

SALES JANUARY 2015

PLEASE NOTE: AN "ARMS LENGTH" SALE IS A SALE BETWEEN A WILLING BUYER AND A WILLING SELLER WITH NO UNUSUAL CIRCUMSTANCES. SALES LISTED BELOW WITH A CODE "11A" UNDER "SALE TYPE" ARE CONSIDERED NON-ARMS LENGTH.

SALES LISTED BELOW WITH A CODE "1A" UNDER "SALE TYPE" ARE CONSIDERED NON-ARMS LENGTH SALES AND ARE NOT TAKEN INTO CONSIDERATION FOR REVALUATION PURPOSES.

SALE DATE	BOOK / PAGE	PARCEL	SELLER	BUYER	ST#	ADDRESS	STATE USE CODE	VALIDITY	SALES PRICE	ASSESSED VALUE	RATIO
01/06/15	53237 18	31/100	STEVENS, BRIAN & MAUREEN	CROCHIERE, JEREMY & AMY	2	DEERFOOT TRAIL	101	00	\$622,001	\$554,100	0.89
01/07/15	53241 337	31/101	MOREHOUSE, STEPHEN & BONNIE	O'NEIL, MARK S. & MELISSA A.	16	PARTRIDGE HILL ROAD	101	1H	\$530,000	\$567,400	1.07
01/07/15	53241 396	17D/31/4	ENRIQUEZ, J. MARK & NANCY B.	BUREK, JOSHUA S. & CRYSTAL C.	50	OLD LITTLETON RD	101	00	\$623,750	\$572,680	0.92
01/13/15	53259 19	32/85	WOOD, RICHARD & ELIZABETH	ARAKELIAN, SETH G. & ANETA	10	JACOB GATES ROAD	101	1V	\$550,000	\$511,600	N/A
01/13/15	53259 19	32/86	WOOD, RICHARD & ELIZABETH	ARAKELIAN, SETH G. & ANETA		JACOB GATES ROAD	132	1V	\$550,000	\$11,300	N/A
01/14/15	53266 187	13/70/2/4	HARVARD CONSERVATION TRUST	GUSWA, JOHN H. & SUSAN S.	121	OLD LITTLETON RD PARCEL C	101	1G	\$100,000	N/A	N/A
01/14/15	53266 198	18/16	HARVARD CONSERVATION TRUST	DUNLAP, JAMES JR.	121	OLD LITTLETON RD LOT 2	101	1G	\$150,000	N/A	N/A
01/14/15	53286 375	13/70/2/3	HARVARD CONSERVATION TRUST	MAGOUN, STEVEN R. & ELIZABETH F.	121	OLD LITTLETON RD PARCEL B	101	1G	\$50,000	N/A	N/A
01/15/15	53267 391	38/8	EDWARDS, ALLAN G. & HEIDI A.	EDWARDS, ALLAN G. EDWARDS, HEIDI A.	332	STOW RD	101	1H	\$10	\$592,300	N/A
01/23/15	53297 116	32/66	MAROLDA, ANTHONY J. & MARIA R.	ABRAHAM DENNIS L. & CHERLY L.	25	JACOB GATES ROAD	101	00	\$575,000	\$519,800	0.90
01/29/15	87 62	10/43	SCHNPKE, GREGORY & LEBLANCE, MARIE	LIU, FENG	321	OLD LITTLETON RD	101	00	\$465,000	\$423,700	0.91
VALIDITY CODES:											
00 = VERIFIED BY DEED											
1H = SALE RESULTING FROM A COURT ORDER, e.g. A DIVORCE SETTLEMENT, ESTATE SALE											
1G = SALE OF ONLY A PORTION OF THE ASSESSED UNIT, e.g. A PARCEL SOLD FROM A LARGER TRACT											
1V = SALE OF MULTIPLE PARCELS											

SALES FEBRUARY 2015

PLEASE NOTE: AN "ARMS LENGTH" SALE IS A SALE BETWEEN A WILLING BUYER AND A WILLING SELLER WITH NO UNUSUAL CIRCUMSTANCES.

SALES LISTED BELOW WITH A CODE "1A" UNDER "SALE TYPE" ARE CONSIDERED NON-ARMS LENGTH SALES AND ARE NOT TAKEN INTO CONSIDERATION FOR REVALUATION PURPOSES.

