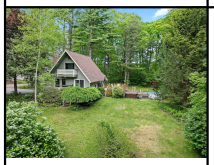
TOWN OF WEST BROOKFIELD **SORT BY GLA**

FY 2027 SALES

MBLU	ST#	STREET	USE	PRICE	SOLD	ACRES	LAND VALUE	STYLE	STRY	GLA	YR BLT	BLDG VALUE	OUTBLDG VALUE	TOTAL VALUE
053.0/ 0001/ 0000.0	62	PIERCE ROAD	101	525000	10/10/2025	0.39	102900	Cape Cod	1.5	845	1967	205700	10900	319500
														
053.0/ 0068/ 0000.0	67	JUNIPER STREET	101	300000	10/07/2025	0.72	37800	RANCH	1	912	1970	221700	0	259500
														
048.0/ 0037/ 0000.0	16	WOODSIDE ROAD	101	310000	08/22/2025	0.12	86100	RANCH	1	1002	1932	184700	0	270800
052.0/ 0026/ 0000.0	86	SHORELINE DRIVE	101	358000	07/22/2025	0.33	35900	CONTEMPORARY	1.25	1080	1975	291300	600	327800
														
041.0/ 0032/ 0000.0	21	LAKE STREET	101	320000	06/16/2025	0.25	54500	CAPE-COD	1.5	1092	1947	192000	2800	249300
														
039.0/ 0037/ 0000.0	68	LAKE SHORE DRIVE	101	325000	11/21/2025	0.24	96900	RANCH	1	1122	1960	235400	7200	339500
														
050.0/ 0008/ 0000.0	115	WICKABOAG VLY RD	101	325000	11/18/2025	0.12	86100	CONVENTIONAL	1.5	1130	1942	195100	200	281400
														

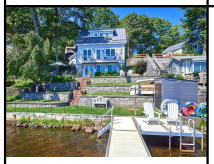
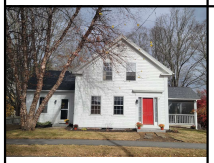
TOWN OF WEST BROOKFIELD **SORT BY GLA**

FY 2027 SALES

MBLU	ST#	STREET	USE	PRICE	SOLD	ACRES	LAND VALUE	STYLE	STRY	GLA	YR BLT	BLDG VALUE	OUTBLDG VALUE	TOTAL VALUE
044.0/ 0007/ 0000.0	17	BIRCH STREET	101	290000	04/11/2025	0.29	54800	CONTEMPORARY	1.25	1186	1959	216900	400	272100
														
005.0/ 0003/ 0008.0	8	FOSTER ROAD	101	565000	11/24/2025	0.92	53700	Ranch	1	1225	2025	365700	0	419400
														
044.0/ 0013/ 0000.0	12	HADLEY PATH	101	335000	12/11/2025	0.31	64500	RANCH	1	1320	1962	232300	800	297600
														
0005.0/ 0003/ 0007.0	6	FOSTER ROAD	101	580000	06/12/2025	1.11	56200	Ranch	1	1400	2025	446000	0	502200
														
037.0/ 0052/ 0000.0	73	WEST MAIN STREET	101	340000	05/12/2025	0.17	54100	CONVENTIONAL	2	1422	1862	229000	0	283100
														
044.0/ 0056/ 0000.0	45	RIDGEWOOD CIRCLE	101	425000	01/23/2025	0.87	70800	CAPE-COD	1.75	1449	2002	316700	0	387500
														
019.0/ 0012/ 0000.0	126	PIERCE ROAD	101	400000	11/03/2025	5.44	66300	RAISED-RANCH	1	1456	1986	338700	0	405000
														

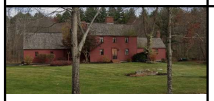
TOWN OF WEST BROOKFIELD **SORT BY GLA**

FY 2027 SALES

MBLU	ST#	STREET	USE	PRICE	SOLD	ACRES	LAND VALUE	STYLE	STRY	GLA	YR BLT	BLDG VALUE	OUTBLDG VALUE	TOTAL VALUE
048.0/ 0060/ 0000.0	72	WICKABOAG VLY RD	101	464900	04/18/2025	0.46	65800	RAISED-RANCH	1	1456	1975	372900	1100	439800
														
047.0/ 0111/ 0000.0	11	LAKE SHORE DR EXT	101	764000	09/30/2025	0.14	185300	CONVENTIONAL	2	1471	1938	466800	2000	654100
														
040.0/ 0058/ 0000.0	15	CHAPMAN AVE	101	384000	02/14/2025	0.47	56100	CONVENTIONAL	1.75	1507	1900	244700	10200	311000
														
046.0/ 0010/ 0000.0	7	CHURCH STREET EXT	101	445000	12/19/2025	0.45	65700	RANCH	1	1515	1958	287600	10800	364100
														
038.0/ 0045/ 0000.0	10	HIGH STREET	101	335000	03/28/2025	0.29	54800	CONVENTIONAL	1.75	1580	1820	242300	0	297100
														
034.0/ 0002/ 0000.0	76	KENNEDY ROAD	101	435000	07/30/2025	2.08	59100	RAISED-RANCH	1	1680	1966	345900	0	405000
														
042.0/ 0003/ 0000.0	4	FOSTER HILL RD	101	329900	05/09/2025	0.73	58100	CONVENTIONAL	1.75	1708	1900	259200	700	318000

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FY 2027 SALES

MBLU	ST#	STREET	USE	PRICE	SOLD	ACRES	LAND VALUE	STYLE	STRY	GLA	YR BLT	BLDG VALUE	OUTBLDG VALUE	TOTAL VALUE
030.0/ 0013/ 0000.0	120	TUCKER ROAD	101	480000	06/03/2025	1.70	60000	RANCH	1	1752	2003	409900	14600	484500
														
