



# Patriot Properties

Lebanon

## Analysis Report

*Grouped by Building Type*

02/3/2011

02/03/2011

9:39:57AM

Date Range

From: 1/2/2008 To: 11/9/2010

# Lebanon Analysis Report

## Grouped by Building Type

\* Indicates Sold as Vacant

ParcelID or Account#	Location	# of				City Code	Land Size	-----Building-----			Year Built	Grade	Cond.	-----Depreciation-----				Full Units	1/2 Baths	Sales NAL Date	Current Value	Sale Price	Ratio
		Crds	LUC	NBC	ZN			Type	Fin Area	Gross Area				Econ	Func	Spec	Ovr						
105-15	0 MASCOMA ST	1	131	1000	R3	LEBA	0.23		0	0		AV	0%	0%	0%	0%	0	0	3/27/2008	5,800 *	7,133	0.813	
105-45	0 DULAC ST	1	130	1000	R3	LEBA	1.04		0	0		AV	0%	0%	0%	0%	0	0	7/24/2009	52,000 *	50,000	1.040	
105-48	0 SLAYTON HILL RI	1	130	800	R3	LEBA	23.29		0	0		AV	0%	0%	0%	0%	0	0	10/30/2010	111,700	20,000	5.585	
106-118	21 DULAC ST	1	130	1000	R3	LEBA	0.29		0	0		AV	0%	0%	0%	0%	0	0	9/12/2008	39,500 *	40,000	0.988	
106-120	0 DULAC ST	1	130	1000	R3	LEBA	0.31		0	0		AV	0%	0%	0%	0%	0	0	6/30/2010	39,900 *	50,000	0.798	
169-6	0 METHODIST HILL	1	132	900	RL3	LEBA	0.15		0	0		AV	0%	0%	0%	0%	0	0	10/25/2010	2,400	195,000	0.012	
28-5-100	0 STEVENS RD	1	130	550	RL2	LEBA	4.47		0	0		AV	0%	0%	0%	0%	0	0	8/7/2009	138,200 *	150,000	0.921	
56-15	22 RUDSBORO RD	1	386	500	RL1	LEBA	9.80		0	0		AV	0%	0%	0%	0%	0	0	6/26/2008	1,475,700	1,625,000	0.908	
83-4	175 SUNSET ROCK	1	130	500	RL1	LEBA	1.90		0	0		AV	0%	0%	0%	0%	0	0	8/28/2008	59,300 *	41,600	1.425	
87-42	0 FARMAN AVE	1	106	200	R3	WLEB	0.80		0	0		AV	0%	0%	0%	0%	0	0	6/20/2008	5,100 *	10,000	0.510	

Summary for Type:

<b>Max Ratio:</b>	<b>5.585</b>	<b>Mean:</b>	<b>1.300</b>	<b>Count:</b>	<b>10</b>	<b>COV:</b>	<b>119.231</b>	<b>20 %between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.012</b>	<b>Weighted Mean:</b>	<b>0.882</b>	<b>COD:</b>	<b>75.626</b>	<b>40 %between 90 and 110</b>		
<b>Median:</b>	<b>0.915</b>	<b>Standard Dev:</b>	<b>1.550</b>	<b>PRD:</b>	<b>1.475</b>	<b>50 %between 80 and 120</b>		

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ParcelID or Account#	Location	# of Crds	LUC	NBC	ZN	City Code	Land Size	-----Building-----			Year Built	Grade	Cond.	-----Depreciation-----				Full Brs	1/2 Baths	Sales NAL Date	Current Value	Sale Price	Ratio	
								Type	Fin Area	Gross Area				Econ	Func	Spec	Ovr							Units
103-9	351 MIRACLE MILE 1	322	BBB	GC	LEBA	2.48	AUTO DEA	15,471	26,947	1987	B	AV	0%	0%	0%	0%	3	2	0	2/28/2008	2,381,700	2,700,000	0.882	
78-40-100	63 EVANS DR	1	330	CA	RO1	LEBA	2.74	AUTO DEA	9,913	19,826	2001	C	AV	0%	0%	0%	0%	1	2	0	4/29/2010	1,075,900	1,075,000	1.001

### Summary for Type: AUTO DEALR

<b>Max Ratio:</b>	<b>1.001</b>	<b>Mean:</b>	<b>0.941</b>	<b>Count:</b>	<b>2</b>	<b>COV:</b>	<b>8.927</b>	<b>50 %between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.882</b>	<b>Weighted Mean:</b>	<b>0.916</b>	<b>COD:</b>	<b>6.305</b>	<b>PRD:</b>	<b>1.028</b>	<b>50 %between 90 and 110</b>
<b>Median:</b>	<b>0.941</b>	<b>Standard Dev:</b>	<b>0.084</b>					<b>100 %between 80 and 120</b>

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**Date Range**  
From: 1/2/2008 To: 11/9/2010

## Lebanon Analysis Report

### Grouped by Building Type

Page 3 of 28  
\* Indicates Sold as Vacant

ParcelID or Account#	Location	# of Crds	LUC	NBC	ZN	City Code	Land Size	-----Building-----			-----Depreciation-----					Full Brs	1/2 Baths	Sales NAL Date	Current Value	Sale Price	Ratio				
								Type	Fin Area	Gross Area	Year Built	Grade	Cond.	Econ	Func							Spec	Ovr	Units	
107-204	101 SCHOOL ST	1	101	700	R3	LEBA	0.18	BUNGALO'	1,012	2,158	1925	C	AG	0%	5%	0%	0%	1	3	1	0	9/21/2009	162,800	209,000	0.779
58-76	40 CRAFTS AVE	1	101	200	R3	WLEB	0.20	BUNGALO'	1,388	3,079	1927	C	AV	0%	0%	0%	0%	1	4	1	1	6/19/2008	192,900	265,000	0.728
59-5	12 PEARL ST	1	101	200	R3	WLEB	0.19	BUNGALO'	1,474	3,540	1940	C	AV	0%	0%	0%	0%	1	3	2	0	7/1/2009	209,000	247,200	0.845
77-109	17 BARROWS ST	1	101	600	R3	LEBA	0.14	BUNGALO'	1,135	2,390	1959	C-	AV	5%	3%	0%	0%	1	4	1	0	5/27/2010	157,900	150,000	1.053
79-34	5 CONGRESS ST	1	101	530	RL1	LEBA	1.20	BUNGALO'	924	2,024	1940	C	GD	3%	0%	0%	0%	1	2	1	0	2/13/2009	162,300	166,000	0.978
89-12	189 OLD PINE TREI	1	101	1000	RL2	WLEB	1.00	BUNGALO'	869	2,958	1950	C-	AG	0%	3%	0%	0%	1	2	1	0	1/17/2008	180,600	175,000	1.032
91-13	22 YOUNG ST	1	101	600	R3	LEBA	0.31	BUNGALO'	1,056	2,640	1922	C	AV	0%	0%	0%	0%	1	1	1	0	5/14/2010	183,600	168,000	1.093
91-3	69 MASCOMA ST	1	101	1000	R3	LEBA	0.25	BUNGALO'	1,543	3,883	1920	C	GD	0%	3%	0%	0%	1	3	2	0	6/20/2008	197,700	265,000	0.746

**Summary for Type: BUNGALOW**

<b>Max Ratio:</b>	<b>1.093</b>	<b>Mean:</b>	<b>0.907</b>	<b>Count:</b>	<b>8</b>	<b>COV:</b>	<b>16.428</b>	<b>25 %</b>	<b>between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.728</b>	<b>Weighted Mean:</b>	<b>0.879</b>	<b>COD:</b>	<b>14.492</b>	<b>50 %</b>	<b>between 90 and 110</b>		
<b>Median:</b>	<b>0.912</b>	<b>Standard Dev:</b>	<b>0.149</b>	<b>PRD:</b>	<b>1.031</b>	<b>63 %</b>	<b>between 80 and 120</b>		

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ParcelID or Account#	Location	# of Crds	LUC	NBC	ZN	City Code	Land Size	-----Building-----			Year Built	Grade	Cond.	-----Depreciation-----				Full Brs	1/2 Baths	Sales NAL Date	Current Value	Sale Price	Ratio	
								Type	Fin Area	Gross Area				Econ	Func	Spec	Ovr							Units
84-17	94 ICE HOUSE RD 1	101	510	RL1	LEBA	0.44	CAMP,SEA	1,002	2,360	1960	C+	AG	0%	0%	0%	0%	1	3	2	0	7/11/2008	325,400	335,000	0.971

**Summary for Type: CAMP,SEAS**

<b>Max Ratio:</b>	<b>0.971</b>	<b>Mean:</b>	<b>0.971</b>	<b>Count:</b>	<b>1</b>	<b>COV:</b>	<b>0.000</b>	<b>100 %between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.971</b>	<b>Weighted Mean:</b>	<b>0.971</b>	<b>COD:</b>	<b>0.000</b>	<b>100 %between 90 and 110</b>		
<b>Median:</b>	<b>0.971</b>	<b>Standard Dev:</b>	<b>0.000</b>	<b>PRD:</b>	<b>1.000</b>	<b>100 %between 80 and 120</b>		

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ParcelID or Account#	Location	# of Crds LUC NBC ZN	City Code	Land Size	-----Building-----			Year Built	-----Depreciation-----					Full Brs Baths	1/2 Baths	Sales NAL Date	Current Value	Sale Price	Ratio			
					Type	Fin Area	Gross Area		Econ	Func	Spec	Ovr	Units									
87-166	66 SEMINARY HILL 2	301 300 R3	WLEB	0.46	CAMP,YRF	2,354	5,060	1950	C	FR	0%	10%	0%	0%	2	5	1	0	7/12/2010	244,000	246,000	0.992

**Summary for Type: CAMP,YRRND**

<b>Max Ratio:</b>	<b>0.992</b>	<b>Mean:</b>	<b>0.992</b>	<b>Count:</b>	<b>1</b>	<b>COV:</b>	<b>0.000</b>	<b>100 %between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.992</b>	<b>Weighted Mean:</b>	<b>0.992</b>	<b>COD:</b>	<b>0.000</b>	<b>100 %between 90 and 110</b>		
<b>Median:</b>	<b>0.992</b>	<b>Standard Dev:</b>	<b>0.000</b>	<b>PRD:</b>	<b>1.000</b>	<b>100 %between 80 and 120</b>		

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ParcelID or Account#	Location	# of			City Code	Land Size	-----Building-----			-----Depreciation-----				Units	Brs	1/2 Baths	Sales NAL Date	Current Value	Sale Price	Ratio					
		Crds	LUC	NBC			ZN	Type	Fin Area	Gross Area	Year Built	Grade	Cond.								Econ	Func	Spec	Ovr	
105-36	6 DULAC ST	1	101	1000	R3	LEBA	0.37	CAPE	1,466	3,694	1960	C	AV	0%	10%	0%	0%	1	3	1	0	4/12/2010	163,700	187,533	0.873
107-148	77 FOREST AVE	1	101	700	R2	LEBA	0.46	CAPE	1,217	2,933	1945	C+	VG	0%	0%	0%	0%	1	3	2	0	7/8/2008	253,800	258,000	0.984
107-212	131 SCHOOL ST	1	101	900	R3	LEBA	2.08	CAPE	1,308	2,748	1942	C	GV	0%	2%	0%	0%	1	3	1	1	6/26/2009	194,000	205,000	0.946
109-10	123 PROSPECT ST	1	101	910	R3	LEBA	0.77	CAPE	1,512	3,192	1975	C+	VG	0%	0%	0%	0%	1	3	2	0	12/4/2008	270,700	290,000	0.933
109-30-300	6 LAPLANTE RD	1	101	910	R3	LEBA	1.95	CAPE	1,998	5,160	2001	B	AV	0%	0%	0%	0%	1	3	2	1	11/11/2008	344,600	342,000	1.008
118-4	82 BUCKINGHAM P	1	101	850	R3	LEBA	0.67	CAPE	1,620	4,226	1980	C+	GD	5%	0%	0%	0%	1	3	2	1	4/5/2010	302,800	345,000	0.878
119-4	13 NOTTINGHAM C	1	101	850	R3	LEBA	0.82	CAPE	1,932	4,946	1985	C	AG	0%	0%	0%	0%	1	3	3	0	7/8/2010	333,000	377,000	0.883
12-4	187 ETNA RD	1	101	540	RL2	LEBA	1.69	CAPE	1,058	3,115	1967	C	AV	0%	0%	0%	0%	1	4	2	0	12/30/2008	203,200	200,000	1.016
12-4	187 ETNA RD	1	101	540	RL2	LEBA	1.69	CAPE	1,058	3,115	1967	C	AV	0%	0%	0%	0%	1	4	2	0	8/27/2010	203,200	198,000	1.026
138-8	5 CHURCHILL WAY	1	101	900	RL1	LEBA	0.26	CAPE	1,446	2,748	1935	C+	GD	0%	0%	0%	0%	1	2	1	0	5/30/2008	186,700	240,000	0.778
14-15	3 EAST WILDER RE	1	101	100	R3	WLEB	0.57	CAPE	1,876	4,408	1965	C	AV	0%	0%	0%	0%	1	3	1	0	9/30/2008	208,600	250,000	0.834
161-25	31 ROLLING RIDGE	1	101	880	RL1	LEBA	5.59	CAPE	3,851	5,798	1996	B-	AV	0%	0%	0%	0%	1	3	3	1	8/6/2009	411,800	410,000	1.004
186-29-100	77 TRUES BROOK	1	101	400	RL1	WLEB	1.50	CAPE	729	1,728	1940	C	AV	0%	0%	0%	0%	1	2	1	0	8/26/2008	111,400	154,000	0.723
1-9	3 HILLTOP DR	1	101	110	R3	WLEB	1.05	CAPE	2,792	6,268	1977	C+	FR	0%	8%	0%	0%	1	4	3	0	8/15/2008	333,800	375,000	0.890
2-10	1 WYETH FARM CII	1	101	100	R3	WLEB	0.79	CAPE	1,296	3,856	1986	C+	FR	0%	0%	0%	0%	1	4	3	0	7/21/2009	251,800	210,000	1.199
30-3	229 HARDY HILL RI	1	101	550	RL2	LEBA	11.50	CAPE	1,800	4,176	1850	C+	VG	0%	0%	0%	0%	1	3	2	0	7/8/2009	407,300	389,533	1.046
4-83	418 N MAIN ST	1	101	100	R3	WLEB	0.49	CAPE	1,579	3,813	1930	C+	AV	0%	0%	0%	0%	1	3	2	0	6/17/2009	201,500	245,000	0.822
50-12	35 WOLF RD	1	101	560	R1	LEBA	0.29	CAPE	1,166	3,176	1987	C	AG	0%	0%	0%	0%	1	3	1	1	6/11/2009	212,600	280,000	0.759
50-33	17 OLD ETNA RD	1	101	560	R1	LEBA	0.25	CAPE	1,166	2,819	1987	C	GD	0%	0%	0%	0%	1	3	2	0	8/29/2008	219,500	238,533	0.920
59-34	18 WINTER ST W	1	101	200	R3	WLEB	0.18	CAPE	826	2,035	1983	C	AV	0%	0%	0%	0%	1	2	2	0	9/8/2008	197,900	191,000	1.036
59-67	11 PASTURE LN	1	101	200	R3	WLEB	0.69	CAPE	1,782	3,782	1963	C	FR	0%	1%	0%	0%	1	4	2	1	5/29/2009	248,700	225,000	1.105
73-14	11 TIMOTHY ST	1	101	200	R3	WLEB	0.39	CAPE	1,092	2,527	1942	C	AG	0%	0%	0%	0%	1	3	1	0	10/15/2010	196,600	203,000	0.968
73-72	13 PLEASANT ST	1	101	200	R3	WLEB	0.27	CAPE	1,396	4,259	1880	C	AG	0%	0%	0%	0%	1	3	2	0	9/24/2010	209,100	238,000	0.879
74-1-200	28 OLD PINE TREE	1	101	1000	RL2	WLEB	8.49	CAPE	2,419	7,491	1998	C+	AV	0%	3%	0%	0%	1	3	2	1	8/21/2009	413,800	469,067	0.882
77-12	14 WHEATLEY ST	1	101	600	R3	LEBA	0.17	CAPE	1,297	2,958	1949	C	AV	0%	0%	0%	0%	1	3	1	1	9/18/2009	181,300	220,000	0.824
77-17	74 YOUNG ST	1	101	600	R3	LEBA	0.17	CAPE	1,123	2,630	1949	C	AV	0%	3%	0%	0%	1	3	1	1	5/28/2010	183,500	190,000	0.966
77-2	72 YOUNG ST	2	109	600	R3	LEBA	0.30	CAPE	2,275	5,125	1940	C	AV	5%	5%	0%	0%	3	4	1	0	5/6/2010	258,800	234,000	1.106
79-28-100	120 HEATER RD	1	101	540	RL1	LEBA	1.60	CAPE	1,988	5,035	1820	C	AG	0%	0%	0%	0%	1	3	1	0	2/17/2010	204,500	209,533	0.976
80-35-200	64 FARR RD	1	101	500	RL2	LEBA	5.10	CAPE	1,264	3,378	1995	C+	AV	0%	1%	0%	0%	1	3	2	0	6/29/2009	268,300	277,000	0.969
87-120	49 COTTAGE CIR	1	101	301	R3	WLEB	0.45	CAPE	1,680	4,266	1995	C	VG	0%	0%	0%	0%	1	4	2	1	6/13/2008	300,900	350,000	0.860
87-132	26 COTTAGE CIR	1	101	301	R3	WLEB	0.29	CAPE	1,436	2,972	1989	C	GD	0%	0%	0%	0%	1	3	2	0	7/7/2009	264,800	275,000	0.963
87-77	18 BATCHELDER A	1	101	300	R3	WLEB	0.37	CAPE	1,582	4,226	1950	C	AV	0%	0%	0%	0%	1	3	2	0	12/1/2008	202,500	212,000	0.955
87-94	10 WHITCOMB AVE	1	101	300	R3	LEBA	0.32	CAPE	1,053	3,036	1950	C	AV	0%	0%	0%	0%	1	3	1	0	9/15/2009	173,400	170,000	1.020
89-16	305 MASCOMA ST	1	101	1000	R1	LEBA	0.33	CAPE	828	2,301	1948	C	PR	5%	0%	20%	0%	1	1	1	0	11/17/2008	93,200	80,000	1.165
90-44-100	6 BOMHOWER ST	1	101	1000	R1	LEBA	0.46	CAPE	1,680	3,720	1999	C	VG	0%	0%	0%	0%	1	4	2	0	7/23/2009	271,900	267,000	1.018
91-14	24 YOUNG ST	1	104	600	R3	LEBA	0.26	CAPE	1,752	3,544	1939	C+	AG	0%	3%	0%	0%	2	4	2	0	6/15/2010	224,100	216,000	1.038
91-172	21 FAIRVIEW AVE	1	101	600	R3	LEBA	0.15	CAPE	1,248	2,607	1939	C+	AG	0%	0%	0%	0%	1	3	2	0	6/25/2010	212,300	255,000	0.833
91-189	7 HOUGH ST	1	101	600	R3	LEBA	0.17	CAPE	1,680	3,916	1930	C	AG	0%	5%	0%	0%	1	3	2	0	12/9/2008	198,400	213,000	0.931
91-44	24 HOUGH ST	1	101	600	R3	LEBA	0.41	CAPE	1,326	3,202	1956	C	VG	0%	0%	0%	0%	1	3	2	0	7/16/2008	253,700	260,000	0.976
91-45	26 HOUGH ST	1	101	600	R3	LEBA	0.32	CAPE	1,475	3,251	1950	C	AG	0%	0%	0%	0%	1	4	2	0	8/14/2009	213,400	230,000	0.928
93-25	3 BENTON ST	1	101	700	R3	LEBA	0.20	CAPE	1,296	3,279	1947	C	VG	0%	0%	0%	0%	1	3	1	1	6/22/2009	252,700	263,000	0.961