SALE DATE	BOOK / PAGE	PARCEL	SELLER	BUYER	ST#	ADDRESS	STATE USE CODE	VALIDITY	SALES PRICE	ASSESSED VALUE	RATIO
02/04/15	53330/ 228	17C/3/1	FAGAN, JAY M. AND MARIE N. FAGAN	FAGAN, JAY M.	21	STILL RIVER RD	101	1H	\$1	\$531,700	N/A
02/05/15	53334/ 15	12/40/1	DOEBELE, JUSTIN TRUSTEE OF MARY SCHMIDT TRUST	DOEBELE, JUSTIN	12	MILL ROAD	104	1H	\$460,000	\$462,600	N/A
02/06/15	53338/ 98	8/68/10/1	PROLIM, DEVELOPMENT CORPORATION	LINDSEY, JUSTIN & LEANN	117	OLD MILL RD	130	1P	\$650,000	\$251,000	N/A
02/11/15	53350/ 329	29/5	SULLIVAN, RICHARD III TRUSTEES OF THE RICHARD W. SULLIVAN	ELKINSON, DAVID TRUSTEE OF EB REALTY TRUST		STILL RIVER RD	132	1G	\$175,000	\$18,700	N/A
02/17/15	53365/ 96	11/27	HOMESCOUT, LLC.	HUANG, SARA	2B	PROSPECT HILL ROAD	101	1G	\$228,000	\$417,500	N/A
02/17/15	53364/ 211	5/33	MORAN, TERRY E.	MORAN, ROBERT D. & TERRY E. MORAN	87	SHAKER RD	109	1A	\$100	\$359,700	N/A
02/17/15	53364/ 211	5/37	MORAN, TERRY E.	MORAN, ROBERT D. & TERRY E. MORAN		SHAKER RD	106	1A	\$100	\$23,800	N/A
02/17/15	53364/ 211	5/38	MORAN, TERRY E.	MORAN, ROBERT D. & TERRY E. MORAN		SHAKER RD	132	1A	\$100	\$100	N/A
02/17/15	53364/ 211	5/35	MORAN, TERRY E.	MORAN, ROBERT D. & TERRY E. MORAN		SHAKER RD	713	1A	\$100	\$1,100	N/A
02/17/15	53397/ 320	5/34	MORAN, TERRY E.	MORAN, ROBERT D. & TERRY E. MORAN		SHAKER RD	713	1A	\$100	\$1,300	N/A
02/25/15	53415/ 369	21/5	KIMBALL, DARIN	FEMINO, SANDRA MARIE	4	DEPOT RD - STILL RIVER	101	1H	\$1	\$258,100	N/A
02/27/15		26/4	WILLARD, PAUL & WILLARD, WENDELL	TOWN OF HARVARD - CONSERVATION		BARE HILL POND	601	1W	\$550,000	\$2,300	N/A
VALIDITY CODES:											
00 = VERIFIED BY DEED											
1A = SALE BETWEEN MEMBERS OF THE SAME FAMILY											
1G = SALE OF ONLY A PORTION OF THE ASSESSED UNIT, e.g. A PARCEL SOLD FROM A LARGER TRACT											
1H = SALE RESULTING FROM A COURT ORDER, e.g. A DIVORCE SETTLEMENT, ESTATE SALE											
1P = SALE OF PROPERTY WITH A CHANGE IN USE WHEN COMPARED TO ITS USE ON THE ASSESSMENT DATE											
1W = SALE AFFECTED BY DEED RESTRICTION											

SALES MARCH 2015

PLEASE NOTE: AN "ARMS LENGTH" SALE IS A SALE BETWEEN A WILLING BUYER AND A WILLING SELLER WITH NO UNUSUAL CIRCUMSTANCES.

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03/06/15	53441 312	14/69/13B	FAIRWAYS PARTNERS, LLC	MCMORROW, T.KENT & SARA	13B	TRAIL RIDGE WAY	102	1W	\$172,000	\$172,000	1.00
03/17/15	53475 202	28/15	HUNT, JOHN	HUNT, JOHN & LAURA	61	STOW ROAD	101	1A	\$100	\$1,066,700	N/A
03/18/15	53482 30	2/10	KIMBALL, ROY & MARY	JP MORGAN CHASE BANK	350	AYER ROAD	101	1L	\$245,000	\$371,800	1.52
03/18/15	53482 274	14/21/1/1	SMITH, JAY & SMITH, ELLEN	HILL, BENJAMIN	268	OLD LITTLETON ROAD	101	1N	\$461,000	\$753,500	1.63
03/18/15	53482 274	14/21/2/3	SMITH, JAY & SMITH, ELLEN	HILL, BENJAMIN	268	OLD LITTLETON ROAD	101	1N	\$461,000	\$753,500	1.63
03/19/15	53485 71	10/32	KIDD, SARAH	230 LITTLETON ROAD, LLC.		LITTLETON ROAD	132	1T	\$63,000	\$75,800	1.20
03/20/15	53487 228	22/22	ESTATE OF VIRGINIA C. LEE	LEE, MICHAEL & LUCILLE	79	MASSACHUSETTS AVENUE	101	1H	\$340,000	\$271,500	0.80
03/23/15	53494 274	14/69/13C	SUTTON, ROBERT	THE ROBERT E. SUTTON REVOCABLE TRUST	13C	TRAIL RIDGE WAY	102	1A	\$1	\$424,900	N/A
03/24/15	53501 290	17B/24	MACLEAN, DOUGLAS	MACLEAN, DOUGLAS & VIJAYA	36	LITTLETON ROAD	101	1A	\$100	\$888,300	N/A
03/25/15	53508 198	18/14	HARVARD CONSERVATION TRUST	TOWN OF HARVARD	121	OLD LITTLETON ROAD; PARCEL A	932	1G	\$150,000	\$296,600	1.98
03/30/15	53528 378	20/20/1/1	STILL RIVER DEPOT, LLC.	SPRING BROOK, LLC.	12	DEPOT RD - STILL RIVER	101	1U	\$75,000	\$263,000	3.51
03/31/15	53532 55	31/31	FROST, STEPHEN & MELANIE	MILLER, WILLIAM & SILKE	148	EAST BARE HILL ROAD	101	1U	\$785,000	\$665,300	0.85
VALIDITY CODES:											
1W = SALE AFFECTED BY DEED RESTRICTION											
1A = SALE BETWEEN MEMBERS OF THE SAME FAMILY											
1L = REPOSSESSION OF A FORECLOSED PROPERTY BY A FINANCIAL INSTITUTION OR OTHER LENDER											
1N = OTHER, WHEN NON-ARM'S LENGTH SALE DOES NOT FALL INTO OTHER CATEGORY											
1T = PROPERTY SOLD TO AN ABUTTER											
1H = SALE RESULTING FROM A COURT ORDER, e.g. A DIVORCE SETTLEMENT, ESTATE SALE											
1G = SALE OF ONLY A PORTION OF THE ASSESSED UNIT, e.g. A PARCEL SOLD FROM A LARGER TRACT											
1U = PRIVATE SALE NOT PUT ON THE MARKET											

