281	246/ 066/ 002/ /	1021	39 B RIVER RD	12/15/2021	9568	142	Yes	327600	305000	1.0741	R
3465	179/ 040/ 001/ /	1021	115 A KIMBALL HILL RD	08/11/2021	9510	933	Yes	304900	288500	1.05685	R
3686	128/ 010/ 0-1/ /	1021	299 A WEBSTER ST	02/16/2022	9589	2421	Yes	474300	536700	0.88373	R
4351	151/ 054/ 001/ /	1021	2 A RANGERS DR	09/01/2021	9520	1185	Yes	311900	315000	0.99016	R
4403	151/ 033/ 001/ /	1021	23 1/2 A RANGERS DR	11/22/2021	9560	1523	Yes	293200	288700	1.01559	R
4718	162/ 062/ 001/ /	1021	7 A PAGET DR	07/28/2021	9504	393	Yes	301600	310000	0.9729	R
10087	138/ 095/ 001/ /	1021	237 A WEBSTER ST	02/18/2022	9590	859	Yes	265100	310000	0.85516	R
10518	191/ 102/ 001/ /	1021	55 A MELENDY RD	06/15/2021	9485	2263	Yes	414300	415000	0.99831	R
10851	259/ 008/ 001/ /	1021	151 A DRACUT RD	08/26/2021	9518	780	Yes	403500	485000	0.83196	R
10857	128/ 010/ 0-2/ /	1021	299 B WEBSTER ST	02/14/2022	9589	274	Yes	474300	532500	0.8907	R
8867	149/ 005/ 001/ /	1021	14 A SUNSHINE DR	03/17/2022	9598	2670	Yes	365500	420000	0.87024	R
9332	118/ 025/ 001/ /	1021	13 A LENNY LN	02/24/2022	9596	772	Yes	310000	330000	0.93939	R
9533	102/ 004/ 001/ /	1021	178 A OLD DERRY RD	07/30/2021	9505	1819	Yes	341900	330000	1.03606	R
9549	175/ 160/ 001/ /	1021	154 CENTRAL ST	08/27/2021	9520	2482	Yes	267700	250000	1.0708	R
9948	161/ 006/ 001/ /	1021	120 A BARRETT'S HILL RD	03/18/2022	9599	1442	Yes	230700	260000	0.88731	R
9953	153/ 001/ 001/ /	1021	37 A DUGOUT RD	11/10/2021	9553	72	Yes	451000	410000	1.1	R
6269	197/ 191/ 002/ /	1021	3 LINDEN ST	06/22/2021	9487	115	Yes	346400	380000	0.91158	R
6615	190/ 117/ 002/ /	1021	15 B GILLIS ST	11/04/2021	9550	2106	Yes	290400	285000	1.01895	R
8690	191/ 047/ 002/ /	1021	15 B A ST	10/21/2021	9549	1028	Yes	245100	285000	0.86	R



## Price Related Differential HUDSON NH

Internal ID	MBLU	Use Code	Location	Sale Date	Book	Page	Improved	Parcel Value	Sale Price	Ratio	Class
8697	150/ 011/ 001/ /	1021	98 A GREELEY ST	09/03/2021	9522	1051	Yes	289200	310000	0.9329	R
8862	149/ 008/ 002/ /	1021	11 B SUNSHINE DR	07/16/2021	9499	2590	Yes	348400	320000	1.08875	R
5309	110/ 009/ 001/ /	1021	5 A KINGSTON WAY	05/04/2021	9466	645	Yes	293100	284000	1.03204	R
5310	110/ 009/ 002/ /	1021	5 B KINGSTON WAY	06/15/2021	9483	2147	Yes	339300	307000	1.10521	R
5312	110/ 010/ 002/ /	1021	3 B KINGSTON WAY	04/26/2021	9460	2510	Yes	300100	285000	1.05298	R
5680	118/ 015/ 002/ /	1021	12 B LENNY LN	12/17/2021	9569	2366	Yes	287800	290000	0.99241	R
5685	118/ 012/ 001/ /	1021	6 A LENNY LN	10/27/2021	9547	167	Yes	282000	249000	1.13253	R
6259	197/ 186/ 002/ /	1021	8 LINDEN ST	07/30/2021	9506	2665	Yes	398600	424000	0.94009	R
3074	168/ 002/ 007/ /	1030	26 KRYSTAL DR	01/14/2022	9579	197	Yes	158300	175000	0.90457	R
3082	168/ 002/ 015/ /	1030	12 KRYSTAL DR	12/10/2021	9568	2634	Yes	152600	160000	0.95375	R
3484	178/ 013/ 007/ /	1030	60 MOBILE DR	11/29/2021	9560	2139	Yes	89000	116000	0.76724	R
3492	178/ 013/ 015/ /	1030	11 MOBILE DR	12/08/2021	9565	2412	Yes	98000	85000	1.15294	R
3555	178/ 013/ 085/ /	1030	73 MOBILE DR	08/13/2021	9514	1857	Yes	123500	117000	1.05556	R
3568	178/ 013/ 111/ /	1030	37 MOBILE DR	12/20/2021	9570	1777	Yes	135600	159900	0.84803	R
3569	178/ 013/ 112/ /	1030	39 MOBILE DR	03/18/2022	9604	292	Yes	88000	85300	1.03165	R
7942	175/ 034/ 004/ /	1030	10 VILLAGE LN	09/10/2021	9525	2448	Yes	88100	105000	0.83905	R
9959	178/ 013/ 068/ /	1030	77 MOBILE DR	04/28/2021	9464	416	Yes	97100	100000	0.971	R
10313	178/ 013/ 013/ /	1030	13 LOOP RD	10/19/2021	9544	386	Yes	113900	115000	0.99044	R
995	236/ 024/ 000/ /	1040	30 R GOWING RD	07/20/2021	9500	2732	Yes	462700	443000	1.04447	R
1857	204/ 038/ 000/ /	1040	3 LILY CTR	05/26/2021	9480	568	Yes	481700	469900	1.02511	R
2553	147/ 002/ 000/ /	1040	202 WEBSTER ST	11/30/2021	9562	1383	Yes	458700	440000	1.0425	R
3576	178/ 016/ 000/ /	1040	98 KIMBALL HILL RD	09/13/2021	9526	203	Yes	476900	561600	0.84918	R
4214	151/ 004/ 000/ /	1040	40 A + B BARRETT'S HILL RD	06/21/2021	9486	2296	Yes	412700	420000	0.98262	R
4893	131/ 066/ 000/ /	1040	17 OLD DERRY RD	08/04/2021	9507	2117	Yes	352500	300000	1.175	R
7282	191/ 110/ 000/ /	1040	41 MELENDY RD	07/19/2021	9509	2123	Yes	408200	485000	0.84165	R
7360	184/ 009/ 000/ /	1040	2 GORDON ST	12/09/2021	9565	2645	Yes	472800	430000	1.09954	R
8098	165/ 136/ 000/ /	1040	12 SUMMER AVE	09/27/2021	9532	873	Yes	412300	460000	0.8963	R



