Avitar Associates of New England, Inc.
Municipal Services Company

ALLENSTOWN, NH

2022 CYCLICAL REVALUATION

April 1, 2022

Avitar Associates of New England, Inc.
150 Suncook Valley Highway • Chichester, NH 03258 • (603) 798-4419
www.avitarassociates.com

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Manual V3.15

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INTRODUCTION

The purpose of this report is to document the guidelines, standards and procedures used in the recent town wide revaluation. The building cost data and the specific building and land information of each property, which is the foundation for this report and the valuation, were gathered and/or verified by the assessing staff of Avitar Associates of N.E., Inc., all qualified to do so and approved by the New Hampshire Department of Revenue, Property Appraisal Division. *See Section 1.C. Personnel & Qualifications.* Sources may include local builders and developers, as well as the use of cost manuals, such as the Marshall & Swift Manual.

We use a data collection form (DCF) to facilitate the listing and pricing of buildings which will insure uniformity and accuracy in the collection of data and use of the CAMA system, this information, once entered, is used to generate the "Property Record Card". *See Section 1.D. Data Collection.*

It should be kept in mind that nothing can replace common sense and experience. While this report is a guide to information about the revaluation and the resulting assessments, one needs to keep in mind that an assessment is an opinion of value based on information contained herein and the knowledge and experience of the assessor. This is simply a guideline.

An appraisal is an estimate of value at a point in time. Value is a moving target based on the actions of the market (buyers and sellers) and what they are willing to pay and accept for any individual property. As such, the assessment as of April 1st, (the assessment date for the State of New Hampshire), is not a fact, but rather an opinion of value based on all the local sales data and the social and economic forces observed in the community and represents a "reasonable" assessment that, while likely never matching another assessors opinion of value, should be reasonably close, assuming each opinion of value is factual and accurately established, generally meaning +/- about 10%.

There is no area of appraising where this judgement of value becomes more evident than in the valuation of land and its amenities, such as view, waterfront and neighborhood/location.

Land values are local. They cannot be compared to values of similar properties in other localities with any known accuracy. This suggests that the most valuable tool in arriving at a judgement of land value is going to be the local market. For any land valuation method to work, it must be based on the local market sales, as the social and economic values and condition of each community is different.

Adjustments for topography, shape and cost to develop vary greatly, as each property is unique. However, a review or comparison of these properties will show a relationship exists between the adjustment and severity of topography, shape and site development costs, based on the opinion of the revaluation supervisor and local sales data.

The contributory value of views, while based on sales data, also varies widely as do the views. The relationship with the added value based on sales having views, compared to other property in town with views is shown by the View Sample Pictures (*Section 10.*). This section assists in the application of adjustment for views, as well as shows consistency in the process. However, sales data never accounts for every variation of view or value adding feature or deduction, for that matter, that the job supervisor may come across in any given town. As such, experience and knowledge of the local sales must be used to assess these unique properties and make adjustments for the severity of the feature affecting value in his or her opinion and then consistently apply that condition.

Intended Use of Report

The intended use of the report is to be a tool for local assessing officials to understand how the assessments were developed. To help them feel comfortable that the values are well founded and equitable, as well as help in the future assessment of new homes and maintenance of property values.

It is not intended to make the reader an assessor, but rather help the reader understand the process. It is intended to document the facts, assumptions and data used for their review and use in understanding and explaining the revaluation process.

The use of this report is to present the foundation of the recent revaluation and the process and procedures used to develop the assessed values for all property in town.

Intended Users of Report

Intended users include, local assessing officials and real estate appraisers and other assessors.

It may also be used by the public on a more general level to understand the process, facts and methods used to estimate values.

What This Report is Not Intended to Do

It is not intended to answer all possible questions, but rather to document the revaluation in general terms and enable the local assessor to answer more detailed questions which may not be readily apparent to the average property owner.

