

## FY2024 Qualified Sales Ashburnham, MA

NOTE: Eff Area is the sum of all sketched areas, not just living area

MBLU	Use Code	Str Num	Street Name	Style	Stories	Grade	Act. Yr Built	Eff Area	Depr. Bldg Val	Area Acres	Land Value	Outbuilding Value	Total Value	Sale Date	Price	Assess/ Sale Ratio	Prior Year Value
58//88// //	1010	41	SOUTH PLEASANT ST	Conventional	2.5	03	1900	1850	\$239,000	0.32	\$34,000	\$1,600	\$274,600	1/14/2022	\$303,000	0.91	\$217,400
20//42// //	1010	92	CASHMAN HILL RD	Bungalow	1	03	1947	1370	\$172,700	3.29	\$58,400	\$4,000	\$235,100	1/28/2022	\$290,000	0.81	\$175,700
20//58// //	1010	39	CENTER ST	Ranch	1	03	1950	1495	\$251,200	1.2	\$34,000	\$2,500	\$287,700	1/28/2022	\$301,000	0.96	\$222,800
32//5// //	1010	14	WINNECOWETT DR	Cape Cod	1.75	04	1986	1894	\$349,300	3.2	\$58,000	\$2,500	\$409,800	1/28/2022	\$406,038	1.01	\$373,900
21//45// //	1010	27	LASHUA RD	Cape Cod	1.5	03	1953	1999	\$305,400	1.41	\$49,900	\$4,100	\$359,400	1/31/2022	\$330,000	1.09	\$315,300
48//154// //	1010	103	DUNN RD	Bungalow	1.5	03	1977	1239	\$229,100	0.56	\$46,700	\$1,800	\$277,600	1/4/2022	\$265,000	1.05	\$281,700
38//11C// //	1010	184	JEWELL HILL RD	Colonial	2	04	2022	2725	\$443,700	1.55	\$50,600	\$0	\$494,300	10/24/2022	\$581,700	0.85	\$50,500
31//24// //	1010	33	HOLT RD	Ranch	1	03	1969	1901	\$325,000	0.69	\$39,000	\$12,500	\$376,500	10/3/2022	\$420,000	0.9	\$304,400
44//45// //	1010	382	SHERBERT RD	Raised Ranch	1	03	1995	1913	\$316,500	0.72	\$39,400	\$1,400	\$357,300	10/7/2022	\$375,000	0.95	\$299,000
67//2// //	1010	3	POND DR	Ranch	1	03	1972	1180	\$206,100	1.12	\$44,400	\$4,700	\$255,200	11/30/2022	\$285,000	0.9	\$249,800
21//116// //	1010	9	HIGH ST	Antique/OldUni	2	03	1850	1863	\$261,200	1	\$41,800	\$11,800	\$314,800	11/9/2022	\$355,000	0.89	\$265,600
34//45// //	1010	26	FITCHBURG RD	Cape Cod	1	03	1920	1196	\$235,900	0.54	\$28,000	\$400	\$264,300	12/8/2022	\$278,000	0.95	\$218,900
21//172// //	1010	24	JUNIPER RD	Colonial	2	04	2005	2309	\$357,900	1.6	\$50,800	\$5,700	\$414,400	12/9/2022	\$410,000	1.01	\$372,800
62//25// //	1010	27	CHAPEL ST	Conventional	1.5	03	1880	1634	\$246,400	0.51	\$36,600	\$4,400	\$287,400	2/18/2022	\$300,000	0.96	\$232,600
52//71// //	1010	33	PAGE AVE	Bungalow	1	03	1951	773	\$151,700	0.17	\$31,300	\$2,300	\$185,300	2/28/2022	\$213,000	0.87	\$156,300
62//124// //	1010	31	MAIN ST	Antique/OldUni	2	04	1850	3184	\$321,600	0.38	\$34,900	\$7,100	\$363,600	3/23/2022	\$392,000	0.93	\$307,700
52//145// //	1010	36	PAGE AVE	Conv Seasonal	1	03	1930	984	\$179,400	0.36	\$34,600	\$1,600	\$215,600	3/28/2022	\$243,000	0.89	\$113,700
48//11// //	1010	22	LAUREL DR	Cape Cod	1.75	03	2014	1738	\$335,500	0.29	\$33,700	\$0	\$369,200	3/30/2022	\$320,000	1.15	\$364,400