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		Crds	LUC	NBC	ZN			Type	Fin Area	Gross Area	Built	Grade	Cond.	Econ	Func	Spec	Ovr			Units	NAL				Date
93-26	5 BENTON ST	1	101	700	R3	LEBA	0.42	CAPE	1,224	3,734	1949	C	GD	0%	0%	0%	0%	1	4	2	0	6/12/2009	244,500	286,000	0.855
93-40	14 BENTON ST	1	101	700	R3	LEBA	0.14	CAPE	1,131	2,446	1945	C	AV	0%	3%	0%	0%	1	4	1	0	3/28/2008	164,800	165,533	0.996
93-44	161 BANK STREET	1	101	700	R3	LEBA	0.12	CAPE	1,053	2,564	1946	C	AV	0%	0%	0%	0%	1	4	1	1	8/26/2010	176,800	135,000	1.310
94-24	68 WINONA CIR	1	101	720	R3	LEBA	0.23	CAPE	1,326	4,668	1988	C	AG	5%	0%	0%	0%	1	3	2	0	11/18/2009	246,500	243,533	1.012

### Summary for Type: CAPE

<b>Max Ratio:</b>	<b>1.310</b>	<b>Mean:</b>	<b>0.957</b>	<b>Count:</b>	<b>45</b>	<b>COV:</b>	<b>11.912</b>	<b>44</b>	<b>%between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.723</b>	<b>Weighted Mean:</b>	<b>0.947</b>	<b>COD:</b>	<b>8.756</b>			<b>56</b>	<b>%between 90 and 110</b>
<b>Median:</b>	<b>0.963</b>	<b>Standard Dev:</b>	<b>0.114</b>	<b>PRD:</b>	<b>1.011</b>			<b>91</b>	<b>%between 80 and 120</b>

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\* Indicates Sold as Vacant

**Date Range**

From: 1/2/2008 To: 11/9/2010

## Grouped by Building Type

ParcelID or Account#	Location	# of Crds	LUC	NBC	ZN	City Code	Land Size	-----Building-----			Year Built	Grade	Cond.	-----Depreciation-----				Full Units	1/2 Brs	Baths	Sales NAL Date	Current Value	Sale Price	Ratio	
								Type	Fin Area	Gross Area				Econ	Func	Spec	Ovr								
102-40	5 CARLTON DR	1	101	300	R3	WLEB	0.23	COLONIAL	1,728	3,376	1987	C	AG	0%	0%	0%	0%	1	3	3	0	4/22/2008	267,100	272,000	0.982
107-193	29 MESSENGER S1	1	101	700	R3	LEBA	0.64	COLONIAL	1,448	3,175	1850	C	AG	0%	3%	0%	0%	1	3	2	0	4/10/2008	237,600	279,000	0.852
109-63	23 RIVERSIDE DR	1	101	900	R3	LEBA	2.87	COLONIAL	3,440	6,160	1832	B	VG	0%	3%	0%	0%	1	4	2	1	5/29/2008	399,000	480,000	0.831
112-7	23 EASTMAN HILL I	1	101	500	RL2	LEBA	7.65	COLONIAL	1,287	2,808	1973	C	AV	0%	0%	0%	0%	1	1	1	0	6/28/2010	196,900	192,800	1.021
118-24	11 WELLINGTON C	1	101	860	R3	LEBA	0.48	COLONIAL	1,824	3,524	1988	C+	AV	0%	0%	0%	0%	1	3	3	0	4/16/2010	325,600	310,000	1.050
118-29	32 WELLINGTON C	1	101	860	R3	LEBA	0.40	COLONIAL	2,128	4,334	1992	C+	AG	0%	0%	0%	0%	1	4	2	1	6/26/2008	339,800	410,533	0.828
118-31	22 WELLINGTON C	1	101	860	R3	LEBA	0.42	COLONIAL	1,608	3,645	1991	C+	AG	0%	0%	0%	0%	1	3	2	0	8/9/2009	308,900	317,000	0.974
118-39	100 WELLINGTON C	1	101	860	R3	LEBA	0.54	COLONIAL	2,144	3,564	1994	C+	AG	0%	0%	0%	0%	1	4	2	1	6/30/2009	334,700	335,000	0.999
118-46	103 WELLINGTON C	1	101	860	R3	LEBA	0.54	COLONIAL	2,383	4,962	1992	C+	AG	0%	0%	0%	0%	1	4	2	1	3/11/2009	360,000	415,000	0.867
119-26	24 NOTTINGHAM C	1	101	850	R3	LEBA	0.38	COLONIAL	1,568	3,200	1978	C	AV	0%	0%	0%	0%	1	4	1	1	3/12/2009	273,900	243,000	1.127
119-28	8 NOTTINGHAM CII	1	101	850	R3	LEBA	0.30	COLONIAL	2,655	3,600	1978	C	AV	0%	0%	0%	0%	1	3	2	1	6/15/2010	269,700	282,533	0.955
119-51	61 WELLINGTON C	1	101	860	R3	LEBA	0.87	COLONIAL	3,476	8,634	1995	C+	AG	0%	0%	3%	0%	1	4	3	0	3/7/2009	426,200	400,000	1.066
119-9	33 NOTTINGHAM C	1	101	850	R3	LEBA	0.53	COLONIAL	2,688	5,340	1976	C+	VG	0%	3%	0%	0%	1	4	2	1	5/28/2010	382,500	372,533	1.027
121-8	165 MERIDEN RD	1	101	900	R3	LEBA	0.59	COLONIAL	1,320	1,940	1977	C	AG	0%	5%	0%	0%	1	3	1	0	4/23/2010	185,800	175,000	1.062
123-18-400	25 LAPLANTE RD	1	130	900	R3	LEBA	1.72	COLONIAL	2,740	4,142	2010	C+	AV	0%	0%	5%	0%	1		3	0	7/15/2008	69,400 *	72,000	0.964
124-3	32 STONEY BROOK	1	101	500	RL2	LEBA	4.40	COLONIAL	1,898	3,614	1982	C	AV	3%	0%	0%	0%	1	5	2	0	6/30/2010	261,400	245,000	1.067
134-43	78 SLAYTON HILL F	1	101	800	R3	LEBA	2.44	COLONIAL	2,741	6,000	1990	C	AV	0%	3%	0%	0%	1	3	2	0	10/7/2010	353,100	342,000	1.032
14-17-300	2 EAST WILDER RE	1	101	100	R3	WLEB	1.30	COLONIAL	3,416	4,584	2005	C+	AV	0%	0%	0%	0%	1	3	3	1	8/3/2010	376,100	399,000	0.943
165-31-700	105 DAISY HILL RD	1	130	900	RL2	LEBA	6.78	COLONIAL	2,576	4,120	2010	C+	AV	0%	0%	0%	0%	1	3	3	0	8/28/2008	144,100 *	130,000	1.108
165-31-700	105 DAISY HILL RD	1	101	900	RL2	LEBA	6.78	COLONIAL	2,576	4,120	2010	C+	AV	0%	0%	0%	0%	1	3	3	0	7/30/2010	412,200	442,000	0.933
2-7	12 CHAMBERS CIR	1	101	110	R3	WLEB	0.67	COLONIAL	1,792	2,944	1997	B	AV	0%	0%	0%	0%	1	3	3	1	6/12/2009	413,100	441,300	0.936
3-16	66 OAK RIDGE RD	1	101	110	R3	WLEB	0.55	COLONIAL	3,400	5,968	1979	C+	AV	0%	2%	0%	0%	1	5	3	1	5/8/2008	405,900	355,000	1.143
3-16	66 OAK RIDGE RD	1	101	110	R3	WLEB	0.55	COLONIAL	3,400	5,968	1979	C+	AV	0%	2%	0%	0%	1	5	3	1	5/29/2009	405,900	416,700	0.974
4-28	2 SCOTT AVE	1	101	100	R3	WLEB	0.25	COLONIAL	1,707	3,304	1976	C	AV	0%	0%	0%	0%	1	3	2	1	6/11/2009	213,400	237,533	0.898
4-33	11 DUNSTER DR	1	101	120	R3	WLEB	0.56	COLONIAL	1,986	4,588	1966	C+	AV	0%	2%	0%	0%	1	4	3	0	7/10/2009	325,400	340,000	0.957
54-12	9 DORSET LN	1	101	550	RL2	LEBA	2.30	COLONIAL	2,736	5,214	1992	B	AG	0%	0%	0%	0%	1	4	3	1	8/1/2008	492,400	520,000	0.947
58-79	32 CRAFTS AVE	1	101	200	R3	WLEB	0.20	COLONIAL	1,103	1,832	1910	C	AV	0%	0%	0%	0%	1	3	1	1	6/29/2010	186,500	220,000	0.848
72-40	6 PROSPECT ST W	1	101	200	R3	WLEB	0.40	COLONIAL	2,518	4,220	1912	C+	VG	0%	0%	0%	0%	1	4	2	0	6/30/2010	336,600	350,000	0.962
74-3-165	28 EVERGREEN CT	1	101	SV	RL2	LEBA	0.16	COLONIAL	3,464	5,350	2007	B+	AV	0%	25%	0%	0%	1	3	3	2	11/2/2009	464,000	445,000	1.043
77-17-200	28 WHEATLEY ST	1	101	600	R3	LEBA	0.17	COLONIAL	2,212	3,840	2005	C	AV	0%	0%	0%	0%	1	4	2	1	6/15/2009	294,200	310,000	0.949
79-20	2 BARNES AVE	1	101	700	R3	LEBA	0.24	COLONIAL	1,820	3,354	1987	C	AV	15%	0%	0%	0%	1	4	2	0	5/29/2009	232,200	225,533	1.030
80-21	8 WHIPPLE RD	1	101	550	RL2	LEBA	4.30	COLONIAL	2,412	4,507	1991	B	AG	0%	0%	0%	0%	1	4	2	1	8/1/2008	480,900	409,000	1.176
8-17	386 N MAIN ST	1	101	100	R3	WLEB	1.57	COLONIAL	1,040	1,712	2009	C	AV	0%	15%	0%	0%	1	2	1	1	9/29/2009	211,300	212,000	0.997
87-123	61 COTTAGE CIR	1	101	301	R3	WLEB	0.64	COLONIAL	1,872	3,480	1992	C	AG	0%	0%	0%	0%	1	3	2	1	10/10/2008	312,000	295,000	1.058
87-165	70 SEMINARY HILL	1	101	300	R3	WLEB	0.41	COLONIAL	2,128	3,632	1929	C+	AV	0%	3%	0%	0%	1	3	1	1	10/23/2009	221,100	190,000	1.164
91-45-100	28 HOUGH ST	1	101	600	R3	LEBA	0.26	COLONIAL	1,680	2,970	1986	C	AG	0%	0%	0%	0%	1	4	2	0	6/4/2008	260,700	249,000	1.047
92-93	86 BANK ST	1	101	700	R2	LEBA	0.32	COLONIAL	1,898	4,204	1895	B	FR	0%	3%	5%	0%	1	3	1	1	7/16/2008	215,100	263,000	0.818
93-10	143 BANK STREET	1	101	700	R3	LEBA	3.70	COLONIAL	1,542	2,865	2003	C	AV	0%	0%	0%	0%	1	3	2	0	10/30/2009	283,100	298,933	0.947