SECTION 1

CERTIFICATION/CONTRACT & SCOPE OF WORK

A. CERTIFICATION

B. CONTRACT & SCOPE OF WORK

C. PERSONNEL & QUALIFICATIONS

D. DATA COLLECTION

SECTION 1

A. CERTIFICATION

CERTIFICATION

Dear Board Members:

The attached Cyclical Update Report is hereby provided to the Town of Allenstown for an effective date of new values of 4/1/2022.

Avitar appraised all taxable property (fee simple) within the municipality according to NH Revised Statute 75:1 (unless departure from highest & best use is noted on the assessment record card or pursuant to state law) and appraised all tax exempt and non-taxable property within the jurisdiction of this municipality in the same manner as taxable property. Avitar verified all sales used as a benchmark for this town wide valuation process. When developing the value of a leased fee estate or a leasehold estate, we analyze the effect on value, if any, of (1) the terms and conditions of the lease, and (2) the effect on value, if any, of the assemblage of the various parcels, divided interest or component parts of a property. The resulting assessments are my opinion as of the effective date of this agreement, of each property's most probable market value based on all of the local sales data analyzed and my experience with and opinion of that data, as well as similar circumstances experienced elsewhere.

I hereby certify that to the best of my knowledge and belief, the following:

- The statements of fact contained in this report are true and correct.
- The reported assumptions and limiting conditions are my impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in any property that is the subject of this report and I have no personal interest with respect to the parties involved, nor any bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment and compensation for completing this task, although contingent upon developing and reporting predetermined statistical results was not contingent upon the resulting assessment of any individual property.
- My analyses, opinions and conclusions were developed and this report has been prepared in conformity with the NH State Law in affect as of the date of the signed contract, to the best of my knowledge.
- I **have** made a personal viewing of the properties, per the contract and scope of services agreement, (*Section 1.B. Contract & Scope of Work*) that are the subject of this report and I or members of my staff have inspected each building's interior when allowed.
- I certify that the total taxable value of the town is $525,539,621.

Signature: _____ **Date:** 9/9/22

RESUME' OF SUPERVISOR OR SIGNOR

Evan Roberge
Avitar Associates

Experience:

2018 to Present **Assessor Supervisor, Avitar Associates of N.E., Chichester, NH.**

- Responsible for day to day assessing responsibilities in current contract towns, collection of data, data processing, sales analysis, model calibration and review and development and assisting in valuation updates, defense of values, USPAP report compilation.
- As the contracted DRA Certified Property Assessor for the town of Allenstown and Pittsfield I review and enter deeds and property transfers for ownership changes and part of the sales analysis for establishing municipal property assessments. Reviewing financial statements for income producing properties and exemptions. Throughout the year many reports have to be completed, whether at the request of the town, during the sales analysis or equalization process. Supervise subordinate property assessors, property assessor assistants and building measurer and listers. Occasionally go to a Board of Selectmen meetings to answer any questions they may have, describe the update process etc. During the cyclical revaluation I analyze sales and verify sale properties to produce a sales survey. It's also my job to defend property values established for real property during the abatement and potential subsequent appeal process.

2016 - 2018 **Assessor, Avitar Associates of N.E., Chichester, NH.**

2012 - 2016 **Assessor Assistant, Avitar Associates of N.E., Inc., Chichester, NH.**

- Collection of data, data processing, sales analysis and review and assisted in valuation updates.

2009 - 2012 **Measurer & Lister, Avitar Associates of N.E., Inc., Chichester, NH.**

- Position as a data collection/data entry employee. Over two years of related experience. Familiar with a variety of software including Microsoft Word, Excel and Avitar Associates CAMA software.

2004-2008 **Window Washer (Residential & Commercial), Bell Window Cleaning**

Education: High School Graduate, Concord High School
College Graduate, New Hampshire Technical Institute – Associates Degree in Business Administration
IAAO Course 102 – Income Approach to Value (2016)
IAAO Course 300 – Fundamentals of Mass Appraisal (2015)
IAAO Course 311 – Real Property Modeling Concepts (2020)
Ins & Outs of Reviewing Exemptions & Credits (2017)
Introduction to Real Estate – Barry's School of RE, NHTI
Basic Real Estate Appraisal Principals (2012)
NH State Statutes Course (Part I) (Spring 2013)
NH State Statutes Course (Part II) (Fall 2012)
USPAP Course (May 2014)