11//7// //	1010	121	HARRIS RD	Raised Ranch	1	04	1950	1741	\$272,900	2.06	\$52,900	\$1,800	\$327,600	4/22/2022	\$336,000	0.98	\$199,400
21//144// //	1010	6	FOUR WINDS DR	Cape Cod	1.75	05	1920	1828	\$358,200	1.6	\$50,800	\$2,700	\$411,700	4/27/2022	\$454,500	0.91	\$399,800
21//23// //	1010	12	VALERIE CIRCLE	Raised Ranch	1	03	1968	1688	\$306,900	0.8	\$39,900	\$1,900	\$348,700	4/29/2022	\$401,000	0.87	\$303,100
45//75// //	1010	14	IRIQUOIS DR	Cape Cod	1.75	03	2004	1837	\$305,100	0.3	\$33,800	\$5,200	\$344,100	5/13/2022	\$363,000	0.95	\$311,600
61//19// //	1010	9	WILLARD RD	Bungalow	1	03	1924	1186	\$199,400	0.17	\$31,300	\$12,500	\$243,200	5/13/2022	\$244,000	1	\$170,200
21//47A// //	1010	86	WINCHENDON RD	Colonial	2	04	1988	2214	\$324,800	10	\$76,000	\$0	\$400,800	5/20/2022	\$412,000	0.97	\$339,700
1//20// //	1010	57	BROGAN RD	Ranch	1	03	1966	873	\$141,100	0.22	\$32,300	\$3,100	\$176,500	5/26/2022	\$175,000	1.01	\$191,600
62//26// //	1010	32	CHAPEL ST	Conventional	1.75	03	1915	2150	\$284,300	0.25	\$32,900	\$23,100	\$340,300	5/26/2022	\$390,000	0.87	\$311,200
22//35// //	1010	46	LASHUA RD	Ranch	1	04	1947	1612	\$296,600	0.54	\$37,100	\$3,800	\$337,500	5/26/2022	\$370,000	0.91	\$317,400
58//27// //	1010	163	CENTER ST	Conventional	1.75	03	1880	1620	\$242,400	0.21	\$24,000	\$1,400	\$267,800	5/3/2022	\$280,000	0.96	\$216,300
44//9// //	1010	10	LAKEVIEW DR	Colonial	1.75	04	1974	2090	\$354,400	0.35	\$34,600	\$4,000	\$393,000	5/6/2022	\$480,000	0.82	\$361,700
58//53// //	1010	11	CROSS ST	Conventional	2	03	1920	1411	\$231,700	0.16	\$31,100	\$900	\$263,700	6/15/2022	\$300,000	0.88	\$250,400
21//122// //	1010	112	MAIN ST	Colonial	2	04	1922	2211	\$259,400	0.23	\$32,600	\$10,500	\$302,500	6/15/2022	\$345,000	0.88	\$277,300
21//11// //	1010	9	LILLIAN DR	Ranch	1	04	1967	1030	\$254,600	0.48	\$36,200	\$0	\$290,800	6/24/2022	\$290,000	1	\$297,900
29//15// //	1010	134	RINDGE STATE RD	Ranch	1	03	2002	2011	\$358,000	12.48	\$87,200	\$4,200	\$449,400	6/24/2022	\$493,000	0.91	\$415,600
58//6// //	1010	18	SOUTH HIGH ST	Cape Cod	1.75	03	1874	1445	\$293,600	0.48	\$36,300	\$4,300	\$334,200	6/27/2022	\$348,000	0.96	\$311,400
38//20// //	1010	41	GIBSON RD	Cape Cod	1.75	04	1983	2718	\$406,200	9	\$84,100	\$2,700	\$493,000	6/28/2022	\$500,000	0.99	\$470,500

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71//23B// III	1010	462	ASHBY RD	Colonial	2	05	2021	1925	\$399,300	0.76	\$39,700	\$0	\$439,000	7/1/2022	\$479,900	0.91	\$402,400
21//111C// III	1010	10	WINCHENDON RD	Colonial	2	05	2021	3110	\$518,800	2.57	\$42,600	\$0	\$561,400	7/1/2022	\$590,000	0.95	\$514,500
33//4// III	1010	96	ASHBY RD	Cape Cod	1.75	03	1943	2102	\$209,700	0.91	\$40,800	\$5,600	\$256,100	7/12/2021	\$258,000	0.99	\$237,800
