

Property Value Analysis

	Street	Description	Average	2006 Value	2007 Value	06/07 Percent Change
1	Old Meadow (K06)					
1	Elliot	Immediate abutter	2%	\$473,400	\$477,900	1%
1	Old Meadow			\$442,000	\$455,200	3%
1	Old Meadow			\$456,400	\$465,800	2%
1	Robbins	Comparable: In the neighborhood	4%	\$446,500	\$468,000	5%
1	Robbins			\$443,800	\$454,600	2%
2	Pine ST (H04)					
2	Pine St	Immediate abutter	14%	\$493,200	\$547,200	11%
2	Pine St			\$379,500	\$443,300	17%
2	Glen Lane	Close Subdivision	6%	\$1,189,700	\$1,255,300	6%
3	Fairbanks Circle (F06)					
3	Elderberry	Immediate abutter	8%	\$895,100	\$969,900	8%
3	Fairbank Rd			\$473,400	\$501,300	6%
3	Camperdown Lane	Close Subdivision	8%	\$918,900	\$995,300	8%
4	Carriage Lane (K05)	neighborhood 3				7%
4	BPR, Carriage Ln	Immediate abutter	8%	\$547,100	\$562,300	3%
4	BPR			\$305,100	\$335,600	10%
4	Uplook			\$359,600	\$401,000	12%
5	Great Rd (C07)					
5	Great Rd	Immediate abutter	26%	336,500	487,500	45%
5	Great Rd			315,300	337,900	7%
5	Great Rd	Comparable: In the neighborhood	9%	328,400	349,100	6%
5	Great Rd			326,800	366,700	12%
6	Ford Rd (C07)					
6	Ford Rd	Immediate abutter	7%	337,200	359,300	7%
6	Ford Rd			824,500	880,900	7%
6	Ford Rd	Comparable: In the neighborhood	4%	829,500	838,700	1%
6	Ford Rd			882,900	938,300	6%
7	Greenwood Rd (C07)					
7	Curry	Immediate abutter	9%	553,200	561,400	1%
7	Greenwood Rd			707,400	830,600	17%
7	Greenwood Rd			335,100	358,500	7%
7	Elaine	Comparable: In the neighborhood	7%	343,200	365,200	6%
7	Curry			329,600	353,100	7%
2006 Town Rpt: The average single family assessment increased from \$661,000 in FY06 to \$702,900 in FY07 or 6%						

Observation:
 Most abutters to affordable homes experienced higher increases in property values compared to both Sudbury overall (which was 6%) , as well as homes in their neighborhood.