Town	Address	Sales price	Assessed	Ratio **
Barnstable	1685 Hyannis Road	\$850,000	\$521,900	61%
Barnstable	70 High Street	\$740,000	\$623,600	84%
Barnstable	82 Wingfoot Dr.	\$700,000	\$466,300	67%
Barnstable	141 Percival Dr	\$540,000	\$520,200	96%
Barnstable	2400 Main Street	\$450,000	\$337,000	75%
Bourne	35 Little Bay Lane	\$732,000	\$621,300	85%
Bourne	51 Old North Road	\$625,000	\$623,900	100%
Bourne	54 Clarisa Joseph Rd	\$455,000	\$195,000	43%
Bourne	28 County Road	\$350,000	\$299,200	85%
Bourne	10 Colony Ave	\$345,000	\$267,500	78%
Bourne	6 Ships Way	\$277,500	\$192,100	69%
Bourne	17 Hilltop Dr	\$273,000	\$266,800	98%
Bourne	161 Williams Ave	\$255,000	\$198,000	78%
Bourne	35 Tara Terrace	\$252,111	\$294,000	117%
Bourne	44 Cotuit Rd	\$237,000	\$233,700	99%
Bourne Bourne Brewster Brewster	44 Coluit Rd 49 Round House Rd 7 Franklin Ave, Unit C 12 Widgeon Way, unit 32 917 Stony Brook Rd	\$237,000 \$210,000 \$182,500 \$792,000 \$620,000	\$233,700 \$136,500 \$142,600 \$357,600 \$571,400	65% 65% 78% 45% 92%
Brewster Brewster Brewster Brewster Brewster	30 Tanglewood Rd. 17 Friendship Lane 138 Tubman Rd 146 Blueberry Pond Dr	\$020,000 \$544,000 \$456,000 \$405,000 \$400,000	\$465,100 \$465,100 \$416,800 \$309,800 \$455,000	85% 91% 76% 114%
Brewster Brewster Brewster Brewster Brewster	105 Horseshoe Way 185 Eaton Lane 190 Eaton Lane #190 Snow Rd, Craffey to Whyte	\$375,000 \$237,000 \$185,000 \$180,000	\$335,200 \$187,600 \$168,700 \$169,400	89% 79% 91% 94%
Brewster	1755 Long Pond RD	\$315,000	\$297,100	94%
Centerville	31Bumps River Rd	\$750,000	\$853,000	114%
Centerville	60 Pond View Dr	\$600,000	\$400,400	67%
Centerville	20 Oxner Rd	\$590,000	\$146,180	25%
Centerville	129 Elliot Rd	\$560,000	\$438,000	78%
Centerville	17 Sea Meadow	\$555,000	\$381,500	69%
Centerville	65 Trinity Place	\$525,000	\$560,700	107%
Centerville	150 Great Hill	\$410,000	\$275,200	67%
Chatham Chatham Chatham Chatham Chatham	15 Mousehole Lane 66 Cross St 1072 Main 98 Deering Dr	\$1,660,000 \$1,538,500 \$690,000 \$675,000	\$1,058,500 \$1,335,300 \$585,800 \$638,300	<mark>64%</mark> 87% 85% 95%
Chatham	743 Old Queen Anne	\$650,000	\$734,400	113%
Chatham	26 Starfish Lane #13	\$610,000	\$290,500	48%
Chatham	26 Starfish Lane #14	\$610,000	\$428,900	70%
Chatham	20 Starfish Lane	\$390,000	\$411,000	105%
Chatham	86 Sulphur Springs Rd	\$580,000	\$563,000	97%
Chatham	135 Tanglewood Drive	\$426,750	\$379,400	89%
Cotuit	60 Eaton Ct	\$383,000	\$506,500	132%
Cotuit	34 Stub Toe Rd	\$330,000	\$260,600	79%
Dennis	86 Coles Pond Dr	\$1,369,000	\$1,104,000	81%
Dennis	58 Kelley's Pond Rd	\$960,000	\$644,600	67%
Dennis	7 Port Way	\$917,000	\$754,700	82%
Dennis	610ld Wharf Rd, #12	\$650,000	\$644,000	99%
Dennis	97 Long Hill Rd	\$623,000	\$543,600	87%
Dennis	657 Setucket Rd	\$585,000	\$419,600	72%
Dennis	235 Great Western Rd	\$520,000	\$412,800	79%
Dennis	2 Chase Ave	\$400,000	\$385,800	96%
