

Town of Hubbardston
Board of Assessors
FY 2020 Certification

Single Family Sales

MBLU	Use Code	ST#	Street Name	Style	Stry Ht	Grade	AYB	GLA	Depr. Val	OBXF Val	NBHD	Area Acres	Total Land	Total Value	Sale Date	Price	Old Value	ASR
1/// 94/B/ /	1010	199	WILLIAMSVILLE RD	01	1	AVERAGE	1981	1361	148200	800	0060	2.00	39700	188700	1/2/2018	195000	183200	0.968
2/// 63/ /	1010	57	RAGGED HILL RD	01	1	AVERAGE	1956	1764	171200	2900	0060	1.00	31900	206000	9/24/2018	220000	176700	0.936
11/// 97// /	1010	149	OLD PRINCETON RD	01	1	AVERAGE	2007	1422	179500	2300	0060	2.01	39700	221500	7/27/2018	225000	207600	0.984
2/// 90// /	1010	6	CROSS RD	08	1	AVERAGE	1985	1784	163800	3600	0060	3.82	45100	212500	7/27/2018	225000	200800	0.944
13/// 80// /	1010	3	LAUREL ST	08	1	AVERAGE	1997	1535	168500	0	0060	3.15	43100	211600	12/12/2018	229000	208800	0.924
10/// 67// /	1010	124	OLD BOSTON TPK	01	1	AVERAGE	2004	1519	189800	2300	0060	2.04	39800	231900	10/26/2018	239000	232400	0.970
8/// 29// /	1010	11	HEALDVILLE RD	02	1	AVERAGE	2004	1948	193100	600	0060	1.12	33600	227300	7/31/2018	240000	207300	0.947
9/// 10// /	1010	62	GRIMES RD	01	1	AVERAGE	1987	1594	186500	1400	0070	1.84	39300	227200	9/11/2018	250000	210600	0.909
9/// 132// /	1010	135	NEW WESTMINSTER RD	08	1	AVERAGE+10	2001	1928	219700	6600	0060	2.00	39700	266000	8/31/2018	280500	236500	0.948
13/// 48// /	1010	9	GEORDIE LN	08	1	AVERAGE+10	1996	2038	232700	6800	0060	1.84	39200	278700	6/21/2018	290000	242300	0.961
3/// 132// /	1010	36	UNDERWOOD RD	01	1	AVERAGE	1986	1535	178500	24800	0060	6.85	54200	257500	8/2/2018	299900	228500	0.859
6/// 38// /	1010	118	OLD WESTMINSTER RD	08	1	AVERAGE+10	1976	1855	227100	17600	0070	3.50	44200	288900	11/15/2018	311250	217800	0.928
5/C// 35// /	1010	4	GARDNER RD	63	1.5	AVERAGE	1823	1566	138200	11600	0060	0.75	28400	178200	9/10/2018	189900	165300	0.938
8/// 119// /	1010	17	EVERGREEN RD	04	1.5	AVERAGE	1940	1357	155200	1900	0060	2.33	40700	197800	4/25/2018	210000	181400	0.942
1/// 48// /	1013	3	GROVE ST	63	1.5	GOOD	1860	2139	282400	3200	0070	2.05	70400	356000	6/1/2018	375000	311700	0.949
9/// 13// /	1013	59	GRIMES RD	07	1.5	GOOD	1987	2694	283100	8300	0070	1.00	97700	389100	3/30/2018	405000	388600	0.961
4/// 13// /	1010	28	FLAGG RD	06	1.75	AVERAGE	1875	2315	138400	12600	0060	4.10	46000	197000	2/16/2018	200000	222200	0.985
3/// 47// /	1010	54	PITCHERVILLE RD	04	1.75	AVERAGE	1942	1843	166000	2400	0060	1.00	31900	200300	11/21/2018	215000	185200	0.932
4/// 77/A// /	1010	101	WILLIAMSVILLE RD	04	1.75	AVERAGE+10	1983	1374	180600	3100	0060	1.84	39200	222900	11/28/2018	230000	173600	0.969
2/// 114// /	1010	11	ROLLINGWOODS RD	04	1.75	AVERAGE	1988	1728	175100	3400	0070	2.04	39800	218300	1/25/2018	238000	219400	0.917
1/// 137// /	1010	172	WILLIAMSVILLE RD	04	1.75	AVERAGE	1988	2095	183900	25200	0060	4.04	45800	254900	11/28/2018	264500	249800	0.964
1/// 157// /	1010	40	MILE RD	04	1.75	AVERAGE	1996	2819	244500	7000	0060	3.86	45300	296800	8/24/2018	295000	290800	1.006
12/N// 11// /	1010	17	MOHAWK DR	04	1.75	AVERAGE+20	2001	1682	257900	500	0060	0.26	20700	279100	8/8/2018	300000	200200	0.930
13/// 17// /	1010	125	GARDNER RD	04	1.75	AVERAGE	1988	3023	244800	2500	0060	3.03	42400	289700	4/4/2018	305000	292300	0.950
6/// 123// /	1010	33	STREETER RD	04	1.75	AVERAGE+10	1988	2222	236200	2600	0070	1.84	39200	278000	10/12/2018	309900	266700	0.897
4/// 152// /	1010	48	HALE RD	04	1.75	AVERAGE+10	1992	3198	295100	5500	0060	2.71	41800	342400	3/16/2018	348200	320600	0.983
11/// 74// /	1010	103	OLD PRINCETON RD	04	1.75	AVERAGE+10	2001	3214	293700	2200	0060	3.26	43500	339400	10/15/2018	350000	323700	0.970
5/// 146// /	1010	31	RAGGED HILL RD	04	1.75	AVERAGE+10	1991	2869	276700	8900	0060	5.57	50400	336000	8/27/2018	355000	299200	0.946
12/N// 146// /	1013	17	SEMINOLE AVE	04	1.75	AVERAGE+10	1987	2505	249000	2600	0060	1.09	101600	353200	6/12/2018	389000	365400	0.908
5/// 137// /	1010	45	NEW TEMPLETON RD	07	2	AVERAGE+10	1992	1900	168000	4700	0060	2.83	42200	214900	5/25/2018	237000	242200	0.907
13/// 65// /	1010	37	DOGWOOD RD NORTH	03	2	AVERAGE+10	1996	1685	192000	2500	0060	1.84	39200	233700	5/18/2018	245000	228300	0.954
2/// 100// /	1010	102	MT JEFFERSON RD	03	2	AVERAGE+10	1989	2303	214900	3500	0060	1.84	39200	257600	7/2/2018	270000	269200	0.954
3/// 161// /	1010	50	BIRCHES RD	03	2	AVERAGE+10	1995	1933	216700	0	0060	1.98	39600	256300	8/14/2018	273000	210300	0.939
11/A// 53// /	1010	66	OLD PRINCETON RD	03	2	AVERAGE	2002	2033	201000	3200	0060	5.13	49100	253300	8/21/2018	290000	262800	0.873
2/// 132// /	1010	12	ROLLINGWOODS RD	03	2	AVERAGE+20	1989	2053	231000	4200	0060	1.85	39200	274400	7/18/2018	305000	235900	0.900
12/N// 113// /	1010	9	CHEYENNE DR	03	2	AVERAGE+10	1986	2383	266400	4300	0060	1.02	32200	302900	8/21/2018	322000	253800	0.941
5/// 143// /	1010	99	GARDNER RD	07	2	AVERAGE+20	1989	2916	263400	4500	0060	7.59	50500	318400	4/20/2018	330000	307400	0.965
9/// 139// /	1010	76	NEW WESTMINSTER RD	03	2	AVERAGE+10	2002	2767	278200	3200	0060	2.46	41100	322500	6/15/2018	339900	308400	0.949
3/// 170// /	1010	40	PITCHERVILLE RD	03	2	GOOD	2017	2003	289200	0	0060	2.73	41900	331100	10/10/2018	339900	313800	0.974
11/// 76// /	1010	92	OLD PRINCETON RD	03	2	AVERAGE+20	2002	2204	255400	11100	0060	2.14	40100	306600	9/11/2018	345000	295600	0.889
13/// 50// /	1010	53	DOGWOOD RD NORTH	03	2	AVERAGE+10	1996	3225	307100	3600	0060	2.18	40200	350900	9/27/2018	365500	364500	0.960
4/// 104// /	1010	22	FLAGG RD	03	2	AVERAGE+20	2001	2819	305000	3200	0060	5.99	51700	359900	8/15/2018	384900	332200	0.935
12/N// 800// /	1010	25	MUSKOGEE AVE	03	2	AVERAGE+10	2004	3465	337000	3400	0060	2.06	39900	380300	6/22/2018	395000	379700	0.963
4/// 107// /	1010	23	MT JEFFERSON RD	07	2	AVERAGE+10	1997	5345	390900	28000	0060	5.07	48900	467800	5/25/2018	480000	478800	0.975