SALES APRIL 2015

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04/02/15	53547 343	19/2/3	196 LITTLETON COUNTY ROAD, LLC.	RD KANNAIRD HOMES, INC.		LOT 4 LITTLETON COUNTY RD	130	U	\$185,000	\$206,800	1.12
04/03/15	53550 157	22/B46	FOX, LISA	CHOI, HAE SUN	51	MASSACHUSETTS AVE	101	U	\$315,000	\$256,100	0.81
04/09/15	53571 386	34/2	PAVLIN, JAMES	PAVLIN, JAMES, TRUSTEE OF THE JAMES S. PAVLIN TRUST	0	BOLTON ROAD	132	1A	\$100	\$1,700	N/A
04/10/15	87 89	31/56/1	COFFIN, DAVID & RACHEL	THE DAVID D. COFFIN, JR. TRUST	8	WESTCOTT ROAD	101	1A	\$100	\$457,300	N/A
04/17/15	53606 218	2/10	WILION, HAROLD	HARROD, PRISCILLA	350	AYER ROAD	101	U	\$278,000	\$333,900	1.20
04/22/15	53619 253	9/4/1/1	MOEN, MATTHEW & LAUREN	DIRSTINE, MICHAEL & LISA	81	POOR FARM ROAD	101	00	\$635,000	\$613,000	0.97
04/24/15	87 97	27/58	FEDELE, CHERYL	FRANKLIN, KORALIA	116	BOLTON ROAD	101	00	\$466,400	\$420,500	0.90
04/30/15	87 101	26/38	CALENDA, DANIEL	SOUSSOU, NADA	94	TAHANTO TRAIL	101	A	\$100	\$553,400	N/A
VALIDITY CODES:											
00 = "ARMS-LENGTH" SALE											
A = SALE BETWEEN MEMBERS OF THE SAME FAMILY											
U = PRIVATE SALE, NOT PUT ON THE MARKET											

SALES MAY 2015

PLEASE NOTE: AN "ARMS LENGTH" SALE IS A SALE BETWEEN A WILLING BUYER AND A WILLING SELLER WITH NO UNUSUAL CIRCUMSTANCES.

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05/01/15	53669 340	13/16	BONNELL, ROBERT & SANDRA R.	GUNTAS, DEMET & GURKAN	8	POOR FARM ROAD	101	00	\$610,000	\$551,700	0.90
05/06/15	53682 196	23/16	LAPOINTE, ELIZABETH	LAPOINTE, JASON & ELIZABETH	177	MASSACHUSETTS AVENUE	101	1F	\$100	\$371,100	N/A
05/06/15	53684 83	16/24	KEIRAN, WILLIAM & VENDITT-KEIRAN, ERIN	KEIRAN, WILLIAM JR.	114	STILL RIVER ROAD	101	1A	\$100	\$554,500	N/A
05/11/15	53698 375	31/18	LYVERS, MARK	LYVERS, MARK & FOLEY, LISA	167	BOLTON ROAD	101	1F	\$100	\$718,300	N/A
05/15/15	53723 43	26/17/1	PON LIM, ARTHUR & PON, JUDY	PON FAMILY LIVING REALTY TRUST c/o ARTHUR LIM PON & JUDY PON	114	WEST BARE HILL ROAD	101	1A	\$1	\$624,600	N/A
05/19/15	53736 230	2/55	DIANA M. LYNCH INVESTMENT TRUST	BROWN, ERIC & ELIZABETH	96	ANN LEES ROAD	101	00	\$520,000	\$482,700	0.93
05/20/15	53742 285	5/87	PEREIRA, CHRISTOPHER & DWAN	DAWN DEARBORN PEREIRA TRUST c/o DAWN DEARBORN	12	GLENVIEW DRIVE	101	1A	\$100	\$597,300	N/A
05/21/15	53745 327	22B/1033	WALKER, JOHN	WALKER, JOHN	5	POND ROAD	340	1A	\$100	\$185,500	N/A
05/22/15	53754 19	25/12	KELLER, SCOTT & JOHNSON, LAURIE	KELLER JOHNSON INVESTMENT TRUST c/o SCOTT KELLER & LAUREN JOHNSON	292	STILL RIVER ROAD	101	1A	\$1	\$624,100	N/A
05/22/15	53753 172	13/77	MARCELLO, RICHARD & MARIBETH	MARTIN, JEFFREY & MELLISA	119	PINNACLE ROAD	101	00	\$555,000	\$519,200	0.94
05/27/15	53765 246	16/1/2	BARZUN, JAMES & KATHLEEN	WITTENBERG, EVE & CORNING, CATHLEEN		PROSPECT HILL ROAD	130	00	\$615,000	\$501,800	0.82
05/28/15	53778 182	13/20/1	THE HUNTINGTON NATIONAL BANK	ALOISE, NICK & JOANNA	197	LITTLETON CNTY ROAD	101	1S	\$365,000	\$383,400	1.05
05/29/15	53788 225	8/62/10A	TOTOLO, PETER & MICHELLE	DAUPHINAIS, LAURA	35	LANCASTER CNTY RD; UNIT 10A	102	00	\$400,000	\$367,100	0.92
03/12/15	CERT. 17278 bk87 P78	30/37	SUSAN SANDS BIGELOW TRUST c/o SUSAN SANDS BIGELOW	BIGELOW, ROGER & SUSAN SANDS	81	WOODSIDE ROAD	101	1F	\$1	\$408,700	N/A
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A = SALE BETWEEN MEMBERS OF THE SAME FAMILY											
F = TRANSFER OF CONVENIENCE											
S = SALE OF A FORECLOSED PROPERTY BY A FINANCIAL INSTITUTION OR OTHER LENDER											