50//1// III	1010	4	DUNN RD	Colonial	2	05	2018	3511	\$554,000	1.53	\$50,500	\$4,900	\$609,400	7/13/2022	\$615,000	0.99	\$554,100
21//157// III	1010	46	COREY HILL RD	Cape Cod	1.5	03	1984	1705	\$299,500	1.03	\$43,300	\$2,300	\$345,100	7/15/2022	\$395,000	0.87	\$283,100
26//5A// III	1010	76	FERIN RD	Cape Cod	1.5	03	1996	1802	\$312,800	3	\$57,100	\$1,900	\$371,800	7/15/2022	\$412,000	0.9	\$339,900
34//44D// III	1010	42	FITCHBURG RD	Cape Cod	1.75	03	1988	2255	\$349,600	1.07	\$32,700	\$3,500	\$385,800	7/20/2022	\$430,000	0.9	\$320,800
20//77// III	1010	107	CENTER ST	Colonial	2	04	2004	1971	\$331,300	4.5	\$51,200	\$0	\$382,500	7/25/2022	\$450,000	0.85	\$319,100
58//33// III	1010	175	CENTER ST	Conventional	1.75	03	1900	1740	\$159,700	0.48	\$27,200	\$8,000	\$194,900	7/29/2021	\$196,000	0.99	\$190,500
48//145// III	1010	6	NOEL DR	Cape Cod	1.5	04	2003	1823	\$342,400	0.47	\$36,200	\$4,100	\$382,700	7/6/2022	\$420,000	0.91	\$328,400
59//52// III	1010	111	SOUTH MAIN ST	Conventional	1.5	03	1900	1929	\$213,800	1.21	\$45,500	\$0	\$259,300	8/11/2022	\$250,000	1.04	\$246,300
46//43// III	1010	21	BLUEFIELD RD	Ranch	1	03	1986	1193	\$261,200	0.29	\$33,700	\$0	\$294,900	8/2/2022	\$285,000	1.03	\$286,500
42//10// III	1010	146	OLD ASHBY RD	Raised Ranch	1	03	1990	1856	\$308,900	5	\$66,100	\$0	\$375,000	8/2/2022	\$389,000	0.96	\$310,300
62//33// III	1010	8	CHAPEL ST	Conventional	1.5	03	1880	1897	\$275,200	0.44	\$35,700	\$10,400	\$321,300	8/22/2022	\$350,000	0.92	\$240,500
25//1G// III	1010	12	HILLTOP DR	Colonial	2	05	2022	2426	\$456,400	1.38	\$49,800	\$0	\$506,200	8/22/2022	\$505,000	1	\$398,900
49//5D// III	1010	70	DUNN RD	Colonial	2	05	2012	4184	\$611,700	1.76	\$51,500	\$2,400	\$665,600	8/23/2022	\$650,000	1.02	\$595,800
31//6C// III	1010	197	STOWELL RD	Colonial	2	04	1988	2769	\$382,100	1.68	\$51,200	\$4,100	\$437,400	8/25/2022	\$482,000	0.91	\$402,700
48//146// III	1010	4	NOEL DR	Colonial	2	05	2003	2966	\$445,000	0.42	\$35,500	\$1,200	\$481,700	8/3/2022	\$500,000	0.96	\$435,500
61//41// III	1010	18	FAIRVIEW AVE	Ranch	1	03	1972	1231	\$183,600	0.3	\$33,800	\$600	\$218,000	8/30/2022	\$210,000	1.04	\$232,600
59//18// III	1010	62	SOUTH MAIN ST	Conventional	1.75	03	1900	1593	\$205,700	0.49	\$36,500	\$3,700	\$245,900	8/30/2022	\$250,000	0.98	\$224,600
47//35// III	1010	157	DUNN RD	Ranch	1	03	1984	1429	\$277,400	0.35	\$34,600	\$2,500	\$314,500	8/9/2022	\$337,000	0.93	\$269,600
29//20// III	1010	24	OLD PIERCE RD	Colonial	2	03	2001	2163	\$303,400	2.43	\$54,500	\$1,100	\$359,000	9/16/2022	\$365,000	0.98	\$325,400
58//70// III	1010	35	SOUTH MAIN ST	Conventional	1.75	03	1900	1614	\$269,600	0.43	\$35,500	\$1,700	\$306,800	9/2/2022	\$325,000	0.94	\$292,300
52//159// III	1010	6	PAGE AVE	Ranch	1	03	1989	2838	\$380,400	1.04	\$43,300	\$0	\$423,700	9/21/2022	\$435,000	0.97	\$406,100
