

Sales Ratio Analysis

Municipality: Gilead

County: Oxford

Weighted Average	97%	=	3,504,503 /	3,617,000
Average Ratio	98%	=	3.93 /	4
Average Deviation	9	=	71 /	8
Quality Rating	9	=	9 /	98%

Item Classification No.	Map	Lot	Book	Page	Date of Sale	Selling Price	Land Value	Building Value	Ratio	Dev.
☐ 1 Rural Residential (nonwa	003	040	5880	473	7/3/2025	\$160,000	\$47,500	\$55,986	0.65	34
☐ 2 Rural Residential (nonwa	004	003-A003	5931	88	3/30/2026	\$797,000	\$155,080	\$556,372	0.89	9
☒ 3 Rural Residential (nonwa	001	014	5933	632	4/15/2026	\$250,000	\$43,609	\$194,770	0.95	3
☒ 4 Rural Residential (nonwa	004	003-011	5772	250	8/29/2023	\$547,500	\$124,525	\$416,664	0.99	1
☒ 5 Rural Residential (nonwa	002	012-A	5913	522	12/16/2025	\$537,500	\$109,300	\$423,911	0.99	1
☒ 6 Rural Residential (nonwa	004	003-A002	5874	826	6/3/2025	\$700,000	\$145,315	\$554,020	1.00	2
☐ 7 Rural Residential (nonwa	005	006-A	5743	955	3/14/2023	\$375,000	\$59,075	\$330,049	1.04	5
☐ 8 Rural Residential (nonwa	004	022	5738	841	2/1/2023	\$250,000	\$80,600	\$207,727	1.15	17

BuildingValue > 0 AND Sale Date between 1/1/2023 and 12/31/2026