## Price Related Differential HUDSON NH

Internal ID	MBLU	Use Code	Location	Sale Date	Book	Page	Improved	Parcel Value	Sale Price	Ratio	Class
8873	150/ 008/ 001/ /	1040	6 SUNSHINE DR	03/18/2022	9599	408	Yes	586200	575000	1.01948	R
10854	128/ 010/ 001/ /	1040	289 A & B WEBSTER ST	04/08/2021	9452	1321	Yes	568300	550000	1.03327	R
5156	135/ 008/ 000/ /	1040	2 A - B GRIFFIN RD	11/23/2021	9558	2387	Yes	450900	443000	1.01783	R
5725	119/ 002/ 000/ /	1040	5 NOBBY LN	04/22/2021	9460	1391	Yes	512000	470000	1.08936	R
5791	106/ 011/ 000/ /	1040	150 OLD DERRY RD	06/07/2021	9479	2590	Yes	544100	474900	1.14572	R
5855	111/ 008/ 000/ /	1040	167 1/2 ROBINSON RD	12/29/2021	9574	806	Yes	447900	425000	1.05388	R
6582	182/ 045/ 000/ /	1040	5 MAPLE AVE	03/10/2022	9596	1584	Yes	349500	370000	0.9446	R
7111	182/ 159/ 000/ /	1040	8 -10 HURLEY ST	06/18/2021	9486	2628	Yes	429900	450000	0.95533	R
2722	167/ 052/ 000/ /	1070	135 HIGHLAND ST	09/17/2021	9528	156	Yes	547900	500000	1.0958	R
6362	198/ 126/ 000/ /	1070	8 CHARBONNEAU DR	08/09/2021	9509	2571	Yes	484300	502000	0.96474	R
9968	186/ 020/ 005/ /	1071	2 KARAS CROSSING DR	08/11/2021	9510	2163	Yes	804700	788000	1.02119	R
5899	111/ 001/ 000/ /	1080	4 TEAR DROP CIR	06/09/2021	9480	2511	Yes	597000	555000	1.07568	R
6240	197/ 035/ 000/ /	1080	8 WINNHAVEN DR	01/20/2022	9581	641	Yes	474600	475000	0.99916	R
6552	182/ 014/ 000/ /	1080	13 REED ST	09/10/2021	9525	1464	Yes	406800	367500	1.10694	R
7165	183/ 095/ 000/ /	1090	93 CENTRAL ST	11/17/2021	9558	2848	Yes	413800	358000	1.15587	R
5176	144/ 005/ 000/ /	111R	19 ROBINSON RD	08/11/2021	9511	883	Yes	510800	532000	0.96015	R
6726	191/ 132/ 000/ /	1120	18 ROOSEVELT AVE	12/09/2021	9566	367	Yes	11649800	12546000	0.92857	R
			R Improved Totals					172246060	175083000		
R Improved Count		394	R Improved Mean Ratio							0.991153	
			R Improved Weighted Mean							0.983797	
			R Improved P.R.D							1.007478	
			R Improved Median							0.991737	
			R Improved C.O.D							0.060668	
			Overall Median							0.990366	
			Overall C.O.D							0.062778	
			Overall P.R.D							1.007478	

Price Related Differential  
HUDSON NH

Internal ID	MBLU	Use Code	Location	Sale Date	Book	Page	Improved	Parcel Value	Sale Price	Ratio	Class
Record Count 394											

TOWN OF HUDSON, NH		
SALES VALIDITY CODES		
FOR FISCAL YEAR 2023		
<u>CODE</u>	<u>DESCRIPTION</u>	<u>QUAL./UNQUAL.</u>
00	VERIFIED BY DEED OR ASSURANCE	Q
01	VERIFIED BY BUYER	Q
02	VERIFIED BY SELLER	Q
03	VERIFIED BY AGENT	Q
04	VERIFIED BY OTHER SOURCE	Q
11	NO SEP ASSMT	U
12	SD PRE SALE	U
13	IMPROV.POST SALE	U
14	IMPROV. PRE SALE	U
15	IMPROV. INCOMPLETE	U
16	L/B SALE	U
17	LOT SALE	U
18	MULTIPLE PID	U
19	NP SAME	U
20	MULTIPLE TP	U
21	MPC SEP	U
22	UNK PRICE	U
23	NO STAMPS	U
24	SALE ABUTTER	U
25	NO EXPOSURE	U
26	MINERAL RIGHTS	U
27	DIV INT	U
28	LIFE ESTATE	U
29	ASSEM IMPACT	U
30	TIMESHARE	U
31	EASEMENT	U
32	TIMBER RIGHTS	U
33	TENANT TRANSFER	U
34	UTILITY TRANSFER	U
35	GOV'T TRANSFER	U
36	CHARITY TRANSFER	U
37	BANK TRANSFER	U
38	FAMILY TRANSFER	U
39	DIVORCE	U
40	BUSINESS	U
41	GOV'T RELATED	U
43	SHORT SALE	U
44	NON-MARKET	U
45	LOT ADJ	U
46	QUIET TRANSFER	U
47	CONVIEN SALE	U
48	COURT SALE	U



TOWN OF HUDSON, NH		
SALES VALIDITY CODES		
FOR FISCAL YEAR 2023		
<u>CODE</u>	<u>DESCRIPTION</u>	<u>QUAL./UNQUAL.</u>
49	IN LIEU FORECLOSURE	U
50	TAX SALE	U
51	FORECLOSURE	U
52	FORCED SALE	U
55	DEED COV	U
56	POOR TITLE	U
57	TRADE	U
58	INSTALLMENT	U
59	COMMON PROP	U
60	NO ASSMT REC	U
66	COMPLEX COMM	U
67	INCLUDES PP	U
68	MORTGAGE	U
69	LEASE	U
70	COST SHIFT	U
77	ENCUMB	U
80	SUBS HOUSING	U
81	ESTATE SALE	U
82	OLD DEED	U
87	OR LOC SAMP	U
88	OR PROP TYPE	U
89	RESALE	U
90	CURRENT USE	U
97	CONSV. EASEMENT	U
98	ASSMT CHANGE	U
99	UNCLASSIFIED	U
Q	UNKNOWN QUALIFIED	Q

**Appendix 'E': Land Tables**

- Land Use Codes
- Land Curve Report- Residential and Commercial
- Land Adjustments (Neighborhood)
- Neighborhood Map
- Site Index Table
- Acreage Discount Table