SALES JUNE 2015

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06/02/15	53801 68	5/101	BALA, RAJA & ELIZABETH	KOKOROS, STACY & KENNEALLY, JOHN	55	ANN LEES ROAD	101	1V	\$635,000	\$541,000	0.85
06/02/15	53801 68	5/102	BALA, RAJA & ELIZABETH	KOKOROS, STACY & KENNEALLY, JOHN		ANN LEES ROAD	132	1V	\$635,000	\$14,200	N/A
06/02/15	53802 182	30/93/4/1	FOLTS, DEFRED & CATHY	HOLT, TERRENCE & ZIMMER, BRENDA	9	HARRIS LANE	101	00	\$865,000	\$775,200	0.90
06/04/15	CERT 17320 87 120	30/19	KAERLE, DANIEL & LINDA	NIESEN, TIMOTHY & BANIOS, MARY BETH	70	WOODSIDE ROAD	101	00	\$520,000	\$465,800	0.90
06/04/15	CERT 17322 87 122	22B/21	HAMMOND BROTHERS LIMITED c/o JAMES HAMMOND, JR.	JAMES HAMMOND, JR.	40	MASSACHUSETTS AVENUE	013	1B	\$1	\$466,700	N/A
06/08/15	CERT 17325 87 125	26/53	FROTHINGHAM, JOHN & MARIAN	FROTHINGHAM FAMILY HOLDING TRUST c/o JOHN & MARIAN FROTHINGHAM	97	TAHANTO TRAIL	101	1A	\$100	\$390,900	N/A
06/09/15	CERT 17327 87 127	21/69	WELCH, DALE & OSTBERG, KRISTIN	ANDERSON, SHEILA	207	STILL RIVER ROAD, LOT 2	101	1G	\$1	\$0	N/A
06/09/15	53828 264	21/70	ANDERSON, SHEILA	WELCH, DAVID & OSTBERG, KRISTIN	211	STILL RIVER ROAD, LOT B & D	111	1G	\$1	\$0	N/A
06/11/15	53837 90	4/23	LUCY, LORI & JOHNSTON, ALAN & JOHNSON, PAULA	RYAN, CHRISTOPHER & BADDOUR, CYNTHIA	6	OLD MILL ROAD	101	00	\$300,000	\$278,500	0.93
06/11/15	53838 342	26/2506	BAER, GARRY	THE BAER LIVING TRUST c/o GARRY & DIANA BAER	111	CLINTON SHORE DRIVE	102	1F	\$100	\$245,700	N/A
06/11/15	53837 5	14/69/6	ZHONG, ALAN & WU, YAN & WU, CINDY	ZHONG, ALAN & WU, CINDY	210	LITTLETON COUNTY RD	101	1A	\$100	\$816,200	N/A
06/12/15	CERT 17328 87 128	22/62	HOLT, TERRENCE & ZIMMER, BRENNIA	BALA, RAJA & ELIZABETH	20	WARREN AVENUE	101	1U	\$564,000	\$361,500	0.64
06/12/15	53847 210	9/10	FRANKLIN, KORALIA KAZOGLES	THE HOMESCOOUT, LLC.	0	POOR FARM ROAD, LOT 0	132	1N	\$210,000	\$227,600	1.08
06/12/15	53847 115	14/69/3D	FAIRWAYS PARTNERS, LLC.	DALMO C. MELLO E. SILVA	3D	TRAIL RIDGE WAY	102	00	\$443,000	\$404,900	0.91
06/18/15	53872 196	31/25	CASE, RICHARD, JR. & CASE, CHARLES	CASE, CHARLES	211	BOLTON ROAD	101	1A	\$100	\$350,900	N/A
06/18/15	53872 196	30/106	CASE, RICHARD, JR. & CASE, CHARLES	CASE, CHARLES		BOLTON ROAD	601	1A	\$100	\$800	N/A
06/18/15	53872 198	31/25	CASE, RICHARD, JR. & CASE, CHARLES	CASE, RICHARD, JR.	211	BOLTON ROAD	101	1A	\$100	\$350,900	N/A
06/18/15	53872 198	30/106	CASE, RICHARD, JR. & CASE, CHARLES	CASE, RICHARD, JR.		BOLTON ROAD	601	1A	\$100	\$800	N/A
06/18/15	53872 198	30/107	CASE, RICHARD, JR. & CASE, CHARLES	CASE, RICHARD, JR.		BOLTON ROAD	132	1A	\$100	\$6,200	N/A
06/18/15	53873 55	21/13/1	LEISER, WILLIAM & ELAINE	SPINELLI, JOSEPH & JAMIE	180	PROSPECT HILL ROAD	101	00	\$1,125,000	\$1,008,900	0.90
06/19/15	53879 52	18/45	JOSS, JAYLYN & THOMPSON, MERTON	THE HOMESCOOUT, LLC.	0	CLEAVES HILL ROAD	130	1N	\$147,000	\$202,500	1.38
06/22/15	53885 383	2/72	FENTON, LAWRENCE & JANICE MOTTE	ROY, STEPHEN RICHARD & MELISSA	20	MYRICK LANE	101	00	\$515,000	\$464,800	0.90
06/23/15	53891 322	21/46	HILDRETH, MARY LU & HILDRETH, JOHN & HILDRETH, DYLAN	HILDRETH, MARY LU & HILDRETH, JOHN & HILDRETH-HOFFMAN, DYLAN		SMALL ISLAND	132	1A	\$1	\$1,100	N/A
06/23/15	53891 322	22A/35	HILDRETH, MARY LU & HILDRETH, JOHN & HILDRETH, DYLAN	HILDRETH, MARY LU & HILDRETH, JOHN & HILDRETH-HOFFMAN, DYLAN		SAXL ISLAND	132	1A	\$1	\$200	N/A
06/23/15	53891 322	17A/3	HILDRETH, MARY LU & HILDRETH, JOHN & HILDRETH, DYLAN	HILDRETH, MARY LU & HILDRETH, JOHN & HILDRETH-HOFFMAN, DYLAN	33	AYER ROAD	031	1A	\$1	\$451,400	N/A
06/23/15	53891 322	17A/2	HILDRETH, MARY LU & HILDRETH, JOHN & HILDRETH, DYLAN	HILDRETH, MARY LU & HILDRETH, JOHN & HILDRETH-HOFFMAN, DYLAN		AYER ROAD COMMON	132	1A	\$1	\$14,800	N/A
06/23/15	53893 111	31/43	AUTHIER, ROBERT & DEBORAH	WU, EDWARD	74	EAST BARE HILL ROAD	101	00	\$789,000	\$740,700	0.94
06/23/15	53896 144	4/35	ALEXANDER LIVING TRUST	ALEXANDER, DAVID & LUCY	284	AYER ROAD	340	1A	\$1	\$288,400	N/A
06/23/15	53896 147	4/35	ALEXANDER, DAVID	MONAHAN, BETH ANN	284	AYER ROAD	340	1A	\$1	\$288,400	N/A
06/23/15	53896 149	4/35	ALEXANDER, LUCY	LUCY A. ALEXANDER 2014 IRREVOCABLE TRUST c/o BETH ANN MONAHAN	284	AYER ROAD	340	1A	\$1	\$288,400	N/A