Professional Designations or Affiliations:
State of NH Dept of Revenue, Certified Assessor Supervisor

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION

THIS CERTIFIES THAT

Evan Roberge

Has successfully completed and submitted the required documentation as

required by state law to obtain status as a

DRA-CERTIFIED PROPERTY ASSESSOR SUPERVISOR

Which shall remain valid until December 31, 2022

Given this day of December 26, 2018

Thomas P. Hughes, Assistant Director

SECTION 1

B. CONTRACT & SCOPE OF WORK

REVALUATION/UPDATE AGREEMENT

SUBJECT: Cyclical (properties previously measured and listed under separate contract – See 4 Yr Assessors Agreement 1/1/19 thru 12/31/22) Update of all taxable, tax exempt and non-taxable property for tax assessment purposes, in accordance with the standards set forth in the laws of the State of New Hampshire and Administrative Rules adopted by the Department of Revenue Administration (DRA) and the Assessing Standards Board (ASB), in effect at the time of execution.

Allenstown, NH, a municipal corporation organized and existing under the laws of the State of New Hampshire, hereinafter called the Municipality; and **Avitar Associates of NE, Inc**, a business organization existing under the laws of the State of New Hampshire and having a principal place of business at **150 Suncook Valley Highway, Chichester, NH 03258** hereinafter called the Company, hereby mutually agree as follows:

GENERAL PROVISIONS

1. IDENTIFICATION

1.1 Name of Municipality:	Town of Allenstown
1.2 Address of Municipality:	16 School Street
	Allenstown, NH 03275
1.3 Contact Email:	dgoodine@allenstownnh.gov
1.4 Contracting Officer for the Municipality:	Board of Selectmen
1.5 Telephone & Fax Numbers:	(603) 485-4276 x112 Fax 485-8669
1.6 Name of Company:	Avitar Associates of N.E., Inc.
1.7 Address of Company:	150 Suncook Valley Highway
	Chichester, NH 03258
1.8 Telephone & Fax Numbers:	(603) 798-4419 Fax (603) 798-4263
1.9 Name and Title of Company Signer:	Loren J. Martin, Director of Assessing Operations
	or Gary J. Roberge, CEO
1.10 Contact Email:	loren@avitarassociates.com or gary@avitarassociates.com

2. GENERAL SERVICES TO BE PERFORMED BY THE COMPANY

2.1 Appraise all property.

2.1.1 To appraise all taxable property within the municipality in a good and workmanlike manner according to New Hampshire Revised Statutes 75:1.

2.1.2 To appraise all tax exempt and non-taxable property (RSA 74:2) within the taxing jurisdiction of the Municipality in the same manner as taxable property.

2.1.3 The Company shall measure, list and verify all sales used as benchmarks for the update process, unless otherwise noted in the addendum section of this contract.

2.2 Completion of Work:

2.2.1 The company shall complete all work and deliver the same in final form to the Municipal Assessing Officials on or before **10/1/2022** with assessments as of **4/1/2022**.

2.2.2 A penalty of **$35.00** per day shall be paid by the Company for each day required for completion beyond the above stated completion date for delays caused by the Company.

2.2.3 The re-assessment shall be considered complete and in its final form only when informal reviews have been complete, value changes made as required and the figures are submitted to and accepted by the Municipal Assessing Officials. The Company shall provide the municipality with a full set of property record cards, the USPAP compliant mass appraisal report which includes the data collection manual and the CAMA Manual, if applicable.

2.3 Personnel.

2.3.1 The Company shall employ experienced and competent assessors who have been certified by the N.H. Department of Revenue Administration in accordance with ASB 300 rules and RSA 21-J:14-f for the level of work they will be performing. A list of personnel is attached to this contract detailing their level of certification.

2.3.2 The Company shall not compensate, in any way, a Municipal officer or employee or any member of the family of such officer or employee in the performance of any work under this contract.