## Land Use Code Cost Settings HUDSON NH

Land Class	Use Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Height	Wall Hght Adjustment	Run Cost?
C	0310	PRI COMM		0310	COM	1 S15	1 S15	8,000	1.35	14	0.01	Yes
C	0313	LUMBER YRD		0313	COM	1 S20	1 S20	4,000	1.65	12	0.01	Yes
C	0314	C/R/I		0314	COM	1 S20	1 S20	4,000	1.65	12	0.01	Yes
C	0316	PRI COMM w/ RES/CU		0316	COM	1 S15	1 S15	8,000	1.35	14	0.01	Yes
C	0316R	PRI COMM w/ RES/CU MDL-01		0316R	SIN	1 S35	1 S35	2,200	4.00			Yes
C	0323	SHOPPING CENTER		0323	COM	1 S20	1 S20	4,000	1.65	12	0.01	Yes
C	0325	CONV FOOD		0325	COM	1 S20	1 S20	4,000	1.65	12	0.01	Yes
C	0325R	STORE MDL-01		0325R	SIN	1 S35	1 S35	2,200	4.00			Yes
C	0326	RESTAURANT/BAR		0326	COM	1 S20	1 S20	4,000	1.65	12	0.01	Yes
C	0330	AUTO V S&S		0330	COM	1 S20	1 S20	4,000	1.65	12	0.01	Yes
C	0332	AUTO REPR		0332	COM	1 S20	1 S20	4,000	1.65	12	0.01	Yes
C	0332R	AUTO REPR MDL-01	01	0332R	SIN	1 S35	1 S35	2,200	4.00			Yes
C	0335	CAR WASH		0335	COM	1 S20	1 S20	4,000	1.65	12	0.01	Yes
C	0337R	PRKG LOT MDL-01		0337R	SIN	1 S35	1 S35	2,200	4.00			Yes
C	0340	OFFICE BLD		0340	COM	1 S20	1 S20	4,000	1.65	12	0.01	Yes
C	0340R	OFFICE BLD MDL-01		0340R	SIN	1 S35	1 S35	2,200	4.00			Yes
C	0355	FUNERAL HM		0355	COM	1 S20	1 S20	4,000	1.65	12	0.01	Yes
C	0360	CU-COMM		0360	COM	1 S20	1 S20	4,000	1.65	12	0.01	Yes
C	0410C	SAND/GRAVEL PLANT		0410C	COM	1 S20	1 S20	4,000	1.65	12	0.01	Yes
C	0460	MIX USE CMCU		0460	COM	1 S20	1 S20	4,000	1.65	12	0.01	Yes
C	3010	MOTELS	94	3010	COM	1 S20	1 S20	4,000	1.65	12	0.01	Yes
C	3040	NURSING HOME	94	3040	COM	1 S20	1 S20	4,000	1.65	12	0.01	Yes
C	3050	HOSP PVT		3050	COM	1 S20	1 S20	4,000	1.65	12	0.01	Yes
C	3110	GAS STORAGE		3110	COM	1 S15	1 S15	8,000	1.35	14	0.01	Yes
C	311V	GAS STORAGE MDL-00		311V		1 NSZ	1 NSZ	0	0.00			Yes
C	3130	LUMBER YARD		3130	COM	1 S15	1 S15	8,000	1.35	14	0.01	Yes
C	3160	COMM WHSE	94	3160	COM	1 S20	1 S20	4,000	1.65	12	0.01	Yes
C	316V	COMM WHSE MDL-00		316V		1 NSZ	1 NSZ	0	0.00			Yes



## Land Use Code Cost Settings HUDSON NH

Land Class	Use Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Height	Wall Hght Adjustment	Run Cost?
C	3170	FARM BLDGS		3170			1 NSZ	0	0.00			Yes
C	3210	HARDWARE STORE		3210	COM	1 S20		4,000	1.65	12	0.01	Yes
C	3220	DISCOUNT STORE	94	3220	COM	1 S20		4,000	1.65	12	0.01	Yes
C	3230	SHOPPING CENTER		3230	COM	1 S20		4,000	1.65	12	0.01	Yes
C	3250	STORE		3250	COM	1 S20		4,000	1.65	12	0.01	Yes
C	325R	STORE MDL-01	01	325R	SIN	1 S35		2,200	4.00			Yes
C	325V	STORE MDL-00	00	325V		1 NSZ		0	0.00			Yes
C	3260	RESTAURANT/BAR		3260	COM	1 S20		4,000	1.65	12	0.01	Yes
C	3300	AUTO SALE/SV		3300	COM	1 S15		8,000	1.35	14	0.01	Yes
C	330V	AUTO SALE/SV MDL-00	00	330V		1 NSZ		0	0.00			Yes
C	3310	AUTO PARTS		3310	COM	1 S20		4,000	1.65	12	0.01	Yes
C	3320	AUTO REPR		3320	COM	1 S20		4,000	1.65	12	0.01	Yes
C	3330	GASOLINE SALES/SERVICE		3330	COM	1 S20		4,000	1.65	12	0.01	Yes
C	3350	CAR WASH		3350	COM	1 S25		4,000	2.00	12	0.01	Yes
C	3370	PARKING LOT		3370		1 NSZ		0	0.00			Yes
C	3380	OTH MTR SS		3380	COM	1 S20		4,000	1.65	12	0.01	Yes
C	3400	OFFICE BLD MDL-94		3400	COM	1 S20		4,000	1.65	12	0.01	Yes
C	340I	OFFICE BLD MDL-96		340I	COM	1 S15		8,000	1.35	14	0.01	Yes
C	340R	OFFICE BLD MDL-01		340R	SIN	1 S35		2,200	4.00			Yes
C	3410	BANK BLDG		3410	COM	1 S20		4,000	1.65	12	0.01	Yes
C	3510	EDUC BLDG		3510	COM	1 S20		4,000	1.65	12	0.01	Yes
C	3520	DAY CARE		3520	COM	1 S20		4,000	1.65	12	0.01	Yes
C	3670	RACETRACK		3670	COM	1 S20		4,000	1.65	12	0.01	Yes
C	3710	ICE SKATE		3710	COM	1 S20		4,000	1.65	12	0.01	Yes
C	3740	HEALTH CLUB		3740	COM	1 S20		4,000	1.65	12	0.01	Yes
C	3780	INDOOR FIRING RANGE	96	3780	COM	1 S15		8,000	1.35	14	0.01	Yes
C	378I	INDOOR FIRING RANGE	96	378I	COM	1 S15		8,000	1.35	14	0.01	Yes
C	3800	GOLF CRSE		3800	COM	1 S20		4,000	1.65	12	0.01	Yes
C	380V	GOLF CRSE MDL-00		380V		1 NSZ		0	0.00			Yes
C	3840	MARINAS		3840	COM	1 S20		4,000	1.65	12	0.01	Yes
C	385C	FISH&GAME MDL-94		385C	COM	1 S20		4,000	1.65	12	0.01	Yes

## Land Use Code Cost Settings HUDSON NH

Land Class	Use Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Height	Wall Hght Adjustment	Run Cost?
C	3880	OTHR OUTDR		3880		1 NSZ		0	0.00			Yes
C	3890	AGRIC BLDG		3890	COM	1 S20		4,000	1.65	12	0.01	Yes
C	3900	VAC COM DEVEL LAND		3900		1 NSZ		4,000	1.65	12	0.01	Yes
C	3920	VAC COM UNDEV LAND		3920		1 NSZ		4,000	1.65	12	0.01	Yes
C	3990	COM GROUND LEASE		3990	COM	1 S15		8,000	1.35	14	0.01	Yes
C	3991	COM GROUND LEASE MDL-96	96	3991	COM	1 S15		8,000	1.35	14	0.01	Yes
C	399V	COM GROUND LEASE MDL-00		399V		1 NSZ		0	0.00			Yes

