Sales Ratio Analysis

Municipality:	Bridgton Reval	County:	Cumberland

Weighted Average	101%	=	71,194,523	/	70,839,003
Average Ratio	101%	=	99.21	/	98
Average Deviation	6	=	790	/	142
Quality Rating	5	=	6	/	101%

Item No.	Classification	Map	Lot	Book	Page	Date of Sale	Selling Price	Land Value	Building Value	Ratio	Dev.
1	Rural Residential (nonwat	056	011-Z	41235	32	1/14/2025	$80,000	$61,469	$2,809	0.80	21
2	Rural Residential (nonwat	022	076	40820	272	6/21/2024	$543,500	$66,621	$374,146	0.81	20
3	Rural Residential (nonwat	022	076	40820	272	6/21/2024	$543,500	$66,621	$374,146	0.81	20
4	Water Access	006	032-001	40852	198	6/9/2024	$640,000	$150,920	$369,072	0.81	20
5	Water Access	013	060-A008	40866	272	2/29/2024	$438,000	$111,076	$248,688	0.82	19
6	Rural Residential (nonwat	005	096-G005-002	40766	342	5/1/2024	$589,000	$106,127	$396,512	0.85	16
7	Condominiums	007	001-A020	40600	50	2/6/2024	$515,000	$160,000	$280,049	0.85	16
8	Rural Residential (nonwat	026	043	41069	171	10/21/2024	$260,000	$79,367	$151,372	0.89	12
9	Water Access	057	001-027	41312	46	10/2/2024	$530,000	$156,240	$320,192	0.90	11
10	Rural Residential (nonwat	023	048	41222	59	1/6/2025	$349,000	$93,190	$221,975	0.90	11
11	Rural Residential (nonwat	009	013-A	41075	338	10/24/2024	$343,000	$98,250	$212,685	0.91	11
12	Rural Residential (nonwat	010	058-007	41019	291	9/26/2024	$563,500	$114,350	$397,189	0.91	10
13	Condominiums	012	046-A051	40551	18	1/2/2024	$625,000	$220,000	$348,623	0.91	10
14	Rural Residential (nonwat	024	030	41199	58	12/20/2024	$350,000	$64,656	$254,761	0.91	10
15	Rural Residential (nonwat	011	017-005	41224	276	1/8/2025	$550,000	$92,900	$416,817	0.93	9
16	Rural Residential (nonwat	021	005-006	40171	187	2/1/2024	$760,000	$132,536	$575,046	0.93	8
17	Rural Residential (nonwat	040	014	41037	247	10/4/2024	$392,500	$93,535	$272,691	0.93	8
18	Rural Residential (nonwat	011	013-001	40627	254	2/27/2024	$295,000	$73,563	$201,816	0.93	8
19	Rural Residential (nonwat	010	058-008	41261	225	12/19/2024	$478,895	$114,350	$333,711	0.94	8
20	Rural Residential (nonwat	058	003-015	40565	327	1/16/2024	$477,000	$159,936	$287,591	0.94	7
21	Rural Residential (nonwat	029	001	41049	33	10/9/2024	$366,650	$67,058	$279,469	0.95	7
22	Waterfront	025	040	40664	95	3/22/2024	$2,118,000	$1,321,614	$683,796	0.95	7
23	Condominiums	007	016-009	40774	293	5/28/2024	$429,000	$160,000	$246,815	0.95	6
24	Rural Residential (nonwat	039	049	41175	251	12/10/2024	$349,000	$80,333	$251,418	0.95	6
25	Condominiums	007	016-014	40689	287	4/5/2024	$425,000	$160,000	$244,485	0.95	6
26	Rural Residential (nonwat	022	011	41320	170	3/10/2025	$335,000	$73,958	$245,497	0.95	6
27	Commercial and Industria	027	018	22260	259	11/12/2024	$385,000	$128,242	$239,138	0.95	6
28	Rural Residential (nonwat	024	094	41227	63	1/9/2025	$365,000	$67,276	$281,912	0.96	6
29	Rural Residential (nonwat	059	040-036	40754	294	5/16/2024	$390,000	$98,135	$276,539	0.96	5
30	Rural Residential (nonwat	056	036	13771	99	9/3/2024	$365,000	$195,094	$155,795	0.96	5
31	Rural Residential (nonwat	059	041-004	41041	147	10/4/2024	$465,000	$111,228	$336,271	0.96	5
32	Rural Residential (nonwat	011	013-014	31516	123	11/8/2024	$180,000	$75,482	$97,796	0.96	5
33	Rural Residential (nonwat	010	017-C	34944	193	11/14/2024	$292,000	$74,195	$207,323	0.96	5
34	Rural Residential (nonwat	010	038-A008	41354	85	3/28/2025	$400,000	$69,648	$316,235	0.96	5
35	Rural Residential (nonwat	024	007	40655	190	3/18/2024	$250,000	$71,800	$169,975	0.97	5
36	Rural Residential (nonwat	020	026	41007	214	9/18/2024	$729,000	$129,593	$579,348	0.97	4
37	Waterfront	001	020-003	41181	34	12/12/2024	$535,000	$331,025	$189,923	0.97	4
38	Waterfront	015	025-C	40838	138	7/1/2024	$2,550,000	$1,768,886	$719,015	0.98	4
39	Rural Residential (nonwat	008	006-003	41331	1	3/17/2025	$515,000	$116,548	$386,038	0.98	4
40	Waterfront	001	001-D	41261	32	9/25/2024	$1,800,000	$980,276	$776,955	0.98	4
41	Rural Residential (nonwat	004	021-C	41115	317	11/12/2024	$350,000	$73,563	$268,682	0.98	3
42	Condominiums	009	027-F054	40669	223	3/26/2024	$394,450	$140,000	$245,800	0.98	3
43	Condominiums	041	028-008	41066	259	10/21/2024	$1,342,500	$660,000	$653,861	0.98	3

Item No.	Classification	Map	Lot	Book	Page	Date of Sale	Selling Price	Land Value	Building Value	Ratio	Dev.
