

FY2020

CONDO VALUATIONS

HUBBARDSTON,MA

Map ID	UNIT #	COMPLEX	STYLE	STRYHGT	GRD	YEAR BUILT	GLA	# RMS	# BED RMS	# FULL BATH	# 1/2 BATH	EXT FIX	FNSH BSMT	PROP UNIT VALUE	SALE DATE	SALE PRICE	A/S RATIO	OLD UNIT VALUE	% CNG
3//168/	1001/	SOUTH COVE	55	2	04	1988	1140	6	02	1	1			\$144,800	5/30/2006	\$171,000	0.85	\$137,000	5.69%
3//168/	1002/	SOUTH COVE	55	2	04	1988	1154	5	02	1	1			\$146,600	10/30/2012	\$94,000	1.56	\$138,600	5.77%
3//168/	1003/	SOUTH COVE	55	2	04	1988	1140	5	02	1	1			\$144,800	7/28/2000	\$119,900	1.21	\$137,000	5.69%
3//168/	1004/	SOUTH COVE	55	2	04	1988	972	5	02	1	1			\$131,400	11/16/2004	\$165,000	0.8	\$124,300	5.71%
3//168/	2001/	SOUTH COVE	55	2	04	1988	972	5	02	2	1			\$136,300	7/8/2002	\$121,000	1.13	\$129,400	5.33%
3//168/	2002/	SOUTH COVE	55	2	04	1988	1128	6	02	1	1			\$152,100	11/30/2007	\$162,500	0.94	\$144,000	5.62%
3//168/	2003/	SOUTH COVE	55	2	04	1988	1154	5	02	1	1			\$146,700	1/15/2015	\$140,000	1.05	\$138,800	5.69%
3//168/	2004/	SOUTH COVE	55	2	04	1988	1140	6	02	1	1			\$144,500	1/4/2001	\$134,500	1.07	\$136,700	5.71%
3//168/	3002/	SOUTH COVE	55	2	04	1988	1154	4	02	1	1			\$146,600	1/15/2013	\$100	1466	\$138,600	5.77%
3//168/	3003/	SOUTH COVE	55	2	04	1988	1140	5	02	1	1			\$141,600	8/11/1994	\$73,000	1.94	\$134,000	5.67%
3//168/	3004/	SOUTH COVE	55	2	04	1988	972	4	02	1	1			\$138,500	2/27/2017	\$136,400	1.02	\$128,000	8.20%
3//168/	4001/	SOUTH COVE	55	2	04	1988	972	4	02	1	1			\$139,700	10/21/2016	\$130,000	1.07	\$129,000	8.29%
3//168/	4002/	SOUTH COVE	55	2	04	1988	1140	5	02	1	1			\$144,500	11/3/2016	\$100	1445	\$136,700	5.71%
3//168/	4003/	SOUTH COVE	55	2	04	1988	1154	4	02	1	1			\$145,900	10/28/1996	\$72,900	2	\$138,000	5.72%
3//168/	4004/	SOUTH COVE	55	2	04	1988	1128	5	02	1	1			\$144,700	6/15/2000	\$129,900	1.11	\$136,900	5.70%
3//168/	5001/	SOUTH COVE	55	2	04	1988	1140	5	02	1	1			\$144,500	4/2/2004	\$161,000	0.9	\$136,700	5.71%
3//168/	5002/	SOUTH COVE	55	2	04	1988	1154	5	02	1	1			\$145,900	10/14/1988	\$123,258	1.18	\$138,000	5.72%
3//168/	5003/	SOUTH COVE	55	2	04	1988	1128	5	02	1	1			\$145,900	11/1/2001	\$1	145900	\$138,300	5.50%
3//190/	1001/	MADISON GREEN	55	2	04	2015	1560	5	02	2	1	2		\$295,800	5/26/2016	\$311,300	0.95	\$291,500	1.48%
3//190/	1002/	MADISON GREEN	55	1	04	2015	1118	4	02	2	0	2		\$249,600	7/6/2018	\$265,000	0.94	\$246,400	1.30%
3//190/	1003/	MADISON GREEN	55	1.5	04	2016	1560	5	02	2	1	2		\$263,200	12/18/2015	\$284,328	0.93	\$259,700	1.35%
3//190/	1004/	MADISON GREEN	55	2	04	2016	1560	5	02	2	1	2		\$258,400	11/18/2015	\$285,025	0.91	\$255,000	1.33%
3//190/	1101/	MADISON GREEN	55	1	04	2013	1118	4	02	2	0	0		\$229,400	8/15/2018	\$223,500	1.03	\$228,600	0.35%
