

Sales Ratio Analysis

Municipality: Norway Reval

County: Oxford

Weighted Average	100%	=	36,659,787 /	36,741,528
Average Ratio	100%	=	59.27 /	59
Average Deviation	4	=	391 /	87
Quality Rating	4	=	4 /	100%

Item Classification No.	Map	Lot	Book	Page	Date of Sale	Selling Price	Land Value	Building Value	Ratio	Dev.
☐ 1 Waterfront	001	040-A	5941	753	5/28/2026	\$1,150,000	\$442,900	\$459,834	0.78	22
☐ 2	001	005-ON015			5/15/2025	\$219,995	\$0	\$175,226	0.80	21
☐ 3 Rural Residential (nonwa	001	005-ON133			3/26/2025	\$134,269	\$0	\$113,895	0.85	16
☐ 4	002	020-043			7/23/2026	\$575,000	\$106,114	\$405,657	0.89	11
☐ 5 Rural Residential (nonwa	025	051	5891	165	8/28/2025	\$239,500	\$76,870	\$137,062	0.89	11
☐ 6 Waterfront	023	103-004	5889	459	8/18/2025	\$860,000	\$536,600	\$237,278	0.90	10
☐ 7 Rural Residential (nonwa	001	005-ON119			4/16/2025	\$134,406	\$0	\$121,266	0.90	10
☐ 8	001	028			7/2/2026	\$386,900	\$115,000	\$237,352	0.91	9
☐ 9 Rural Residential (nonwa	001	003-014	5903	237	10/24/2025	\$355,000	\$73,667	\$255,754	0.93	8
☐ 10	005	061-B	5914	243	12/19/2025	\$450,000	\$85,835	\$334,033	0.93	7
☐ 11	005	015			7/10/2026	\$275,000	\$87,312	\$169,640	0.93	7
☐ 12 Rural Residential (nonwa	030	099	5881	565	7/10/2025	\$270,000	\$63,444	\$189,632	0.94	7
☐ 13 Rural Residential (nonwa	007	054	5881	829	7/11/2025	\$265,000	\$97,062	\$155,551	0.95	5
☐ 14 Rural Residential (nonwa	009	133-A005	5834	600	5/13/2025	\$285,000	\$88,352	\$184,894	0.96	5
☒ 15 Rural Residential (nonwa	009	121-A	5903	654	10/27/2025	\$360,000	\$95,164	\$250,351	0.96	4
☒ 16 Rural Residential (nonwa	006	026-011	5857	833	2/14/2025	\$439,000	\$119,006	\$302,652	0.96	4
☒ 17 Rural Residential (nonwa	006	032	5906	863	11/12/2025	\$300,000	\$91,368	\$198,507	0.97	4
☒ 18 Rural Residential (nonwa	005	018-003	5864	361	3/28/2025	\$429,120	\$79,866	\$336,037	0.97	4
☒ 19	002	020-016	5718	783	1/8/2026	\$435,000	\$102,236	\$319,801	0.97	3
☒ 20 Rural Residential (nonwa	030	152	5889	669	8/20/2025	\$345,000	\$79,200	\$255,636	0.97	3