E	9000	FEDERAL PROP		9000		1 NSZ		0	0.00			Yes
E	9001	FEDERAL PROP MDL-96 96		9001	COM	1 S15		8,000	1.35	14	0.01	Yes
E	9010	STATE NH MDL-00		9010		1 NSZ		0	0.00			Yes
E	901R	STATE NH MDL-01		901R	SIN	1 S35		2,200	4.00			Yes
E	9030	TOWN PROP		9030		1 NSZ		0	0.00			Yes
E	903C	TOWN PROP MDL-94 94		903C	COM	1 S20		4,000	1.65	12	0.01	Yes
E	903I	TOWN PROP MDL-96 96		903I	COM	1 S15		8,000	1.35	14	0.01	Yes
E	903R	TOWN PROP MDL-01 01		903R	SIN	1 S35		2,200	4.00			Yes
E	903V	TOWN PROP MDL-00		903V		1 NSZ		0	0.00			Yes
E	9050	CHARITABLE		9050	COM	1 S20		4,000	1.65	12	0.01	Yes
E	905C	CHARITABLE MDL-94 94		905C	COM	1 S20		4,000	1.65	12	0.01	Yes
E	905R	CHARITABLE MDL-01 01		905R	SIN	1 S35		2,200	4.00			Yes
E	905V	CHARITABLE MDL-00		905V		1 NSZ		0	0.00			Yes
E	9060	RELIGIOUS		9060	COM	1 S20		4,000	1.65	12	0.01	Yes
E	906C	RELIGIOUS MDL-94 94		906C	COM	1 S20		4,000	1.65	12	0.01	Yes
E	906R	RELIGIOUS MDL-01		906R	SIN	1 S35		2,200	4.00			Yes
E	906V	RELIGIOUS MDL-00		906V		1 NSZ		0	0.00			Yes
E	9070	CEMETERY-PRIV		9070	COM	1 S20		4,000	1.65	12	0.01	Yes
E	907V	CEMETERY-PRIV MDL-00		907V		1 NSZ		0	0.00			Yes
E	9090	CONSRVTN - TOWN OWNED		9090		1 NSZ		0	0.00			Yes

## Land Use Code Cost Settings HUDSON NH

Land Class	Use Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Height	Wall Hight Adjustment	Run Cost?
E	9100	TOTAL VET EX	01	910R	SIN	1 S35	2,200	4.00				Yes
E	910R	TOTAL VET EX MDL-01	01	910R	SIN	1 S35	2,200	4.00				Yes
E	9110	OTH TWN PROP		9110	COM	1 S20	4,000	1.65		12	0.01	Yes
E	911V	OTH TWN PROP		911V		1 NSZ	0	0.00				Yes
E	9120	SCHOOL DIST OWNED		9120		1 NSZ	0	0.00				Yes
E	912C	SCHOOL DIST OWNED MDL-94	94	912C	COM	1 S20	4,000	1.65		12	0.01	Yes
E	912R	SCHOOL DIST OWNED MDL-01	01	912R	SIN	1 S35	2,200	4.00				Yes
E	9900	CONDO COMPLX DESC		9900		1 NSZ	0	0.00				Yes
E	990C	CONDO COMPLX DESC MDL-94	94	990C	COM	1 S20	4,000	1.65		12	0.01	Yes
E	990R	CONDO COMPLX DESC MDL-01	01	990R	SIN	1 S35	2,200	4.00				Yes
E	990V	CONDO COMPLX DESC MDL-00		990V		1 NSZ	0	0.00				Yes
E	9960	COMMON LAND/OPEN SPACE		9960		1 NSZ	0	0.00				Yes
E	996V	COMMON LAND/OPEN SPACE		996V		1 NSZ	0	0.00				Yes

I	0401	IND WHSE		0401	COM	1 S20	4,000	1.65		12	0.01	Yes
I	0410	IND-RESD		0410	COM	1 S20	4,000	1.65		12	0.01	Yes
I	0430	IND-COMM		0430	COM	1 S20	4,000	1.65		12	0.01	Yes
I	4000	MANF PLANT		4000	COM	1 S15	8,000	1.35		14	0.01	Yes
I	400V	MANF PLANT MDL-00		400V		1 NSZ	0	0.00				Yes
I	4010	IND WAREHSE		4010	COM	1 S15	8,000	1.35		14	0.01	Yes
I	401C	IND WAREHSE MDL-94	94	401C	COM	1 S20	4,000	1.65		12	0.01	Yes
I	401V	IND WAREHSE MDL-00		401V		1 NSZ	0	0.00				Yes
I	4020	IND OFFICE MDL-96		4020	COM	1 S15	8,000	1.35		14	0.01	Yes
I	4022	IND BLDG		4022	COM	1 S15	8,000	1.35		14	0.01	Yes
I	402C	IND OFFICE MDL-94		402C	COM	1 S20	4,000	1.65		12	0.01	Yes
I	4030	ACCLND MFG		4030	COM	1 S15	8,000	1.35		14	0.01	Yes
I	403V	IND ACC LOT		403V		1 NSZ	0	0.00				Yes



## Land Use Code Cost Settings HUDSON NH

Land Class	Use Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Height	Wall Hight Adjustment	Run Cost?
I	4040	RES & DEVEL FACIL		4040	COM	1	S15	8,000	1.35	14	0.01	Yes
I	4100	SAND&GRAVL		4100		1	NSZ	0	0.00			Yes
I	410C	SAND&GRAVL MDL-94	94	410C	COM	1	S20	4,000	1.65	12	0.01	Yes
I	410I	SAND&GRAVL MDL-96	96	410I	COM	1	S15	8,000	1.35	14	0.01	Yes
I	410R	SAND&GRAVL MDL-01	01	410R	SIN	1	S35	2,200	4.00			Yes
I	4120	QUARRY		4120	COM	1	S15	8,000	1.35	14	0.01	Yes
I	412R	QUARRY MDL-01	01	412R	SIN	1	S35	2,200	4.00			Yes
I	4220	ELEC LND AND PLANT		4220	COM	1	S15	8,000	1.35	14	0.01	Yes
I	422V	ELEC LND AND PLANT MDL-00		422V		1	NSZ	0	0.00			Yes
I	4260	GASLNDPLANT		4260		1	NSZ	0	0.00			Yes
I	4300	TELE XCHG		4300	COM	1	S15	8,000	1.35	14	0.01	Yes
I	430V	TELE XCHG MDL-00		430V		1	NSZ	0	0.00			Yes
I	4310	TEL RELAY TOWER		4310		1	NSZ	0	0.00			Yes
I	431I	TEL RELAY TOWER MDL-96	96	431I	COM	1	S15	8,000	1.35	14	0.01	Yes
I	4340	TELCOMM PROP		4340	COM	1	S15	8,000	1.35	14	0.01	Yes
I	434V	TELCOMM PROP		434V		1	NSZ	0	0.00			Yes
I	4350	CABLE PROP		4350	COM	1	S15	8,000	1.35	14	0.01	Yes
I	435V	CABLE PROP		435V		1	NSZ	0	0.00			Yes
I	4400	VAC IND DEVEL LAND		4400		1	NSZ	0	0.00			Yes
I	4410	VAC INC POT DEVEL LAND		4410		1	NSZ	0	1.35			Yes

R	0101	Single Fam		0101	SIN	1	S35	2,200	4.00			Yes
R	0104	Two Family		0104	SIN	1	S35	2,200	4.00			Yes
R	0105	THREE FAM		0105	SIN	1	S35	2,200	4.00			Yes
R	0121	BOARDNG HS		0121	SIN	1	S35	2,200	4.00			Yes
R	0130	PRI RES w/ COM		0130	SIN	1	S35	2,200	4.00			Yes
R	0136	R/C/CU		0136	SIN	1	S35	2,200	4.00			Yes
R	0140	PRI RES w/ IND		0140	SIN	1	S35	2,200	4.00			Yes
R	0160	CU-RES		0160	SIN	1	S35	2,200	4.00			Yes

