

## 2012 SALES DATA - UPDATED AS OF 12/31/2012

TAX SALE							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
41/42	11,682.80	4/26	14 Wamponaug Trail				taken by town
40/10	2,467.97	4/26	1 Niantic Trail				taken by town
6/119	8,742.76	4/26	128 Lake Drive				
4/38	12,345.30	4/26	163 Mishnock Road				taken by RI Housing
16/5	14,180.00	4/26	44 Fry Pond Road				
1/4-03	19,136.54	4/26	755 Centre of NE				taken by town
1/4-05	28,462.65	4/26	687 Centre of NE				taken by town
1/10-01	17,418.66	4/26	New London Turnpike				taken by town
1/10-03	67,292.31	4/26	New London Turnpike				taken by town
9/18	6,585.57	4/26	328 Weaver Hill Road				taken by RI Housing
6/36-25	1,735.50	4/26	25 Greenwich West				taken by town
41/15	10,157.57	4/26	33 Bailey Pond Road				taken by town
5/81	917.14	4/26	Club House Road				taken by town

CAPE							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
24/20	715,000	1/13	793 Victory Highway	13.99	1979	241,600	zoned HB, in FFOS
27/10	10,000	8/8	259 Victory Highway	2.00	1937	173,800	family sale
4/39	169,500	8/17	167 Mishnock Road	0.45	1947	148,400	
38/10-05	289,769	8/29	38 Liberty Hill Road	2.30	1993	214,100	foreclosure
38/10-05	165,000	10/31	38 Liberty Hill Road	2.30	1993	214,100	previously bank owned

COLONIAL							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
4/67	125,101	2/22	233 Mishnock Rd	0.21	2005	206,900	previously bank owned
11/2-26	400,000	2/24	16 Henry Clay Ct	7.96	2004	329,300	
18/30-01	270,000	3/13	1210 Fish Hill Rd	2.90	1987	291,600	
19/18-02	308,750	3/20	15 Sharpe St	1.81	2011	284,000	new construction
23/50-02	392,000	3/29	98 Regina Dr	5.20	2010	382,200	new construction
44/17-05	265,000	3/30	40 Wood River Ln	2.00	1998	352,900	
51/6-03	299,000	3/29	8 Fox Run	2.00	1993	330,700	

<b>COLONIAL (con't)</b>							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
58/1-01	327,000	3/7	774 Hopkins Hill Rd	2.00	1991	326,100	
25/4-15	300,000	5/25	7 White Brook Ct.	2.01	1994	300,400	
19/1-10	385,000	5/31	14 Outlook Way	2.02	1994	369,800	
23/94	295,000	6/14	26 King's Daughters Ct	3.71	2000	305,800	short sale
2/16-05	435,000	6/25	23 Deer Run Drive	2.09	1996	423,800	
58/1-13	300,000	6/27	12 Whispering Pines Ter	2.00	1991	437,600	
33/6-08	359,900	6/29	15 Jennifer Lee Court	2.01	2012		new construction after fire
51/7-05	410,000	7/19	50 Fox Run	10.80	2006	416,500	
33/6-18	310,000	8/1	47 Arrowhead Lane	2.05	2000	325,300	
51/7-11	390,000	8/9	43 Orion View Drive	2.10	2012	110,300	new construction - 2010 assess land only
5/119-01	270,000	8/30	6 Old Hickory Road	1.00	2000	287,200	
27/19-09	218,103	10/18	37 Blueridge Court	3.55	1997	312,200	foreclosure
9/30-14	348,143	10/31	8 Julie Court	2.00	1989	227,500	foreclosure
6/102	365,000	12/13	20 Pond View Court	1.00	2005	359,600	
32/3	375,000	12/21	33 Saddle Rock Road	2.72	1987	370,200	

<b>COTTAGE</b>							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
12/28	15,000	4/25	759 Nooseneck Hill Rd	0.41	1910	116,700	
5/139	155,000	5/31	237 Lake Drive	0.28	1940	134,200	
5/136	25,000	8/3	231 Lake Drive	0.06	1950	72,000	currently non livable
4/112	60,000	11/20	18 Bailey Drive	0.31	1954	85,000	

<b>CONTEMPORARY</b>							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
28/22	165,000	3/28	214 Plain Meeting Hse	10.70	1966	302,900	short sale
2/36	380,000	5/30	29 Terrace Drive	2.92	1977	348,700	
28/22	200,000	6/5	214 Plain Meeting Hse	10.70	1966	302,900	
21/5-04	355,000	7/25	29 Fry Pond Road	2.24	1993	335,100	
36/8-01	146,900	8/24	390 Plain Road	3.41	1985	274,900	foreclosure by previous owner
5/138	163,000	9/18	235 Lake Drive	0.14	1960	157,200	
44/17-07	220,000	10/23	54 Wood River Lane	2.00	1995	369,300	previously bank owned