44	Condominiums	007	017-B010	40653	68	3/15/2024	$829,900	$500,000	$312,624	0.98	3
45	Rural Residential (nonwat	013	021-009	41055	44	10/15/2024	$425,000	$93,535	$323,256	0.98	3
46	Rural Residential (nonwat	058	003-027	40666	323	3/25/2024	$330,000	$164,976	$158,868	0.98	3
47	Water Access	048	016-B	41026	178	9/30/2024	$500,000	$257,401	$233,765	0.98	3
48	Rural Residential (nonwat	017	018-C010	40980	252	9/9/2024	$380,000	$112,300	$261,462	0.98	3
49	Rural Residential (nonwat	003	047-A	40931	197	8/15/2024	$340,000	$81,839	$252,629	0.98	3
50	Rural Residential (nonwat	018	017-C	4037	237	5/7/2024	$228,000	$112,292	$112,055	0.98	3
51	Rural Residential (nonwat	004	025-A002	40988	340	9/12/2024	$479,900	$77,510	$395,295	0.99	3
52	Rural Residential (nonwat	004	031-004	40629	244	2/28/2024	$220,000	$71,270	$145,572	0.99	3
53	Rural Residential (nonwat	021	005-007	40611	170	2/14/2024	$760,000	$133,980	$615,368	0.99	3
54	Waterfront	047	019-019	41037	339	10/4/2024	$1,250,000	$768,234	$466,000	0.99	2
55	Rural Residential (nonwat	013	021-002	40817	260	6/20/2024	$405,000	$92,845	$307,192	0.99	2
56	Rural Residential (nonwat	024	027	40820	119	6/11/2024	$97,500	$44,180	$52,145	0.99	2
57	Rural Residential (nonwat	048	021	40738	261	5/7/2024	$429,900	$97,472	$327,729	0.99	2
58	Condominiums	012	046-A047	41332	224	3/18/2025	$589,000	$220,000	$362,587	0.99	2
59	Rural Residential (nonwat	058	003-045	41290	2566	2/19/2025	$450,000	$168,280	$277,433	0.99	2
60	Water Access	048	016-006	40893	227	7/29/2024	$375,000	$208,808	$164,012	0.99	2
61	Rural Residential (nonwat	003	062-004A	41355	148	3/26/2025	$377,500	$80,552	$294,897	0.99	2
62	Rural Residential (nonwat	014	036-A	40929	254	8/14/2024	$650,000	$167,710	$479,265	1.00	2
63	Rural Residential (nonwat	009	016-001	41335	342	3/20/2025	$332,000	$92,017	$238,522	1.00	2
64	Rural Residential (nonwat	008	036-H	40328	77	11/4/2024	$400,000	$74,000	$324,920	1.00	2
65	Rural Residential (nonwat	023	140	40619	222	2/21/2024	$320,000	$84,059	$235,224	1.00	1
66	Rural Residential (nonwat	016	002-002	41336	347	3/21/2025	$575,000	$184,825	$391,765	1.00	1
67	Rural Residential (nonwat	048	002	41028	196	10/1/2024	$310,000	$88,636	$222,434	1.00	1
68	Condominiums	009	027-F036	40983	176	9/10/2024	$430,000	$140,000	$292,690	1.01	1
69	Rural Residential (nonwat	023	074	40912	202	8/6/2024	$142,500	$54,523	$88,889	1.01	1
70	Rural Residential (nonwat	009	032-A	41057	333	10/16/2024	$284,000	$80,279	$205,778	1.01	1
71	Rural Residential (nonwat	019A	005	41157	28	12/2/2024	$504,500	$100,435	$409,867	1.01	0
72	Rural Residential (nonwat	013	045-B004	40786	235	6/4/2024	$440,000	$102,218	$343,156	1.01	0
73	Rural Residential (nonwat	058	003-023	40954	262	8/26/2024	$329,000	$161,616	$171,473	1.01	0
74	Rural Residential (nonwat	013	021-008	40659	31	3/19/2024	$56,000	$52,150	$4,670	1.01	0
75	Rural Residential (nonwat	040	011-018	40947	186	8/22/2024	$311,500	$85,347	$231,427	1.02	0
76	Rural Residential (nonwat	003	062-002	40674	300	3/29/2024	$400,000	$88,131	$319,713	1.02	1
