

Memo

To: Berlin City Council
From: Jim Wheeler, City Manager
CC: Bryan Chevarie, Assessing Coordinator
Date: September 10, 2018
Re: Private Property Sales

Attached please find a listing of property sales that have taken place in Berlin from October 2017 through the end of July 2018. These sales indicate good long term news. The right hand column list the ratio of the assessed value to the sales value. A ratio of less than 1 indicates that the market is improving. The months of June and July were the most robust with 27 sales taking place.

You will want to note that 4 to 8 unit buildings have a ratio of 0.86.

I am currently looking into the possibility of commissioning a statistical update that will take this market improvement into account before the tax rate is set and the 2nd tax bills are sent out. Given that this trend will probably continue, it would be nice to begin to incorporate the increased values into our assessing model.

Map	Lot	Location	Total Assessed Parcel Value	Sale Date	Price	Use Code	Use Descript	Q U	Ratio
118	117	2 MAIN STREET	17900	2/15/2018	32000	303	Commercial	Q	0.559375
118	159	124 GLEN AVENUE	147800	4/5/2018	575000	3220	Store/Shop	Q	0.257043
107	10	82 JERICHO ROAD	125000	3/2/2018	75000	3160	Corn Warehouse	Q	1.666667
129	144	634 HUTCHINS STREET	97200	3/14/2018	50000	3260	Rest/Clubs	Q	1.944
"Commerical" Median Ratio									1.11
120	38	263 MADISON AVENUE	24100	7/12/2018	62000	1010	Single Family	Q	0.38871
130	169	468 ROCKINGHAM STREET	39500	6/12/2018	84900	1010	Single Family	Q	0.465253
117	51	194 GLEN AVENUE	31600	12/15/2017	60000	1010	Single Family	Q	0.526667
130	23	273 COOS STREET	31200	10/23/2017	58000	1010	Single Family	Q	0.537931
120	42	98 STATE STREET	42100	7/30/2018	75000	1010	Single Family	Q	0.561333
135	116	21 FRANKLIN STREET	54000	10/12/2017	93000	1010	Single Family	Q	0.580645
132	122	630 HOWLAND STREET	58800	6/11/2018	94800	1010	Single Family	Q	0.620253
112	31	273 FIRST AVENUE	31100	3/30/2018	50000	1010	Single Family	Q	0.622
126	121	404 NORWAY STREET	52100	1/29/2018	83000	1010	Single Family	Q	0.627711
127	25	44 SMYTH STREET	69800	10/27/2017	108000	1010	Single Family	Q	0.646296
119	102	118 HIGH STREET	52800	8/17/2018	79900	1010	Single Family	Q	0.660826
132	140	650 GENDRON STREET	44900	12/8/2017	65900	1010	Single Family	Q	0.681335
133	85	458 DERRAH STREET	45900	8/16/2018	65000	1010	Single Family	Q	0.706154
111	137	45 CHARRON AVENUE	66200	7/25/2018	92000	1010	Single Family	Q	0.719565
120	246	22 JASPER STREET	67400	6/4/2018	93000	1010	Single Family	Q	0.724731
127	181	20 SWEDEN STREET	40400	7/27/2018	54500	1010	Single Family	Q	0.741284
135	4	37 HORNE STREET	68700	6/26/2018	91900	1010	Single Family	Q	0.747552
132	126	446 GRAFTON STREET	52500	5/9/2018	70000	1010	Single Family	Q	0.75
125	83	43 HERMANSON STREET	86800	7/14/2018	115000	1010	Single Family	Q	0.754783
111	29	433 SECOND AVENUE	80100	5/29/2018	104900	1010	Single Family	Q	0.763584
135	6	61 HORNE STREET	51300	8/3/2018	67000	1010	Single Family	Q	0.765672
135	34	1786 HUTCHINS STREET	93100	12/15/2017	120000	1010	Single Family	Q	0.775833
130	351	385 CHAMPLAIN STREET	70000	6/29/2018	90000	1010	Single Family	Q	0.777778