SALES JUNE 2015

06/25/15	53906 377	16/10/1	LITTLE, MATTHEW & LISA	CULMONE, FRANK & TREMBLAY, ERICA	10	MADIGAN LANE	101	00	\$580,000	\$545,100	0.94
06/26/15	53916 322	11/27	THE HOMESCOOUT, LLC.	PHILLIPS, DENNIS & VAYDA, DIANA	24	PROSPECT HILL ROAD	101	00	\$450,000	\$404,200	0.90
06/26/15	53913 359	5/47	DOHERTY, ANDREA	OLIVER, CHARLES & DANA KATTER	14	SIMON ATHERTON ROW	101	00	\$579,900	\$523,100	0.90
06/29/15	CERT 17336 87 136	30/37	BIGELOW, ROGER & SUSAN	SUSAN SANDS BIGELOW INVESTMENT TRUST c/o SUSAN SANDS BIGELOW	81	WOODSIDE ROAD	101	1A	\$1	\$408,700	N/A
06/30/15	CERT 17339 87 139	31/59	SHAW, FREDERIC & CHARLOTTE	FITEK, DANIEL & REGINA	9	METTACOMET PATH	101	00	\$492,000	\$453,800	0.92
06/30/15	53937 372	5/11	HIGGINS, JAMES & NADYA ASWAD	REICHENBACH, CRAIG & MARNIE	85	MYRICK LANE	101	00	\$592,500	\$530,400	0.90
VALIDITY CODES:											
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1B = AN INTRA-CORPORATION SALE											
1F = TRANSFER OF CONVENIENCE											
1G = SALE OF A PORTION OF ASSESSED UNIT											
1N = OTHER, WHEN NON-ARMS LENGTH DOES NOT FALL INTO ANY OTHER CATEGORY											
1U = PRIVATE SALE NOT ON THE MARKET											
1V = SALE OF MULTIPLE PARCELS											

SALES JULY 2015

PLEASE NOTE: AN "ARMS LENGTH" SALE IS A SALE BETWEEN A WILLING BUYER AND A WILLING SELLER WITH NO UNUSUAL CIRCUMSTANCES.