1//17// III	1010	53	BROGAN RD	Cape Cod	1.5	04	1985	2387	\$407,400	0.64	\$38,500	\$11,700	\$457,600	9/29/2022	\$455,000	1.01	\$418,900
58//22A// III	1010	164	CENTER ST	Conventional	2	03	1875	3501	\$387,600	1.03	\$32,400	\$28,700	\$448,700	9/9/2022	\$420,000	1.07	\$374,700
51//11D// III	1010	231	SHERBERT RD	Cape Cod	1.75	03	1983	1841	\$271,400	3.1	\$57,500	\$19,800	\$348,700	9/9/2022	\$389,900	0.89	\$323,100
48//72// III	1013	26	WINDING COVE RD	Raised Ranch	1	05	1968	1741	\$444,800	0.57	\$149,800	\$12,100	\$606,700	11/29/2022	\$785,000	0.77	\$448,100
64//27// III	1013	141	ASHBY RD	Modern/Contemp	2	04	2002	2353	\$462,800	0.23	\$129,800	\$6,700	\$599,300	5/12/2022	\$600,000	1	\$534,100
45//37// III	1013	6	SUNSET ISLE DR	Modern/Contemp	1.5	03	1967	1395	\$282,500	0.29	\$134,100	\$5,300	\$421,900	5/13/2022	\$455,000	0.93	\$388,500
69//38// III	1013	51	STODGE MEADOW RD	Seasonal/Camp	1	03	1945	883	\$112,300	0.21	\$127,900	\$3,400	\$243,600	6/24/2022	\$260,000	0.94	\$134,700
45//2// III	1013	6	INDIAN POINT DR	Colonial	2	06	1987	1836	\$439,400	0.3	\$135,200	\$2,900	\$577,500	8/15/2022	\$699,000	0.83	\$543,000
48//82// III	1013	6	WINDING COVE RD	Ranch	1	05	1970	1811	\$499,800	0.32	\$136,600	\$25,200	\$661,600	8/15/2022	\$697,000	0.95	\$626,000
48//119// III	1013	31	NOEL DR	Modern/Contemp	1.5	04	1997	4462	\$793,100	1.07	\$174,500	\$7,300	\$974,900	8/31/2022	\$1,050,000	0.93	\$860,700
18//17// III	1030	87	MURRAY RD	Mobile Home	1	03	1950	1218	\$59,700	2.13	\$53,200	\$400	\$113,300	2/16/2022	\$120,000	0.94	\$97,300
60//20// III	1040	18	WESTMINSTER ST	Two Family	2	03	1900	2714	\$301,500	0.48	\$36,400	\$10,000	\$347,900	10/24/2022	\$430,000	0.81	\$271,700
65//25// III	1040	248	ASHBY RD	Two Family	2	03	1952	3435	\$211,500	3.8	\$60,700	\$900	\$273,100	3/30/2021	\$282,500	0.97	\$273,100
62//137// III	1040	15	CENTRAL ST	Two Family	2	03	1878	2299	\$186,700	0.24	\$24,500	\$12,100	\$223,300	7/1/2022	\$275,000	0.81	\$227,500

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58//101// //	1040	39	SOUTH MAIN ST	Two Family	1	04	1970	1625	\$304,000	0.54	\$37,100	\$0	\$341,100	7/28/2021	\$340,000	1	\$325,200
58//80// //	1040	20	SOUTH MAIN ST	Two Family	2.5	04	1900	2830	\$318,400	0.28	\$33,400	\$3,200	\$355,000	9/20/2021	\$370,000	0.96	\$359,400
62//123// //	1050	27	MAIN ST	3-Family	1.75	04	1900	2985	\$371,400	0.66	\$38,700	\$14,000	\$424,100	2/4/2021	\$455,000	0.93	\$433,500
62//47// //	1050	2	LAWRENCE ST	3-Family	1.75	03	1900	3154	\$193,600	0.35	\$34,500	\$7,600	\$235,700	9/9/2021	\$225,000	1.05	\$216,000
34//18A// //	1300	24	RIVER STYX RD	Vacant Land						2.4	\$54,400	\$0	\$54,400	11/18/2021	\$60,000	0.91	\$54,400
11//6B// //	1300	29	CROSS RD	Vacant Land						8.4	\$81,400	\$0	\$81,400	10/19/2022	\$88,000	0.92	\$81,400