009.0/ 0091/ 0000.0	95	FOSTER HILL RD	101	445000	08/15/2025	1.39	62400	CAPE-COD	1.5	1803	1971	374500	0	436900
														
047.0/ 0037/ 0000.0	29	BURWELL TERRACE	101	250000	05/08/2025	1.20	73900	COLONIAL	2	1848	1938	187800	900	262600
														
020.0/ 0035/ 0002.0	11	SHEA ROAD	101	497000	12/19/2025	2.16	59200	RANCH	2	2016	2017	382300	0	441500
														
030.0/ 0015/ 0011.0	108	TUCKER ROAD	101	599999	05/16/2025	2.11	59100	COLONIAL		2016	2025	499400	0	558500
046.0/ 0008/ 0000.0	9	WICKABOAG VLY RD	101	365000	09/22/2025	0.24	63900	CONVENTIONAL	1.5	2026	1800	253900	9200	327000
														
025.0/ 0021/ 0005.0	43	RAGGED HILL ROAD	101	550000	03/24/2025	2.07	59100	COLONIAL	2	2128	2016	477700	4000	540800
														

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FY 2027 SALES

MBLU	ST#	STREET	USE	PRICE	SOLD	ACRES	LAND VALUE	STYLE	STRY	GLA	YR BLT	BLDG VALUE	OUTBLDG VALUE	TOTAL VALUE
048.0/ 0065/ 0008.0	18	WOODSIDE ROAD	101	555000	03/05/2025	1.59	74500	COLONIAL	2	2128	2004	470700	0	545200
														
025.0/ 0015/ 0001.0	46	RAGGED HILL ROAD	101	645000	03/06/2025	2.50	61600	COLONIAL		2240	2024	508800	0	570400
														
027.0/ 0001/ 0002.0	270	NEW BRAINTREE RD	101	445000	10/20/2025	3.88	63500	COLONIAL	2	2240	2005	398900	0	462400
														
016.0/ 0002/ 0002.0	142	WICKABOAG VLY RD	101	671000	06/20/2025	2.48	219600	CAPE-COD	1.5	2308	1959	385400	800	605800
														
041.0/ 0110/ 0000.0	78	EAST MAIN STREET	101	525000	05/01/2025	1.00	62600	COLONIAL	2	2384	1800	396800	12200	471600
														
016.0/ 0001/ 0017.0	52	WICKABOAG VLY RD	101	650000	09/26/2025	2.23	75700	COLONIAL	2	2412	1986	451800	8500	536000
														
016.0/ 0013/ 0011.0	9	BIRCH HILL ROAD	101	622000	12/11/2025	2.11	59100	COLONIAL	2	2487	1986	455500	12900	527500
														

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FY 2027 SALES

MBLU	ST#	STREET	USE	PRICE	SOLD	ACRES	LAND VALUE	STYLE	STRY	GLA	YR BLT	BLDG VALUE	OUTBLDG VALUE	TOTAL VALUE
039.0/ 0029/ 0000.0	10	LAKE SHORE DRIVE	101	345000	03/14/2025	1.03	73600	COLONIAL	2	2536	1800	237400	0	311000
														
041.0/ 0122/ 0000.0	67	EAST MAIN STREET	101	480000	12/09/2025	0.52	56500	CONVENTIONAL	2	2554	1850	492900	7600	557000
														
021.0/ 0020/ 0000.0	93	BIRCH HILL ROAD	101	695000	10/24/2025	4.91	65300	CAPE-COD	1.75	2555	1994	607600	18000	690900
														
041.0/ 0104/ 0000.0	82	NORTH MAIN STREET	101	410000	02/13/2025	0.75	58200	CAPE-COD	1.5	2590	1800	360900	0	419100
														
008.0/ 0004/ 0000.0	55	LONG HILL RD	101	550000	06/13/2025	5.58	66500	VICTORIAN	2.5	2626	1902	442600	12500	521600
														
041.0/ 0050/ 0000.0	14	NORTH MAIN STREET	101	535000	02/07/2025	1.15	62900	COLONIAL	2	2728	1808	443900	9100	515900
														
051.0/ 0025/ 0000.0	36	MILL ROAD	101	649000	09/29/2025	1.18	42300	CAPE-COD	1.75	2879	2010	659600	0	701900
														

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FY 2027 SALES

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047.0/ 0001/ 0004.0	59	SNOW ROAD	101	680000	05/07/2025	1.74	74800	COLONIAL	2	3088	2005	559000	900	634700
														
030.0/ 0016/ 0001.0	123	TUCKER ROAD	101	695000	04/17/2025	4.22	64100	COLONIAL	2	3448	2005	690800	1700	756600
														
024.0/ 0005/ 0000.0	153	RAGGED HILL ROAD	101	633333	05/05/2025	5.39	66200	CONTEMPORARY	2	3674	1948	541600	7300	615100
														
038.0/ 0040/ 0000.0	20	CENTRAL STREET	111	565000	07/11/2025	0.18	54200	MULTI-FAMILY	2.5	3703	1842	484600	0	538800
														