LOG							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
14/23	286,000	8/27	316 Robin Hollow Road	2.07	1980	239,100	foreclosure

RAISED RANCH							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
6/92	527,155	4/16	11 Pine Tree Ln	1.05	1978	258,400	foreclosure
5/58	167,277	5/18	65 Mohawk Trail	0.45	1973	167,000	foreclosure
5/14	99,750	6/21	16 Comanche Trail	0.26	1956	150,800	previously bank owned
6/92	190,000	7/17	11 Pine Tree Ln	1.05	1978	258,400	previously bank owned
51/6-04	140,000	5/11	3 Fox Run	2.08	2000	268,700	foreclosure
41/50	129,000	9/28	39 Niantic Trail	39.00	1989	177,100	short sale
16/5	125,000	11/9	44 Fry Pond Road	5.13	1967	204,300	
51/6-04	194,000	11/16	3 Fox Run	2.08	2000	268,700	previously bank owned
60/5-01	162,000	11/30	970 Hopkins Hill Road	3.00	2002	236,400	foreclosure
40/22	244,900	12/26	189 Hazard Road	2.01	1987	333,500	

RANCH							
Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
2/31	350,000	1/11	104 Carrs Pond Road	1.81	1985	339,500	taxes were frozen
4/117	105,400	2/3	62 Roland Dr	0.17	1940	142,500	foreclosure
4/117	85,000	3/30	62 Roland Dr	0.17	1940	142,500	previously bank owned
5/21	80,000	3/22	38 Mohawk Trail	0.52	1957	133,700	
5/24	113,799	5/17	2 Cherokee Trail	0.25	1979	145,400	previously bank owned
6/51	252,000	7/9	370-B Mishnock Road	3.70	1965	205,300	
23/9	185,300	7/9	400 Robin Hollow Road	1.90	1979	185,300	
45/7-04	215,364	5/22	110 Muddy Brook Road	2.80	1997	206,300	foreclosure
45/7-04	150,000	7/24	110 Muddy Brook Road	2.80	1997	206,300	previously bank owned
9/5	291,000	8/31	750 Fish Hill Road	8.90	2005	426,200	foreclosure
9/5	429,000	10/30	750 Fish Hill Road	8.90	2005	426,200	previously bank owned
26/28-09	232,500	11/1	239 John Potter Road	3.10	1990	237,400	
8/42	82,500	11/26	86 Weaver Hill Road	0.43	1960	128,500	foreclosure
5/24	172,500	12/7	2 Cherokee Trail	0.25	1979	145,400	previously bank owned

**MOBILE HOME**

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
14/15-01/11	33,000	4/24	11 Blueberry Heights	0.00	1972	40,100	MH association
4/156	80,000	5/18	35 Bailey Drive	1.03	1965	82,100	
4/147	53,000	8/30	69 Roland Drive	0.19	1998	115,700	previously bank owned
6/36-18	39,000	10/11	18 Greenwich West	0.00	1989	39,500	on leased land
6/36-12	55,500	11/8	12 Greenwich West	0.00	1990	67,400	on leased land

**SPLIT & SALT BOX**

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
23/7	282,500	12/21	380 Robin Hollow Road	4.85	1985	260,600	salt box

**VACANT LAND**

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
26/25-02	75,000	3/7	105 John Potter Rd	2.87		86,600	building restrictions
30/0005	155,000	5/29	off Donald Davis Rd	5.30		15,900	land locked
18/23	95,000	6/21	557 Weaver Hill Road	5.95		93,500	
41/1-01	300,000	8/26	Hazard Road	19.75			portion of lots 41/1 & 45/1-2 - sold to State
51/7-14	80,000	8/15	40 Orion View Drive	2.80		112,400	
38/9-1	80,000	9/17	Hudson Pond Road	3.15			new cut
36/8-02	89,000	10/15	398 Plain Road	2.1		105,300	
37/14	270,000	12/31	206 Hudson Pond Road	2.98		sub-division	45 acres sold to TNC

**COMMERCIAL**

Parcel ID	Sale Price	Sale Date	Location	Acres	Year Built	2010 Assessment	Comment
6/31-02	1,792,222	5/29	99 Nooseneck Hill Rd	7.70	1989	2,439,600	Best Western Hotel
58/4	158,700	4/20	136 Bates Trail	3.1		158,700	includes tower & bldgs.
1/4/2002	880,000	8/23	775 Centre of NE	1.61	2001	1,242,800	previously bank owned - former day care
6/29	283,090	11/7	65 Nooseneck Hill Rd	0.6791	1960	327,200	converted house
6/39-02	1,000,000	28-Dec	34 Nooseneck Hill Road	1.5669	2002	774,700	retail plaza