Condominiums

Map ID	UNIT #	COMPLEX	STRYHGT	CND	GRD	YR BLT	GLA	# RMS	# BED	RMS#	FULL BATH	# 1/2 BATH	EXT FIX	FNSH BSM	PROP UNIT VALU	VALUE PER S	SALE DATE	SALE PRICE	A/S RATIO
7//33/	4013/	01	2	97	AVERAGE	1989	1150	4	02	1	1	1			\$133,100	117.48	9/13/2018	\$137,000	0.97
3//168	3001/	02	2	83	AVERAGE+10	1988	1140	6	02	1	1	0			\$143,300	125.70	8/27/2018	\$158,000	0.91
3//190/	1101/	06	1	97	AVERAGE+10	2013	1118	4	02	2	0	0			\$229,400	205.19	8/15/2018	\$223,500	1.03
3//190/	8001/	06	1	94	AVERAGE+10	2007	1118	4	02	2	0	0			\$221,300	197.94	6/27/2018	\$224,000	0.94
3//190/	9002/	06	1	94	AVERAGE+10	2008	1118	4	02	2	0	0			\$221,300	197.94	8/31/2018	\$239,000	0.93
3//190/	4003/	06	1	94	AVERAGE+10	2008	1118	4	02	2	0	0			\$231,300	206.89	6/5/2018	\$240,000	0.96
3//190/	8002/	06	1	94	AVERAGE+10	2008	1118	4	02	2	0	0			\$221,300	197.94	9/4/2018	\$249,900	0.89
3//190/	6003/	06	1	94	AVERAGE+10	2007	1118	4	02	2	0	0			\$223,100	199.55	9/24/2018	\$249,900	0.89
11//6/	1201/	05	2	98	AVERAGE+10	2015	1679	5	02	2	1	2			\$242,100	144.19	4/30/2018	\$259,000	0.93
3//190/	1002/	06	1	103	AVERAGE+10	2015	1118	4	02	2	0	2			\$249,600	223.26	7/6/2018	\$265,000	0.94
3//190/	1504/	06	2	113	AVERAGE+10	2016	1560	5	02	2	1	2			\$268,300	171.99	7/16/2018	\$272,500	0.98

Totals