

Sales Ratio Analysis

Municipality: EdgecombReval

County: Lincoln

Weighted Average	102%	=	8,185,784 /	8,007,405
Average Ratio	101%	=	12.16 /	12
Average Deviation	3	=	50 /	18
Quality Rating	3	=	3 /	101%

Item Classification No.	Map	Lot	Book	Page	Date of Sale	Selling Price	Land Value	Building Value	Ratio	Dev.
☐ 1 Rural Residential (nonwa	R01	048	6157	301	11/1/2024	\$479,000	\$147,440	\$299,862	0.93	8
☐ 2 Condominiums	U05	007-214	6110	172	6/4/2024	\$249,000	\$90,000	\$150,463	0.97	5
☐ 3 Condominiums	U04	007-009	6100	317	5/3/2024	\$110,000	\$50,000	\$58,288	0.98	3
☒ 4 Commercial and Industri	U02	004	6198	11	3/14/2025	\$162,500	\$101,500	\$60,496	1.00	2
☒ 5 Condominiums	U05	007-509	6100	133	4/30/2024	\$500,000	\$184,500	\$315,373	1.00	1
☒ 6 Rural Residential (nonwa	R01	028-008A	6192	293	3/3/2025	\$924,905	\$251,020	\$674,805	1.00	1
☒ 7 Condominiums	U05	007-206	5720	275	5/17/2024	\$249,000	\$99,000	\$150,463	1.00	1
☒ 8 Rural Residential (nonwa	U02	011-003	6199	113	3/18/2025	\$235,000	\$111,425	\$124,423	1.00	1
☒ 9 Rural Residential (nonwa	R02	049	6203	78	3/31/2025	\$499,000	\$139,320	\$364,643	1.01	0
☒ 10 Rural Residential (nonwa	R05	030-001	6100	276	5/3/2024	\$587,000	\$154,940	\$438,830	1.01	0
☒ 11 Condominiums	U05	007-213	6097	1	4/19/2024	\$237,000	\$90,000	\$150,463	1.01	0
☒ 12 Rural Residential (nonwa	U07	016-001	6199	255	3/19/2025	\$450,000	\$117,875	\$340,879	1.02	1
☒ 13 Condominiums	U05	007-517	6159	9	3/14/2024	\$500,000	\$184,500	\$327,600	1.02	1
☒ 14 Rural Residential (nonwa	U16	014	6198	160	3/17/2025	\$385,000	\$91,375	\$303,682	1.03	1
☒ 15 Waterfront	U18	016	6177	39	12/31/2024	\$875,000	\$443,319	\$475,207	1.05	4
☐ 16 Condominiums	U05	007-512	6117	84	6/25/2024	\$479,000	\$184,500	\$328,679	1.07	6
☐ 17 Waterfront	U10	022	6116	94	6/24/2024	\$732,800	\$473,440	\$319,412	1.08	7
☐ 18 Rural Residential (nonwa	R06	011	6088	243	3/18/2024	\$353,200	\$99,650	\$288,412	1.10	9

BuildingValue > 0 AND Sale Date between 1/1/2024 and 12/31/2025