## Land Use Code Cost Settings HUDSON NH

Land Class	Use Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Height	Wall Hight Adjustment	Run Cost?
R	1010	SINGLE FAMILY DWELLING	01	1010	SIN	1	S50	2,200	4.00			Yes
R	1013	SFR WATER MDL-01	01	1013	SIN	1	S50	2,200	4.00			Yes
R	101C	SINGLE FAMILY DWELLING MDL-94	94	101C	COM	1	S20	4,000	1.65	12	0.01	Yes
R	101V	SINGLE FAMILY DWELLING MDL-00	00	101V	SIN	1	NSZ	0	0.00			Yes
R	1020	CONDO	05	1020	CND	1	S40	1,600	4.00			Yes
R	1021	DUPLEX STYLE CONDO	05	1021	CND	1	S35	1,600	4.00			Yes
R	1023	VACANT CONDO LOT	00	1023	CND	1	NSZ	0	4.00			Yes
R	102V	CONDOMINIUM MDL-00		102V	CND	1	NSZ	0	4.00			Yes
R	1030	MOBILE HOME		1030	SIN	1	S35	840	4.00			Yes
R	1040	TWO-FAMILY DWELLING		1040	SIN	1	S35	2,200	4.00			Yes
R	104C	TWO-FAMILY DWELLING MDL-94		104C	COM	1	S20	4,000	1.65	12	0.01	Yes
R	104V	TWO-FAMILY DWELLING MDL-00		104V		1	NSZ	0	4.00			Yes
R	1050	THREE FAM		1050	SIN	1	S35	2,200	4.00			Yes
R	1060	AC LND IMP		1060		1	NSZ	0	0.00			Yes
R	106R	AC LND IMP MDL-01		106R	SIN	1	S40	2,200	4.00			Yes
R	1070	ACCESSORY LIVING UNIT		1070	SIN	1	S35	2,200	4.00			Yes
R	1071	Accessory Dwelling Unit 3-16-17 forward		1071	SIN	1	S35	2,200	4.00			Yes
R	1080	IN-LAW NOT KNOWN TO BE LEGAL		1080	SIN	1	S35	2,200	4.00			Yes
R	1090	MULTI HSES		1090	SIN	1	S35	2,200	4.00			Yes
R	1100	MOBILE HOME PARK		1100		1	NSZ	0	4.00			Yes
R	110R	MOBILE HOME PARK MD-01	01	110R	SIN	1	S35	2,200	4.00			Yes
R	110V	MOBILE HOME PARK		110V		1	NSZ	0	4.00			Yes
R	1110	APT 4-8		1110	COM	1	S20	4,000	1.65	10	0.01	Yes
R	111R	APT 4-8 MDL-01	01	111R	SIN	1	S35	2,200	4.00			Yes
R	1120	APT 8 + UP		1120	COM	1	S20	4,000	1.65	10	0.01	Yes
R	1300	VAC RESD		1300		1	NSZ	0	0.00			Yes
R	1310	VAC POT RESD		1310		1	NSZ	0	0.00			Yes
R	1320	VAC RES UNDV		1320		1	NSZ	0	0.00			Yes

## Land Use Code Cost Settings HUDSON NH

Land Class	Use Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Height	Wall Hight Adjustment	Run Cost?
R	995	CONDO MAIN		995	CND	1				8		Yes
S	0640	No Description		0640			1 NSZ	0	0.00			Yes
S	6000	FARM		6000			1 NSZ	0	0.00			Yes
S	6100	CU FARM		6100			1 NSZ	0	0.00			Yes
S	6200	CU-MANG HDWD		6200			1 NSZ	0	0.00			Yes
S	6400	CU-MANG PINE		6400			1 NSZ	0	0.00			Yes
S	6600	CU-UMN HDWD		6600			1 NSZ	0	0.00			Yes
S	6700	CU-UNPROD		6700			1 NSZ	0	0.00			Yes
S	6750	CURRENT USE WETLANDS		6750			1 NSZ	0	0.00			Yes
S	6800	CU-UNM OTH		6800			1 NSZ	0	0.00			Yes
S	6900	CU-UNM PINE		6900			1 NSZ	0	0.00			Yes



*Land Curve Report*  
*Class : R    NBHD : default   SI : default*

HUDSON

2022

CAMA

RUN TIME: 12/12/2022 4:29:22 PM

Units	Land Value
0.05	4750.00
0.06	5880.00
0.07	7070.00
0.08	8320.00
0.09	9630.00
0.10	11000.00
0.11	12210.00
0.12	13440.00
0.13	14690.00
0.14	15960.00
0.15	17250.00
0.16	18560.00
0.17	19890.00
0.18	21240.00
0.19	22610.00
0.20	24000.00
0.21	25410.00
0.22	26840.00
0.23	28290.00
0.24	29760.00
0.25	31250.00
0.27	34074.00
0.29	36946.00
0.31	39866.00
0.33	42834.00
0.35	45850.00
0.37	48914.00
0.39	52026.00
0.41	55186.00
0.43	58394.00
0.45	61650.00

PRINTED: 12/12/2022 4:29:50  
PM

LandCurves  
RUN BY: CORP\mtarel

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Land Curve Report  
Class : R NBHD : default SI : default

HUDSON

2022

CAMA

RUN TIME: 12/12/2022 4:29:22 PM

0.47	64954.00
0.49	68306.00
0.50	70000.00
0.52	73424.00
0.54	76896.00
0.56	80416.00
0.58	83984.00
0.60	87600.00
0.62	91264.00
0.64	94976.00
0.66	98736.00
0.68	102544.00
0.70	106400.00
0.72	110304.00
0.74	114256.00
0.75	116250.00
0.77	120274.00
0.79	124346.00
0.81	128466.00
0.83	132634.00
0.85	136850.00
0.87	141114.00
0.89	145426.00
0.91	149786.00
0.93	154194.00
0.95	158650.00
0.97	163154.00
0.99	167706.00
1.00	170000.00
10.90	20197700.00
20.80	73548800.00
30.70	160223300.00

*Land Curve Report*  
*Class : R NBHD : default SI : default*

HUDSON

2022

CAMA

RUN TIME: 12/12/2022 4:29:22 PM

40.60	280221200.00
50.50	433542500.00
60.40	620187200.00
70.30	840155300.00
80.20	1093446800.00
90.10	1380061700.00
100.00	1700000000.00



Land Curve Report  
Class : C NBHD : default SI : default

HUDSON

2022

CAMA

RUN TIME: 12/12/2022 4:27:21 PM

Units	Land Value
0.05	7150.00
0.06	8892.00
0.07	10738.00
0.08	12688.00
0.09	14742.00
0.10	16900.00
0.11	18733.00
0.12	20592.00
0.13	22477.00
0.14	24388.00
0.15	26325.00
0.16	28288.00
0.17	30277.00
0.18	32292.00
0.19	34333.00
0.20	36400.00
0.21	38493.00
0.22	40612.00
0.23	42757.00
0.24	44928.00
0.25	47125.00
0.27	51316.20
0.29	55569.80
0.31	59885.80
0.33	64264.20
0.35	68705.00
0.37	73208.20
0.39	77773.80
0.41	82401.80
0.43	87092.20
0.45	91845.00

PRINTED: 12/12/2022 4:27:50 PM

LandCurves

RUN BY: CORP\mtarel

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*Land Curve Report*  
*Class : C NBHD : default SI : default*

