STATE OF MAINE Sales Ratio Analysis - **2023 State Valuation**

Municipality: **Mount Desert** County: **Hancock (c)**

1 Year - **COMBINED STUDY**

Weighted Avg. =	84%	=	47,345,400	/ 56,258,071
Average Ratio =	83%	=	29.79	/ 36
Avg. Deviation =	9	=	465	/ 52
Quality Rating =	11	=	9	/ 83%

Average Selling Price = ***$1,081,886*** **2021**

Item No.	Class	Date of Sale Month	Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	R	3	2021	7108	304	21	23		690,000	438,100	0.63	20
2	U	11	2020	7084	852	24	4-002		970,925	629,700	0.65	18
3	U	6	2021	7126	182	25	35		725,000	479,700	0.66	17
4	W	6	2021	7127	955	11	74		1,450,000	991,200	0.68	15
5	R	12	2020	7078	849	10	179		825,000	567,400	0.69	14
6	U	11	2020	7072	377	25	31		1,375,000	955,400	0.69	14
7	R	2	2021	7098	263	21	41-001		468,000	333,400	0.71	12
8	U	5	2021	7123	323	24	111		489,000	346,800	0.71	12
9	R	10	2020	7059	769	24	124		1,965,000	1,391,400	0.71	12
10	R	9	2020	7056	980	8	34		413,500	303,900	0.73	10
11	W	10	2020	7064	798	26	31		2,870,000	2,107,800	0.73	10
12	R	3	2021	7108	769	9	120-007		802,500	596,300	0.74	9
13	R	8	2020	7051	979	10	37		354,000	261,800	0.74	9
14	R	6	2021	7128	218	10	193-14		845,000	653,800	0.77	6
15	W	9	2020	7055	33	9	31		830,000	644,000	0.78	5
16	W	7	2020	7039	689	9	32		1,485,046	1,151,800	0.78	5
17	R	8	2020	7050	190	10	60		380,000	294,600	0.78	5
18	W	11	2020	7071	885	23	2-002		3,375,000	2,641,100	0.78	5
19	R	4	2021	7112	156	10	193-009		739,000	584,200	0.79	4
20	R	11	2020	7076	60	8	94-005		746,500	600,400	0.80	3
21	R	11	2020	7073	873	10	127-001		784,500	628,500	0.80	3
22	R	5	2021	7119	931	12	31-2		1,200,000	973,100	0.81	2
23	W	10	2020	7068	242	17	12		986,000	796,800	0.81	2
24	U	6	2021	7125	270	25	120		550,000	445,500	0.81	2
25	U	12	2020	7086	196	31	93-002		447,300	366,300	0.82	1
26	R	10	2020	7063	570	9	76		480,000	400,700	0.83	
27	R	11	2020	7076	543	12	13-29-1		489,500	406,200	0.83	
28	U	12	2020	7086	407	26	25-001		2,400,000	1,980,400	0.83	
29	W	5	2021	7119	34	7	83		1,900,000	1,601,300	0.84	1
30	U	12	2020	7081	674	27	31		2,250,000	1,893,400	0.84	1
31	U	11	2020	7076	87	30	29		415,000	348,400	0.84	1
32	R	9	2020	7057	769	10	48-1-11		229,300	195,200	0.85	2
33	U	9	2020	7054	102	26	15		720,000	613,100	0.85	2
34	R	3	2021	7110	54	19	14-1		790,000	683,300	0.86	3
35	U	2	2021	7096	901	24	60		1,025,000	881,900	0.86	3
36	R	6	2021	7125	181	7	38		630,000	548,300	0.87	4
37	R	5	2021	7119	247	12	8-001		375,000	324,900	0.87	4
38	R	10	2020	7061	924	21	10		1,050,000	912,600	0.87	4
39	U	10	2020	7063	300	24	32		1,165,000	1,020,600	0.88	5
40	R	11	2020	7070	378	28	13		2,875,000	2,571,300	0.89	6
41	R	11	2020	7073	901	10	88		1,025,000	942,600	0.92	9
42	U	3	2021	7101	542	25	153		410,000	387,300	0.94	11
43	W	5	2021	7124	380	17	10		775,000	743,900	0.96	13
44	U	8	2020	7049	200	5	33		320,000	312,600	0.98	15
45	R	7	2020	7035	943	20	25		485,000	474,900	0.98	15
46	U	9	2020	7054	973	23	43		2,490,000	2,451,300	0.98	15
47	W	10	2020	7062	207	8	78		2,300,000	2,270,500	0.99	16

48	R	11	2020	7070	916	10	193-001	425,000	429,900	1.01	18
49	W	9	2020	7055	536	8	67-001	2,955,000	3,025,700	1.02	19
50	U	9	2020	7055	888	5	55-002	1,650,000	1,771,900	1.07	24
51	U	8	2020	7050	662	26	56	443,000	492,600	1.11	28
52	R	9	2020	7058	325	19	20	420,000	477,600	1.14	31