02/03/2011

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**Date Range**

From:  To:

# Lebanon Analysis Report

## Grouped by Building Type

\* Indicates Sold as Vacant

ParcelID or Account#	Location	# of Crds	LUC	NBC	ZN	City Code	Land Size	-----Building-----			Year Built	-----Depreciation-----					Full	1/2	Sales	NAL	Date	Current Value	Sale Price	Ratio
								Type	Fin Area	Gross Area														

### Summary for Type: COLONIAL

<b>Max Ratio:</b>	<b>1.176</b>	<b>Mean:</b>	<b>0.989</b>	<b>Count:</b>	<b>38</b>	<b>COV:</b>	<b>9.403</b>	<b>39</b>	<b>%between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.818</b>	<b>Weighted Mean:</b>	<b>0.982</b>	<b>COD:</b>	<b>7.576</b>			<b>68</b>	<b>%between 90 and 110</b>
<b>Median:</b>	<b>0.978</b>	<b>Standard Dev:</b>	<b>0.093</b>	<b>PRD:</b>	<b>1.007</b>			<b>100</b>	<b>%between 80 and 120</b>

# Lebanon Analysis Report

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**Date Range**

From: 1/2/2008 To: 11/9/2010

## Grouped by Building Type

ParcelID or Account#	Location	# of Crds	LUC	NBC	ZN	City Code	Land Size	-----Building-----			-----Depreciation-----				Full Units	1/2 Bths	Sales NAL	Date	Current Value	Sale Price	Ratio			
								Type	Fin Area	Gross Area	Year Built	Grade	Cond.	Econ								Func	Spec	Ovr
102-12-3	55 WESTBORO WC 1	102	WW	R3	WLEB	0.00	CONDO-GI	994	2,446	2008	C	AV	0%	0%	0%	0%	1	2	2	0	5/5/2009	209,700	222,533	0.942
105-9-1402	204 MECHANIC ST 1	102	TV	R2	LEBA	0.00	CONDO-GI	660	660	1978	C	AV	0%	0%	0%	0%	1	1	1	0	6/4/2008	101,200	102,000	0.992
105-9-1402	204 MECHANIC ST 1	102	TV	R2	LEBA	0.00	CONDO-GI	660	660	1978	C	AV	0%	0%	0%	0%	1	1	1	0	7/27/2010	101,200	104,533	0.968
105-9-1903	204 MECHANIC ST 1	102	TV	R2	LEBA	0.00	CONDO-GI	660	660	1978	C	AV	0%	0%	0%	0%	1	1	1	0	5/28/2008	101,200	103,000	0.983
105-9-2003	204 MECHANIC ST 1	102	TV	R2	LEBA	0.00	CONDO-GI	660	660	1978	C	AV	0%	0%	0%	0%	1	1	1	0	2/22/2008	101,200	109,000	0.928
105-9-2303	204 MECHANIC ST 1	102	TV	R2	LEBA	0.00	CONDO-GI	828	828	1978	C	GD	0%	0%	0%	0%	1	2	1	0	7/30/2010	120,600	125,000	0.965
105-9-3104	204 MECHANIC ST 1	102	TV	R2	LEBA	0.00	CONDO-GI	828	828	1978	C	AV	0%	0%	0%	0%	1	2	1	0	5/27/2009	113,900	125,000	0.911
105-9-3204	204 MECHANIC ST 1	102	TV	R2	LEBA	0.00	CONDO-GI	828	828	1978	C	AV	0%	0%	0%	0%	1	2	1	0	9/10/2009	113,900	122,533	0.930
105-9-3805	204 MECHANIC ST 1	102	TV	R2	LEBA	0.00	CONDO-GI	660	660	1978	C	AV	0%	0%	0%	0%	1	1	1	0	6/7/2010	102,000	103,533	0.985
105-9-3905	204 MECHANIC ST 1	102	TV	R2	LEBA	0.00	CONDO-GI	828	828	1978	C	AV	0%	0%	0%	0%	1	2	1	0	7/9/2008	113,900	135,000	0.844
105-9-4005	204 MECHANIC ST 1	102	TV	R2	LEBA	0.00	CONDO-GI	828	828	1978	C	AV	0%	0%	0%	0%	1	2	1	0	2/14/2009	115,900	121,000	0.958
105-9-701	204 MECHANIC ST 1	102	TV	R2	LEBA	0.00	CONDO-GI	828	828	1978	C	AV	0%	0%	0%	0%	1	2	1	0	4/30/2009	113,900	117,000	0.974
50-15-10501	30 WOLF RD 105 1	102	IP		LEBA	0.00	CONDO-GI	594	594	1987	C	AV	0%	0%	0%	0%	1	1	1	0	6/24/2010	93,900	94,000	0.999
50-15-30103	30 WOLF RD 301 1	102	IP	R1	LEBA	0.00	CONDO-GI	594	594	1987	C	AV	0%	0%	0%	0%	1	1	1	0	6/4/2009	93,900	98,000	0.958
50-15-31403	30 WOLF RD 314 1	102	IP	R1	LEBA	0.00	CONDO-GI	594	594	1987	C	AV	0%	0%	0%	0%	1	1	1	0	9/23/2009	101,900	103,000	0.989
50-15-40104	30 WOLF RD 401 1	102	IP	R1	LEBA	0.00	CONDO-GI	594	594	1987	C	AV	0%	0%	0%	0%	1	1	1	0	7/16/2009	93,900	98,000	0.958
50-15-40204	30 WOLF RD 402 1	102	IP	R1	LEBA	0.00	CONDO-GI	594	594	1987	C	AV	0%	0%	0%	0%	1	1	1	0	7/26/2008	101,900	110,000	0.926
50-15-40404	30 WOLF RD 404 1	102	IP	R1	LEBA	0.00	CONDO-GI	594	594	1987	C	AV	0%	0%	0%	0%	1	1	1	0	1/2/2008	101,900	113,000	0.902
50-15-41504	30 WOLF RD 415 1	102	IP	R1	LEBA	0.00	CONDO-GI	594	659	1987	C	AV	0%	0%	0%	0%	1	1	1	0	8/31/2009	103,100	116,000	0.889
50-15-50205	30 WOLF RD 502 1	102	IP	R1	LEBA	0.00	CONDO-GI	594	594	1987	C	AV	0%	0%	0%	0%	1	1	1	0	7/28/2008	101,900	105,000	0.970
50-15-50405	30 WOLF RD 504 1	102	IP	R1	LEBA	0.00	CONDO-GI	594	594	1987	C	AV	0%	0%	0%	0%	1	1	1	0	8/6/2010	101,900	105,000	0.970
50-15-71307	30 WOLF RD 713 1	102	IP	R1	LEBA	0.00	CONDO-GI	594	594	1987	C	AV	0%	0%	0%	0%	1	1	1	0	6/27/2008	101,900	112,533	0.906
50-16-12006	20 WOLF RD B120 1	102	BO	R1	LEBA	0.00	CONDO-GI	640	640	1986	C	AV	0%	0%	0%	0%	1	2	1	0	11/4/2009	52,500	54,000	0.972
50-16-6604	20 WOLF RD B66 1	102	BO	R1	LEBA	0.00	CONDO-GI	640	640	1986	C	AV	0%	0%	0%	0%	1	2	1	0	9/17/2010	52,500	54,000	0.972
50-16-7104	20 WOLF RD B71 1	102	BO	R1	LEBA	0.00	CONDO-GI	640	640	1986	C	AV	0%	0%	0%	0%	1	2	1	0	9/17/2010	52,500	54,000	0.972
87-49-1202	35 SEMINARY HILL 1	102	WV	R3	WLEB	0.00	CONDO-GI	852	852	1971	C+	AV	0%	0%	0%	0%	1	2	1	0	6/20/2008	93,100	96,000	0.970
87-49-1702	35 SEMINARY HILL 1	102	WV	R3	WLEB	0.00	CONDO-GI	852	852	1976	C+	AV	0%	0%	0%	0%	1	2	1	0	7/25/2008	96,700	99,533	0.972
87-49-701	35 SEMINARY HILL 1	102	WV	R3	WLEB	0.00	CONDO-GI	852	940	1971	C+	AV	0%	0%	0%	0%	1	2	1	0	6/23/2009	109,400	121,933	0.897
87-49-801	35 SEMINARY HILL 1	102	WV	R3	WLEB	0.00	CONDO-GI	852	940	1971	C+	AV	0%	0%	0%	0%	1	2	1	0	8/15/2008	109,400	110,000	0.995
89-18-101	287 MASCOMA ST 1	102	NW		LEBA	0.00	CONDO-GI	896	1,004	2007	C+	AV	0%	0%	0%	0%	1	2	2	0	12/17/2008	192,300	211,933	0.907
89-18-205	287 MASCOMA ST 1	102	NW		LEBA	0.00	CONDO-GI	896	1,004	2007	C+	AV	0%	0%	0%	0%	1	2	2	0	9/11/2008	192,300	204,533	0.940
89-18-206	287 MASCOMA ST 1	102	NW		LEBA	0.00	CONDO-GI	896	1,004	2007	C+	AV	0%	0%	0%	0%	1	2	2	0	4/6/2009	192,300	196,533	0.978
89-18-207	287 MASCOMA ST 1	102	NW		LEBA	0.00	CONDO-GI	896	1,004	2007	C+	AV	0%	0%	0%	0%	1	2	2	0	6/19/2008	192,300	211,200	0.911
89-18-209	287 MASCOMA ST 1	102	NW		LEBA	0.00	CONDO-GI	896	1,004	2007	C+	AV	0%	0%	0%	0%	1	2	2	0	8/26/2008	192,300	211,333	0.910
89-18-211	287 MASCOMA ST 1	102	NW		LEBA	0.00	CONDO-GI	896	1,004	2007	C+	AV	0%	0%	0%	0%	1	2	2	0	9/10/2008	192,300	199,000	0.966
89-18-212	287 MASCOMA ST 1	102	NW		LEBA	0.00	CONDO-GI	896	1,004	2007	C+	AV	0%	0%	0%	0%	1	2	2	0	5/23/2008	192,300	209,533	0.918
89-18-213	287 MASCOMA ST 1	102	NW		LEBA	0.00	CONDO-GI	896	1,004	2007	C+	AV	0%	0%	0%	0%	1	2	2	0	9/19/2008	192,300	208,933	0.920
89-18-301	287 MASCOMA ST 1	102	NW		LEBA	0.00	CONDO-GI	896	1,004	2007	C+	AV	0%	0%	0%	0%	1	2	2	0	3/12/2008	192,300	189,000	1.017
89-18-304	287 MASCOMA ST 1	102	NW		LEBA	0.00	CONDO-GI	896	1,004	2007	C+	AV	0%	0%	0%	0%	1	2	2	0	10/13/2009	192,300	210,533	0.913
89-18-306	287 MASCOMA ST 1	102	NW		LEBA	0.00	CONDO-GI	896	1,004	2007	C+	AV	0%	0%	0%	0%	1	2	2	0	7/22/2009	192,300	210,000	0.916
89-18-308	287 MASCOMA ST 1	102	NW		LEBA	0.00	CONDO-GI	896	1,040	2007	C+	AV	0%	0%	0%	0%	1	2	2	0	10/30/2008	192,800	216,933	0.889

02/03/2011

9:39:57AM

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## Grouped by Building Type

\* Indicates Sold as Vacant

ParcelID or Account#	Location	# of Crds LUC NBC ZN	City Code	Land Size	-----Building-----			Year Built	Grade	Cond.	-----Depreciation-----				Units	Full Brs Baths	1/2 Baths	Sales NAL Date	Current Value	Sale Price	Ratio	
					Type	Fin Area	Gross Area				Econ	Func	Spec	Ovr								
89-18-309	287 MASCOMA ST	1 102 NW	LEBA	0.00	CONDO-GI	896	1,004	2007	C+	AV	0%	0%	0%	0%	1	2	2	0	6/25/2008	192,300	212,533	0.905
89-18-311	287 MASCOMA ST	1 102 NW	LEBA	0.00	CONDO-GI	896	1,004	2007	C+	AV	0%	0%	0%	0%	1	2	2	0	6/11/2008	193,700	203,133	0.954
89-18-313	287 MASCOMA ST	1 102 NW	LEBA	0.00	CONDO-GI	896	1,004	2007	C+	AV	0%	0%	0%	0%	1	2	2	0	4/25/2008	192,300	196,000	0.981
89-18-315	287 MASCOMA ST	1 102 NW	LEBA	0.00	CONDO-GI	896	1,004	2007	C+	AV	0%	0%	0%	0%	1	2	2	0	5/27/2008	192,300	214,933	0.895
89-18-315	287 MASCOMA ST	1 102 NW	LEBA	0.00	CONDO-GI	896	1,004	2007	C+	AV	0%	0%	0%	0%	1	2	2	0	6/11/2010	192,300	200,000	0.962

**Summary for Type: CONDO-GRDN**

<b>Max Ratio:</b>	<b>1.017</b>	<b>Mean:</b>	<b>0.945</b>	<b>Count:</b>	<b>46</b>	<b>COV:</b>	<b>4.021</b>	<b>54</b>	<b>%between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.844</b>	<b>Weighted Mean:</b>	<b>0.940</b>	<b>COD:</b>	<b>3.312</b>			<b>89</b>	<b>%between 90 and 110</b>
<b>Median:</b>	<b>0.958</b>	<b>Standard Dev:</b>	<b>0.038</b>	<b>PRD:</b>	<b>1.006</b>			<b>100</b>	<b>%between 80 and 120</b>