113	5	2 NIBROC STREET	76700	7/7/2018	98000	1010	Single Family	Q	0.782653
127	67	133 HIGHLAND PARK AVENUE	66100	12/20/2017	83800	1010	Single Family	Q	0.788783
120	290	228 HIGH STREET	66400	11/10/2017	84000	1010	Single Family	Q	0.790476
130	161	568 ROCKINGHAM STREET	42400	6/29/2018	53500	1010	Single Family	Q	0.792523
127	124	232 DENMARK STREET	28400	6/12/2018	35500	1010	Single Family	Q	0.8
120	121	257 WILLARD STREET	72500	6/27/2018	89000	1010	Single Family	Q	0.814607
130	104	330 GRAFTON STREET	70800	6/21/2018	86500	1010	Single Family	Q	0.818497
121	70	585 LINCOLN AVENUE	80800	11/17/2017	98500	1010	Single Family	Q	0.820305
109	36	111 WIGHT STREET	41500	6/11/2018	49900	1010	Single Family	Q	0.831663
135	78	84 BEMIS STREET	184700	4/30/2018	221500	1010	Single Family	Q	0.83386
111	21	476 SECOND AVENUE	67500	8/3/2018	80000	1010	Single Family	Q	0.84375
128	66	56 POPLAR STREET	72200	12/19/2017	83900	1010	Single Family	Q	0.860548
127	163	200 SWEDEN STREET	108600	5/21/2018	122000	1010	Single Family	Q	0.890164
130	265	402 BURGESS STREET	33000	2/15/2018	36000	1010	Single Family	Q	0.916667
137	8	16 WILLIAMSON AVENUE	101300	12/29/2017	110000	1010	Single Family	Q	0.920909
132	79	520 FORBUSH AVENUE	67300	3/15/2018	72500	1010	Single Family	Q	0.928276
135	42	67 MAYNESBORO STREET	117400	10/11/2017	125000	1010	Single Family	Q	0.9392
106	16	123 JERICHO ROAD	54300	12/13/2017	57000	1010	Single Family	Q	0.952632
404	21	2287 RIVERSIDE DRIVE	107800	7/20/2018	113000	1010	Single Family	Q	0.953982
121	67	555 LINCOLN AVENUE	50300	11/21/2017	52000	1010	Single Family	Q	0.967308
137	1	466 NORWAY STREET	122500	7/16/2018	125000	1010	Single Family	Q	0.98
120	85	467 MADISON AVENUE	83800	7/25/2018	85000	1010	Single Family	Q	0.985882
135	118	25 FRANKLIN STREET	75400	5/16/2018	76000	1010	Single Family	Q	0.992105
130	345	360 CHAMPLAIN STREET	25900	11/1/2017	26000	1010	Single Family	Q	0.996154
132	86	624 KENT STREET	36100	10/15/2017	36100	1010	Single Family	Q	1
130	263	416 BURGESS STREET	67700	5/21/2018	67000	1010	Single Family	Q	1.010448
118	18	95 MT. FORIST STREET	78500	11/3/2017	77000	1010	Single Family	Q	1.019481
119	479	852 FOURTH AVENUE	60900	10/27/2017	58000	1010	Single Family	Q	1.05
132	13	529 FORBUSH AVENUE	81900	7/17/2018	75000	1010	Single Family	Q	1.092
125	92	22 WILLIAMSON AVENUE	69800	12/26/2017	63000	1010	Single Family	Q	1.107937
120	137	381 WILLARD STREET	52400	6/12/2018	47000	1010	Single Family	Q	1.114894
128	5	53 SPRING STREET	107300	8/14/2018	95000	1010	Single Family	Q	1.129474
109	59	255 WIGHT STREET	60400	4/16/2018	53200	1010	Single Family	Q	1.135338
106	6	105 JERICHO ROAD	55400	11/21/2017	45000	1010	Single Family	Q	1.231111
122	8	21 GRANDVIEW DRIVE	154800	10/27/2017	125000	1010	Single Family	Q	1.2384
132	77	671 BLAIS STREET	192700	10/31/2017	155000	1010	Single Family	Q	1.243226
110	102	699 FIFTH AVENUE	46200	5/18/2018	37000	1010	Single Family	Q	1.248649
126	135	264 NORWAY STREET	41700	7/30/2018	32000	1010	Single Family	Q	1.303125
127	216	251 NORWAY STREET	45800	1/12/2018	34500	1010	Single Family	Q	1.327536
132	173	666 BEAUDOIN STREET	30100	11/2/2017	20000	1010	Single Family	Q	1.505

