

Qualified Sales FY2024 HARVARD MA

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

MBLU	Use Code	Str Num	Street Name	Style	Stry Ht	Grade	Act. Year Built	Eff Area	Depr. Bldg Value	Area Acres	Land Value	Outbuilding Value	Total Value	Sale Date	Sale Price	Assess/ Sale Ratio	Prior Year Value
30//87// II /	101	16	CANDLEBERRY LN	Colonial	2	Very Good	1981	4402	779300	1.5	309400	15300	1104000	1/7/2022	950000	1.16	1040100
36//68// II /	101	2	HILLCREST DR	Raised Ranch	1	Average	1962	2188	341600	1.53	269500	0	611100	1/13/2022	649000	0.94	491700
2//1// II /	101	341	AYER RD	Cape Cod	1.75	Average	1949	1656	214300	0.92	202900	5800	423000	1/18/2022	460000	0.92	386600
30//49// II /	101	129	WEST BARE HILL RD	Colonial	2	Good	1998	4164	708200	4.04	347500	3100	1058800	1/28/2022	1152000	0.92	948100
13//28// 3// /	101	120	PINNACLE RD	Colonial	2	Good	2022	3835	746400	1.79	273400	0	1019800	3/31/2022	999000	1.02	911700
14//69// 3// /	101	218	LITTLETON CNTY RD	Colonial	2	Average+	2004	3685	600300	1.99	276400	0	876700	4/5/2022	987000	0.89	798900
27//66// II /	101	80	BOLTON RD	Ranch	1	Good	1950	5268	971400	5.11	425400	0	1396800	4/26/2022	1470000	0.95	1219300
22//34// II /	101	42	BOLTON RD	Antique	2	Very Good	1893	4022	937800	12.56	475400	73700	1486900	5/11/2022	1475000	1.01	1288200
8//2// II /	101	113	OLD MILL RD	Modern/Contemp	2	Average+	1981	1482	294500	1.5	269000	300	563800	5/24/2022	607000	0.93	491500
18//6// II /	101	10	ORCHARD HL	Modern/Contemp	1	Good+	1976	2867	553500	2.67	323000	3600	880100	5/27/2022	950000	0.93	719900
36//67// II /	101	8	HILLCREST DR	Raised Ranch	1	Average	1965	2449	324800	1.34	261400	0	586200	6/1/2022	639000	0.92	513100
13//14// II /	101	18	POOR FARM RD	Colonial	2	Good	1981	3488	595600	1.5	269000	1600	866200	6/8/2022	1007000	0.86	766000
19//1// II /	101	16	OLD SCHOOLHOUSE RD	Colonial	2	Good	1920	2188	372600	1.87	274600	2200	649400	6/9/2022	800000	0.81	483100
26//33// II /	101	122	TAHANTO TR	Modern/Contemp	2	Very Good+	2004	5485	1360400	2.2	575400	0	1935800	6/10/2022	1850000	1.05	1681100
30//64// II /	101	21	CANDLEBERRY LN	Colonial	2	Very Good	1993	4551	858400	5.07	314800	1200	1174400	6/13/2022	1100000	1.07	1074400
32//40// II /	101	212	STOW RD	Modern/Contemp	2	Good+	1985	3757	689600	14.87	402100	4900	1096600	6/15/2022	1025000	1.07	1044300
22//4// II /	101	67	SLOUGH RD	Cape Cod	1.5	Good	1916	2651	442500	1.56	310300	1500	754300	6/21/2022	945000	0.8	593300
30//18// II /	101	74	WOODSIDE RD	Modern/Contemp	1	Good	1966	4061	741100	1.02	244100	30000	1015200	6/22/2022	1100000	0.92	806100
27//41// II /	101	49	TAHANTO TR	Colonial	2.5	Good+	1987	4075	744400	6.27	381000	190400	1315800	6/23/2022	1600000	0.82	1174300
17//D//45// 3// /	101	51	OAK HILL RD	Colonial	2	Very Good	1998	4985	1010600	7.52	387600	7100	1405300	6/27/2022	1850000	0.76	1223200
27//81// II /	101	89	SLOUGH RD	Colonial	2.5	Good	1977	3065	517500	3.08	333100	0	850600	7/5/2022	1010000	0.84	739100
20//4// II /	101	240	STILL RIVER RD	Ranch	1	Average	1920	1864	274800	0.61	221900	1600	498300	7/8/2022	520000	0.96	447900
22//B//17// II /	101	54	MASS AV	Cape Cod	1.5	Average	1955	3258	379700	1.79	233100	500	613300	7/8/2022	652000	0.94	569400
10//3// 1// /	101	16	SHAKER RD	Modern/Contemp	1	Good	1978	3634	609500	7.54	355600	1200	966300	7/13/2022	1000000	0.97	790300
17//C//44// II /	101	31	LOVERS LN	Modern/Contemp	2	Average+	1987	3346	547500	5.17	324100	1900	873500	7/15/2022	800000	1.09	828800
9//16// 3//1// /	101	88	POOR FARM RD	Colonial	2	Good	1995	4313	694600	3.75	302800	0	997400	7/20/2022	1000000	1	895700
17//C//38// II /	101	14	STILL RIVER RD	Antique	2	Good	1869	2651	556500	0.29	204100	0	760600	7/22/2022	851000	0.89	577100
36//72// II /	101	265	STOW RD	Raised Ranch	1	Average	1971	2132	345800	1.74	232300	12600	590700	7/27/2022	586000	1.01	489800
22//43// II /	101	33	WARREN AV	Colonial	2.5	Very Good	2004	6738	1313700	2.17	279100	24800	1617600	7/29/2022	1700000	0.95	1435300
22//24// II /	101	21	BOLTON RD	Cape Cod	1.75	Average+	1980	3932	591700	3.38	337600	1100	930400	8/12/2022	850000	1.09	795600
2//15// II /	101	15	MYRICK LN	Colonial	2	Good+	1976	2977	537600	2.51	284200	1500	823300	8/15/2022	835000	0.99	735600
36//75// II /	101	277	STOW RD	Colonial	2.5	Good+	1973	3077	568000	1.51	228900	900	797800	8/15/2022	848000	0.94	716700
9//28// 1//1// /	101	3	CLIFFSIDE DR	Colonial	2	Good	1995	3371	572200	3.74	262300	1100	835600	8/17/2022	800000	1.04	759700
18//40// II /	101	84	LITTLETON CNTY RD	Modern/Contemp	2	Very Good	2004	6112	1308300	5	321500	32200	1662000	8/17/2022	2075000	0.8	1438100
5//87// II /	101	12	GLENVIEW DR	Colonial	2	Good+	2004	3794	707600	1.54	310000	0	1017600	8/18/2022	1000000	1.02	913600
18//38// II /	101	88	LITTLETON CNTY RD	Modern/Contemp	2	Good+	1973	2165	463100	2	276500	25500	765100	8/26/2022	960000	0.8	617200
16//23// II /	101	116	STILL RIVER RD	Modern/Contemp	2.75	Good	1972	2373	447900	1.79	273400	1600	722900	8/31/2022	699000	1.03	621400
32//62// II /	101	7	JACOB GATES RD	Colonial	2	Good	1982	3840	637400	1.53	269500	1500	908400	9/8/2022	900000	1.01	813000
5//48// II /	101	8	SIMON ATHERTON ROW	Colonial	2	Good	1977	4644	758300	1.5	269000	0	1027300	9/12/2022	930000	1.1	910400