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SALE DATE	BOOK / PAGE	PARCEL	SELLER	BUYER	ST#	ADDRESS	STATE USE CODE	VALIDITY	SALES PRICE	ASSESSED VALUE	RATIO
07/01/15	53949 101	10/58/2	SORENSEN, WILLIAM & MARY	HAWITT, DAVID & KERRY	304	OLD LITTLETON RD	101	1V	\$950,000	\$811,800	N/A
07/01/15	53949 101	10/58/1.2	SORENSEN, WILLIAM & MARY	HAWITT, DAVID & KERRY		OLD LITTLETON RD	132	1V	\$950,000	\$13,600	N/A
07/01/15	53953 358	17C/40	JAKSINA, STANLEY & DOROTHY	JAKSINA, STANLEY	11	LOVERS LANE	104	1A	\$1	\$379,100	N/A
07/01/15	53953 362	17C/40	JAKSINA, STANLEY	JAKSINA INVESTMENT TRUST	11	LOVERS LANE	104	1A	\$1	\$379,100	N/A
07/07/15	53972 258	30/78	CAROLE M. KINNEE TRUST	FINNIGAN, GORDON & JESSICA	51	CANDLEBERRY LANE	101	1G	\$769,000	\$701,400	N/A
07/08/15	53977 92	30/15/5	MATTHES, KAI	BINNICK, MARC & ANDREA	177	WEST BARE HILL RD	101	00	\$1,180,000	\$1,002,300	0.85
07/08/15	53980 189	8/62/10B	REYES, ILENE	DIGITAL FEDERAL CREDIT UNION	35	LANCASTER CNTY RD; 10B	102	1L	\$163,000	\$161,800	N/A
07/09/15	53985 390	18/47	TARRANT, SUSAN	TARRANT, SUSAN & LEWINNEK, GEORGE	136	OAK HILL ROAD	101	1A	\$100	\$486,100	N/A
07/09/15	53986 33	30/80	LAWRENCE, JONATHAN & STEEL, JESSICA	GAVIN, THOMAS & BARBARA	59	CANDLEBERRY LANE	101	1G	\$715,500	\$667,000	N/A
07/14/15	54007 74	16/6	SWEENEY, JOHN	PULIDO, JOSEPH & ELIZABETH	38	MADIGAN LANE	101	00	\$806,250	\$547,700	Axc
07/16/15	54015 50	17D/15/3C	MORTON, HEATHER	SWEENEY, MARY ELLEN	3	LITTLETON RD; UNIT 3C	102	00	\$228,000	\$222,400	0.98
07/16/15	54017 57	11/3	FORD, CARRIE	DILTHEY, JOHN & REBECCA	124	DEPOT RD	101	00	\$475,000	\$431,200	0.91
07/16/15	54017 371	9/28/4	CHEVERALLS, KEITH & MARYANN	WOTRING, DONALD & PERRY	21	QUARRY LANE	101	00	\$665,000	\$638,200	0.96
07/17/15	54024 92	36/61	GITERMAN, IGOR & LYUBOV	LOEHFELM, WILLIAM & ORR, KARIN	312	STOW RD	101	00	\$492,000	\$474,200	0.96
07/24/15	54052 240	13/83	ASQUITH, KERRY & JILLIAN	FRANTZDALE, BENJAMIN & WARING, MOLLY	128	LITTLETON RD	101	00	\$535,000	\$514,100	0.96
07/28/15	CERT 17352 87 152	17D/43	LONDRES, GREGORY & CHAUDHURI, MAYA	VAN SCHALKWKYK DANIEL & JULIE	27	OAK HILL ROAD	101	00	\$460,000	\$405,200	0.88
07/30/15	CERT 17631 87 161	27/110	HALL, KENNETH & JEANETTE	SAMSI, SIDDHARTH & DOROTHY	27	WESTCOTT ROAD	101	00	\$575,000	\$562,300	0.98
07/30/15	54079 333	31/40	YATES, JAMES & HEIDI	REYNOLDS, JOSEPH & CABRAL, JESSICA	84	EAST BARE HILL RD	101	00	\$465,000	\$388,700	0.84
07/30/15	54083 43	9/49/1	MIKITARIAN, MARC & SEVIGNY, MARC	KEMEZA, WILL & VALLAEYS, CHARLOTTE	101	SOUTH SHAKER RD	101	00	\$812,250	\$749,200	0.92
07/31/15	54093 261	35/8	CAHN WIDAWSKY REALTY TRUST	DUBOIS, PETER & DALEY, JANICE	57	BROWN RD	101	00	\$442,000	\$441,000	1.00
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1L = REPOSSESSION OF A FORECLOSED PROPERTY BY A FINANCIAL INSTITUTION OR OTHER LENDER											