77	Condominiums	009	027-F011	34015	311	11/15/2024	$365,000	$140,000	$232,269	1.02	1
78	Rural Residential (nonwat	003	062-004	41297	272	2/24/2025	$374,900	$79,733	$302,720	1.02	1
79	Rural Residential (nonwat	009	036-A	41190	59	12/17/2024	$385,000	$77,276	$315,553	1.02	1
80	Water Access	049A	038	41040	136	10/9/2024	$479,000	$258,003	$231,249	1.02	1
81	Rural Residential (nonwat	009	009-011	40721	125	4/28/2024	$336,000	$92,730	$250,753	1.02	1
82	Condominiums	023	103-004	40879	171	7/22/2024	$315,000	$50,000	$272,197	1.02	1
83	Rural Residential (nonwat	018	037-003	40794	153	7/7/2024	$740,000	$201,750	$555,963	1.02	1
84	Waterfront	034	004	40902	244	8/1/2024	$1,500,000	$1,208,338	$328,845	1.02	1
85	Rural Residential (nonwat	039	005	41185	50	12/16/2024	$375,000	$107,903	$276,573	1.03	1
86	Waterfront	049	014	40959	9	8/28/2024	$750,000	$511,826	$257,634	1.03	1
87	Mobile Home	005	061-A	41009	281	9/23/2024	$175,000	$60,256	$119,522	1.03	1
88	Rural Residential (nonwat	016	002-003	41181	99	12/12/2024	$650,000	$184,725	$483,177	1.03	2
89	Rural Residential (nonwat	017	025	40774	151	5/29/2024	$425,000	$112,250	$324,546	1.03	2
90	Rural Residential (nonwat	050	018	40765	175	5/17/2024	$415,000	$109,800	$317,603	1.03	2
91	Rural Residential (nonwat	019	016-E007	41309	173	3/3/2025	$475,000	$91,212	$398,619	1.03	2
92	Rural Residential (nonwat	016	005-D	40981	230	9/9/2024	$828,000	$194,300	$661,418	1.03	2
93	Condominiums	009	027-F027	40966	218	8/30/2024	$360,000	$140,000	$232,269	1.03	2
94	Rural Residential (nonwat	003	052-A	41305	293	2/28/2025	$610,000	$89,712	$541,536	1.03	2

Item No.	Classification	Map	Lot	Book	Page	Date of Sale	Selling Price	Land Value	Building Value	Ratio	Dev.
95	Waterfront	045	008	41351	1	6/7/2024	$705,000	$647,124	$83,443	1.04	2
96	Water Access	057	001-034	40895	86	11/18/2024	$499,000	$159,600	$358,224	1.04	3
97	Rural Residential (nonwat	049	022-001	41185	129	12/16/2024	$449,000	$126,732	$339,255	1.04	3
98	Rural Residential (nonwat	006	019-015A	41356	243	3/31/2025	$379,900	$73,345	$322,871	1.04	3
99	Condominiums	007	017-B016	40722	279	4/1/2024	$740,000	$500,000	$272,863	1.04	3
100	Condominiums	007	017-B013	41333	216	3/19/2025	$1,105,500	$500,000	$655,222	1.04	3
101	Rural Residential (nonwat	017	008-A	41069	220	10/21/2024	$787,358	$483,888	$341,732	1.05	4
102	Rural Residential (nonwat	018	039-A	41043	156	10/4/2024	$650,000	$178,800	$503,516	1.05	4
103	Commercial and Industria	009	056	40686	50	4/5/2024	$600,000	$379,286	$250,938	1.05	4
104	Rural Residential (nonwat	014	051-A	41179	229	12/12/2024	$390,000	$94,742	$315,841	1.05	4
105	Rural Residential (nonwat	022	103	40963	175	8/30/2024	$340,000	$63,564	$295,405	1.06	4
106	Water Access	017A	001-S	41042	194	10/8/2024	$500,000	$300,975	$229,772	1.06	5
107	Rural Residential (nonwat	014	014-A	41066	311	10/21/2024	$315,000	$92,788	$243,027	1.07	5
108	Condominiums	014	031-A009	41063	328	9/23/2024	$490,000	$85,000	$438,102	1.07	6
109	Rural Residential (nonwat	028	019-C	41310	84	3/3/2025	$190,000	$70,896	$132,539	1.07	6