14//2// // /	101	72	PARK LN	Colonial	2	Good	1981	4465	686700	2.93	329000	900	1016600	9/22/2022	895000	1.14	955300
13//82// // /	101	132	LITTLETON RD	Modern/Contemp	1	Good+	1980	3042	642400	1.5	269000	30000	941400	10/12/2022	1000000	0.94	650900
18//25// // /	101	20	PINNACLE RD	Modern/Contemp	2	Average+	1983	4280	523800	2.68	283500	1400	808700	10/21/2022	790000	1.02	938500
36//20// // /	101	22	WITHINGTON LN	Colonial	2	Average+	1969	2418	372700	1	243000	900	616600	10/25/2022	640000	0.96	556300
5//63// // /	101	18	ANN LEES RD	Colonial	2	Good	1972	3047	500600	2.4	282500	1500	784600	10/31/2022	828000	0.95	701600
31//18// // /	101	167	BOLTON RD	Modern/Contemp	1.25	Very Good	2002	4412	962100	3.89	345300	26600	1334000	10/31/2022	1425000	0.94	1132300
7//3// // /	101	145	DEPOT RD-HARVARD	Conventional	1.5	Average+	1915	1677	334600	0.74	194600	1400	530600	11/14/2022	585000	0.91	474900
30//106// 2// /	101	230	BOLTON RD	Colonial	2	Very Good	2017	3969	874000	1.5	309400	2700	1186100	11/18/2022	1249000	0.95	1040800
31//53// // /	101	40	WESTCOTT RD	Colonial	2	Average+	1978	2556	434300	2.5	324400	0	758700	12/9/2022	920000	0.82	602200
12//54// // /	101	99	AYER RD	Ranch	1	Average	1800	1908	318900	3.03	251700	4300	574900	12/16/2022	585000	0.98	517900
8//68// 9// /	101	1	BLANCHARD RD	Cape Cod	1.75	Good	1991	4086	681900	2.55	284800	1200	967900	12/20/2022	910000	1.06	927800
13//19// // /	101	183	LITTLETON RD	Cape Cod	1.75	Good	1980	3687	600400	4.68	273800	21100	895300	12/23/2022	1075000	0.83	788000
22//6// // /	101	77	SLOUGH RD	Colonial	2	Average+	1962	3459	483700	1.56	310300	700	794700	12/29/2022	875000	0.91	697500
21//62// // /	101	163	STILL RIVER RD	Cape Cod	1.75	Average+	1947	6163	618300	1.37	263000	0	881300	12/30/2022	810000	1.09	906600
22//71// 1// /	104	53	BOLTON RD	Antique	2.5	Good	1898	6285	898400	3	331900	0	1230300	9/29/2021	1350000	0.91	1221900
5//77// 1// /	130	37	GLENVIEW DR	Vacant						4.08	327900	0	327900	12/28/2021	350000	0.94	292500
8//41// // /	031	184	AYER RD	Stores/Apt Com	2	Good	1890	3462	329500	2.27	275600	0	605100	4/6/2021	650000	0.93	594100
4//39// // /	316	264	AYER RD	Store	1.00	Average	1945	1788	94400	2.68	423500	62600	618000	1/22/2021	600000	1.03	615900
4//39// // /	316	264	AYER RD	Garage Comm Storage	1.00	Average	1970	1440	37500	2.68	423500	62600	618000	1/22/2021	600000	1.03	615900
4//49// 2/2/ /	342	257	AYER RD	Profess. Bldg	1.00	Average+	1995	6649	748000	1.28	254300	9500	1011800	3/5/2021	1090000	0.93	1005800
8//61// // /	350	215	AYER RD	Post Office	1.00	Good	1999	6122	1584400	3.06	287400	14600	1886400	7/1/2021	2040000	0.92	1837600