3//190/	1102/	MADISON GREEN	55	1	04	2013	1118	4	02	2	0	0		\$229,400	9/6/2013	\$207,900	1.1	\$228,600	0.35%
3//190/	1103/	MADISON GREEN	55	1.5	04	2014	1560	4	02	2	1			\$226,600	11/20/2014	\$234,150	0.97	\$228,100	0.66%
3//190/	1104/	MADISON GREEN	55	1	04	2013	1118	4	02	2	0	0		\$229,400	6/27/2013	\$203,150	1.13	\$228,600	0.35%
3//190/	1202/	MADISON GREEN	55	1	04	2014	1118	4	02	2	0			\$228,400	8/20/2015	\$211,600	1.08	\$229,800	0.61%
3//190/	1301/	MADISON GREEN	55	1	04	2013	1118	4	02	2				\$229,800	10/7/2014	\$213,450	1.08	\$229,800	0.00%
3//190/	1302/	MADISON GREEN	55	1.5	04	2014	1560	5	02	2	1			\$225,600	9/4/2014	\$236,085	0.96	\$227,100	0.66%
3//190/	1401/	MADISON GREEN	55	1.5	04	2014	1560	4	02	2	1			\$263,100	9/14/2016	\$285,383	0.92	\$264,100	0.38%
3//190/	1402/	MADISON GREEN	55	1	04	2014	1118	4	02	2	0			\$230,400	10/13/2016	\$1	230400	\$231,900	0.65%
3//190/	1403/	MADISON GREEN	55	1	04	2015	1118	4	02	2	0			\$233,800	9/3/2015	\$212,600	1.1	\$232,900	0.39%
3//190/	1404/	MADISON GREEN	55	1	04	2014	1118	4	02	2	0			\$230,400	12/19/2016	\$100	2304	\$231,900	0.65%
3//190/	1501/	MADISON GREEN	55	2	04	2016	1560	5	02	2	1	2		\$232,600	10/27/2016	\$236,650	0.98	\$231,800	0.35%
3//190/	1502/	MADISON GREEN	55	1	04	2016	1118	5	02	1	1	2		\$232,900	6/24/2019	\$1	232900	\$231,900	0.43%
3//190/	1503/	MADISON GREEN	55	1	04	2016	1118	4	02	1	1	2		\$231,800	5/12/2017	\$235,200	0.99	\$230,900	0.39%
3//190/	1504/	MADISON GREEN	55	2	04	2016	1560	5	02	2	1	2		\$268,300	7/16/2018	\$272,500	0.98	\$266,600	0.64%
3//190/	2001/	MADISON GREEN	55	1	04	2014	1118	4	02	2	0	0		\$233,400	6/24/2015	\$247,375	0.94	\$232,900	0.21%
3//190/	2002/	MADISON GREEN	55	1	04	2014	1118	4	02	2	0	0		\$233,400	11/12/2015	\$247,305	0.94	\$232,900	0.21%
3//190/	2003/	MADISON GREEN	55	1	04	2014	1118	4	02	2				\$252,500	11/26/2014	\$232,920	1.08	\$244,100	3.44%
3//190/	2004/	MADISON GREEN	55	1.5	04	2014	1560	4	02	2	1	0		\$253,100	10/2/2015	\$277,915	0.91	\$252,000	0.44%
3//190/	3001/	MADISON GREEN	55	1	04	2012	1118	4	02	2	0			\$233,900	9/21/2016	\$256,000	0.91	\$231,200	1.17%
3//190/	3002/	MADISON GREEN	55	1.5	04	2012	1560	4	02	2	1	0		\$225,100	1/10/2013	\$232,650	0.97	\$222,500	1.17%
3//190/	3003/	MADISON GREEN	55	1	04	2012	1118	4	02	2	0	0		\$228,900	7/16/2013	\$199,800	1.15	\$226,300	1.15%
3//190/	3004/	MADISON GREEN	55	1.5	04	2012	1560	4	02	2	1			\$225,100	7/16/2012	\$237,874	0.95	\$222,500	1.17%
3//190/	4001/	MADISON GREEN	55	1	04	2008	1118	4	02	2	0	0		\$223,100	8/10/2016	\$100	2231	\$220,600	1.13%
3//190/	4002/	MADISON GREEN	55	1	04	2008	1118	4	02	2	0	0		\$223,100	7/9/2015	\$100	2231	\$220,600	1.13%
3//190/	4003/	MADISON GREEN	55	1	04	2008	1118	4	02	2	0	0		\$231,300	6/5/2018	\$240,000	0.96	\$228,700	1.14%