# Lebanon Analysis Report

\* Indicates Sold as Vacant

Date Range

From: 1/2/2008 To: 11/9/2010

## Grouped by Building Type

ParcelID or Account#	Location	# of Crds	LUC	NBC	ZN	City Code	Land Size	-----Building-----			Year Built	Grade	Cond.	-----Depreciation-----				Full Units	1/2 Brs	Sales NAL	Date	Current Value	Sale Price	Ratio
								Type	Fin Area	Gross Area				Econ	Func	Spec	Ovr							
102-12-10	8 WESTBORO WOC 1	102	WW	R3	WLEB	0.00	CONDO-TT	1,228	2,014	2007	C	GD	0%	0%	0%	0%	1	3	1	1	8/30/2010	175,300	160,000	1.096
102-12-14	20 WESTBORO WC 1	102	WW	R3	WLEB	0.00	CONDO-TT	1,228	2,294	2007	C	AV	0%	0%	0%	0%	1	2	1	1	5/27/2010	182,000	189,000	0.963
102-12-9	6 WESTBORO WOC 1	102	WW	R3	WLEB	0.00	CONDO-TT	1,228	2,014	2007	C	GD	0%	0%	0%	0%	1	3	1	1	6/13/2008	175,300	212,533	0.825
161-65-500	241 POVERTY LN 5 1	102	LH	RL1	LEBA	0.00	CONDO-TT	1,002	1,961	1900	B	AV	0%	3%	0%	0%	1	2	1	1	5/30/2008	205,900	225,000	0.915
161-65-600	241 POVERTY LN 6 1	102	LH	RL1	LEBA	0.00	CONDO-TT	867	1,858	1900	B	AV	0%	0%	0%	0%	1	2	1	1	5/21/2009	200,000	197,000	1.015
188-8-1101	266 POVERTY LN 1 1	102	MB	RL1	LEBA	0.00	CONDO-TT	1,744	2,962	1988	C	AV	0%	0%	0%	0%	1	3	2	1	8/24/2009	246,200	261,000	0.943
188-8-301	266 POVERTY LN 3 1	102	MB	RL1	LEBA	0.00	CONDO-TT	1,412	3,674	1988	C	AV	0%	0%	0%	0%	1	3	2	1	3/21/2008	228,600	279,000	0.819
188-8-802	266 POVERTY LN 8 1	102	MB	RL1	LEBA	0.00	CONDO-TT	1,744	2,962	1988	C	AV	0%	0%	0%	0%	1	3	2	1	5/28/2010	237,400	230,000	1.032
188-8-901	266 POVERTY LN 9 1	102	MB	RL1	LEBA	0.00	CONDO-TT	1,412	3,874	1988	C	AG	0%	0%	0%	0%	1	3	2	1	11/5/2010	226,300	222,533	1.017
4-23-1107	6 OAK RIDGE RD 1 1	102	PV	R3	WLEB	0.00	CONDO-TT	1,765	4,505	1977	B-	AV	0%	0%	0%	0%	1	4	2	1	12/30/2009	270,100	298,000	0.906
4-23-1508	6 OAK RIDGE RD 1 1	102	PV	R3	WLEB	0.00	CONDO-TT	3,237	6,277	1977	B-	AV	0%	0%	0%	0%	1	3	2	2	5/28/2010	310,400	315,000	0.985
4-23-2216	6 OAK RIDGE RD 2 1	102	PV	R3	WLEB	0.00	CONDO-TT	1,903	4,825	1977	B-	AV	0%	0%	0%	0%	1	3	2	1	8/7/2008	270,300	259,000	1.044
4-23-2912	6 OAK RIDGE RD 2 1	102	PV	R3	WLEB	0.00	CONDO-TT	2,077	4,815	1977	B-	AV	0%	0%	0%	0%	1	3	3	0	6/14/2010	289,200	298,133	0.970
4-23-3014	6 OAK RIDGE RD 3 1	102	PV	R3	WLEB	0.00	CONDO-TT	1,955	4,903	1977	B-	AV	0%	0%	0%	0%	1	2	2	1	11/30/2009	277,900	323,000	0.860
4-23-3213	6 OAK RIDGE RD 3 1	102	PV	R3	WLEB	0.00	CONDO-TT	2,059	5,373	1977	B-	AV	0%	0%	0%	0%	1	4	3	0	5/7/2010	297,300	349,000	0.852
48-11-101	337 MOUNT SUPPC 1	102	QH	R1	LEBA	0.00	CONDO-TT	1,500	2,324	2009	C+	AV	0%	0%	0%	0%	1	2	2	1	10/9/2009	240,400	246,533	0.975
48-11-102	337 MOUNT SUPPC 1	102	QH		LEBA	0.00	CONDO-TT	1,485	2,324	2009	C+	AV	0%	0%	0%	0%	1	2	2	1	11/30/2009	239,600	245,000	0.978
48-11-104	337 MOUNT SUPPC 1	102	QH		LEBA	0.00	CONDO-TT	1,500	2,324	2009	C+	AV	0%	0%	0%	0%	1	2	2	1	12/11/2009	240,400	249,000	0.965
48-11-106	337 MOUNT SUPPC 1	102	QH		LEBA	0.00	CONDO-TT	1,500	2,324	2009	C+	AV	0%	0%	0%	0%	1	2	2	1	12/29/2009	247,800	257,933	0.961
48-11-303	337 MOUNT SUPPC 1	102	QH		LEBA	0.00	CONDO-TT	1,224	1,972	2009	C+	AV	0%	0%	0%	0%	1	2	2	1	3/25/2009	222,700	236,000	0.944
48-11-306	337 MOUNT SUPPC 1	102	QH		LEBA	0.00	CONDO-TT	1,156	1,900	2009	C+	AV	0%	0%	0%	0%	1	2	2	1	9/16/2009	203,100	225,000	0.903
48-11-501	337 MOUNT SUPPC 1	102	QH		LEBA	0.00	CONDO-TT	1,500	2,324	2010	C+	AV	0%	0%	63%	0%	1	2	2	1	11/2/2010	89,500	260,000	0.344
50-14-4204	40 WOLF RD 42 1	102	WR	R1	LEBA	0.00	CONDO-TT	1,199	2,129	1988	C	AV	0%	0%	0%	0%	1	3	2	0	7/30/2008	172,300	175,000	0.985
50-14-4304	40 WOLF RD 43 1	102	WR	R1	LEBA	0.00	CONDO-TT	1,199	2,129	1988	C	AV	0%	0%	0%	0%	1	3	2	0	5/13/2010	172,300	186,000	0.926
50-14-4404	40 WOLF RD 44 1	102	WR	R1	LEBA	0.00	CONDO-TT	1,199	2,129	1988	C	AV	0%	0%	0%	0%	1	3	2	0	7/2/2010	172,100	179,933	0.956
50-49-1003	299 MOUNT SUPPC 1	102	RC		LEBA	0.00	CONDO-TT	1,702	2,964	2004	C+	AV	0%	0%	0%	0%	1	3	3	0	6/24/2010	262,100	255,000	1.028
50-49-101	299 MOUNT SUPPC 1	102	RC		LEBA	0.00	CONDO-TT	1,416	2,372	2004	C+	AV	0%	0%	0%	0%	1	2	2	1	4/27/2010	226,000	240,000	0.942
50-49-1103	299 MOUNT SUPPC 1	102	RC		LEBA	0.00	CONDO-TT	1,442	2,424	2004	C+	AV	0%	0%	0%	0%	1	2	2	1	7/8/2008	239,300	265,000	0.903
50-49-1906	299 MOUNT SUPPC 1	102	RC		LEBA	0.00	CONDO-TT	1,416	2,312	2004	C+	AV	0%	0%	0%	0%	1	2	2	1	4/4/2008	225,100	250,000	0.900
50-49-2106	299 MOUNT SUPPC 1	102	RC		LEBA	0.00	CONDO-TT	1,442	2,364	2004	C+	AV	0%	0%	0%	0%	1	2	2	1	6/16/2008	223,900	255,000	0.878
50-49-2207	299 MOUNT SUPPC 1	102	RC		LEBA	0.00	CONDO-TT	1,442	2,364	2004	C+	AV	0%	0%	0%	0%	1	2	2	1	7/14/2008	227,200	264,000	0.861
50-49-2307	299 MOUNT SUPPC 1	102	RC		LEBA	0.00	CONDO-TT	1,442	2,364	2004	C+	AV	0%	0%	0%	0%	1	2	2	1	6/23/2010	227,200	233,000	0.975
50-49-301	299 MOUNT SUPPC 1	102	RC		LEBA	0.00	CONDO-TT	1,442	2,424	2004	C+	AV	0%	0%	0%	0%	1	2	2	1	5/8/2008	228,100	245,000	0.931
50-49-702	299 MOUNT SUPPC 1	102	RC		LEBA	0.00	CONDO-TT	1,442	2,424	2004	C+	AV	0%	0%	0%	0%	1	2	2	1	8/4/2009	228,100	260,000	0.877
50-49-903	299 MOUNT SUPPC 1	102	RC		LEBA	0.00	CONDO-TT	1,706	2,952	2004	C+	AV	0%	0%	0%	0%	1	3	2	1	4/29/2008	255,700	279,000	0.916
73-77-1204	32 FLOYD AVE 12 1	102	VG	R3	WLEB	0.00	CONDO-TT	1,254	2,126	1976	C+	AV	0%	0%	0%	0%	1	2	1	1	3/27/2008	169,300	160,533	1.055
73-77-1604	32 FLOYD AVE 16 1	102	VG	R3	WLEB	0.00	CONDO-TT	1,056	2,000	1976	C+	AV	0%	0%	0%	0%	1	2	1	1	2/13/2009	151,900	148,200	1.025
73-77-3907	24 PLEASANT ST 3 1	102	VG	R3	WLEB	0.00	CONDO-TT	1,408	2,536	1977	C+	AV	0%	0%	0%	0%	1	3	2	2	3/26/2008	200,400	232,000	0.864
73-77-4214	33 PLEASANT ST 4 1	102	VG	R3	WLEB	0.00	CONDO-TT	1,536	2,648	1977	C+	AV	0%	5%	0%	0%	1	3	2	1	5/30/2008	195,300	189,000	1.033
73-77-5213	31 PLEASANT ST 5 1	102	VG	R3	WLEB	0.00	CONDO-TT	1,388	2,340	1977	C+	AV	0%	0%	0%	0%	1	2	1	1	1/14/2009	183,000	190,000	0.963
73-77-5311	25 PLEASANT ST 5 1	102	VG	R3	WLEB	0.00	CONDO-TT	1,522	3,488	1977	C+	AV	0%	7%	0%	0%	1	2	3	0	9/15/2008	218,100	240,000	0.909

# Lebanon Analysis Report

\* Indicates Sold as Vacant

Date Range

From: 1/2/2008 To: 11/9/2010

## Grouped by Building Type

ParcelID or Account#	Location	# of Crds	LUC	NBC	ZN	City Code	Land Size	-----Building-----			Year Built	Grade	Cond.	-----Depreciation-----				Full Units	1/2 Brs	1/2 Baths	Sales NAL	Date	Current Value	Sale Price	Ratio
								Type	Fin Area	Gross Area				Econ	Func	Spec	Ovr								
73-77-5816	29 PLEASANT ST 5 1	102	VG	R3	WLEB	0.00	CONDO-TN	1,536	2,808	1977	C+	AV	0%	5%	0%	0%	1	2	2	1	4/9/2008	198,500	227,000	0.874	
73-77-603	30 FLOYD AVE 6 1	102	VG	R3	WLEB	0.00	CONDO-TN	1,008	2,360	1977	C+	GD	0%	0%	0%	0%	1	2	1	1	6/30/2008	176,100	218,000	0.808	
73-77-6416	29 PLEASANT ST 6 1	102	VG	R3	WLEB	0.00	CONDO-TN	1,344	3,192	1977	C+	AV	0%	5%	0%	0%	1	2	2	1	6/30/2009	204,300	200,000	1.022	
8-2-101	365 N MAIN ST A1 1	102	QC	R3	WLEB	0.00	CONDO-TN	1,665	2,662	2003	B	AV	0%	0%	0%	0%	1	3	3	0	9/10/2010	325,500	345,000	0.943	
8-2-1202	365 N MAIN ST L2 1	102	QC	R3	WLEB	0.00	CONDO-TN	1,957	2,597	2007	B-	AV	0%	0%	0%	0%	1	3	2	1	4/8/2008	332,500	300,000	1.108	
8-2-1301	365 N MAIN ST M1 1	102	QC	R3	WLEB	0.00	CONDO-TN	1,849	2,876	2007	B-	AV	0%	0%	0%	0%	1	3	3	0	3/4/2008	324,600	369,733	0.878	
8-2-1303	365 N MAIN ST M3 1	102	QC	R3	WLEB	0.00	CONDO-TN	1,957	2,597	2007	B	AV	0%	0%	0%	0%	1	3	2	1	3/2/2009	363,400	356,533	1.019	
8-2-1304	365 N MAIN ST M4 1	102	QC	R3	WLEB	0.00	CONDO-TN	1,729	2,636	2007	B	AV	0%	0%	0%	0%	1	3	3	0	1/4/2008	343,300	405,733	0.846	
8-2-202	365 N MAIN ST B2 1	102	QC	R3	WLEB	0.00	CONDO-TN	1,889	2,465	2002	B-	AV	0%	0%	0%	0%	1	3	2	1	6/3/2008	310,500	320,533	0.969	
8-2-403	365 N MAIN ST D3 1	102	QC	R3	WLEB	0.00	CONDO-TN	1,889	2,345	2004	B-	AV	0%	0%	0%	0%	1	3	2	1	7/26/2010	317,500	322,533	0.984	
8-2-906	365 N MAIN ST J2 1	102	QC	R3	WLEB	0.00	CONDO-TN	1,957	2,597	2007	B-	AV	0%	0%	0%	0%	1	3	2	1	4/21/2010	332,400	340,600	0.976	
8-2-907	365 N MAIN ST J3 1	102	QC	R3	WLEB	0.00	CONDO-TN	1,957	2,597	2007	B-	AV	0%	0%	0%	0%	1	3	2	1	10/20/2009	329,000	340,000	0.968	
89-8-10407	220 MASCOMA ST 1	102	REN	R1	LEBA	0.00	CONDO-TN	816	1,152	1986	C-	AV	0%	0%	0%	0%	1	2	1	1	7/3/2008	94,600	87,000	1.087	
89-8-10607	220 MASCOMA ST 1	102	REN	R1	LEBA	0.00	CONDO-TN	816	1,152	1986	C-	AV	0%	0%	0%	0%	1	2	1	1	8/21/2009	94,600	97,000	0.975	
89-8-1101	220 MASCOMA ST 1	102	REN	R1	LEBA	0.00	CONDO-TN	816	1,272	1986	C-	AV	0%	0%	0%	0%	1	2	1	1	4/29/2008	97,300	100,000	0.973	
89-8-11608	220 MASCOMA ST 1	102	REN	R1	LEBA	0.00	CONDO-TN	816	1,152	1986	C-	AV	0%	0%	0%	0%	1	2	1	0	10/22/2009	90,000	103,133	0.873	
89-8-3102	220 MASCOMA ST 1	102	REN	R1	LEBA	0.00	CONDO-TN	900	1,152	1986	C-	AV	0%	0%	0%	0%	1	2	1	1	8/31/2009	95,700	100,000	0.957	
89-8-3303	220 MASCOMA ST 1	102	REN	R1	LEBA	0.00	CONDO-TN	816	1,272	1986	C-	AV	0%	0%	0%	0%	1	2	1	1	2/19/2009	98,200	101,000	0.972	
89-8-4503	220 MASCOMA ST 1	102	REN	R1	LEBA	0.00	CONDO-TN	816	1,152	1986	C-	AV	0%	0%	0%	0%	1	2	1	1	7/14/2010	94,600	100,000	0.946	
89-8-5304	220 MASCOMA ST 1	102	REN	R1	LEBA	0.00	CONDO-TN	816	1,272	1986	C-	AV	0%	0%	0%	0%	1	2	1	1	8/29/2008	98,200	104,000	0.944	
89-8-5504	220 MASCOMA ST 1	102	REN	R1	LEBA	0.00	CONDO-TN	816	1,152	1986	C-	AV	0%	0%	0%	0%	1	2	1	1	7/15/2009	94,600	90,000	1.051	
89-8-6404	220 MASCOMA ST 1	102	REN	R1	LEBA	0.00	CONDO-TN	816	1,272	1986	C-	AV	0%	0%	0%	0%	1	2	1	1	10/24/2008	96,200	100,000	0.962	
89-8-7105	220 MASCOMA ST 1	102	REN	R1	LEBA	0.00	CONDO-TN	816	1,152	1986	C-	AV	0%	0%	0%	0%	1	2	1	1	10/7/2008	94,600	101,000	0.937	
89-8-9106	220 MASCOMA ST 1	102	REN	R1	LEBA	0.00	CONDO-TN	816	1,152	1986	C-	AV	0%	0%	0%	0%	1	2	1	1	9/12/2008	94,600	96,533	0.980	
89-8-9206	220 MASCOMA ST 1	102	REN	R1	LEBA	0.00	CONDO-TN	816	1,272	1986	C-	AV	0%	0%	0%	0%	1	2	1	1	6/1/2010	96,200	102,000	0.943	
91-250-100	24 CHURCH ST 1	101	1000	R2	LEBA	0.27	CONDO-TN	1,478	2,112	1994	C	AV	0%	0%	0%	0%	1	2	1	0	9/30/2008	148,800	144,000	1.033	