2.3.3 Upon execution of the contract and before the update/revaluation begins, the Company shall forward to the N.H. Department of Revenue Administration a list of the approved employees assigned to the update project.

2.3.4 The Company will ensure the DRA Certified Assessor Supervisor will be on the job site 50% of the time.

2.3.5 The Company will ensure that there will be no assigning of any part of the contract to anyone other than the Company without express written permission by the Town.

2.4 Public Relations.

The Company and the Municipality, during the progress of the work, shall use their best efforts and that of their employees to promote full cooperation and amiable relations with the taxpayers. All publicity and news releases will be cleared with the Municipal Assessing Officials. The Company, upon request of the Municipality, will make available speakers to acquaint property owners with the nature and purpose of the update at a public forum scheduled by the Municipality, but not more than 4 times during the course of the project.

2.5 Confidentiality.

2.5.1 The Company agrees to not disclose to anyone except the Municipal Assessing Official and the Commissioner of the N.H. Department of Revenue Administration or their respective designee, any preliminary values or new values discovered, for any purpose, or to permit anyone to use or peruse any of the data on file in connection with the update, until the values have been submitted to the Municipal Assessing Officials and are made public.

2.5.2 The Company agrees to furnish the New Hampshire Department of Revenue Administration staff member assigned to monitor the update reasonable requests for information made in writing.

2.6 Compensation and Terms.

The Municipality in consideration of the services hereunder to be performed by the Company agrees to pay to the Company the sum of **$67,200** dollars, in manner and form as follows:

2.6.1 Payment shall be made in equal monthly installments of **$5,600** per month as the work progresses.

2.6.2 Monthly progress reports will be submitted by the Company detailing the work that has been completed to date.

3. DETAIL SERVICES TO BE PERFORMED BY THE COMPANY

3.1 Development of Unit Costs:

3.1.1 The Company may use Marshall & Swift Cost Manual as a basis to develop the costs of residential, commercial and industrial construction in the area and then modify those costs by local sales, material costs and prevailing wage rates in the building trades. These shall include architects and engineer's fees, and contractor's overhead and profits. Oftentimes, the existing CAMA model and established cost tables are the starting point. Before using any indicated costs, the Company shall make tests using costs against actual sales of buildings whose actual current costs are known, in order to ensure accuracy.

3.1.2 Residential Property Appraisal Schedules. The Company shall use unit cost as the basis of appraisal of residential properties. Schedules shall consist of unit base prices upon definite specifications for houses of various types and quality of construction and reflect the building customs and practices in the community. The schedules shall include adjustment for story height, square foot size and extra features, such as barns, garages, pools, fireplaces, etc. and are found in the USPAP compliant mass appraisal report Section "Final Valuation Cost Tables".

3.2 Collection of Property Data – Sales Only

3.2.1 All vacant land parcels and any attributes that may affect the market value shall be listed accurately. Such attributes may include, but not be limited to: number of acres; road frontage; neighborhoods; water frontage; water access; views; topography; easements; deeded restrictions and other factors that might affect the market value.

3.2.2 Every principal building(s), shall be accurately measured and listed to account for the specific elements and details of construction as described in the data collection manual. Such elements and details may include, but not be limited to: quality of construction; age of structure; depreciation factors; basement area; roofing; exterior cover; flooring; fireplaces; heating & cooling systems; plumbing; story height; number of bathrooms; number of bedrooms; and, other features, attributes, or factors that might affect market value. (All

improvements on the property will be measured but not necessarily listed, ie. sheds, decks, barns, etc.)

3.2.3 The Company shall make an attempt to inspect the property and if the attempt is unsuccessful, the Company may:

(a) Leave a notification card at the property advising the taxpayer that they will receive a letter in the future to call and schedule an interior inspection and;
(b) Send a letter to the property owner requesting that the property owner call the Contractor's designee, within a stated time frame as agreed upon by the Municipal Assessing Officials and the Company, to arrange for an interior inspection;

3.2.4 If the Company is not able to arrange for an interior inspection or entrance to a building or parcel of land cannot be obtained as detailed in Section 3.2.5 below, the Company shall:

(a) Estimate the value of the improvements using the best evidence available; and
(b) Annotate the property record card accordingly.