3//190/	4004/	MADISON GREEN	55	1	04	2008	1118	4	02	2	0	0		\$234,700	6/16/2010	\$248,950	0.94	\$232,000	1.16%
3//190/	5001/	MADISON GREEN	55	1	04	2007	1118	4	02	2	0	0		\$223,100	8/17/2007	\$251,089	0.89	\$220,600	1.13%
3//190/	5002/	MADISON GREEN	55	1	04	2007	1118	4	02	2	0	0		\$239,100	5/16/2017	\$246,900	0.97	\$236,400	1.14%
3//190/	5003/	MADISON GREEN	55	1	04	2009	1118	4	02	2	0	0		\$229,000	1/28/2016	\$100	2290	\$226,400	1.15%
3//190/	5004/	MADISON GREEN	55	1	04	2007	1118	4	02	2	0	0		\$223,100	9/27/2016	\$225,000	0.99	\$220,600	1.13%

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Map ID	UNIT #	COMPLEX	STYLE	STRYHGT	GRD	YEAR BUILT	GLA	# RMS	# BED RMS	# FULL BATH	# 1/2 BATH	EXT FIX	FNSH BSMT	PROP UNIT VALUE	SALE DATE	SALE PRICE	A/S RATIO	OLD UNIT VALUE	% CNG
3//190/	6001/	MADISON GREEN	55	1	04	2007	1118 4	02	2	0	0	0		\$240,100	10/19/2012	\$185,000	1.3	\$237,400	1.14%
3//190/	6002/	MADISON GREEN	55	1	04	2007	1118 4	02	2	0	0	0		\$223,100	6/11/2007	\$240,393	0.93	\$220,600	1.13%
3//190/	6003/	MADISON GREEN	55	1	04	2007	1118 4	02	2	0	0	0		\$223,100	9/24/2018	\$249,900	0.89	\$220,600	1.13%
3//190/	6004/	MADISON GREEN	55	1	04	2007	1118 4	02	2	0	0	0		\$223,100	9/23/2011	\$163,500	1.36	\$220,600	1.13%
3//190/	7001/	MADISON GREEN	55	1	04	2007	1118 4	02	2	0	0	0		\$221,300	1/21/2009	\$239,900	0.92	\$220,600	0.32%
3//190/	7002/	MADISON GREEN	55	1.5	04	2007	1560 4	02	2	1	0	0		\$228,600	6/16/2016	\$1	228600	\$228,000	0.26%
3//190/	8001/	MADISON GREEN	55	1	04	2007	1118 4	02	2	0	0	0		\$221,300	3/15/2019	\$235,000	0.94	\$220,600	0.32%
3//190/	8002/	MADISON GREEN	55	1	04	2008	1118 4	02	2	0	0	0		\$221,300	9/4/2018	\$249,900	0.89	\$220,600	0.32%
3//190/	8003/	MADISON GREEN	55	1	04	2009	1118 4	02	2	0	0	0		\$224,700	11/29/2018	\$100	2247	\$223,900	0.36%
3//190/	8004/	MADISON GREEN	55	1	04	2007	1118 4	02	2	0	0	0		\$221,300	12/9/2011	\$157,000	1.41	\$220,600	0.32%
3//190/	9001/	MADISON GREEN	55	1.5	04	2008	1560 4	02	2	1	0	0		\$218,600	5/19/2010	\$262,500	0.83	\$218,000	0.28%
3//190/	9003/	MADISON GREEN	55	1.5	04	2008	1560 4	02	2	1	0	0		\$218,600	9/22/2011	\$199,000	1.1	\$218,000	0.28%
3//190/	9004/	MADISON GREEN	55	1	04	2008	1118 4	02	2	0	0	0		\$224,800	10/30/2015	\$210,000	1.07	\$224,100	0.31%
5//4/	1001/	PINETREE	55	2	03	1989	1144 4	02	1	1	1			\$118,700	2/12/2019	\$110,000	1.08	\$119,500	0.67%
5//4/	1002/	PINETREE	55	2	03	1989	1144 4	02	1	1	1			\$112,400	4/22/2003	\$89,000	1.26	\$113,800	1.23%
5//4/	1003/	PINETREE	55	2	03	1989	1144 4	02	1	1	1			\$112,900	10/31/2003	\$140,100	0.81	\$114,200	1.14%
5//4/	1004/	PINETREE	55	2	03	1989	1144 4	02	1	1	1			\$117,500	9/15/2004	\$155,900	0.75	\$118,300	0.68%