HUDSON

2022

CAMA

RUN TIME: 12/12/2022 4:27:21 PM

0.47	96660.20
0.49	101537.80
0.50	104000.00
0.52	109241.60
0.54	114566.40
0.56	119974.40
0.58	125465.60
0.60	131040.00
0.62	136697.60
0.64	142438.40
0.66	148262.40
0.68	154169.60
0.70	160160.00
0.72	166233.60
0.74	172390.40
0.75	175500.00
0.77	181781.60
0.79	188146.40
0.81	194594.40
0.83	201125.60
0.85	207740.00
0.87	214437.60
0.89	221218.40
0.91	228082.40
0.93	235029.60
0.95	242060.00
0.97	249173.60
0.99	256370.40
1.00	260000.00
10.90	30890600.00
20.80	112486400.00
30.70	245047400.00

PRINTED: 12/12/2022 4:27:50  
PM

LandCurves  
RUN BY: CORP\mtarel

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*Land Curve Report*  
*Class : C NBHD : default SI : default*

HUDSON

2022

CAMA

RUN TIME: 12/12/2022 4:27:21 PM

40.60	428573600.00
50.50	663065000.00
60.40	948521600.00
70.30	1284943400.00
80.20	1672330400.00
90.10	2110682600.00
100.00	2600000000.00



## Land Street Index Descriptions and Adjustments HUDSON NH

Code	Description	Adjustment
AP1	Apartments Fair	1.000
AP2	Apartments Average	1.000
AP3	Apartments Good	1.000
AP4	Apartments Excellent	1.000
C01	Condo-Barretts Hill (4 Units)	1.000
C02	Condo-Hopkins Drive	1.000
CAF	Condo-Abbott Farm	1.000
CAL	Condo-Abbie's Landing	1.000
CBH	Condo-Bonnie Heights	1.000
CCP	Condo-Compass Point	1.000
CCR	Condo-Robinson Road	1.000
CCV	Cobblestone Village Condos	1.000
CDR	315 Derry Rd Ind Condos	1.000
CDX	Condexes	1.000
CEV	Condo-Elmwood Village	1.000
CFD	Condo-Fdr	1.000
CFH	Condo-Fox Hollow	1.000
CHL	Condo-Heritage Landing	1.000
CHM	Hudson Meadows Condominium	1.000
CHS	3 Highland St Condos	1.000
CHW	Condo-Highland Woods	1.000
CID	Condo Industrial Drive	1.000
CIS	Condo Site Drive	1.000

## Land Street Index Descriptions and Adjustments HUDSON NH

Code	Description	Adjustment
CLH	Condo-Library And Highland Streets	1.000
CLK	Condo-Lockwood Place	1.000
CLL	Condo Lower Lowell Street	1.000
CLP	Condo-Lexington Place	1.000
CMP	Mission Point Condominium	1.000
COB	Condo-Oblate Retreat - Apts	1.000
COR	Oak Ridge Condos	1.000
CPK	Condo-Parkland Terrace	1.000
CRA	Roosevelt Avenue Condominiums	1.000
CRB	Condo-Reeds Brook Village	1.000
CRG	Condo-Rolling Green	1.000
CRR	Condo - River Ridge	1.000
CRS	Condo Rebel Square	1.000
CRV	Condo-Robinview	1.000
CRW	Condo - River Walk	1.000
CSH	Condo-Shepherd's Hill	1.000
CSR	Condo-Sparkling River	1.000
CTC	Condo-Terraces	1.000
CTL	Commercial Condos Tracy Lane	1.000
CUL	Condo Upper Lowell	1.000
CVB	Condo-Village At Barretts Hill	1.000
CWC	Condo-Westchester Court	1.000

## Land Street Index Descriptions and Adjustments HUDSON NH

Code	Description	Adjustment
CWH	Condo-Woodland Heights	1.000
CWL	Condo-Willow Creek	1.000
CWR	69 Windham Road Condominiums	1.000
HME	Hudson Mobile Estates	1.000
HP	Hudson Park	1.000
IB	Bae Complex	1.000
ID	Ind Property Derry Road	1.000
IE	Industrial-Elm St	1.250
IG	Ind Parcels In G/G-1 Zones/Nonconforming	1.000
IH	Hudson Park	1.000
IS	Sagamore Industrial Park	1.250
KD	Mobile Home Park	1.000
MC1	Comm Lower Central St	1.100
MC2	Commercial Central St	1.500
MD	Commerical On Derry Rd	1.100
MD1	Area Below Elm St	1.500
MD2	Commercial Rt 102 Londonderry Line	1.000
MD3	Mid Derry Comm Area	1.650
MF1	Lower Ferry Comm Area	1.650
MF2	Upper Ferry Comm Area	1.250
MG	General Comm Areas	0.750
ML1	Comm-Lowell St Map 10 Area	2.600



## Land Street Index Descriptions and Adjustments HUDSON NH

Code	Description	Adjustment
ML2	Comm- Upper Lowell St	1.500
MLS	Commercial Library Street Area	1.100
MP1	Mobile Home Park Fair	1.000
MP2	Mobile Home Park Avg	1.000
MP3	Mobile Home Park Avg/Good	1.000
MP4	Mobile Home Park Good	1.000
MS	Commercial Sagamore Area	3.100
OP	For Open Space-Cluster Subdivisions	1.000
OT	Ottarnic Pond Man Hse Park	1.000
RC	Residential Fair	0.900
RD	Residential Avg/Fair	0.950
RE	Residential Average	1.000
REN	Residential Eagles Nest	1.050
RF	Residential Good	1.050
RG	Residential Very Good	1.100
RGD	Rolling Green Detached Condos	1.000
RH	Residential Excellent	1.150
RX	Land Leased From State	1.000

## SPECIAL LAND CALCULATION HUDSON NH

Code	Unit Type	Description	Affect On Price	Price Adjust	Affect Total or Units	Factor
AG	*	NBHD - AVG/GD	None	0.00	Units	1.00
EX	*	NBHD - EXCELLENT	None	0.00	Units	1.10
FA	*	NBHD - FAIR/AVG	None	0.00	Units	1.00
FP	*	NBHD - FAIR-	None	0.00	Units	1.00
FR	*	NBHD - FAIR	None	0.00	Units	1.00
GD	*	NBHD - GOOD	None	0.00	Units	1.05
GF	*	NBHD - GOLF COURSE	None	0.00	Units	1.10
LL	*	NBHD - LEASED	None	0.00	Units	1.00
R	*	NBHD - RIVER FRT	None	0.00	Units	1.05
TH	*	NBHD - TRAF HEAVY	None	0.00	Units	1.00
TL	*	NBHD - TRAF LGT	None	0.00	Units	1.00
TM	*	NBHD - TRAF MED	None	0.00	Units	1.00
VG	*	NBHD - VERY GD	None	0.00	Units	1.00







## SITE INDEX TABLE HUDSON NH

Land Class	Site Index	Description	Influ Factor
C	1	SITE INDEX 1	1.000
C	2	SITE INDEX 2	1.000
C	3	SITE INDEX 3	1.000
C	4	SITE INDEX 4	1.000
C	5	SITE INDEX 5	1.000
C	6	OB VIEW	1.000
C	7	G VIEW	1.000
C	8	VG VIEW	1.000
C	9	POND	1.000
C	A	C/I POOR	1.000
C	B	C/I FAIR -	1.000
C	C	C/I FAIR	1.000
C	D	C/I AVE -	1.000
C	E	C/I AVE	1.000
C	F	C/I AVE +	1.000
C	G	C/I GD	1.000
C	H	C/I GD +	1.000
C	I	C/I VG	1.000
C	J	C/I EXC	1.000
C	K	C/I EXC +	1.000
E	1	SITE INDEX 1	1.000
E	2	SITE INDEX 2	1.000
E	3	SITE INDEX 3	1.000
E	4	SITE INDEX 4	1.000
E	5	SITE INDEX 5	1.000
E	6	OB VIEW	1.000
E	7	G VIEW	1.000
E	8	VG VIEW	1.000