110	Mobile Home	013	030-A	40772	309	5/28/2024	$200,000	$97,330	$116,830	1.07	6
111	Rural Residential (nonwat	013	021-B001	41277	151	2/11/2025	$410,000	$95,133	$344,959	1.07	6
112	Rural Residential (nonwat	010	052-A	40687	198	4/5/2024	$231,500	$93,535	$155,050	1.07	6
113	Rural Residential (nonwat	019	013-001	40721	94	4/29/2024	$339,250	$74,273	$290,110	1.07	6
114	Waterfront	013	060-A	40920	195	8/9/2024	$355,000	$364,524	$18,213	1.08	7
115	Rural Residential (nonwat	019	016-E003	40502	89	11/18/2024	$535,000	$103,310	$473,935	1.08	7
116	Rural Residential (nonwat	009	012-A002	41260	95	1/30/2025	$340,000	$109,298	$258,007	1.08	7
117	Rural Residential (nonwat	010	020-B	35211	1	11/6/2024	$375,000	$117,840	$287,345	1.08	7
118	Waterfront	038	010	40835	179	6/28/2024	$814,000	$521,648	$357,891	1.08	7
119	Rural Residential (nonwat	022	120	41047	298	10/9/2024	$270,000	$65,966	$226,016	1.08	7
120	Waterfront	025	041	3003	736	11/20/2024	$960,000	$969,678	$68,586	1.08	7
121	Rural Residential (nonwat	019A	030	41256	83	1/28/2025	$349,000	$111,700	$266,370	1.08	7
122	Rural Residential (nonwat	015	045	35523	210	11/5/2024	$285,000	$95,605	$213,160	1.08	7
123	Waterfront	042	020-B	40899	285	7/31/2024	$1,600,000	$1,270,050	$463,704	1.08	7
124	Rural Residential (nonwat	008	039-B004	41170	194	12/6/2024	$430,000	$104,000	$362,155	1.08	7
125	Commercial and Industria	005	084	40986	258	9/11/2024	$475,000	$175,415	$339,933	1.08	7
126	Rural Residential (nonwat	005	096-M	40745	147	5/1/2024	$485,000	$101,182	$426,965	1.09	8
127	Rural Residential (nonwat	013	045-A002	41192	321	12/18/2024	$275,000	$96,008	$204,151	1.09	8
128	Rural Residential (nonwat	013	075-C001	40556	56	1/5/2024	$875,000	$148,800	$806,316	1.09	8
129	Rural Residential (nonwat	040	006-001	40748	181	5/10/2024	$220,000	$94,225	$146,662	1.09	8
130	Water Access	049A	008-A	41172	127	12/9/2024	$165,000	$179,604	$1,076	1.10	8
131	Condominiums	018	011-004	40679	83	4/1/2024	$460,000	$440,000	$64,067	1.10	8
132	Condominiums	009	027-F013	41041	328	10/3/2024	$348,000	$140,000	$242,515	1.10	9
133	Rural Residential (nonwat	019	016-012	40713	126	4/23/2024	$389,000	$69,024	$358,687	1.10	9
134	Rural Residential (nonwat	013	021-B002	41127	59	11/1/2024	$399,900	$96,116	$345,283	1.10	9
135	Rural Residential (nonwat	019	016-E001	40641	59	3/7/2024	$360,500	$91,373	$312,353	1.12	11
136	Waterfront	051	003	40980	346	9/9/2024	$490,000	$397,419	$152,614	1.12	11
137	Rural Residential (nonwat	014	049-010	40934	337	8/16/2024	$350,000	$91,856	$304,281	1.13	12
138	Rural Residential (nonwat	028	009-A	40671	158	3/27/2024	$255,000	$68,899	$220,457	1.13	12
139	Rural Residential (nonwat	021	001-D	40704	227	4/15/2024	$350,000	$119,600	$277,957	1.14	12
140	Rural Residential (nonwat	016	002-004	41325	177	8/1/2024	$492,000	$199,975	$361,159	1.14	13
141	Condominiums	023	103-006	40743	4	5/1/2024	$282,500	$50,000	$272,197	1.14	13
142	Rural Residential (nonwat	013	045-003	33352	13	11/4/2024	$370,000	$99,745	$324,898	1.15	14

BuildingValue > 0 AND Sale Date between 1/1/2024 and 12/31/2025