5//4/	2005/	PINETREE	55	2	03	1989	1144 4	02	1	1	1			\$118,200	7/24/1991	\$54,900	2.15	\$119,000	0.67%
5//4/	2006/	PINETREE	55	2	03	1989	1144 4	02	1	1	1			\$114,200	6/30/2008	\$143,000	0.8	\$115,600	1.21%
5//4/	2007/	PINETREE	55	2	03	1989	1144 4	02	1	1	1			\$112,600	6/30/2000	\$69,000	1.63	\$114,000	1.23%
5//4/	2008/	PINETREE	55	2	03	1989	1144 4	02	1	1	1			\$117,400	7/28/2017	\$82,500	1.42	\$118,200	0.68%
7//18/	1001/	POND VIEW	55	2	03	1989	1272 4	02	1	1	1			\$132,600	10/23/2008	\$150,000	0.88	\$133,600	0.75%
7//18/	1002/	POND VIEW	55	2	03	1989	1272 5	03	1	1	1			\$129,300	7/31/2015	\$126,500	1.02	\$130,800	1.15%
7//18/	1003/	POND VIEW	55	2	03	1989	1210 4	02	1	1	1			\$124,300	1/11/2005	\$155,000	0.8	\$125,200	0.72%
7//18/	1004/	POND VIEW	55	2	03	1989	1114 4	02	1	0	0			\$119,300	2/23/2001	\$95,000	1.26	\$120,100	0.67%
7//18/	1005/	POND VIEW	55	2	03	1989	1296 4	02	1	0	0			\$127,700	1/14/2003	\$99	1289.9	\$128,600	0.70%
7//18/	1006/	POND VIEW	55	2	03	1989	1210 4	02	1	1	1			\$120,600	4/9/2014	\$1	120600	\$122,000	1.15%
7//18/	1007/	POND VIEW	55	2	03	1989	1272 5	03	1	1	1			\$126,400	3/3/2011	\$78,750	1.61	\$127,600	0.94%
7//18/	1008/	POND VIEW	55	2	03	1989	1272 5	02	1	1	1			\$123,800	6/16/2004	\$161,500	0.77	\$125,000	0.96%
7//33/	1001/	BRIARWOOD	55	2	03	1990	1150 4	02	1	1	1			\$122,700	3/16/2018	\$112,000	1.1	\$114,300	7.35%
7//33/	1002/	BRIARWOOD	55	2	03	1990	1160 4	02	1	1	1			\$123,200	11/10/2004	\$139,900	0.88	\$114,800	7.32%
7//33/	1003/	BRIARWOOD	55	2	03	1990	1160 4	02	1	1	1			\$144,000	12/15/2017	\$130,000	1.11	\$129,500	11.20%
7//33/	1004/	BRIARWOOD	55	2	03	1990	1150 4	02	1	1	1			\$122,700	12/19/2017	\$80,000	1.53	\$114,300	7.35%
7//33/	2007/	BRIARWOOD	55	2	03	1989	1160 5	02	1	1	1			\$122,500	8/19/2016	\$90,000	1.36	\$114,100	7.36%
7//33/	2008/	BRIARWOOD	55	2	03	1989	1166 6	02	1	1	1			\$127,000	12/14/2010	\$99	1282.83	\$118,300	7.35%
7//33/	3009/	BRIARWOOD	55	2	03	1989	1150 4	02	1	1	1			\$122,700	5/8/1992	\$56,400	2.18	\$114,300	7.35%
7//33/	3010/	BRIARWOOD	55	2	03	1989	1160 4	02	1	1	1			\$123,200	10/25/2018	\$67,241	1.83	\$114,800	7.32%
7//33/	3011/	BRIARWOOD	55	2	03	1989	1160 4	02	1	1	1			\$123,200	7/30/1993	\$41,900	2.94	\$114,800	7.32%
7//33/	3012/	BRIARWOOD	55	2	03	1989	1150 4	02	1	1	1			\$122,700	8/26/2003	\$130,000	0.94	\$114,300	7.35%
7//33/	4013/	BRIARWOOD	55	2	03	1989	1150 4	02	1	1	1			\$133,100	9/13/2018	\$137,000	0.97	\$131,900	0.91%
7//33/	4014/	BRIARWOOD	55	2	03	1989	1106 4	02	1	1	1			\$120,100	7/10/1996	\$55,000	2.18	\$111,900	7.33%
7//33/	4015/	BRIARWOOD	55	2	03	1989	1160 4	02	1	1	1			\$123,200	8/1/1996	\$53,000	2.32	\$114,800	7.32%
7//33/	4016/	BRIARWOOD	55	2	03	1989	1150 4	02	1	1	1			\$122,700	11/9/2010	\$100	1227	\$114,300	7.35%