### Summary for Type: CONDO-TNHS

<b>Max Ratio:</b>	<b>1.108</b>	<b>Mean:</b>	<b>0.944</b>	<b>Count:</b>	<b>67</b>	<b>COV:</b>	<b>10.593</b>	<b>46 %between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.344</b>	<b>Weighted Mean:</b>	<b>0.936</b>	<b>COD:</b>	<b>6.306</b>			<b>78 %between 90 and 110</b>
<b>Median:</b>	<b>0.961</b>	<b>Standard Dev:</b>	<b>0.100</b>	<b>PRD:</b>	<b>1.009</b>			<b>99 %between 80 and 120</b>

02/03/2011

9:39:57AM

**Date Range**

From:  To:

# Lebanon Analysis Report

## Grouped by Building Type

\* Indicates Sold as Vacant

ParcelID or Account#	Location	# of Crds LUC NBC ZN	City Code	Land Size	-----Building-----			Year Built	Grade	Cond.	-----Depreciation-----				Units	Full Brs Baths	1/2 Baths	Sales NAL Date	Current Value	Sale Price	Ratio	
					Type	Fin Area	Gross Area				Econ	Func	Spec	Ovr								
118-30	28 WELLINGTON C 1	101 860 R3	LEBA	0.46	CONTEMP	1,739	4,587	1990	C+	AG	0%	0%	0%	0%	1	3	2	1	3/22/2010	320,400	317,533	1.009
119-19	38 WELLINGTON C 1	101 860 R3	LEBA	0.40	CONTEMP	1,980	4,838	1990	C+	AG	0%	0%	0%	0%	1	3	2	0	5/5/2008	328,300	370,000	0.887
163-24	32 DUNSINANE DR 1	101 870 RL2	LEBA	3.20	CONTEMP	2,700	6,504	1987	C	AV	0%	10%	0%	0%	1	3	2	0	6/17/2008	281,800	319,000	0.883
163-25	24 DUNSINANE DR 1	101 870 RL2	LEBA	3.20	CONTEMP	1,930	4,257	1979	C+	AG	0%	0%	0%	0%	1	3	2	1	11/20/2009	288,100	293,533	0.981
28-21	49 EAGLE RIDGE D 1	101 501 RL2	LEBA	2.44	CONTEMP	2,663	5,294	1990	B	VG	10%	0%	0%	0%	1	3	3	1	1/7/2010	553,400	568,000	0.974
28-5-101	161 STEVENS RD 1	101 550 RL2	LEBA	4.47	CONTEMP	1,558	4,216	2005	A+	AV	0%	0%	0%	0%	1	3	2	1	5/8/2009	526,800	555,000	0.949
44-19-1100	61 APPLE BLOSSO 1	101 201 R3	WLEB	0.18	CONTEMP	1,971	4,610	2000	B	AV	0%	0%	0%	0%	1	2	2	1	5/14/2010	410,500	399,933	1.026
44-19-1500	75 APPLE BLOSSO 1	101 201 R3	WLEB	0.19	CONTEMP	2,365	5,040	2001	B	AV	0%	0%	0%	0%	1	2	2	1	7/30/2010	387,300	399,000	0.971
44-19-2100	72 APPLE BLOSSO 1	101 201 R3	WLEB	0.17	CONTEMP	2,057	4,732	2002	B	AV	0%	0%	0%	0%	1	2	2	1	10/30/2009	370,400	390,267	0.949
44-19-2300	44 APPLE BLOSSO 1	101 201 R3	WLEB	0.31	CONTEMP	2,109	4,990	2001	B	AV	0%	5%	0%	0%	1	4	3	0	5/6/2010	419,200	430,000	0.975
44-19-5300	10 FOUNTAIN WAY 1	101 201 R3	WLEB	0.18	CONTEMP	2,128	4,608	2002	C+	AV	0%	0%	0%	0%	1	3	3	0	6/25/2008	338,500	345,000	0.981
44-19-900	55 APPLE BLOSSO 1	101 201 R3	WLEB	0.18	CONTEMP	1,995	4,700	2001	B	AV	0%	0%	0%	0%	1	2	2	0	8/29/2008	380,300	380,533	0.999
54-27	50 JENKINS RD 1	101 550 RL2	LEBA	2.07	CONTEMP	2,367	5,021	2001	B	AV	0%	0%	0%	0%	1	4	3	1	5/3/2010	554,900	547,000	1.014
87-139	71 COTTAGE CIR 1	101 301 R3	WLEB	1.19	CONTEMP	1,924	6,112	1990	C	AG	0%	0%	0%	0%	1	3	2	1	12/24/2009	329,900	325,000	1.015

**Summary for Type: CONTEMPORY**

<b>Max Ratio:</b>	<b>1.026</b>	<b>Mean:</b>	<b>0.973</b>	<b>Count:</b>	<b>14</b>	<b>COV:</b>	<b>4.522</b>	<b>71 %between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.883</b>	<b>Weighted Mean:</b>	<b>0.973</b>	<b>COD:</b>	<b>3.200</b>			<b>86 %between 90 and 110</b>
<b>Median:</b>	<b>0.978</b>	<b>Standard Dev:</b>	<b>0.044</b>	<b>PRD:</b>	<b>0.999</b>			<b>100 %between 80 and 120</b>

# Lebanon Analysis Report

\* Indicates Sold as Vacant

**Date Range**

From: 1/2/2008 To: 11/9/2010

## Grouped by Building Type

ParcelID or Account#	Location	# of				City Code	Land Size	-----Building-----			Year Built	Grade	Cond.	-----Depreciation-----				Full Units	1/2 Baths	Sales NAL Date	Current Value	Sale Price	Ratio		
		Crds	LUC	NBC	ZN			Type	Fin Area	Gross Area				Econ	Func	Spec	Ovr								
101-29	95 S MAIN ST	1	101	310	R2	WLEB	0.59	CONVENT	1,869	2,696	1930	C	AV	0%	0%	0%	0%	1	4	1	0	6/10/2010	187,700	195,000	0.963
101-7	116 S MAIN ST	1	101	CE	GC	WLEB	0.68	CONVENT	1,182	2,929	1900	C	AV	0%	0%	0%	0%	1	3	1	0	10/6/2010	757,600	755,000	1.003
102-55	10 OLD PINE TREE	1	101	300	R3	WLEB	3.65	CONVENT	1,746	2,922	1940	C	AV	0%	0%	0%	0%	1	3	2	0	6/4/2010	216,900	305,000	0.711
105-11	194 MECHANIC ST	1	101	1000	R2	LEBA	1.27	CONVENT	1,501	3,406	1900	C	AG	0%	3%	0%	0%	1	4	2	0	1/9/2008	193,300	225,000	0.859
106-100	64 CHURCH ST	1	101	1000	R2	LEBA	0.24	CONVENT	1,441	2,454	1920	C	VG	0%	5%	0%	0%	1	3	2	0	3/4/2010	200,700	215,000	0.933
106-106	46 CHURCH ST	1	101	1000	R2	LEBA	0.21	CONVENT	1,547	3,023	1890	C	AV	0%	5%	0%	0%	1	3	3	0	4/12/2010	165,000	220,000	0.750
106-40	7 BLACKSMITH ST	1	101	CA	CBD	LEBA	0.06	CONVENT	840	2,124	1890	C-	AV	0%	3%	0%	0%	1	2	1	0	6/13/2008	136,800	147,000	0.931
106-55	80 MECHANIC ST	1	101	1000	R2	LEBA	0.14	CONVENT	1,118	2,340	1880	C	GD	0%	0%	0%	0%	1	3	1	0	8/11/2010	163,700	176,000	0.930
106-98	51 SPRING ST	1	101	1000	R2	LEBA	0.35	CONVENT	1,459	3,106	1890	C	AG	0%	2%	0%	0%	1	3	2	0	8/17/2009	173,200	225,000	0.770
107-139	23 PROSPECT ST	1	101	700	R3	LEBA	0.11	CONVENT	1,126	2,252	1927	C	AG	0%	0%	0%	0%	1	2	1	0	6/10/2010	172,400	216,000	0.798
107-162	50 PROSPECT ST	2	104	700	R3	LEBA	0.54	CONVENT	1,628	3,939	1909	C	VG	0%	0%	0%	0%	2	2	2	0	4/1/2010	263,400	277,000	0.951
107-169	13 PERLEY AVE	1	101	700	R3	LEBA	0.16	CONVENT	816	1,968	1900	C	AG	0%	0%	0%	0%	1	2	1	1	5/1/2008	162,100	177,533	0.913
107-21	4 CALVIN ST	1	101	1000	R2	LEBA	1.14	CONVENT	810	2,048	1860	C-	PR	0%	10%	0%	0%	1	2	1	0	7/17/2008	116,300	160,000	0.727
107-47	40 SPRING ST	1	101	1000	R2	LEBA	0.21	CONVENT	960	2,052	1860	C	FR	0%	0%	0%	0%	1	3	1	0	2/18/2010	134,400	152,533	0.881
107-59	65 CHURCH ST	1	101	1000	R2	LEBA	0.16	CONVENT	908	1,636	1900	C-	AG	0%	6%	0%	0%	1	2	2	0	3/31/2010	135,200	147,000	0.920
107-60	45 SPRING ST	1	101	1000	R2	LEBA	0.21	CONVENT	1,511	3,731	1920	C	AG	0%	2%	0%	0%	1	3	1	1	6/4/2010	186,700	220,000	0.849
107-8-300	7 COLLEGE AVE	1	101	1000	R3	LEBA	0.23	CONVENT	1,782	2,528	1992	C	AG	0%	0%	0%	0%	1	3	1	1	4/27/2010	219,300	227,000	0.966
109-54	20 WINONA CIR	1	101	720	R3	LEBA	0.33	CONVENT	2,633	3,204	1997	C+	GD	0%	0%	0%	0%	1	3	2	1	6/18/2010	295,700	300,000	0.986
110-18	3 FELLOWS HILL R	1	101	500	RL1	LEBA	0.67	CONVENT	1,152	2,016	1948	C-	FR	10%	3%	0%	0%	1	4	1	0	5/21/2008	93,800	95,000	0.987
58-13	35 CRAFTS AVE	1	101	200	R3	WLEB	0.18	CONVENT	1,390	3,098	1910	C	AG	0%	0%	0%	0%	1	3	2	0	6/17/2009	210,600	280,000	0.752
58-8	23 CRAFTS AVE	1	101	200	R3	WLEB	0.24	CONVENT	2,600	4,754	1880	C	GD	0%	3%	0%	0%	1	5	3	0	9/4/2009	268,000	270,000	0.993
58-83	20 CRAFTS AVE	1	101	200	R3	WLEB	0.17	CONVENT	1,844	3,847	1900	C	AV	0%	3%	0%	0%	1	3	2	0	6/24/2008	196,700	283,333	0.694
58-84	18 CRAFTS AVE	1	101	200	R3	WLEB	0.19	CONVENT	1,007	2,320	1907	C	FR	0%	0%	0%	0%	1	3	1	0	6/26/2009	162,400	177,000	0.918
58-85	16 CRAFTS AVE	1	101	200	R3	WLEB	0.21	CONVENT	1,285	2,470	1900	C	AV	0%	0%	0%	0%	1	3	2	0	7/9/2008	193,100	269,000	0.718
59-35	14 WINTER ST W	1	101	200	R3	WLEB	0.18	CONVENT	1,114	2,292	1940	C	AG	0%	0%	0%	0%	1	2	1	0	6/10/2008	192,400	216,000	0.891
72-49	45 MAPLE ST	1	101	200	R3	WLEB	0.24	CONVENT	2,246	4,519	1900	C	GV	0%	0%	0%	0%	1	3	1	1	6/23/2010	263,900	260,000	1.015
73-2	57 MAPLE ST	1	101	200	R3	WLEB	0.09	CONVENT	1,036	2,336	1902	C+	AG	0%	0%	0%	0%	1	3	2	0	7/1/2008	193,600	229,933	0.842
73-27	33 HIGHLAND AVE	1	101	200	R3	WLEB	0.51	CONVENT	1,760	3,510	1920	C	VG	0%	0%	0%	0%	1	3	1	1	7/17/2009	250,300	266,533	0.939
73-28	35 HIGHLAND AVE	1	101	200	R3	WLEB	0.23	CONVENT	792	1,260	1950	C	AV	0%	0%	0%	0%	1	2	1	0	8/24/2009	159,200	142,533	1.117
73-64	52 MAPLE ST	1	101	200	R3	WLEB	0.47	CONVENT	4,582	8,722	1920	C+	AG	0%	0%	0%	0%	1	8	4	0	7/1/2008	376,800	425,000	0.887
73-71	7 PLEASANT ST	1	101	200	R3	WLEB	0.65	CONVENT	1,791	4,206	1880	C	GD	0%	3%	0%	0%	1	3	2	0	5/1/2010	256,100	249,000	1.029
73-80	20 PLEASANT ST	1	101	200	R3	WLEB	0.20	CONVENT	1,542	3,225	1900	C	AG	0%	0%	0%	0%	1	3	2	0	6/22/2009	199,500	200,533	0.995
77-148	17 ELA ST	1	101	600	R3	LEBA	0.25	CONVENT	1,114	2,457	1860	C	PR	0%	0%	20%	0%	1	3	0	1	3/16/2009	117,600	139,000	0.846
77-167	27 SUMMER ST	1	101	600	R3	LEBA	0.19	CONVENT	863	1,854	1910	C	FA	0%	0%	0%	0%	1	2	1	0	5/25/2010	142,400	132,000	1.079
79-35	11 CONGRESS ST	1	101	530	RL1	LEBA	1.29	CONVENT	646	1,416	1920	C	VG	0%	0%	0%	0%	1	2	1	0	8/12/2009	143,300	140,000	1.024
82-2	37 SUNSET ROCK	1	101	550	RL2	LEBA	0.34	CONVENT	1,378	3,636	1900	C	AV	0%	5%	0%	0%	1	3	1	0	3/3/2008	214,200	242,533	0.883
86-16	32 S MAIN ST	1	101	310	R2	WLEB	0.15	CONVENT	1,218	2,338	1900	C	GV	0%	3%	0%	0%	1	3	2	0	11/12/2008	186,000	185,400	1.003
86-39-100	43 ELM ST W	1	101	300	R2	WLEB	0.32	CONVENT	1,570	3,601	1900	C	FR	0%	3%	0%	0%	1	3	1	0	5/28/2009	140,900	160,000	0.881
86-5	64 S MAIN ST	1	101	310	R2	WLEB	0.26	CONVENT	1,056	2,526	1900	C	FR	0%	2%	0%	0%	1	3	2	0	8/7/2008	156,700	155,000	1.011
87-41	18 FARMAN AVE	1	101	200	R3	WLEB	0.47	CONVENT	2,662	5,652	1900	C	AV	0%	5%	0%	0%	1	5	3	1	6/24/2008	250,400	412,000	0.608
89-9	320 MASCOMA ST	1	101	1000	R1	LEBA	0.95	CONVENT	1,736	6,316	1800	C	FR	15%	0%	0%	0%	1	3	1	1	3/31/2008	161,600	217,000	0.745