Dennis	24 Jasmine Way	\$358,000	\$296,700	83%
Dennis	22 Fisk St	\$318,000	\$249,300	78%
Dennis	26 Davidson Ave	\$272,000	\$251,000	92%
Dennis	6 Spruce Way	\$251,000	\$246,700	98%
Dennis	22 Bertram	\$200,000	\$691,000	346%
Dennis	190 Upper County Rd #7	\$135,000	\$90,200	67%
Dennis	78 Center Unit 1-11	\$130,000	\$105,900	81%
<mark>Dennis</mark>	154 Old Wharf Rd #21	\$127,000	\$130,200	103%
Dennis	56 Center #2-1	\$125,000	\$240,000	192%
Dennis	253 Main #3	\$93,500	\$70,500	75%
Dennis	162 Captain Chase Rd Unit 20	\$75,500	\$76,500	101%
Eastham	1925 Bridge Road	\$800,000	\$724,500	91%
Eastham	370 Goody Hallet Dr	\$570,000	\$728,100	128%
Eastham	75 Pine Woods Rd	\$500,000	\$516,300	103%
Eastham	345 Foxwood Drive	\$475,000	\$425,100	89%
Eastham	15 Great Pond Place	\$340,000	\$323,000	95%
Eastham Edgartown Edgartown Edgartown	300 Silver Oak Rd, #300 15 Cummings Way 96 Main St 32 Knoll Drive 9 Matekasett Way	\$230,000 \$2,300,000 \$2,200,000 \$1,900,000 \$1,900,000	\$165,600 \$1,267,600 \$2,255,300 \$1,994,700 \$1,062,400	72% 55% 103% 105%
Edgartown	9 Matakesett Way	\$1,250,000	\$1,062,400	85%
Edgartown	7 Jordan Way	\$928,000	\$893,700	96%
Edgartown	18 Bold Meadow Lane	\$775,000	\$780,300	101%
Edgartown	1 Dodgers Hole Rd	\$500,400	\$580,000	116%
Edgartown Edgartown Falmouth Falmouth	8 20th St N 20 Peases Point Way N #6 39 Grand Avenue 19 Racing Beach Ave	\$355,537 \$160,000 \$1,245,000 \$1,175,000 \$1,075,000	\$337,000 \$138,400 \$1,035,500 \$902,100	95% 87% 83% 77%
Falmouth	42 Downer Rd	\$1,075,000	\$890,700	83%
Falmouth	32 Hidden Village Rd	\$785,000	\$696,000	89%
Falmouth	11 MelroseAve	\$725,000	\$616,200	85%
Falmouth	31 Cape Codder Road, #C	\$715,000	\$616,100	86%
Falmouth	104 Woods Hole Rd	\$680,000	\$621,000	91%
Falmouth	156 Grand Ave	\$600,000	\$703,000	117%
Falmouth	108 Old Campus Dr	\$497,500	\$450,700	91%
Falmouth	716 Quaker Rd	\$479,000	\$449,300	94%
Falmouth	244 Maravista Ave	\$470,000	\$386,200	82%
Falmouth	13 Heather Lane	\$469,000	\$457,000	97%
Falmouth	71 Emerald Lane	\$425,000	\$376,800	89%
Falmouth	34 Chestnut St	\$379,000	\$296,500	78%
Falmouth	404 Hayway Rd	\$375,000	\$367,900	98%
Falmouth	6 Roberta Jean Circle	\$372,000	\$331,700	89%
Falmouth	336 Club Valley Dr	\$350,000	\$305,700	87%
Falmouth	36 Andrews St	\$345,000	\$301,600	87%
Falmouth	16 Simmons Rd	\$321,000	\$285,400	89%
Falmouth	32 Jeffrey Lane	\$312,000	\$277,700	89%
Falmouth	31 Woodview Dr #D	\$240,000	\$221,900	92%
Falmouth	83 Redlands Rd	\$197,500	\$230,400	117%
Falmouth	637 Gifford, #6B	\$189,958	\$176,000	93%
Falmouth	110 Dillingham Ave #105	\$155,500	\$156,800	101%
Harwich	18 Satucket Rd	\$1,700,000	\$1,301,900	77%
Harwich	1 Haskell Lane	\$438,000	\$359,300	82%
Harwich	8 Rose Lane	\$385,000	\$235,800	61%
Harwich Harwich Hyannis Hyannis	238 Lower County Rd #3 309 Main Street 500 Ocean Street #106 294 Main Street	\$383,000 \$253,000 \$186,000 \$650,000 \$550,000	\$233,800 \$149,100 \$112,500 \$667,600 \$511,700	59% 60% 103% 93%
