

Sales Ratio Analysis

Municipality: Livermore Falls Rev: County: Androscoggin

Weighted Average	97%	=	12,181,770 /	12,504,350
Average Ratio	98%	=	40.27 /	41
Average Deviation	5	=	335 /	61
Quality Rating	6	=	5 /	98%

Item Classification No.	Map	Lot	Book	Page	Date of Sale	Selling Price	Land Value	Building Value	Ratio	Dev.
☐ 1	019	002-001	11678	196	9/27/2024	\$183,000	\$49,810	\$93,590	0.78	20
☐ 2	020	264	11545	329	3/22/2024	\$225,000	\$31,190	\$147,590	0.79	19
☐ 3 Urban Residential (nonwa	020	074	11719	260	11/18/2024	\$125,000	\$32,170	\$68,020	0.80	18
☐ 4	020	225	11695	177	10/17/2024	\$314,900	\$32,660	\$233,700	0.85	14
☐ 5	021	031	11633	44	7/31/2024	\$245,000	\$46,000	\$162,680	0.85	13
☐ 6	022	028	11766	299	2/4/2025	\$158,550	\$44,490	\$91,130	0.86	13
☐ 7	020	250	11604	001	6/21/2024	\$262,000	\$32,420	\$203,170	0.90	8
☐ 8	005	001	11598	68	6/14/2024	\$390,000	\$97,600	\$261,390	0.92	6
☐ 9	020	096	11624	100	7/19/2024	\$250,000	\$29,920	\$200,700	0.92	6
☐ 10	020	249	11704	12	10/28/2024	\$198,000	\$30,430	\$154,400	0.93	5
☒ 11	014	006	11679	103	9/30/2024	\$271,000	\$53,180	\$199,830	0.93	5
☒ 12 Urban Residential (nonwa	020	256-A	11680	202	9/30/2024	\$207,000	\$35,180	\$158,160	0.93	5
☒ 13	015	023-A	11548	223	3/27/2024	\$320,000	\$65,280	\$234,120	0.94	5
☒ 14	015	035	11764	23	1/30/2025	\$70,000	\$32,910	\$32,690	0.94	5
☒ 15	020	112	11499	311	5/17/2024	\$230,000	\$32,910	\$183,950	0.94	4
☒ 16	020	160	11552	262	4/2/2024	\$216,000	\$28,890	\$174,890	0.94	4
☒ 17	009	004	11618	61	7/10/2024	\$355,000	\$96,880	\$238,450	0.94	4
☒ 18	018	130	11654	52	8/27/2024	\$40,000	\$19,860	\$18,020	0.95	4
☒ 19	015	011	11510	344	1/25/2024	\$170,000	\$30,950	\$130,180	0.95	3
☒ 20	014	021	11797	282	3/31/2025	\$288,000	\$55,740	\$218,040	0.95	3
☒ 21	015	054	11632	63	7/30/2024	\$190,000	\$32,910	\$148,900	0.96	3
☒ 22	020	226	11754	195	1/10/2025	\$160,000	\$32,170	\$120,980	0.96	3
☒ 23	001	004-A001	11536	324	3/7/2024	\$160,000	\$62,750	\$90,550	0.96	2
☒ 24	023	001-002	11771	233	2/25/2025	\$262,200	\$53,270	\$199,100	0.96	2
☒ 25	015	029	11605	331	6/24/2024	\$175,000	\$34,080	\$134,480	0.96	2
☒ 26	019	033	11561	345	4/19/2024	\$255,000	\$46,550	\$199,460	0.96	2
☒ 27	013	044	11699	10/21/202	10/21/2024	\$134,000	\$34,630	\$94,750	0.97	2
☒ 28	018	042	11770	65	2/11/2025	\$155,000	\$42,570	\$108,460	0.97	1
☒ 29	020	248	11517	112	7/31/2024	\$250,000	\$35,180	\$208,650	0.98	1
☒ 30	019	046	11659	202	9/3/2024	\$229,000	\$41,190	\$182,850	0.98	0
☒ 31	015	012	11778	79	2/25/2025	\$160,000	\$30,950	\$126,430	0.98	0
☒ 32	018	134	11747	8	12/27/2024	\$225,000	\$33,810	\$187,910	0.99	0
☒ 33	018	070	11607	251	6/25/2024	\$230,000	\$42,910	\$184,480	0.99	1
☒ 34	020	227	11742	90	12/18/2024	\$250,000	\$32,660	\$214,530	0.99	1
☒ 35	019	002	11646	18	8/1/2024	\$280,000	\$50,600	\$226,870	0.99	1
☒ 36	020	198	11573	337	5/8/2024	\$161,000	\$28,370	\$131,670	0.99	1
☒ 37 Urban Residential (nonwa	020	064	11795	160	3/26/2025	\$185,000	\$30,950	\$153,730	1.00	2
☒ 38	018	095	11599	152	6/17/2024	\$230,000	\$41,680	\$188,010	1.00	2
☒ 39	007	058-A	11579	177	5/16/2024	\$243,000	\$90,580	\$152,160	1.00	2
☒ 40	018	061	11766	325	2/4/2025	\$248,000	\$40,430	\$207,340	1.00	2
☒ 41	020	070	11628	240	7/11/2024	\$159,900	\$34,080	\$125,780	1.00	2
☒ 42	021	055	11582	267	5/21/2024	\$185,000	\$31,190	\$154,410	1.00	2
☒ 43	020	148	11793	324	3/25/2025	\$65,000	\$25,800	\$40,350	1.02	4