02/03/2011

9:39:57AM

Date Range

From: 1/2/2008 To: 11/9/2010

# Lebanon Analysis Report

## Grouped by Building Type

\* Indicates Sold as Vacant

ParcelID or Account#	Location	# of Crds	LUC	NBC	ZN	City Code	Land Size	-----Building-----			Year Built	Grade	Cond.	-----Depreciation-----				Full Units	1/2 Baths	1/2 Baths	Sales NAL Date	Current Value	Sale Price	Ratio	
								Type	Fin Area	Gross Area				Econ	Func	Spec	Ovr								
91-107	7 CAMERON AVE	1	101	600	R3	LEBA	0.19	CONVENT	1,478	2,724	1940	C	AG	0%	0%	0%	0%	1	4	1	1	10/29/2010	200,100	199,000	1.006
91-121	35 MASCOMA ST	1	101	1000	R3	LEBA	0.22	CONVENT	1,815	3,283	1900	C	AV	0%	0%	0%	0%	1	4	1	1	12/19/2008	186,900	168,533	1.109
91-137	6 BENNETT CT	1	101	600	R3	LEBA	0.10	CONVENT	858	1,788	1915	C	AG	0%	0%	0%	0%	1	3	1	0	9/29/2010	150,700	162,000	0.930
91-33	46 ELDRIDGE ST	1	101	600	R3	LEBA	0.17	CONVENT	1,488	3,485	1920	C	AG	0%	0%	0%	0%	1	3	2	0	6/16/2008	210,500	266,000	0.791
91-5	63 MASCOMA ST	1	101	1000	R3	LEBA	0.23	CONVENT	1,488	3,380	1886	C	FR	0%	3%	0%	0%	1	3	1	0	6/10/2009	132,700	130,000	1.021
91-55	59 YOUNG ST	1	101	600	R3	LEBA	0.22	CONVENT	1,260	3,243	1900	C	AG	0%	3%	0%	0%	1	2	1	0	8/27/2008	190,500	201,533	0.945
91-6	8 CAMERON AVE	1	101	600	R3	LEBA	0.28	CONVENT	1,263	2,845	1900	C	AV	0%	0%	0%	0%	1	2	1	1	5/27/2008	180,200	195,000	0.924
91-73	30 WEST ST	1	101	600	R3	LEBA	0.08	CONVENT	1,085	2,796	1880	C-	FR	0%	10%	0%	0%	1	4	1	0	9/30/2010	121,500	109,000	1.115
91-96	26 GUYER ST	1	101	600	R3	LEBA	0.19	CONVENT	1,674	3,812	1927	C	GD	0%	3%	0%	0%	1	4	3	0	9/22/2009	226,800	259,000	0.876
92-179	22 SHAW ST	1	101	700	R2	LEBA	0.09	CONVENT	2,506	5,274	1870	C+	VG	0%	0%	0%	0%	1	3	3	0	3/28/2008	308,200	340,000	0.906
92-221	23 SCHOOL ST	1	101	700	R2	LEBA	0.22	CONVENT	1,716	4,734	1840	B	AV	0%	2%	0%	0%	1	4	1	1	2/29/2008	232,500	267,000	0.871

Summary for Type: CONVENT`NL

<b>Max Ratio:</b>	<b>1.117</b>	<b>Mean:</b>	<b>0.907</b>	<b>Count:</b>	<b>52</b>	<b>COV:</b>	<b>12.679</b>	<b>29 %between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.608</b>	<b>Weighted Mean:</b>	<b>0.895</b>	<b>COD:</b>	<b>9.633</b>			<b>52 %between 90 and 110</b>
<b>Median:</b>	<b>0.922</b>	<b>Standard Dev:</b>	<b>0.115</b>	<b>PRD:</b>	<b>1.014</b>			<b>79 %between 80 and 120</b>

02/03/2011

9:39:57AM

Date Range

From: 1/2/2008 To: 11/9/2010

# Lebanon Analysis Report Grouped by Building Type

\* Indicates Sold as Vacant

ParcelID or Account#	Location	# of				City Code	Land Size	-----Building-----			-----Depreciation-----					Full Brs	1/2 Baths	Sales					
		Crds	LUC	NBC	ZN			Type	Fin Area	Gross Area	Year Built	Grade	Cond.	Econ	Func			Spec	Ovr	Units	NAL Date	Current Value	Sale Price
145-11	11 COMMERCE AV	1	316	IG	INDL WLEB	2.10	INDUST-LT	14,925	15,743	1986	B	AV	0%	3%	0%	0%	1	0	2	5/14/2010	1,035,500	900,000	1.151
145-8	20 AIRPARK RD	1	316	IG	INDL WLEB	2.00	INDUST-LT	23,950	48,310	1984	B	AV	0%	0%	0%	0%	2	2	0	12/16/2008	1,521,400	1,500,000	1.014
26-22-100	92 ETNA RD	1	316	JJJ	INDL LEBA	4.33	INDUST-LT	27,748	53,616	1980	B	AV	0%	0%	0%	0%	1	2	0	11/5/2010	1,518,100	2,385,001	0.637

### Summary for Type: INDUST-LT

<b>Max Ratio:</b>	<b>1.151</b>	<b>Mean:</b>	<b>0.934</b>	<b>Count:</b>	<b>3</b>	<b>COV:</b>	<b>28.480</b>	<b>33</b>	<b>%between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.637</b>	<b>Weighted Mean:</b>	<b>0.852</b>	<b>COD:</b>	<b>16.894</b>			<b>33</b>	<b>%between 90 and 110</b>
<b>Median:</b>	<b>1.014</b>	<b>Standard Dev:</b>	<b>0.266</b>	<b>PRD:</b>	<b>1.096</b>			<b>67</b>	<b>%between 80 and 120</b>

# Lebanon Analysis Report

\* Indicates Sold as Vacant

**Date Range**

From: 1/2/2008 To: 11/9/2010

## Grouped by Building Type

ParcelID or Account#	Location	# of Crds	LUC	NBC	ZN	City Code	Land Size	-----Building-----			-----Depreciation-----				Full Units	1/2 Brs	Sales NAL	Date	Current Value	Sale Price	Ratio				
								Type	Fin Area	Gross Area	Built	Grade	Cond.	Econ								Func	Spec	Ovr	
56-15-1100	22 RUDSBORO RD 1	103	MMH	RL1	LEBA	0.00	MOBILE HI	672	752	1971	C-	FR	0%	0%	0%	0%	1	2	1	0	10/4/2010	10,800	9,000	1.200	
56-15-200	22 RUDSBORO RD 1	103	MMH	RL1	LEBA	0.00	MOBILE HI	924	1,092	1982	C+	PR	0%	0%	0%	0%	1	2	2	0	2/18/2010	22,600	24,000	0.942	
56-15-3800	22 RUDSBORO RD 1	103	MMH	RL1	LEBA	0.00	MOBILE HI	792	1,132	1973	C-	FA	0%	0%	0%	0%	1	2	1	0	8/6/2010	16,400	17,533	0.935	
56-15-4800	22 RUDSBORO RD 1	103	MMH	RL1	LEBA	0.00	MOBILE HI	924	1,542	1980	C+	GD	0%	0%	0%	0%	1	3	1	1	10/7/2008	44,700	46,000	0.972	
56-15-500	22 RUDSBORO RD 1	103	MMH	RL1	LEBA	0.00	MOBILE HI	1,044	1,268	1981	C+	GD	0%	0%	0%	0%	1	2	1	0	10/21/2008	47,900	46,533	1.029	
90-3	6 ORA AVE	1	103	1000	R3	LEBA	0.23	MOBILE HI	924	1,204	1984	C+	GD	0%	0%	0%	0%	1	2	1	0	7/31/2009	119,100	125,000	0.953
90-42-1500	15 MICHAEL ST	1	103	JMH	R1	LEBA	0.00	MOBILE HI	952	1,332	1987	C+	VG	0%	0%	0%	0%	1	2	1	0	6/19/2008	53,100	57,533	0.923
90-42-1700	17 MICHAEL ST	1	103	JMH	R1	LEBA	0.00	MOBILE HI	1,008	1,208	1995	C+	GD	0%	0%	0%	0%	1	3	2	0	8/19/2009	58,000	60,000	0.967
90-42-1900	19 MICHAEL ST	1	103	JMH	R1	LEBA	0.00	MOBILE HI	840	968	2007	C+	AV	0%	0%	0%	0%	1	2	1	1	3/14/2008	56,000	69,000	0.812
90-42-2200	22 MICHAEL ST	1	103	JMH	R1	LEBA	0.00	MOBILE HI	924	1,110	1983	C+	AV	0%	0%	0%	0%	1	3	1	1	3/30/2010	36,700	39,000	0.941
90-42-2400	24 MICHAEL ST	1	103	JMH	R1	LEBA	0.00	MOBILE HI	510	542	1961	D-	AV	0%	10%	0%	0%	1	1	1	0	6/30/2010	9,500	10,000	0.950
90-42-3200	32 T ANDREW ST	1	103	JMH	R1	LEBA	0.00	MOBILE HI	938	1,162	1995	C+	VG	0%	0%	0%	0%	1	3	1	0	10/19/2010	56,400	44,000	1.282
90-42-4900	49 HANNAH ST	1	103	JMH	R1	LEBA	0.00	MOBILE HI	924	1,180	2007	C+	AV	0%	0%	0%	0%	1	2	2	0	6/30/2010	65,200	65,000	1.003
90-42-5100	51 HANNAH ST	1	103	JMH	R1	LEBA	0.00	MOBILE HI	840	1,144	2008	C+	AV	0%	0%	0%	0%	1	2	1	1	7/3/2008	60,800	75,000	0.811
90-42-6200	62 LOWER B ST	1	103	JMH	R1	LEBA	0.00	MOBILE HI	704	948	1967	D-	AG	0%	0%	0%	0%	1	2	1	0	2/13/2008	14,900	15,000	0.993
90-42-6300	63 BOMHOWER ST 1	103	JMH	R1	LEBA	0.00	MOBILE HI	924	1,124	1977	C	GD	0%	0%	0%	0%	1	3	1	0	11/17/2008	36,600	45,000	0.813	
90-42-6400	64 BOMHOWER ST 1	103	JMH	R1	LEBA	0.00	MOBILE HI	768	1,098	1972	C-	AV	0%	0%	0%	0%	1	3	1	0	7/30/2008	18,700	21,000	0.890	
90-42-6400	64 BOMHOWER ST 1	103	JMH	R1	LEBA	0.00	MOBILE HI	768	1,098	1972	C-	AV	0%	0%	0%	0%	1	3	1	0	5/10/2010	18,700	20,000	0.935	
90-42-6500	65 BOMHOWER ST 1	103	JMH	R1	LEBA	0.00	MOBILE HI	896	1,156	1960	D-	GD	0%	0%	0%	0%	1	3	1	0	8/28/2008	21,700	22,533	0.963	
90-42-8100	8 BOMHOWER STR 1	103	JMH		LEBA	0.00	MOBILE HI	900	1,000	2001	C+	AV	0%	0%	0%	0%	1	2	1	0	10/29/2009	49,600	52,000	0.954	
98-22-1300	86 NH ROUTE 4A 2 1	103	OMH	NC	LEBA	0.00	MOBILE HI	728	1,096	1977	C	AV	0%	10%	0%	0%	1	1	1	0	2/7/2009	16,800	16,000	1.050	
98-22-1300	86 NH ROUTE 4A 2 1	103	OMH	NC	LEBA	0.00	MOBILE HI	728	1,096	1977	C	AV	0%	10%	0%	0%	1	1	1	0	10/21/2009	16,800	16,800	1.000	
98-22-1500	86 NH ROUTE 4A 2 1	103	OMH	NC	LEBA	0.00	MOBILE HI	728	856	1977	C	AV	0%	0%	0%	0%	1	2	1	0	10/2/2008	17,700	18,000	0.983	
98-22-1600	86 NH ROUTE 4A 2 1	103	OMH	NC	LEBA	0.00	MOBILE HI	756	876	1977	C	AV	0%	0%	0%	0%	1	2	1	0	7/23/2008	19,000	22,000	0.864	
98-22-2000	86 NH ROUTE 4A 1 1	103	OMH	NC	LEBA	0.00	MOBILE HI	924	924	1981	C+	AV	0%	0%	0%	0%	1	2	1	0	6/3/2009	23,800	19,000	1.253	
98-22-700	86 NH ROUTE 4A 1 1	103	OMH	NC	LEBA	0.00	MOBILE HI	672	800	1970	C-	VG	0%	0%	0%	0%	1	2	1	0	6/4/2010	25,400	29,733	0.854	
99-8-1200	695 DARTMOUTH C 1	103	CMH	RL1	LEBA	0.00	MOBILE HI	720	840	1963	D-	GD	0%	0%	0%	0%	1	2	1	0	12/8/2009	19,400	24,933	0.778	
99-8-1300	695 DARTMOUTH C 1	103	CMH	RL1	LEBA	0.00	MOBILE HI	924	1,004	2002	C+	AV	0%	0%	0%	0%	1	2	2	0	11/14/2008	50,200	52,000	0.965	
99-8-1400	695 DARTMOUTH C 1	103	CMH	RL1	LEBA	0.00	MOBILE HI	552	870	1972	C-	AV	0%	0%	0%	0%	1	2	1	0	1/29/2008	20,000	18,000	1.111	

**Summary for Type: MOBILE HM**

<b>Max Ratio:</b>	<b>1.282</b>	<b>Mean:</b>	<b>0.970</b>	<b>Count:</b>	<b>29</b>	<b>COV:</b>	<b>12.474</b>	<b>45 %between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.778</b>	<b>Weighted Mean:</b>	<b>0.951</b>	<b>COD:</b>	<b>8.570</b>			<b>62 %between 90 and 110</b>
<b>Median:</b>	<b>0.954</b>	<b>Standard Dev:</b>	<b>0.121</b>	<b>PRD:</b>	<b>1.020</b>			<b>90 %between 80 and 120</b>

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**Date Range**

From:  To:

# Lebanon Analysis Report

## Grouped by Building Type

\* Indicates Sold as Vacant

ParcelID or Account#	Location	# of			City Code	Land Size	-----Building-----			Year Built	Grade	Cond.	-----Depreciation-----				Full Brs	1/2 Baths	Sales NAL Date	Current Value	Sale Price	Ratio		
		Crds	LUC	NBC			ZN	Type	Fin Area				Gross Area	Econ	Func	Spec							Ovr	Units
9-1	305 N MAIN ST	2	301	100	R3	WLEB	8.66	MOTEL	7,152	15,738	1950	C	AV	15%	0%	0%	0%	19	15	0	8/11/2010	503,500	500,000	1.007