SALES AUGUST 2015

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SALE DATE	BOOK / PAGE	PARCEL	SELLER	BUYER	ST#	ADDRESS	STATE USE	VALIDITY	SALES PRICE	ASSESSED VALUE	RATIO
08/03/15	54108 41	4/60	ESTES, WILLIAM & BESSETTE, LYNN	MURPHY, CRAIG & SURETTE, STEPHANIE	62	BLANCHARD RD	101	1H	\$449,700	\$365,400	0.81
08/03/15	54104 117	17D/28	SMITH, CHERYL	D'AMORE, DANIEL & WRIGHT, KIRSTEN	35	OLD LITTLETON RD	101	00	\$503,000	\$449,500	0.89
08/05/15	54117 253	10/4	STOLLER, RICHARD & AMY	STOLLER, RICHARD	8	SHAKER RD	101	1H	\$100	\$369,100	N/A
08/06/15	54121 354	10/46	VALENTINE, JOHN & LINDA	HOLZMANN, PAUL & ERIKA	347	OLD LITTLETON RD	101	00	\$537,500	\$537,800	1.00
08/07/15	54127 148	19/2	BOUDREAU, PATRICIA & ADAM, MICHAEL	IRWIN, ROBERT & FLORIANNE	196	LITTLETON COUNTY RD	101	1H	\$630,225	\$563,500	0.89
08/11/15	cert 17367 bk87 pg167 54150	26/32	BUSIEK, DON K	18 BOWERS ROAD REALTY TRUST	18	BOWERS ROAD	101	1A	\$1	\$1,017,100	N/A
08/13/15	279	2/21	SCHOENBERG, JON & JENNIFER	MORAN, MICHAEL & DANIELLE	39	MYRICK LN	101	00	\$520,000	\$501,500	0.96
08/14/15	54160 219	29/4/2	NEWSHAM, DAVID & REBECCA	SCHOENBERG, JON & JENNIFER	16	HARRIS LN	101	00	\$750,000	\$603,000	0.80
08/18/15	54173 8	14/69/3B	FAIRWAYS PARTNERS, LLC	FLAMBURY, SAUL & CHENEY, REBECCA	3B	TRAIL RIDGE WAY	102	1W	\$172,000	\$41,900	0.24
08/21/15	cert 173372 bk87 pg172 54209	27/130/1	BURNS, VICKIE E & JOHN	ROJAS, ROBERTO G & KRISTINA S	42	EAST BARE HILL RD	101	00	\$808,000	\$710,100	0.88
08/26/15	277	8/62/7B	NIGZUS, CHARLES & COLLEEN	KIM, DONGWON & HYUNHEE	7B	LANCASTER COUNTY RD	102	1W	\$131,580	\$163,400	1.24
08/27/15	54216 361	21/39	FUCCILLO, RALPH & J PAUL	LYON, EDWARD & SOONG, SHARON	49	TURNER LN	1013	1V	\$600,000	\$366,000	N/A
08/27/15	54216 361	21/52	FUCCILLO, RALPH & J PAUL	LYON, EDWARD & SOONG, SHARON		TURNER LN	1320	1V	\$600,000	\$1,400	N/A
08/27/15	54217 74	5/26	ESTATE OF ERHART MULLER	MIKITARIAN, MARK G & SEVIGNY, MARC	74	SHAKER RD	101	1V	\$455,000	\$198,200	N/A
08/27/15	54217 74	5/26/1	ESTATE OF ERHART MULLER	MIKITARIAN, MARK G & SEVIGNY, MARC	0	SHAKER RD	1320	1V	\$455,000	\$8,800	N/A
08/28/15	54230 321	22/3	MAHONEY, DOUGLAS & SUSAN	FELTZ, BRIAN & KATHRYN	63	SLOUGH RD	101	1N	\$668,000	\$517,500	0.77
08/28/15	Cert 17379 Bk87 Pg179	27/95	O'BRIEN, CYNTHIA & STEPHEN	SKULTE, ERIK & SCHMIDT, NICOLE	7	EAST BARE HILL RD	101	00	\$750,000	\$524,900	0.70
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SALES SEPTEMBER 2015

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09/04/15	54259 33	23/28	GALL, KENNETH P.	MODICA, BARBARA R TRUSTEE	234	MASS AVE	101	00	\$520,000	\$492,400	0.95
09/08/15	54268 378	30/7	KASSEL, DAVID S & WEIGLEY, JULIE L	THE HOMESCOUT, LLC	112	WEST BARE HILL ROAD	101	1N	\$245,000	\$364,600	1.49
09/08/15	54267 95	4/15	O'SULLIVAN, PETER A & ELIZABETH A	VARRELL, AMY L & MATTHEW	58	OLD MILL ROAD	101	00	\$564,000	\$455,200	0.81
09/11/15	54282 259	4D/49/1	MARJORIE C TRUST	BLANCHARD HOUSE OFFICES	249	AYER ROAD UNIT 202	3401	1V	\$120,000	\$65,200	0.54
09/11/15	54282 259	4C/49/1	MARJORIE C TRUST	BLANCHARD HOUSE OFFICES	249	AYER ROAD UNIT 201	3401	1V	\$120,000	\$69,500	0.58
09/14/15	54290 121	20/15/1	STILL RIVER HERITAGE REALTY TRUST	READY, LOUISE D		STILL RIVER DEPOT ROAD (LOT 2)	1300	1A	\$1	\$226,300	N/A
09/16/15	54299 72	14/37	ROWSE REALTY TRUST	ROWSE, STEVEN D & ANNE MARIE A	214	OLD LITTLETON ROAD	101	1A	\$1	\$724,900	N/A
09/16/15	54302 372	36/60	BOYCE, DONALD K & PAPAZIAN, JANICE M	HAAG, JEREMY & HELEN	310	STOW ROAD	101	1H	\$459,500	\$514,900	1.12
09/17/15	54304 279	14/69/9C	WASMER, CHRISTOPHER	MURPHY, PAUL J & ANN M	9C	TRAIL RIDGE WAY	102	1H	\$166,100	\$168,800	1.02
09/18/15	54311 349	38/8	EDWARDS, ALLAN G & HEIDI A	SHANK, CHARLES K & NARDONE, RONA A	332	STOW ROAD	101	00	\$830,000	\$625,700	0.75
09/23/15	54333 62	28/39/6	TALBOT, MICHAEL L & MARIE R	MAGNUSON, RYAN & JENNIFER	4	SHOLAN CIRCLE	101	1G	\$565,000	\$397,500	0.70
09/28/15	54351 20	17D/31/5	OLDHAM, DAVID T & LISA H	OLDHAM, DAVID T	56	OLD LITTLETON ROAD	101	1H	\$1	\$512,000	N/A
09/30/15	54374 364	31/85	VENO, WILLIAM R & JUDITH	BEAULIEU, JOSEPH & MEGHAN	28	PARTRIDGE HILL ROAD	101	00	\$550,000	\$499,700	0.91
09/30/15	CERT 17398 BK87 PG198	31/63	RAJBANSHI, SACHIT & MEGAN	MILLER, BRIAN D & MARSHALL, ROBERT S	23	METTACOMETT PATH	101	00	\$455,000	\$348,000	0.76
09/30/15	CERT 17395 BK87 PG195	27/15	MCGOVERN, MARGARET	NOON, MATTHEW	90	WARREN AVE	101	00	\$455,000	\$403,100	0.89
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1G = SALE OF ONLY A PORTION OF THE ASSESSED UNIT, e.g. A PARCEL SOLD FROM A LARGER TRACT											