## SITE INDEX TABLE HUDSON NH

Land Class	Site Index	Description	Influ Factor
E	9	POND	1.000
E	A	C/I POOR	1.000
E	B	C/I FAIR -	1.000
E	C	C/I FAIR	1.000
E	D	C/I AVE -	1.000
E	E	C/I AVE	1.000
E	F	C/I AVE +	1.000
E	G	C/I GD	1.000
E	H	C/I GD +	1.000
E	I	C/I VG	1.000
E	J	C/I EXC	1.000
E	K	C/I EXC +	1.000
I	1	SITE INDEX 1	1.000
I	2	SITE INDEX 2	1.000
I	3	SITE INDEX 3	1.000
I	4	SITE INDEX 4	1.000
I	5	SITE INDEX 5	1.000
I	6	OB VIEW	1.000
I	7	G VIEW	1.000
I	8	VG VIEW	1.000
I	9	POND	1.000
I	A	C/I POOR	1.000
I	B	C/I FAIR -	1.000
I	C	C/I FAIR	1.000
I	D	C/I AVE -	1.000
I	E	C/I AVE	1.000
I	F	C/I AVE +	1.000
I	G	C/I GD	1.000
I	H	C/I GD +	1.000

## SITE INDEX TABLE HUDSON NH

Land Class	Site Index	Description	Influ Factor
I	I	C/I VG	1.000
I	J	C/I EXC	1.000
I	K	C/I EXC +	1.000
O	1	SITE INDEX 1	1.000
O	2	SITE INDEX 2	1.000
O	3	SITE INDEX 3	1.000
O	4	SITE INDEX 4	1.000
O	5	SITE INDEX 5	1.000
O	6	OB VIEW	1.150
O	7	G VIEW	1.200
O	8	VG VIEW	1.500
O	9	POND	1.800
O	A	C/I POOR	1.350
O	B	C/I FAIR -	1.400
O	C	C/I FAIR	1.450
O	D	C/I AVE -	1.500
O	E	C/I AVE	1.750
O	F	C/I AVE +	1.850
O	G	C/I GD	2.000
O	H	C/I GD +	3.000
O	I	C/I VG	3.500
O	J	C/I EXC	3.750
O	K	C/I EXC +	5.000
P	1	SITE INDEX 1	0.600
P	2	SITE INDEX 2	0.800
P	3	SITE INDEX 3	0.850
P	4	SITE INDEX 4	1.000
P	5	SITE INDEX 5	1.100

## SITE INDEX TABLE HUDSON NH

Land Class	Site Index	Description	Influ Factor
P	6	SITE INDEX 6	1.150
P	7	SITE INDEX 7	1.250
P	8	SITE INDEX 8	1.400
P	9	SITE INDEX 9	1.550
P	A		1.000
P	B		1.000
P	C		1.000
P	D		1.000
P	E		1.000
P	F		1.000
P	G		1.000
P	H		1.000
P	I		1.000
R	1	SITE INDEX 1	1.000
R	2	SITE INDEX 2	1.000
R	3	SITE INDEX 3	1.000
R	4	SITE INDEX 4	1.000
R	5	SITE INDEX 5	1.000
R	6	OB VIEW	1.000
R	7	G VIEW	1.000
R	8	VG VIEW	1.000
R	9	POND	1.000
R	A	C/I POOR	1.000
R	B	C/I FAIR -	1.000
R	C	C/I FAIR	1.000
R	D	C/I AVE -	1.000
R	E	C/I AVE	1.000
R	F	C/I AVE +	1.000
R	G	C/I GD	1.000



## SITE INDEX TABLE HUDSON NH

Land Class	Site Index	Description	Influ Factor
R	H	C/I GD +	1.000
R	I	C/I VG	1.000
R	J	C/I EXC	1.000
R	K	C/I EXC +	1.000
S	1	SITE INDEX 1	1.000
S	2	SITE INDEX 2	1.000
S	3	SITE INDEX 3	1.000
S	4	SITE INDEX 4	1.000
S	5	SITE INDEX 5	1.000
S	6	OB VIEW	1.000
S	7	G VIEW	1.000
S	8	VG VIEW	1.000
S	9	POND	1.000
S	A	C/I POOR	1.000
S	B	C/I FAIR -	1.000
S	C	C/I FAIR	1.000
S	D	C/I AVE -	1.000
S	E	C/I AVE	1.000
S	F	C/I AVE +	1.000
S	G	C/I GD	1.000
S	H	C/I GD +	1.000
S	I	C/I VG	1.000
S	J	C/I EXC	1.000
S	K	C/I EXC +	1.000
U	1	SITE INDEX 1	1.000
U	2	SITE INDEX 2	1.000
U	3	SITE INDEX 3	1.000
U	4	SITE INDEX 4	1.000

## SITE INDEX TABLE HUDSON NH

Land Class	Site Index	Description	Influ Factor
U	5	SITE INDEX 5	1.000
U	6	OB VIEW	1.000
U	7	G VIEW	1.000
U	8	VG VIEW	1.000
U	9	POND	1.000
U	A	C/I POOR	1.000
U	B	C/I FAIR -	1.000
U	C	C/I FAIR	1.000
U	D	C/I AVE -	1.000
U	E	C/I AVE	1.000
U	F	C/I AVE +	1.000
U	G	C/I GD	1.000
U	H	C/I GD +	1.000
U	I	C/I VG	1.000
U	J	C/I EXC	1.000
U	K	C/I EXC +	1.000

## ACRE DISCOUNT FACTOR HUDSON NH

Land Class	Acreage	Discount Factor
C	5.00	0.96
C	7.00	0.95
C	10.00	0.93
C	12.00	0.92
C	15.00	0.91
C	18.00	0.90
C	20.00	0.89
C	24.00	0.88
C	26.00	0.87
C	29.00	0.86
C	34.00	0.85
C	36.00	0.84
C	40.00	0.83
C	45.00	0.82
C	50.00	0.81
C	58.00	0.80
C	61.00	0.79
C	67.00	0.78
C	72.00	0.77
C	84.00	0.76
C	98.00	0.75
C	107.00	0.74
C	113.00	0.73
C	125.00	0.72
C	141.00	0.71
C	156.00	0.70
C	165.00	0.69
C	174.00	0.68
C	185.00	0.67
C	201.00	0.66

# ACRE DISCOUNT FACTOR HUDSON NH

Land Class	Acreage	Discount Factor
C	219.00	0.65
C	228.00	0.64
C	232.00	0.63
C	240.00	0.62
C	268.00	0.61
C	278.00	0.60
C	290.00	0.59
C	298.00	0.58
C	319.00	0.57
C	325.00	0.56
C	335.00	0.55
C	363.00	0.54
C	382.00	0.53
E	5.00	0.96
E	7.00	0.95
E	10.00	0.93
E	12.00	0.92
E	15.00	0.91
E	18.00	0.90
E	20.00	0.89
E	24.00	0.88
E	26.00	0.87
E	29.00	0.86
E	34.00	0.85
E	36.00	0.84
E	40.00	0.83
E	45.00	0.82
E	50.00	0.81
E	58.00	0.80