### Summary for Type: MOTEL

<b>Max Ratio:</b>	<b>1.007</b>	<b>Mean:</b>	<b>1.007</b>	<b>Count:</b>	<b>1</b>	<b>COV:</b>	<b>0.000</b>	<b>100 %</b>	<b>between 95 and 105</b>
<b>Min Ratio:</b>	<b>1.007</b>	<b>Weighted Mean:</b>	<b>1.007</b>	<b>COD:</b>	<b>0.000</b>	<b>100 %</b>	<b>between 90 and 110</b>		
<b>Median:</b>	<b>1.007</b>	<b>Standard Dev:</b>	<b>0.000</b>	<b>PRD:</b>	<b>1.000</b>	<b>100 %</b>	<b>between 80 and 120</b>		

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**Lebanon  
Analysis Report  
Grouped by Building Type**

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ParcelID or Account#	Location	# of				City Code	Land Size	-----Building-----			-----Depreciation-----					Full Units	1/2 Baths	Sales NAL Date	Current Value	Sale Price	Ratio				
		Crds	LUC	NBC	ZN			Type	Fin Area	Gross Area	Built	Grade	Cond.	Econ	Func							Spec	Ovr		
106-105	48 CHURCH ST	1	104	1000	R2	LEBA	0.27	MULTI-COI	2,710	4,366	1890	C	AG	0%	3%	0%	0%	2	4	3	0	5/23/2008	223,100	225,000	0.992
106-76	106 MASCOMA ST	1	105	1000	R3	LEBA	0.30	MULTI-COI	2,716	6,242	1860	C	FR	0%	3%	0%	0%	3	4	3	0	12/2/2009	192,900	210,000	0.919
107-128	38 UNION ST	1	105	700	R2	LEBA	0.33	MULTI-COI	2,117	4,113	1860	C	AV	0%	3%	0%	0%	3	5	3	0	6/22/2009	228,500	240,000	0.952
107-84	15 ABBOTT ST	1	105	700	R2	LEBA	0.43	MULTI-COI	4,288	9,056	1790	C	AV	0%	0%	0%	0%	3	6	4	0	4/9/2010	298,400	295,000	1.012
108-15	103 PROSPECT ST	1	104	900	R3	LEBA	1.05	MULTI-COI	2,987	5,856	1900	C	AV	0%	3%	0%	0%	2	6	3	0	9/20/2010	266,800	249,000	1.071
109-53	26 WINONA CIR	1	104	720	R3	LEBA	0.54	MULTI-COI	3,824	5,852	1920	C	AG	0%	0%	0%	0%	2	4	3	0	6/20/2008	265,600	280,000	0.949
73-85	10 PLEASANT ST	1	104	200	R3	WLEB	0.33	MULTI-COI	1,451	3,460	1865	C	AG	0%	0%	0%	0%	2	2	2	0	6/26/2009	238,300	250,000	0.953
87-23	23 SEMINARY HILL	1	105	300	R3	WLEB	0.47	MULTI-COI	2,582	5,151	1900	C	AG	0%	0%	0%	0%	3	6	3	0	7/17/2008	234,900	207,000	1.135
91-288	66 MASCOMA ST	1	104	1000	R3	LEBA	0.32	MULTI-COI	2,392	5,729	1900	C	AV	0%	3%	0%	0%	2	5	2	0	9/10/2010	214,700	258,000	0.832
92-38	23 PARKHURST ST	1	111	700	CBD	LEBA	0.20	MULTI-COI	4,630	8,801	1890	C	AV	0%	2%	0%	0%	7	9	7	0	9/30/2010	333,200	352,734	0.945

**Summary for Type: MULTI-CONV**

<b>Max Ratio:</b>	<b>1.135</b>	<b>Mean:</b>	<b>0.976</b>	<b>Count:</b>	<b>10</b>	<b>COV:</b>	<b>8.504</b>	<b>40 %between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.832</b>	<b>Weighted Mean:</b>	<b>0.973</b>	<b>COD:</b>	<b>5.947</b>			<b>80 %between 90 and 110</b>
<b>Median:</b>	<b>0.953</b>	<b>Standard Dev:</b>	<b>0.083</b>	<b>PRD:</b>	<b>1.003</b>			<b>100 %between 80 and 120</b>

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ParcelID or Account#	Location	# of				City Code	Land Size	-----Building-----			-----Depreciation-----					Full Brs	1/2 Baths	Sales		Current Value	Sale Price	Ratio			
		Crds	LUC	NBC	ZN			Type	Fin Area	Gross Area	Year Built	Grade	Cond.	Econ	Func			Spec	Ovr				Units	NAL Date	Date
106-99	47 SPRING ST	1	104	1000	R2	LEBA	0.11	MULTI-TNH	2,397	4,276	1912	C	AV	0%	0%	0%	0%	2	6	2	0	5/18/2010	198,600	185,000	1.074
107-29	17 CHESTNUT ST	1	104	1000	R2	LEBA	0.16	MULTI-TNH	2,320	3,792	1870	C	FR	0%	0%	0%	0%	2	6	2	0	2/22/2010	166,400	179,466	0.927
72-42	9-11 DANA ST	1	104	200	R3	WLEB	0.39	MULTI-TNH	2,642	5,662	1906	C	AG	0%	0%	0%	0%	2	6	2	0	6/1/2010	250,500	249,533	1.004

### Summary for Type: MULTI-TNHS

<b>Max Ratio:</b>	<b>1.074</b>	<b>Mean:</b>	<b>1.002</b>	<b>Count:</b>	<b>3</b>	<b>COV:</b>	<b>7.285</b>	<b>33</b>	<b>%between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.927</b>	<b>Weighted Mean:</b>	<b>1.002</b>	<b>COD:</b>	<b>4.858</b>			<b>100</b>	<b>%between 90 and 110</b>
<b>Median:</b>	<b>1.004</b>	<b>Standard Dev:</b>	<b>0.073</b>	<b>PRD:</b>	<b>0.999</b>			<b>100</b>	<b>%between 80 and 120</b>

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ParcelID or Account#	Location	# of Crds	LUC	NBC	ZN	City Code	Land Size	-----Building-----			Year Built	Grade	Cond.	-----Depreciation-----				Full Brs	1/2 Baths	Sales NAL Date	Current Value	Sale Price	Ratio		
								Type	Fin Area	Gross Area				Econ	Func	Spec	Ovr							Units	
108-17	194 DARTMOUTH C	1	904	900	R3	LEBA	0.84	OFFICE	3,562	6,723	1965	C	AV	0%	0%	0%	0%	1	2	0	3/24/2008	416,400	485,000	0.859	
130-9	16 AIRPORT RD	1	340	CA	GC	WLEB	1.61	OFFICE	2,501	6,122	1987	C-	AV	0%	0%	0%	0%	1	2	0	3/24/2010	505,100	500,000	1.010	
64-12	226 HEATER RD	1	352	CA	R3	LEBA	1.34	OFFICE	3,864	8,543	1958	C	AG	0%	0%	0%	0%	1	4	2	1	5/29/2009	580,800	600,000	0.968
92-71	23 BANK ST	1	340	CA	RO	LEBA	0.29	OFFICE	3,914	7,180	1850	C+	AV	0%	0%	0%	0%	3	2	0	8/29/2008	433,700	550,000	0.789	

### Summary for Type: OFFICE

<b>Max Ratio:</b>	<b>1.010</b>	<b>Mean:</b>	<b>0.906</b>	<b>Count:</b>	<b>4</b>	<b>COV:</b>	<b>11.148</b>	<b>50 %between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.789</b>	<b>Weighted Mean:</b>	<b>0.907</b>	<b>COD:</b>	<b>9.063</b>			<b>50 %between 90 and 110</b>
<b>Median:</b>	<b>0.913</b>	<b>Standard Dev:</b>	<b>0.101</b>	<b>PRD:</b>	<b>0.999</b>			<b>75 %between 80 and 120</b>

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ParcelID or Account#	Location	# of Crds	LUC	NBC	ZN	City Code	Land Size	-----Building-----			Year Built	Grade	Cond.	-----Depreciation-----				Full Units	1/2 Brs	1/2 Baths	Sales		Current Value	Sale Price	Ratio
								Type	Fin Area	Gross Area				Econ	Func	Spec	Ovr				NAL	Date			
101-18-200	8 WATERMAN AVE	1	101	310	R2	WLEB	0.26	RANCH	1,180	3,092	2003	C+	AV	0%	0%	0%	0%	1	3	2	0	7/25/2008	249,400	265,000	0.941
102-16	1 HATHORN AVE	1	101	300	R3	WLEB	0.31	RANCH	1,212	3,120	1962	C	AV	5%	0%	0%	0%	1	3	1	0	5/21/2010	186,400	169,933	1.097
106-119	19 DULAC ST	1	101	1000	R3	LEBA	0.20	RANCH	1,176	3,466	1982	C	AG	0%	0%	0%	0%	1	3	1	0	7/15/2008	182,000	221,000	0.824
106-22	1 BROOKSIDE DR	1	101	1000	R3	LEBA	0.35	RANCH	864	2,007	1970	C	AV	0%	0%	0%	0%	1	2	1	0	7/28/2009	178,700	204,933	0.872
106-27	6 LOGAN LN	1	101	1000	R3	LEBA	0.14	RANCH	720	1,985	1956	D	FR	0%	0%	0%	0%	1	2	1	0	10/1/2010	109,800	130,000	0.845
107-209	125 SCHOOL ST	1	101	700	R3	LEBA	2.79	RANCH	1,342	3,028	1930	C	AG	0%	0%	0%	0%	1	3	2	0	3/26/2010	236,600	280,000	0.845
109-16	145 PROSPECT ST	1	101	910	R3	LEBA	0.78	RANCH	1,100	3,168	1992	C	AV	0%	0%	0%	0%	1	2	2	0	7/15/2008	247,000	229,000	1.079
111-15	374 DARTMOUTH C	1	101	500	RL2	LEBA	3.39	RANCH	672	1,816	1980	C-	AV	0%	0%	0%	0%	1	1	1	0	9/26/2008	130,300	129,200	1.009
118-17	54 NOTTINGHAM C	1	101	850	R3	LEBA	0.42	RANCH	1,092	2,850	1980	C	AG	0%	0%	0%	0%	1	3	2	0	5/8/2008	253,500	244,000	1.039
119-40	51 SLAYTON HILL F	1	101	800	R3	LEBA	0.43	RANCH	960	2,717	1960	C	AV	0%	0%	0%	0%	1	3	1	0	5/29/2009	201,200	208,000	0.967
121-9	169 MERIDEN RD	1	101	900	R3	LEBA	2.07	RANCH	2,138	4,910	1969	C-	VP	0%	0%	20%	0%	1	4	1	1	6/11/2010	130,600	120,000	1.088
122-1	208 MERIDEN RD	1	101	900	R3	LEBA	0.52	RANCH	1,096	3,560	1960	C	AV	0%	0%	0%	0%	1	3	1	0	3/27/2009	181,300	178,533	1.015
1-3-100	23 FARAWAY LN	1	101	110	R3	WLEB	1.56	RANCH	2,093	3,320	1940	B	VG	0%	3%	0%	0%	1	3	3	0	5/18/2010	375,500	371,000	1.012
136-29-100	278 MERIDEN RD	1	101	900	RL1	LEBA	0.50	RANCH	912	2,108	1948	C-	FR	0%	10%	0%	0%	1	2	1	0	6/11/2010	121,600	120,000	1.013
163-30	15 CROSS RD	1	101	800	RL2	LEBA	7.91	RANCH	1,560	3,499	1978	C	AV	0%	0%	0%	0%	1	3	1	0	11/12/2009	294,400	284,000	1.037
186-31-100	91 TRUES BROOK	1	101	400	RL1	WLEB	1.38	RANCH	1,421	3,323	1964	C	FR	0%	5%	0%	0%	1	3	1	0	8/31/2009	159,100	153,000	1.040
186-34	105 TRUES BROOK	1	101	400	RL1	WLEB	2.89	RANCH	1,463	2,495	1965	C	AV	0%	0%	0%	0%	1	3	1	1	6/24/2010	189,500	186,000	1.019
186-38	133 TRUES BROOK	1	101	400	RL1	WLEB	2.00	RANCH	1,728	2,432	1962	C	AV	0%	0%	0%	0%	1	3	2	0	7/6/2009	170,400	199,000	0.856
186-39	137 TRUES BROOK	1	101	400	RL1	WLEB	2.00	RANCH	1,128	2,326	1974	C	AV	0%	0%	0%	0%	1	3	1	1	7/1/2008	186,700	190,000	0.983
30-16	214 HARDY HILL RI	1	101	550	RL2	LEBA	3.42	RANCH	936	2,085	1986	C-	AV	0%	0%	0%	0%	1	1	1	0	11/14/2008	260,100	250,000	1.040
3-24	36 OAK RIDGE RD	1	101	110	R3	WLEB	0.50	RANCH	1,866	3,286	1972	C+	VG	0%	0%	0%	0%	1	3	2	0	7/9/2008	316,800	327,000	0.969
3-24	36 OAK RIDGE RD	1	101	110	R3	WLEB	0.50	RANCH	1,866	3,286	1972	C+	VG	0%	0%	0%	0%	1	3	2	0	11/13/2008	316,800	370,000	0.856
3-37	42 WILDWOOD DR	1	101	110	R3	WLEB	0.52	RANCH	1,532	3,872	1996	B	VG	0%	0%	0%	0%	1	3	2	0	6/26/2008	375,800	381,000	0.986
3-38	38 WILDWOOD DR	1	101	110	R3	WLEB	0.48	RANCH	2,022	4,858	1973	B	AV	0%	0%	0%	0%	1	4	2	1	6/22/2010	362,900	400,000	0.907
3-42	14 WILDWOOD DR	1	101	110	R3	WLEB	0.52	RANCH	1,414	3,755	1984	C+	VG	0%	0%	0%	0%	1	3	2	0	11/14/2008	345,300	350,000	0.987
3-42	14 WILDWOOD DR	1	101	110	R3	WLEB	0.52	RANCH	1,414	3,755	1984	C+	VG	0%	0%	0%	0%	1	3	2	0	3/16/2010	345,300	329,000	1.050
3-6	25 WILDWOOD DR	1	101	110	R3	WLEB	1.21	RANCH	2,375	3,361	1968	A-	AG	0%	5%	0%	0%	1	3	2	1	7/30/2010	572,300	575,000	0.995
4-6	11 OAK RIDGE RD	1	101	110	R3	WLEB	0.76	RANCH	1,296	3,204	1978	C+	AG	0%	0%	0%	0%	1	3	2	0	6/26/2009	313,600	286,933	1.093
4-66	10 CAMBRIDGE PL	1	101	120	R3	WLEB	0.44	RANCH	1,832	4,516	1966	C+	AV	0%	0%	0%	0%	1	4	3	0	6/1/2009	287,000	295,000	0.973
4-70	1 BEACON RD	1	101	120	R3	WLEB	0.46	RANCH	1,248	3,464	1968	C+	AV	0%	0%	0%	0%	1	3	2	0	7/21/2009	262,500	276,000	0.951
58-36	7 ESTABROOK CIR	1	101	200	R3	WLEB	0.22	RANCH	864	2,292	1950	C-	AV	0%	0%	0%	0%	1	2	1	0	10/22/2010	157,600	130,000	1.212
58-40	15 ESTABROOK CII	1	101	200	R3	WLEB	0.33	RANCH	1,204	2,772	1955	C-	AG	0%	0%	0%	0%	1	2	1	0	2/26/2009	209,700	191,000	1.098
58-46	2 ESTABROOK CIR	1	101	200	R3	WLEB	0.19	RANCH	860	2,164	1945	C-	AG	0%	0%	0%	0%	1	3	1	0	9/15/2010	157,200	165,000	0.953
64-4	7 OLD ETNA RD	1	101	560	R3	LEBA	0.27	RANCH	1,344	3,844	2002	C	AV	0%	0%	0%	0%	1	2	1	1	11/13/2009	201,400	180,000	1.119
73-35	6 PASTURE LN	1	101	200	R3	WLEB	0.32	RANCH	1,230	3,688	1970	C+	VG	0%	0%	0%	0%	1	2	2	0	6/30/2008	294,800	255,000	1.156
74-3-164	30 EVERGREEN C11	1	101	SV	RL2	LEBA	0.23	RANCH	2,628	5,130	2007	B+	AV	0%	25%	0%	0%	1	3	2	1	11/2/2009	372,300	425,000	0.876
77-55	27 COLBURN ST	1	101	600	R3	LEBA	0.34	RANCH	864	1,952	1989	C	AG	0%	0%	0%	0%	1	2	1	0	11/13/2008	210,900	160,000	1.318
79-18	6 BARNES AVE	1	101	700	R3	LEBA	0.41	RANCH	1,222	2,484	1972	C	AV	15%	0%	0%	0%	1	3	1	1	11/9/2010	208,000	180,000	1.156
80-26	60 HARDY HILL RD	2	109	550	RL2	LEBA	2.00	RANCH	3,774	9,146	1970	C-	PR	10%	0%	0%	0%	4	6	2	0	10/1/2010	250,500	170,000	1.474
86-34	5 BIRCH TER	1	101	300	R2	WLEB	0.29	RANCH	1,320	3,448	1960	C	AG	0%	0%	0%	0%	1	3	1	0	7/1/2008	195,600	215,000	0.910
87-104	13 JONES AVE	1	101	300	R3	WLEB	0.23	RANCH	1,008	2,128	1950	C	VG	0%	0%	0%	0%	1	3	1	0	6/22/2010	202,800	214,333	0.946