SALES OCTOBER 2015

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[illegible]

SALES NOVEMBER 2015

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11/10/15	54553 264	14/19	ANDREWS, DOROTHY M	MOLNAR, RICHARD J	280	OLD LITTLETON RD	101	1H	\$350,000	\$280,800	0.80
11/17/2015	54580 264	29/8/2	BLANTON, RUSSELL W & SUSAN B	BLANTON, RUSSELL W & SUSAN B TRUSTEES	336	STILL RIVER RD	101	1A	\$10.00	\$837,100.00	N/A
11/18/2015	54584 344	12/26/12	SPRING BROOK, LLC	BRODERICK, DAN TRUSTEE OF RIVENDELL RT	21	MILL RD	130	00	\$290,000.00	\$211,200.00	0.73
11/19/2015	54593 53	26/3106	LASHUA, JILL E	SIMARD, WILLIAM & LINDA	117	CLINTON SHORE DR	102	00	\$327,000.00	\$303,300.00	0.93
11/23/2015	54603 331	13/88	SWINDELLS, THOMAS R	KENNEY, IAN W & CARMODY HOLLY J	108	LITTLETON RD	101	00	\$408,200.00	\$462,700.00	1.13
11/24/2015	54614 278	20/12/6/1	ESTATE OF ALICE LUCILLE WATT	SHEA, NICHOLAS A	31	STILL RIVER DEPOT	101	00	\$700,000.00	\$491,600.00	0.70
11/25/2015	54622 161	18/13	SPONAGLE, JANET	MILLER, JEFFREY S & DANIELLE M	105	OLD LITTLETON RD	101	00	\$479,500.00	\$417,300.00	0.87
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SALES DECEMBER 2015

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12/03/15	54646 304	17A/4	HAZEL, WILLIAM T JR.	WILLIAM HAZEL TRUST 2010	35	AYER RD	1040	1A	\$100	\$457,500	N/A
12/4/2015	54652 347	8/29	GERMAIN, DOROTHEA A	GAYE S. JOHNSON TRUST	118	POOR FARM RD	101	00	\$537,500	\$406,100	0.76
12/7/2015	54663 142	36/57	SEGAL, HARRY J & ROBERTA M (WELLS FARGO)	WILION, HAROLD	318	STOW RD	101	1S	\$542,400	\$290,000	N/A
12/7/2015	54660 262	8/62/12A	ANN FAMILY TRUST	JOHNSON, CASSIE MERE	35	LANCASTER COUNTY RD - 12A	102	00	\$368,000	\$345,600	0.94
12/17/2015	54710 206	25/5/2	GREMLEY, ROBERT C & PAMELA J	GREMLEY, PAMELA J	324	STILL RIVER RD	101	1H	\$1	\$887,600	N/A
12/18/2015	54722 177	23/44	KOETSCH, GEOFFREY F & ELIZABETH R	ROY, JONATHAN M & CRISTINE	21	STOW RD	101	00	\$430,000	\$489,900	1.14
12/21/2015	54723 279	17A/20	PODZYCKI, SUSAN E	OSTASZEWSKI, JEFFREY P & MANDY J	6	DEPOT RD	101	00	\$314,500	\$242,300	0.77
12/21/2015	54726 231	4/23	RYAN, CHRISTOPHER & BADDOUR, CYNTHIA	OLD MILL REALTY TRUST	6	OLD MILL RD	101	1A	\$1	\$293,400	N/A
12/21/2015	54729 128	32/15	FITEK, HENRY J & THERESA A	FITEK LIVING TRUST	213	STOW RD	101	1A	\$1	\$391,600	N/A
12/22/2015	54736 43	12/4	SUZANNE ARTEMIEFF INVESTMENT TRUST	BROOKS, MARTHA C	19	Craggs RD	101	00	\$378,500	\$284,300	0.75
12/24/2015	54748 319	37/2	LEVERING, JEFFREY B & DEBORAH B	BENSLE, ADAM & APRIL	71	FINN RD	101	00	\$623,900	\$553,600	0.89
12/28/2015	54752 343	17B/22	ABOUAF, MARK I & FRIEDRICH, BELINDA A	64 LITTLETON ROAD REALTY TRUST	64	LITTLETON RD	101	1A	\$1	\$344,900	N/A
12/29/2015	54758 125	14/45	BAKHTEIAROV, SERGUEI D & MOLTCHANOVA, TATIANA	WACHTELHAUSEN, TYLER J & KRISTIN K	211	LITTLETON COUNTY RD	101	00	\$360,000	\$344,100	0.96
12/30/2015	54767 350	8/62/7A	OLSEN, RICHARD P & RUTH H	GINOUVES, SUSAN W	35	LANCASTER COUNTY RD - 7A	102	00	\$402,000	\$383,300	0.95
12/30/2015	54769 244	5/18	SCHWAAB FAMILY TRUST	TOWN OF HARVARD - CONSERVATION COMMISSION	100	SHAKER RD - LOT 1	1090	1E	\$210,000	\$228,500	1.09
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