# ACRE DISCOUNT FACTOR HUDSON NH

Land Class	Acreage	Discount Factor
E	61.00	0.79
E	67.00	0.78
E	72.00	0.77
E	84.00	0.76
E	98.00	0.75
E	107.00	0.74
E	113.00	0.73
E	125.00	0.72
E	141.00	0.71
E	156.00	0.70
E	165.00	0.69
E	174.00	0.68
E	185.00	0.67
E	201.00	0.66
E	219.00	0.65
E	228.00	0.64
E	232.00	0.63
E	240.00	0.62
E	268.00	0.61
E	278.00	0.60
E	290.00	0.59
E	298.00	0.58
E	319.00	0.57
E	325.00	0.56
E	335.00	0.55
E	363.00	0.54
E	382.00	0.53
I	5.00	0.96
I	7.00	0.95

## ACRE DISCOUNT FACTOR HUDSON NH

Land Class	Acreage	Discount Factor
I	10.00	0.93
I	12.00	0.92
I	15.00	0.91
I	18.00	0.90
I	20.00	0.89
I	24.00	0.88
I	26.00	0.87
I	29.00	0.86
I	34.00	0.85
I	36.00	0.84
I	40.00	0.83
I	45.00	0.82
I	50.00	0.81
I	58.00	0.80
I	61.00	0.79
I	67.00	0.78
I	72.00	0.77
I	84.00	0.76
I	98.00	0.75
I	107.00	0.74
I	113.00	0.73
I	125.00	0.72
I	141.00	0.71
I	156.00	0.70
I	165.00	0.69
I	174.00	0.68
I	185.00	0.67
I	201.00	0.66
I	219.00	0.65
I	228.00	0.64

## ACRE DISCOUNT FACTOR HUDSON NH

Land Class	Acreage	Discount Factor
I	232.00	0.63
I	240.00	0.62
I	268.00	0.61
I	278.00	0.60
I	290.00	0.59
I	298.00	0.58
I	319.00	0.57
I	325.00	0.56
I	335.00	0.55
I	363.00	0.54
I	382.00	0.53
O	5.00	0.96
O	7.00	0.95
O	10.00	0.93
O	12.00	0.92
O	15.00	0.91
O	18.00	0.90
O	20.00	0.89
O	24.00	0.88
O	26.00	0.87
O	29.00	0.86
O	34.00	0.85
O	36.00	0.84
O	40.00	0.83
O	45.00	0.82
O	50.00	0.81
O	58.00	0.80
O	61.00	0.79
O	67.00	0.78

## ACRE DISCOUNT FACTOR HUDSON NH

Land Class	Acreage	Discount Factor
O	72.00	0.77
O	84.00	0.76
O	98.00	0.75
O	107.00	0.74
O	113.00	0.73
O	125.00	0.72
O	141.00	0.71
O	156.00	0.70
O	165.00	0.69
O	174.00	0.68
O	185.00	0.67
O	201.00	0.66
O	219.00	0.65
O	228.00	0.64
O	232.00	0.63
O	240.00	0.62
O	268.00	0.61
O	278.00	0.60
O	290.00	0.59
O	298.00	0.58
O	319.00	0.57
O	325.00	0.56
O	335.00	0.55
O	363.00	0.54
O	382.00	0.53
R	5.00	0.96
R	7.00	0.95
R	10.00	0.93
R	12.00	0.92



## ACRE DISCOUNT FACTOR HUDSON NH

Land Class	Acreage	Discount Factor
R	15.00	0.91
R	18.00	0.90
R	20.00	0.89
R	24.00	0.88
R	26.00	0.87
R	29.00	0.86
R	34.00	0.85
R	36.00	0.84
R	40.00	0.83
R	45.00	0.82
R	50.00	0.81
R	58.00	0.80
R	61.00	0.79
R	67.00	0.78
R	72.00	0.77
R	84.00	0.76
R	98.00	0.75
R	107.00	0.74
R	113.00	0.73
R	125.00	0.72
R	141.00	0.71
R	156.00	0.70
R	165.00	0.69
R	174.00	0.68
R	185.00	0.67
R	201.00	0.66
R	219.00	0.65
R	228.00	0.64
R	232.00	0.63
R	240.00	0.62

## ACRE DISCOUNT FACTOR HUDSON NH

Land Class	Acreage	Discount Factor
R	268.00	0.61
R	278.00	0.60
R	290.00	0.59
R	298.00	0.58
R	319.00	0.57
R	325.00	0.56
R	335.00	0.55
R	363.00	0.54
R	382.00	0.53
S	5.00	0.96
S	7.00	0.95
S	10.00	0.93
S	12.00	0.92
S	15.00	0.91
S	18.00	0.90
S	20.00	0.89
S	24.00	0.88
S	26.00	0.87
S	29.00	0.86
S	34.00	0.85
S	36.00	0.84
S	40.00	0.83
S	45.00	0.82
S	50.00	0.81
S	58.00	0.80
S	61.00	0.79
S	67.00	0.78
S	72.00	0.77
S	84.00	0.76

## ACRE DISCOUNT FACTOR HUDSON NH

Land Class	Acreage	Discount Factor
S	98.00	0.75
S	107.00	0.74
S	113.00	0.73
S	125.00	0.72
S	141.00	0.71
S	156.00	0.70
S	165.00	0.69
S	174.00	0.68
S	185.00	0.67
S	201.00	0.66
S	219.00	0.65
S	228.00	0.64
S	232.00	0.63
S	240.00	0.62
S	268.00	0.61
S	278.00	0.60
S	290.00	0.59
S	298.00	0.58
S	319.00	0.57
S	325.00	0.56
S	335.00	0.55
S	363.00	0.54
S	382.00	0.53
U	5.00	0.96
U	7.00	0.95
U	10.00	0.93
U	12.00	0.92
U	15.00	0.91
U	18.00	0.90

## ACRE DISCOUNT FACTOR HUDSON NH

Land Class	Acreage	Discount Factor
U	20.00	0.89
U	24.00	0.88
U	26.00	0.87
U	29.00	0.86
U	34.00	0.85
U	36.00	0.84
U	40.00	0.83
U	45.00	0.82
U	50.00	0.81
U	58.00	0.80
U	61.00	0.79
U	67.00	0.78
U	72.00	0.77
U	84.00	0.76
U	98.00	0.75
U	107.00	0.74
U	113.00	0.73
U	125.00	0.72
U	141.00	0.71
U	156.00	0.70
U	165.00	0.69
U	174.00	0.68
U	185.00	0.67
U	201.00	0.66
U	219.00	0.65
U	228.00	0.64
U	232.00	0.63
U	240.00	0.62
U	268.00	0.61
U	278.00	0.60



## ACRE DISCOUNT FACTOR HUDSON NH

Land Class	Acreage	Discount Factor
U	290.00	0.59
U	298.00	0.58
U	319.00	0.57
U	325.00	0.56
U	335.00	0.55
U	363.00	0.54
U	382.00	0.53

### **Appendix 'F': Building Tables**

- Cost Rate Codes (Building Styles)
- Marshall and Swift Cost Sheet
- Sub Area Codes
- Cost Model Report
- Outbuilding Codes
- Extra Feature Codes
- Depreciation Tables
- Condominium Codes