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		Crds	LUC	NBC	ZN			Type	Fin Area	Gross Area	Year Built	Grade	Cond.	Econ	Func			Spec	Ovr	Units	Brs	Baths	Baths	NAL Date	Current Value
87-147	16 HITCHCOCK AV	1	101	301	R3	WLEB	0.36	RANCH	955	1,905	1991	C	AG	0%	0%	0%	0%	1	2	1	0	6/25/2010	198,300	199,933	0.992
87-160	12 JONES AVE	1	101	300	R3	WLEB	0.33	RANCH	1,302	2,835	1960	C	AG	0%	0%	0%	0%	1	3	2	0	7/3/2008	206,400	257,000	0.803
87-37	3 ORCUTT AVE	1	101	200	R3	WLEB	0.30	RANCH	1,120	2,444	1965	C	FR	0%	5%	0%	0%	1	2	1	1	9/17/2008	193,800	190,000	1.020
87-6	50 SEMINARY HILL	1	101	300	R3	WLEB	0.48	RANCH	1,044	2,669	1957	C	AV	0%	3%	0%	0%	1	2	1	0	6/6/2008	173,800	185,000	0.939
87-76	20 BATCHELDER A	1	101	300	R3	WLEB	0.37	RANCH	1,176	2,382	1985	C	AG	0%	0%	0%	0%	1	3	1	0	11/17/2009	214,800	215,000	0.999
87-79	10 BATCHELDER A	1	101	300	R3	WLEB	0.37	RANCH	864	1,776	1950	C	AV	0%	0%	0%	0%	1	3	1	0	7/21/2010	139,000	132,000	1.053
90-11	7 MYRA AVE	1	101	1000	R3	LEBA	0.23	RANCH	1,404	3,776	1987	C	AV	0%	0%	0%	0%	1	4	2	0	9/1/2009	235,600	248,000	0.950
90-51	22 PEABODY ST	1	101	1000	R1	LEBA	0.23	RANCH	1,368	2,432	1972	C	FR	0%	0%	0%	0%	1	2	1	0	6/14/2010	154,700	170,000	0.910
91-54	61 YOUNG ST	1	101	600	R3	LEBA	0.33	RANCH	1,056	2,238	1975	C	AV	0%	0%	0%	0%	1	3	1	1	10/9/2008	213,900	195,000	1.097
93-116	3 FRANKLIN ST	1	101	900	R3	LEBA	0.24	RANCH	960	2,130	1976	C-	AV	0%	0%	0%	0%	1	4	2	0	4/15/2010	159,300	143,133	1.113
94-21	86 WINONA CIR	1	101	720	R3	LEBA	0.41	RANCH	864	1,848	1993	C	AG	4%	0%	0%	0%	1	2	1	0	11/21/2008	198,100	175,000	1.132
98-28	25 MANCHESTER I	1	101	520	RL2	LEBA	2.70	RANCH	1,288	2,914	1978	C	AV	0%	0%	0%	0%	1	3	1	1	3/31/2010	238,300	234,000	1.018

Summary for Type: RANCH

<b>Max Ratio:</b>	<b>1.474</b>	<b>Mean:</b>	<b>1.012</b>	<b>Count:</b>	<b>53</b>	<b>COV:</b>	<b>11.957</b>	<b>45 %between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.803</b>	<b>Weighted Mean:</b>	<b>0.998</b>	<b>COD:</b>	<b>8.517</b>			<b>70 %between 90 and 110</b>
<b>Median:</b>	<b>1.009</b>	<b>Standard Dev:</b>	<b>0.121</b>	<b>PRD:</b>	<b>1.014</b>			<b>94 %between 80 and 120</b>

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From: 1/2/2008 To: 11/9/2010

# Lebanon Analysis Report

## Grouped by Building Type

\* Indicates Sold as Vacant

ParcelID or Account#	Location	# of Crds LUC NBC ZN	City Code	Land Size	-----Building-----			Year Built	Grade	Cond.	-----Depreciation-----				Units	Full Brs Baths	1/2 Baths	Sales NAL Date	Current Value	Sale Price	Ratio	
					Type	Fin Area	Gross Area				Econ	Func	Spec	Ovr								
105-38	10 DULAC ST	1 101 1000 R3	LEBA	0.35	SPLIT ENT	1,001	2,110	2005	C	AV	0%	0%	0%	0%	1	2	2	0	3/1/2010	222,800	190,000	1.173
105-46	1 DULAC ST	1 101 1000 R3	LEBA	0.44	SPLIT ENT	1,874	2,611	1972	C	AV	0%	0%	0%	0%	1	3	1	1	8/11/2008	196,200	215,000	0.913
118-15	85 BUCKINGHAM P 1	101 850 R3	LEBA	0.52	SPLIT ENT	1,778	2,826	1982	C	AG	0%	0%	0%	0%	1	3	1	1	9/28/2010	249,500	260,000	0.960
137-24-100	8 GRANDVIEW AVE 1	101 920 R3	LEBA	0.45	SPLIT ENT	1,830	1,958	1986	C	AV	0%	0%	0%	0%	1	4	2	0	8/4/2009	199,500	204,000	0.978
137-27	10 LARO ST	1 101 920 R3	LEBA	0.36	SPLIT ENT	1,960	2,170	1970	C	AV	0%	0%	0%	0%	1	4	1	1	3/18/2008	183,500	209,000	0.878
14-11	6 LAKEVIEW DR	1 101 100 R3	WLEB	0.80	SPLIT ENT	1,471	2,396	1977	C	AV	0%	0%	0%	0%	1	3	1	0	6/12/2008	206,700	217,000	0.953
161-21	27 FOLIAGE VIEW I 1	101 880 RL1	LEBA	2.20	SPLIT ENT	1,921	2,608	1976	C	AG	0%	0%	0%	0%	1	4	2	0	6/18/2008	243,800	265,000	0.920
161-35	45 FOLIAGE VIEW I 1	101 880 RL1	LEBA	2.20	SPLIT ENT	1,898	2,592	1976	C+	AG	0%	0%	0%	0%	1	3	1	1	10/11/2010	261,100	190,000	1.374
161-39	50 FOLIAGE VIEW I 1	101 880 RL1	LEBA	2.05	SPLIT ENT	2,366	4,112	1976	C+	AG	0%	0%	0%	0%	1	4	2	1	6/27/2008	288,300	307,000	0.939
4-41	9 GILSON RD	1 101 120 R3	WLEB	0.74	SPLIT ENT	1,720	2,700	1970	C+	VG	0%	0%	0%	0%	1	3	2	0	10/2/2009	300,100	310,000	0.968
4-53	26 GILSON RD	1 101 120 R3	WLEB	0.48	SPLIT ENT	1,783	2,700	1970	C+	AV	0%	0%	0%	0%	1	3	2	0	9/9/2010	260,100	261,000	0.997
87-118	43 COTTAGE CIR	1 101 301 R3	WLEB	0.51	SPLIT ENT	2,156	3,416	1993	C	AG	0%	0%	0%	0%	1	3	3	0	7/22/2008	283,100	260,000	1.089
87-133	22 COTTAGE CIR	1 101 301 R3	WLEB	0.38	SPLIT ENT	2,241	3,014	1995	C	VG	0%	0%	0%	0%	1	4	2	1	6/28/2010	285,300	280,000	1.019
87-91	20 POWERS ST	1 101 300 R3	WLEB	0.22	SPLIT ENT	1,387	2,412	1981	C	PR	0%	0%	0%	0%	1	4	1	1	1/15/2008	167,200	170,000	0.984
91-2	71 MASCOMA ST	1 101 1000 R3	LEBA	0.22	SPLIT ENT	1,535	1,980	1987	C	AG	0%	0%	0%	0%	1	3	2	0	6/30/2009	196,800	195,000	1.009

Summary for Type: SPLIT ENT

<b>Max Ratio:</b>	<b>1.374</b>	<b>Mean:</b>	<b>1.010</b>	<b>Count:</b>	<b>15</b>	<b>COV:</b>	<b>12.277</b>	<b>53 %between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.878</b>	<b>Weighted Mean:</b>	<b>1.003</b>	<b>COD:</b>	<b>7.595</b>			<b>80 %between 90 and 110</b>
<b>Median:</b>	<b>0.978</b>	<b>Standard Dev:</b>	<b>0.124</b>	<b>PRD:</b>	<b>1.007</b>			<b>93 %between 80 and 120</b>

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## Lebanon Analysis Report

### Grouped by Building Type

\* Indicates Sold as Vacant

**Date Range**

From:  To:

ParcelID or Account#	Location	# of				City Code	Land Size	-----Building-----			-----Depreciation-----					Full Brs	1/2 Baths	Sales NAL Date	Current Value	Sale Price	Ratio				
		Crds	LUC	NBC	ZN			Type	Fin Area	Gross Area	Year Built	Grade	Cond.	Econ	Func							Spec	Ovr	Units	
122-23	9 GARNET ST	1	101	920	R3	LEBA	0.62	SPLIT LEV	2,046	4,198	1970	C	VG	0%	0%	0%	0%	1	4	2	1	1/31/2008	267,500	290,000	0.922
161-29	18 ROLLING RIDGE 1	1	101	880	RL1	LEBA	2.00	SPLIT LEV	2,076	4,029	1981	C+	AV	0%	2%	0%	0%	1	3	2	0	6/4/2009	275,600	316,000	0.872
77-59	14 WILLIAMS ST	1	101	600	R3	LEBA	0.23	SPLIT LEV	1,612	1,670	1996	C	AG	0%	0%	0%	0%	1	3	1	1	5/11/2010	214,900	205,000	1.048

**Summary for Type: SPLIT LEVEL**

<b>Max Ratio:</b>	<b>1.048</b>	<b>Mean:</b>	<b>0.948</b>	<b>Count:</b>	<b>3</b>	<b>COV:</b>	<b>9.599</b>	<b>33</b>	<b>%between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.872</b>	<b>Weighted Mean:</b>	<b>0.935</b>	<b>COD:</b>	<b>6.365</b>			<b>67</b>	<b>%between 90 and 110</b>
<b>Median:</b>	<b>0.922</b>	<b>Standard Dev:</b>	<b>0.091</b>	<b>PRD:</b>	<b>1.014</b>			<b>100</b>	<b>%between 80 and 120</b>

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Lebanon Analysis Report Grouped by Building Type

\* Indicates Sold as Vacant

Table with columns: ParcelID or Account#, Location, # of Crds, LUC, NBC, ZN, City Code, Land Size, Building Type, Fin Area, Gross Area, Year Built, Grade, Cond., Econ, Func, Spec, Ovr, Units, Brs, Baths, Full Baths, 1/2 Baths, Sales NAL Date, Current Value, Sale Price, Ratio. Rows include 101-1, 105-112, 91-221, 91-248.

Summary for Type: STORE

Summary statistics for STORE type: Max Ratio: 1.230, Min Ratio: 0.953, Median: 1.071, Mean: 1.081, Weighted Mean: 0.994, Standard Dev: 0.131, Count: 4, COD: 10.227, PRD: 1.088, COV: 12.118. Percentages: 50% between 95 and 105, 50% between 90 and 110, 75% between 80 and 120.

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Date Range

From: 1/2/2008 To: 11/9/2010

# Lebanon Analysis Report Grouped by Building Type

\* Indicates Sold as Vacant

ParcelID or Account#	Location	# of Crds	LUC	NBC	ZN	City Code	Land Size	-----Building-----			Year Built	Grade	Cond.	-----Depreciation-----				Full Brs	1/2 Baths	Sales NAL Date	Current Value	Sale Price	Ratio	
								Type	Fin Area	Gross Area				Econ	Func	Spec	Ovr							Units
131-1-302	54 AIRPORT RD B2 1	102	AH	INDL	WLEB	0.00	T HANGAR	1,004	1,004	1979	C	AV	0%	0%	0%	0%	1	0	0	0	3/4/2009	54,800	60,000	0.913
131-1-501	52 AIRPORT RD B1 1	102	AH	INDL	WLEB	0.00	T HANGAR	1,004	1,004	1979	C	AV	0%	0%	0%	0%	1	0	0	0	10/1/2009	54,200	52,000	1.042
131-1-602	54 AIRPORT RD B2 1	102	AH	INDL	WLEB	0.00	T HANGAR	1,004	1,004	1979	C	AV	0%	0%	0%	0%	1	0	0	0	5/29/2008	54,800	63,000	0.870
131-1-901	52 AIRPORT RD B1 1	102	AH	INDL	WLEB	0.00	T HANGAR	2,780	2,780	1979	C	AV	0%	0%	0%	0%	1	0	0	0	9/16/2008	158,100	200,000	0.791

### Summary for Type: T HANGARS

<b>Max Ratio:</b>	<b>1.042</b>	<b>Mean:</b>	<b>0.904</b>	<b>Count:</b>	<b>4</b>	<b>COV:</b>	<b>11.615</b>	<b>25 %between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.791</b>	<b>Weighted Mean:</b>	<b>0.858</b>	<b>COD:</b>	<b>8.280</b>			<b>50 %between 90 and 110</b>
<b>Median:</b>	<b>0.892</b>	<b>Standard Dev:</b>	<b>0.105</b>	<b>PRD:</b>	<b>1.053</b>			<b>75 %between 80 and 120</b>