Hyannis Hyannis Hyannis Hyannis Hyannis	388 Sea St 41 Chestnut 277 Scudder Ave 59 Bettys Pond Rd	\$330,000 \$480,000 \$350,000 \$327,500 \$274,000	\$717,300 \$243,000 \$262,700 \$165,300	149% 69% 80% 60%
Hyannis	6 Uncle Joe's Way	\$272,000	\$177,700	65%
Hyannis	68 Center #11	\$270,000	\$221,100	82%
Marstons Mills	190 Lake Shore Drive	\$371,000	\$306,100	83%
Marstons Mills	60 Chipping Stone Road	\$350,000	\$271,600	78%
Marstons Mills	71 Little Neck Way	\$225,000	\$468,000	208%
Mashpee	28 Jeep Place	\$2,200,000	\$1,817,300	83%
Mashpee	10 Cottage Lane	\$950,086	\$239,700	25%
Mashpee	8 Green Fin	\$619,000	\$626,600	101%
Mashpee	30 Cottage Lane	\$554,000	\$645,100	116%
Mashpee	381 Great Oak Rd, #19	\$530,000	\$384,000	72%
Mashpee	16 Southport Dr #16	\$520,000	\$433,400	83%
Mashpee	57 West Way	\$510,000	\$563,000	110%
Mashpee Mashpee Mashpee Mashpee Mashpee	425 Great Neck Rd North LAND 8 PGA Lane #8 13 Buccaneer Way 33 County Rd	\$414,900 \$400,000 \$379,000 \$351,000	\$184,600 \$367,500 \$203,600 \$259,300	44% 92% 54% 74%
Mashpee	33 Ashumet Ave	\$305,000	\$263,300	86%
Mashpee	117 Deerfoot Circle	\$277,000	\$240,000	87%
Mashpee	157 Shellback Way	\$244,250	\$250,300	102%
Mashpee	300 Falmouth Rd <i>#</i> 18F	\$198,400	\$167,000	84%
Nantucket	32 Crooked Lane	\$6,600,000	\$4,653,500	71%
Nantucket	14 N Star Lane	\$5,750,000	\$3,989,100	69%
Nantucket	1 Low Beach Rd	\$3,900,000	\$3,183,000	82%
<mark>Nantucket</mark>	11 Vestal Street	\$2,937,500	\$2,444,300	83%
Nantucket	82 Orange Street	\$2,800,000	\$3,687,900	132%
Nantucket	14 Starbuck Rd	\$2,000,000	\$1,607,200	80%
Nantucket	47 Sankaty Road	\$1,900,000	\$1,598,000	84%
Nantucket	67 Tom Nevers Rd	\$1,750,000	\$1,928,300	110%
Nantucket	7 Walsh Street	\$1,700,000	\$1,666,600	98%
Nantucket	12 Sesapana Rd	\$1,565,000	\$1,401,900	90%
Nantucket	61 Tennessee Av	\$1,399,990	\$988,400	71%
Nantucket	4 Sandwich Rd	\$1,100,000	\$1,859,900	169%
Nantucket	324 Milestone Rd	\$1,025,000	\$1,310,800	128%
Nantucket	5 Cherry Street	\$950,000	\$717,800	76%
Nantucket	14 Spearhead Rd	\$405,000	\$364,000	90%
Oak Bluffs	19 Harrison Ave	\$2,450,000	\$2,182,000	89%
Oak Bluffs Oak Bluffs Oak Bluffs Orleans	15 Island Inn Road 285 Barnes Rd 68 Pond View Drive 10 Heritage Dr 54 Old Colony Way #E	\$2,300,000 \$294,000 \$274,000 \$672,000 \$320,000	\$1,902,000 \$75,500 \$247,500 \$545,100 \$275,800	83% 26% 90% 81%
Orleans Orleans Osterville Osterville	54 Old Colony Way #E 36 Old Colony Way #17 557 Wianno Avenue 91 Great Bay Road 379 Starboard Ln	\$329,900 \$160,000 \$2,400,000 \$2,050,000	\$275,800 \$187,500 \$2,375,100 \$1,484,600	84% 117% 99% 72% 62%
Osterville Osterville Osterville Osterville Provincetown	62 Sea Robin Rd 171 Pine Lane #1 37 Captain Aldens Lane 505 Commercial Street	\$1,450,000 \$565,000 \$387,000 \$310,000 \$2,095,000	\$898,000 \$393,400 \$349,600 \$258,000 \$2,253,000	70% 90% 83% 108%