7//33/	5001/	BRIARWOOD	55	2	03	1989	1150 4	02	1	1	1			\$122,700	5/27/2005	\$149,500	0.82	\$114,300	7.35%
7//33/	5003/	BRIARWOOD	55	2	03	1989	1158 4	02	1	1	1			\$123,100	11/15/2007	\$99	1243.43	\$114,700	7.32%
7//33/	5004/	BRIARWOOD	55	2	03	1989	1150 5	02	1	1	1			\$121,900	5/15/2003	\$130,000	0.94	\$113,500	7.40%
11//6/	1001/	MOOSEHORN	55	2	04	2004	1682 5	02	2	1	2			\$230,500	12/28/2007	\$275,000	0.84	\$230,000	0.22%
11//6/	1002/	MOOSEHORN	55	2	04	2004	1660 5	02	2	1	0			\$230,900	5/21/2013	\$212,000	1.09	\$231,000	0.04%
11//6/	1101/	MOOSEHORN	55	2	04	2005	1682 5	02	2	1	2			\$231,300	10/27/2016	\$1	231300	\$233,300	0.86%
11//6/	1102/	MOOSEHORN	55	2	04	2006	1690 5	02	2	1	2			\$236,500	2/24/2016	\$230,000	1.03	\$238,400	0.80%
11//6/	1201/	MOOSEHORN	55	2	04	2015	1679 5	02	2	1	2			\$242,100	11/19/2018	\$100	2421	\$241,700	0.17%
11//6/	1202/	MOOSEHORN	55	2	04	2014	1688 5	02	2	1	1			\$241,300	11/9/2015	\$100	2413	\$243,500	0.90%
11//6/	2001/	MOOSEHORN	55	2	04	2005	1660 5	02	2	1	2			\$231,500	3/20/2017	\$246,500	0.94	\$234,000	1.07%

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11//6/	2002/	MOOSEHORN	55	2	04	2004	1688	5	02	2	1	2		\$234,600	11/29/2004	\$277,400	0.85	\$234,600	0.00%
11//6/	3001/	MOOSEHORN	55	2	04	2004	1688	6	02	2	1	2		\$251,500	10/27/2016	\$243,000	1.03	\$246,200	2.15%
11//6/	3002/	MOOSEHORN	55	2	04	2004	1689	5	02	2	1	2		\$232,200	12/22/2004	\$279,530	0.83	\$232,300	0.04%
11//6/	4001/	MOOSEHORN	55	2	04	2005	1689	6	02	2	1	2		\$248,800	9/27/2012	\$220,000	1.13	\$251,400	1.03%
11//6/	4002/	MOOSEHORN	55	2	04	2005	1688	5	02	2	1			\$232,900	4/30/2015	\$210,000	1.11	\$235,400	1.06%
11//6/	5001/	MOOSEHORN	55	2	04	2005	1688	5	02	2	1	2		\$233,500	8/23/2011	\$217,400	1.07	\$236,100	1.10%
11//6/	5002/	MOOSEHORN	55	2	04	2005	1688	6	02	2	1	2		\$234,600	8/12/2005	\$278,373	0.84	\$237,100	1.05%
11//6/	6001/	MOOSEHORN	55	2	04	2005	1688	6	02	2	1	2		\$233,500	8/13/2015	\$230,000	1.02	\$236,100	1.10%
11//6/	6002/	MOOSEHORN	55	2	04	2005	1826	5	02	2	1	2		\$239,500	1/9/2017	\$100	2395	\$241,600	0.87%
11//6/	7001/	MOOSEHORN	55	2	04	2005	1832	6	02	2	1	1		\$246,000	8/9/2018	\$1	246000	\$248,600	1.05%
11//6/	7002/	MOOSEHORN	55	2	04	2005	1682	5	02	2	1	2		\$229,100	2/17/2006	\$277,200	0.83	\$231,200	0.91%
11//6/	8001/	MOOSEHORN	55	2	04	2005	1689	5	02	2	1	2		\$243,600	11/12/2014	\$222,500	1.09	\$246,200	1.06%
11//6/	8002/	MOOSEHORN	55	2	04	2005	1688	6	02	2	1	2		\$234,600	2/16/2006	\$293,100	0.8	\$237,100	1.05%
11//6/	9001/	MOOSEHORN	55	2	04	2005	1833	5	02	2	1	2		\$243,600	7/14/2010	\$240,500	1.01	\$246,200	1.06%
11//6/	9002/	MOOSEHORN	55	2	04	2008	1689	5	02	2	1	2		\$235,400	3/16/2009	\$248,800	0.95	\$234,800	0.26%