41//19// //	1300		RINDGE TURNPIKE RD	Vacant Land			0	0	\$0	14.7	\$98,600	\$0	\$98,600	10/22/2021	\$100,000	0.99	\$98,600
64//16// //	1300	60	STOWELL RD	Vacant Land			0	0	\$0	4.69	\$217,100	\$0	\$217,100	11/10/2022	\$350,000	0.62	\$232,800
56//105// //	1300		HILLTOP DR	Vacant Land			0	0	\$0	4	\$61,600	\$0	\$61,600	12/3/2021	\$75,000	0.82	\$61,600
44//1// //	1300		WINDING COVE RD	Vacant Land			0	0	\$0	2.4	\$54,400	\$0	\$54,400	12/31/2021	\$95,000	0.57	\$54,400
33//16A// //	1300		CROSBY RD	Vacant Land			0	0	\$0	14	\$106,600	\$0	\$106,600	2/8/2022	\$170,000	0.63	\$106,600
41//33// //	1300		HOLT ROAD	Vacant Land			0	0	\$0	6.92	\$74,700	\$0	\$74,700	4/29/2022	\$80,000	0.93	\$74,700
40//11// //	1300	119	WILKER RD	Vacant Land			0	0	\$0	12.46	\$63,600	\$0	\$63,600	4/30/2021	\$55,000	1.16	\$63,600
25//1B// //	1300		HARRIS RD	Vacant Land			0	0	\$0	6.56	\$73,100	\$0	\$73,100	7/28/2021	\$92,000	0.79	\$73,100
11//6// //	1300	43	CROSS RD	Vacant Land			0	0	\$0	10.13	\$89,200	\$0	\$89,200	8/13/2021	\$90,000	0.99	\$89,200
23//12// //	1300		HASTINGS RD	Vacant Land			0	0	\$0	4.6	\$64,300	\$0	\$64,300	8/13/2021	\$70,000	0.92	\$64,300
55//15// //	1310	26	PEARL RD	Vacant Land			0	0	\$0	2.04	\$50,300	\$0	\$50,300	6/11/2021	\$42,500	1.18	\$50,300
8//9F// //	1310	254	FERIN RD	Vacant Land			0	0	\$0	11.7	\$96,200	\$0	\$96,200	10/14/2021	\$99,000	0.97	\$96,200
55//15A// //	1310	20	PEARL/CRANDOR RD	Vacant Land			0	0	\$0	1.73	\$51,400	\$0	\$51,400	10/7/2022	\$49,900	1.03	\$51,400
33//13D// //	1310		KELTON RD	Vacant Land			0	0	\$0	31.87	\$187,000	\$0	\$187,000	12/2/2021	\$195,000	0.96	\$187,000
14//15// //	1310		PACKARD HILL RD	Vacant Land			0	0	\$0	36.2	\$206,500	\$0	\$206,500	5/26/2021	\$210,000	0.98	\$206,500
71//21// //	3220	23	RINDGE STATE RD	Store	1	04	2007	2770	\$239,600	3.5	\$75,600	\$500	\$315,700	11/19/2021	\$325,000	0.97	\$315,700
62//146// //	3220	4	CENTRAL ST	Store	1	05	2012	758	\$131,000	0.09	\$40,300	\$0	\$171,300	11/21/2022	\$185,000	0.93	\$174,300
58//91// //	4000	14	SOUTH PLEASANT ST	Production	1	03	1981	41910	\$1,338,700	2.96	\$73,100	\$22,100	\$1,433,900	7/30/2021	\$1,500,000	0.96	\$1,354,300

**Qualified Condominium Sales FY2024  
ASHBURNHAM MA**

Map ID	ADDRESS	STRY HGT	CND	GRD	YEAR BUILT	MRKT ADJ%	LIVING AREA	# RMS	BED RMS	FULL BATH	# 1/2 BATH	EXT FIX	FNSH BSMT	UNIT LOC	LOC ADJ	UNIT VALUE	VALUE PER SF	SALE DATE	SALE PRICE	S.P Per SF	SC	A/S RATIO	OLD UNIT VALUE	% CNG
13/64BW//	10 HOWES COURT	1.5	91	04	2006	1	1717	6	02	2	0	1		02	1.37	\$334,700	194.93	8/12/2022	\$350,000	203.84	00	0.96	\$276,600	21.01%
13/64BX//	12 HOWES COURT	1.5	91	04	2006	1	1717	5	02	2	0	1		02	1.37	\$342,600	199.53	12/30/2022	\$370,000	215.49	00	0.93	\$283,500	20.85%