130 126 584 CHESHIRE STREET	54700	7/26/2018	24000	1010 Single Family	Q	2.279167
119 424 114 MANNERING STREET	68500	10/11/2017	15000	1010 Single Family	Q	4.566667
				Single Family Median Ratio		0.83
120 15 161 WILLOW STREET	37800	6/15/2018	70000	1013 Res Waterfront Land	Q	0.54
122 3 30 GRANDVIEW DRIVE B-4	124100	4/25/2018	120000	1020 Condo	Q	1.034167
122 3 28 GRANDVIEW DRIVE B-2	124400	4/20/2018	117000	1020 Condo	Q	1.063248
122 3 26 GRANDVIEW DRIVE A-4	84700	1/12/2018	77000	1020 Condo	Q	1.1
110 87 648 FIFTH AVENUE	45600	7/25/2018	38000	1020 Condo	Q	1.2
				Condo Median Ratio		1.08
137 85 15 ARLINGTON STREET	17500	3/19/2018	10000	1031 Mobile Home NL	Q	1.75
119 509 706 THIRD AVENUE	51500	6/6/2018	79900	1040 Two Family	Q	0.644556
120 275 340 HIGH STREET	36400	6/15/2018	52500	1040 Two Family	Q	0.693333
129 132 629 BURGESS STREET	28000	11/7/2017	40000	1040 Two Family	Q	0.7
119 133 89 GRANITE STREET	47300	8/10/2018	67000	1040 Two Family	Q	0.70597
128 145 55 GUILMETTE STREET	19700	8/3/2018	27500	1040 Two Family	Q	0.716364
130 328 480 CHAMPLAIN STREET	47900	6/29/2018	65000	1040 Two Family	Q	0.736923
118 186 391 GOEBEL STREET	43800	6/5/2018	55000	1040 Two Family	Q	0.796364
119 407 771 SECOND AVENUE	53900	8/3/2018	65000	1040 Two Family	Q	0.829231
133 62 744 KENT STREET	39800	4/16/2018	46100	1040 Two Family	Q	0.863341
128 111 35 GUILMETTE STREET	37700	6/20/2018	40000	1040 Two Family	Q	0.9425
118 79 835 WESTERN AVENUE	26300	7/7/2018	26300	1040 Two Family	Q	1
130 72 361 COOS STREET	30500	11/15/2017	29000	1040 Two Family	Q	1.051724
118 46 562 FIRST AVENUE	49700	11/7/2017	46500	1040 Two Family	Q	1.068817
120 150 511 WILLARD STREET	43700	11/2/2017	38800	1040 Two Family	Q	1.126289
130 378 582 GOEBEL STREET	28400	12/15/2017	23000	1040 Two Family	Q	1.234783
119 497 816 THIRD AVENUE	49500	12/22/2017	35000	1040 Two Family	Q	1.414286
118 27 609 FIRST AVENUE	47900	2/2/2018	25000	1040 Two Family	Q	1.916
				Two Family Median Ratio		0.86
120 102 372 MADISON AVENUE	34800	7/23/2018	62000	1050 Three Family	Q	0.56129
130 256 472 BURGESS STREET	24000	1/11/2018	35000	1050 Three Family	Q	0.685714
127 243 17 VIKING STREET	61800	6/11/2018	83000	1050 Three Family	Q	0.744578
120 296 146 HIGH STREET	58800	11/16/2017	66000	1050 Three Family	Q	0.890909
119 122 89 CUSHING STREET	30800	12/28/2017	33000	1050 Three Family	Q	0.933333
109 92 124 WIGHT STREET	31000	6/6/2018	33000	1050 Three Family	Q	0.939394
119 506 127 MADIGAN STREET	27100	4/10/2018	25000	1050 Three Family	Q	1.084
119 439 780 SECOND AVENUE	44100	1/9/2018	40000	1050 Three Family	Q	1.1025
130 286 415 BURGESS STREET	41700	4/27/2018	35000	1050 Three Family	Q	1.191429
119 91 53 HIGH STREET	73600	10/20/2017	49500	1050 Three Family	Q	1.486869
130 400 521 GOEBEL STREET	28200	4/10/2018	15000	1050 Three Family	Q	1.88
129 8 333 SCHOOL STREET	57200	10/25/2017	26500	1050 Three Family	Q	2.158491
130 174 487 ROCKINGHAM STREET	36800	5/26/2018	12500	1050 Three Family	Q	2.944
				Three Family Median Ratio		1.08
120 67 28 MEMORIAL LANE	33300	2/1/2018	55000	1110 Apartment - 4-8	Q	0.605455
120 145 441 WILLARD STREET	44200	1/27/2018	65500	1110 Apartment - 4-8	Q	0.674809
119 253 109 YORK STREET	29000	11/10/2017	39000	1110 Apartment - 4-8	Q	0.74359
119 195 177 SCHOOL STREET	68600	3/9/2018	86000	1110 Apartment - 4-8	Q	0.797674
120 63 347 MADISON AVENUE	73200	1/11/2018	85100	1110 Apartment - 4-8	Q	0.860165
119 232 159 OAK STREET	29300	2/8/2018	31000	1110 Apartment - 4-8	Q	0.945161
120 249 223 COLLINS STREET	69000	4/30/2018	70000	1110 Apartment - 4-8	Q	0.985714
130 181 575 ROCKINGHAM STREET	35200	4/10/2018	32000	1110 Apartment - 4-8	Q	1.1
118 131 50 PLEASANT STREET	23200	3/21/2018	11500	1110 Apartment - 4-8	Q	2.017391
				Apartment - 4-8 Median Ratio		0.86
135 73 BEMIS STREET	20500	1/11/2018	33000	1300 Vacant Land	Q	0.621212
114 39 WENTWORTH AVENUE	6800	3/22/2018	10000	1300 Vacant Land	Q	0.68
				Vacant Land Median Ratio		0.65

Median Ratio (All) 0.89