☒ 21 Rural Residential (nonwa	027	039	5899	959	10/8/2025	\$358,700	\$80,032	\$268,397	0.97	3
☒ 22 Commercial and Industrie	027	050	5879	878	7/2/2025	\$275,000	\$60,620	\$207,296	0.97	3
☒ 23 Rural Residential (nonwa	003	004-006	5898	846	10/8/2025	\$225,000	\$82,694	\$136,802	0.98	3
☒ 24	001	034-001			7/30/2026	\$280,000	\$84,088	\$189,234	0.98	3
☒ 25 Rural Residential (nonwa	002	035	5921	210	11/24/2025	\$439,900	\$125,764	\$303,898	0.98	3
☒ 26 Rural Residential (nonwa	009	073-B	5881	454	3/18/2025	\$302,562	\$102,084	\$193,855	0.98	3
☒ 27 Rural Residential (nonwa	002	020-040	5910	601	12/1/2025	\$459,999	\$102,518	\$347,955	0.98	3
☒ 28 Waterfront	008	037	5949	635	7/2/2026	\$2,400,000	\$961,575	\$1,389,977	0.98	2
☒ 29 Rural Residential (nonwa	002	019	5897	357	9/25/2025	\$525,000	\$104,998	\$410,020	0.98	2
☒ 30 Rural Residential (nonwa	009	073-A	5880	630	7/7/2025	\$296,500	\$87,898	\$203,446	0.98	2
☒ 31 Rural Residential (nonwa	004	049	5388	604	9/11/2025	\$280,000	\$91,576	\$183,805	0.98	2
☒ 32 Rural Residential (nonwa	025	059	5862	40	3/17/2025	\$250,000	\$60,168	\$185,812	0.98	2
☒ 33 Rural Residential (nonwa	005	066-014	5907	531	11/17/2025	\$399,078	\$87,104	\$306,027	0.99	2
☒ 34 Rural Residential (nonwa	030	034	5871	93	5/12/2025	\$400,000	\$87,794	\$308,391	0.99	1
☒ 35	003	004-010			4/3/2026	\$370,000	\$89,288	\$277,397	0.99	1
☒ 36 Rural Residential (nonwa	027	134	5903	956	10/28/2025	\$210,000	\$57,984	\$150,254	0.99	1
☒ 37 Rural Residential (nonwa	010	015-E	5887	951	8/11/2025	\$85,000	\$81,800	\$2,500	0.99	1
☒ 38 Waterfront	009	031-A001	5879	138	6/27/2025	\$879,000	\$397,686	\$475,263	0.99	1
☒ 39 Rural Residential (nonwa	003	004-012	5860	412	3/5/2025	\$542,500	\$123,630	\$415,722	0.99	1
☒ 40 Rural Residential (nonwa	031	013	5898	332	10/1/2025	\$220,000	\$84,088	\$134,688	0.99	1
☒ 41 Waterfront	035	053	5450	365	6/18/2026	\$629,000	\$397,998	\$228,831	1.00	1
☒ 42 Rural Residential (nonwa	031	036-A	5911	705	12/8/2025	\$239,600	\$82,694	\$156,121	1.00	1
☒ 43 Rural Residential (nonwa	006	015-C	5888	351	8/13/2025	\$475,000	\$121,548	\$352,242	1.00	1