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☒ 44 Urban Residential (nonwa	020	040	11674	121	9/23/2024	\$225,000	\$30,950	\$198,610	1.02	4
☒ 45	015	021	11634	62	8/1/2024	\$160,000	\$34,080	\$129,880	1.02	4
☒ 46	021	001	11715	273	11/12/2024	\$334,000	\$41,440	\$301,690	1.03	5
☒ 47	021	049	11562	39	4/19/2024	\$205,000	\$46,830	\$163,790	1.03	5
☒ 48	020	080	11641	200	8/12/2024	\$141,000	\$28,890	\$116,180	1.03	5
☒ 49	009	033	11604	224	6/21/2024	\$165,000	\$51,770	\$119,080	1.04	5
☒ 50	004	001	11686	53	10/7/2024	\$220,000	\$66,950	\$162,090	1.04	6
☒ 51	002	012	11559	152	4/16/2024	\$154,500	\$52,090	\$109,550	1.05	6
☐ 52	002	005-A	11535	256	3/5/2024	\$120,000	\$49,320	\$76,570	1.05	7
☐ 53	021	087	1008	78	10/1/2024	\$190,000	\$32,170	\$167,800	1.05	7
☐ 54 Urban Residential (nonwa	020	236	11798	256	3/31/2025	\$160,000	\$36,830	\$132,780	1.06	8
☐ 55	018	115	11711	235	11/5/2024	\$162,500	\$33,670	\$139,470	1.07	8
☐ 56	014	028-H	11526	81	2/21/2024	\$392,800	\$56,440	\$364,490	1.07	9
☐ 57 Waterfront	007	077	11598	12	6/14/2024	\$30,000	\$30,480	\$1,820	1.08	9
☐ 58	021	094	11512	242	1/29/2024	\$120,000	\$34,490	\$96,900	1.09	11
☐ 59	009	012	11613	93	7/1/2024	\$340,000	\$58,450	\$314,650	1.10	12
☐ 60	018	041	11781	154	3/4/2025	\$150,000	\$18,320	\$148,720	1.11	13
☐ 61 Urban Residential (nonwa	020	212	11770	291	2/12/2025	\$124,000	\$32,660	\$107,540	1.13	15

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