Provincetown Provincetown Provincetown Provincetown Provincetown	6 Conant St 56 Harry Kemp Way #6 77 Commercial St #1 34 Pleasant Street #3	\$1,300,000 \$845,000 \$825,000 \$502,000	\$981,000 \$768,000 \$645,000 \$395,300	75% 91% 78% 79%
Sandwich	14 Locust Lane	\$515,000	\$420,200	82%
Sandwich	94 Wing Boulevard West	\$480,000	\$353,100	74%
Sandwich	1 Cotuit Rd	\$430,000	\$405,400	94%
Sandwich	4 Scarborough Cir	\$422,500	\$394,200	93%
Sandwich	6 Muskegat Cir	\$325,900	\$264,300	81%
Sandwich	30 Church Street	\$305,000	\$237,900	78%
Sandwich	15 Southpoint Dr	\$302,500	\$241,300	80%
Sandwich	3 Januit St	\$289,900	\$254,300	88%
Sandwich Sandwich Sandwich Sandwich Sandwich	20 Crowell Rd 6 Andersen Ave 131 Farmersville Road 149 Cotuit Rd	\$275,000 \$263,569 \$225,000 \$209,000	\$291,000 \$309,300 \$302,200 \$272,200	106% 117% 134% 130%
Sandwich	21 Cove Rd	\$162,757	\$132,700	82%
Truro	19 Aldrich Rd	\$700,000	\$796,000	114%
Truro	5 Blackfish Rd	\$485,000	\$491,700	101%
Truro	121 Shore Rd #2	\$185,000	\$170,000	92%
Wellfleet	61 Cassick Valley Rd #8	\$372,500	\$360,400	97%
Wellfleet	135 Old Truro Rd	\$175,000	\$113,500	65%
Yarmouth	35 Ginger Bread Lane	\$553,750	\$387,300	70%
Yarmouth	57 Curve Hill Rd	\$495,000	\$363,600	73%
Yarmouth	2 1st Road	\$470,000	\$333,000	71%
Yarmouth	400 West Yarmouth Rd	\$449,000	\$393,000	88%
Yarmouth	24 Braun Rd	\$419,900	\$314,880	75%
Yarmouth	33 Kaycees Way	\$415,000	\$313,900	76%
Yarmouth	91 Driving TEE Ćir	\$392,500	\$360,000	92%
Yarmouth	84 Freeboard Lane	\$380,000	\$302,300	80%
Yarmouth	94 Bettys Path	\$375,000	\$289,700	77%
Yarmouth	10 Louise Lane	\$362,500	\$306,000	84%
Yarmouth	15 Nantucket Ave	\$349,900	\$261,300	75%
Yarmouth	50 North Rd	\$338,900	\$244,400	72%
Yarmouth	49 Payson Path	\$322,000	\$236,500	73%
Yarmouth	32 Town Brook Rd	\$306,500	\$196,100	64%
Yarmouth	59 Miriah Dr	\$267,900	\$195,300	73%
Yarmouth	2112 Heatherwood	\$235,000	\$149,300	64%
<mark>Yarmouth</mark>	86 Cottage Drive	\$205,000	\$174,000	85%
Yarmouth	49 Montague Dr	\$204,000	\$269,000	132%
Yarmouth Yarmouth TOTALS	33 Boxberry Lane 13 Azalea Lane These two numbers should	\$200,000 \$181,000 \$142,058,758	\$178,000 \$224,600	89% 124% 86%
*Selected from lis	be equal. st of real estate transactions published in	n 10/21 Cape Cod T	Times	

*Selected from list of real estate transactions published in 10/21 Cape Cod Times Assessments came from town property data bases. Where assessment could not be found, or where it was anomolous, listing was not used. **Ratio is town assessment divided by sales price. Should be close to 100%.

Lines highlighted in yellow show homes in same town with similar sales price but very different assessments. That means houses of similar value are not paying similar taxes because their assessments are so different.