Item Classification No.	Map	Lot	Book	Page	Date of Sale	Selling Price	Land Value	Building Value	Ratio	Dev.
44 Rural Residential (nonwa	012	016-B	5900	858	10/14/2025	\$485,000	\$96,360	\$388,664	1.00	0
45	001	020			7/17/2026	\$405,000	\$114,600	\$290,762	1.00	0
46 Waterfront	009	020	5898	226	10/1/2025	\$300,000	\$218,314	\$84,251	1.01	0
47 Rural Residential (nonwa	029	003-C	5906	76	11/7/2025	\$310,000	\$82,694	\$230,105	1.01	0
48 Rural Residential (nonwa	009	105	5898	85	9/30/2025	\$400,000	\$113,730	\$290,826	1.01	1
49 Rural Residential (nonwa	005	086-004	5861	807	3/14/2025	\$449,900	\$105,640	\$349,987	1.01	1
50 Waterfront	007	060-002	5874	870	6/3/2025	\$879,900	\$529,370	\$362,244	1.01	1
51 Rural Residential (nonwa	001	005-ON101			7/24/2025	\$127,900	\$0	\$129,603	1.01	1
52 Rural Residential (nonwa	032	044	5920	800	1/27/2026	\$355,000	\$77,162	\$282,813	1.01	1
53 Rural Residential (nonwa	030	109	5868	919	4/28/2025	\$380,000	\$120,531	\$265,519	1.02	1
54	024	009	5918	397	1/12/2026	\$297,500	\$70,880	\$231,764	1.02	1
55	001	005-ON065			1/9/2026	\$130,000	\$0	\$132,359	1.02	1
56 Rural Residential (nonwa	006	087	5902	914	10/23/2025	\$367,000	\$116,836	\$258,606	1.02	2
57 Rural Residential (nonwa	005	109-001	5879	712	7/1/2025	\$367,000	\$90,536	\$285,038	1.02	2
58 Rural Residential (nonwa	005	018-001	5780	765	2/10/2025	\$378,000	\$79,866	\$307,258	1.02	2
59 Rural Residential (nonwa	005	055-F	5856	290	2/3/2025	\$400,000	\$95,840	\$313,939	1.02	2
60 Rural Residential (nonwa	027	155	5875	679	6/9/2025	\$290,000	\$68,800	\$228,679	1.03	2
61	025	071	5911	231	12/4/2025	\$278,200	\$74,250	\$211,128	1.03	2
62 Commercial and Industria	030	019	5909	26	11/24/2025	\$1,050,000	\$137,369	\$945,805	1.03	3
63 Rural Residential (nonwa	007	075-B	5856	567	2/5/2025	\$504,900	\$169,200	\$353,353	1.03	3
64 Rural Residential (nonwa	005	075-A	5926	24	7/29/2025	\$389,000	\$92,460	\$310,304	1.04	3
65 Waterfront	005	115-A010	5862	225	3/18/2025	\$825,000	\$491,050	\$363,248	1.04	3
66 Rural Residential (nonwa	001	009-007A	5894	740	9/15/2025	\$388,000	\$106,140	\$297,955	1.04	4
67 Waterfront	005	115-A006	5889	332	8/18/2025	\$994,999	\$460,850	\$576,462	1.04	4
68 Rural Residential (nonwa	008	043-001	5910	118	11/26/2025	\$347,500	\$105,600	\$257,619	1.05	4
69 Rural Residential (nonwa	005	018-006	5898	85	9/29/2025	\$380,000	\$91,368	\$307,258	1.05	4
70 Rural Residential (nonwa	033	005	5870	53	5/5/2025	\$243,500	\$102,660	\$153,022	1.05	5
71 Rural Residential (nonwa	009	006-B006	5913	411	12/16/2025	\$372,500	\$97,764	\$293,553	1.05	5
72	007	055-F	5856	604	2/5/2025	\$410,000	\$100,100	\$330,830	1.05	5
73 Rural Residential (nonwa	005	066-008	5854	454	1/17/2025	\$389,900	\$82,694	\$328,797	1.06	5
74 Waterfront	025	018	5892	51	9/2/2025	\$435,000	\$221,950	\$237,573	1.06	5
75 Rural Residential (nonwa	025	005	5854	889	1/24/2025	\$165,000	\$67,240	\$107,113	1.06	5
76 Rural Residential (nonwa	005	055-007	5891	589	8/29/2025	\$490,000	\$88,560	\$430,315	1.06	5
77 Rural Residential (nonwa	005	055-003	5865	403	4/7/2025	\$406,000	\$90,380	\$340,579	1.06	6
78 Rural Residential (nonwa	006	026-B002	5855	775	1/30/2025	\$350,000	\$112,314	\$259,654	1.06	6
79 Rural Residential (nonwa	005	026	5876	391	6/12/2025	\$345,000	\$92,668	\$276,021	1.07	6
80 Rural Residential (nonwa	032	037	5884	213	7/24/2025	\$312,000	\$87,000	\$246,714	1.07	7
81 Rural Residential (nonwa	004	077	5892	961	9/5/2025	\$409,000	\$161,940	\$276,708	1.07	7
82 Rural Residential (nonwa	003	004-010	5863	922	3/28/2025	\$339,900	\$89,288	\$277,397	1.08	7
83 Rural Residential (nonwa	027	129	5894	89	9/11/2025	\$295,000	\$72,794	\$247,124	1.08	8
84 Rural Residential (nonwa	002	020-013	5883	332	7/18/2025	\$500,000	\$122,040	\$426,908	1.10	9
85 Rural Residential (nonwa	001	009-007B	5867	723	4/18/2025	\$399,900	\$91,524	\$353,576	1.11	11
86 Rural Residential (nonwa	007	074	5903	630	10/27/2025	\$370,000	\$122,916	\$290,182	1.12	11
87	016	022	5875	364	6/6/2025	\$579,000	\$518,710	\$132,568	1.12	12

BuildingValue > 0 AND Sale Date between 1/1/2025 and 12/31/2026