3.2.5 The Company shall complete interior inspection of all properties except:

(a) Vacant or unoccupied structures;
(b) Where multiple attempts for inspection have been made without success and the owner or occupant has not responded to the Companies notifications;
(c) Where postings prevent access;
(d) Unsafe structures;
(e) When the owner has refused access to the Company;
(f) When inhabitants appear impaired, dangerous or threatening; and,
(g) Any other reason for which the Municipal Assessing Officials agree that the property is inaccessible.

3.2.6 Commercial and Industrial property, whether rented or not, may have its earnings or estimated earnings capitalized as another means of developing the properties market value.

3.2.7 The Company shall provide to Municipality a complete copy of the: field data collection card(s).

3.3 Market Analysis:

3.3.1 A DRA Certified Property Assessor Assistant under the guidance of a DRA Certified Property Assessor or Supervisor may validate sales data. A DRA Certified Property Assessor Supervisor shall prepare the full market analysis.

3.3.2 In order to ensure that appraisals will reflect full and true value, the Municipality shall provide to the Company a copy of all property transfers for a

period not to exceed two (2) years immediately preceding the effective date of the update.

3.3.3 A market analysis shall be conducted using accepted appraisal methods in order to determine land, building and total property values. Such accepted methodology shall include the consideration of all sales given by the municipality to the Company and their inclusion in the sales section of the UPSAP compliant mass appraisal report with appropriate notations for those sales not used in the correlation of values.

3.3.4 All qualified property sales shall be included in the USPAP compliant mass appraisal report by photocopy or printout of the property assessment record card and a photograph of the principal buildings shall be attached thereto. A list of all unqualified sales will also be provided.

3.3.5 The sales price and terms of the sale shall be verified by the Company and a notation as to qualified or unqualified transaction with unqualified sales noted as to reason made on the property assessment record card along with the sale price, date of the sale, and date of inspection.

3.3.6 Land values shall be determined from land only sales whenever possible, however, in the absence of an adequate number of land sales, the appraiser may use the land residual technique to assist him in the determination of land values. The analysis shall show the sale price, adjustments made and final value as of the effective date of the update.

3.3.7 The indicated land values shall be shown as, but not limited to, front foot, square foot, front acre or rear acre units or other appropriate units of comparison.

3.3.8 The preliminary market analysis showing the sales used and the analysis to indicate property values, including front foot, square foot or front acre, rear acre unit values, or other appropriate units of comparison or a summary thereof will be provided to the Municipal Assessing Officials prior to the notification to taxpayers of preliminary values. All preliminary analysis, field cards, reports, etc. are work products and are the property of the Company and not provided to taxpayers. Final market analysis will be printed and provided to the Municipal Assessing Officials as part of the USPAP compliant mass appraisal report.

3.4 Value Notification & Informal Reviews.

3.4.1 The Company shall provide the Municipal Assessing Officials with a list of newly established values for review and a sample notice that specifies the dates to call for scheduling an informal hearing.

3.4.2 The Company shall mail, first class, to all property owners a notice of the newly estimated value of the property. Such notice shall also contain instructions for online access for 30 days for their ease in review and comparing assessments and an indication of where else this information is available, ie, the Library, Town Hall, etc. for review. The notice shall also contain the date, time and

location of the informal review process including instructions on obtaining an informal review.

3.4.3 The informal review process shall include a **15** day window for property owners go online and schedule an appointment for a phone hearing which will occur at a later date. The informal review process may be monitored by the Municipal Assessing Officials or their designee. The Company shall ensure that an informal review of the newly estimated property values is provided to all property owners who request such review during the timeframe allowed for setting up appointments.

3.4.4 The Company shall notify all property owners addressed during the informal reviews of the disposition of their review stating whether or not a change in value has resulted and the amount thereof and will contain information regarding the abatement/appeal process.

3.5 Manual of Appraisal:

3.5.1 Final Appraisal Report. This report shall comply with the most recent edition of Uniform Standards of Appraisal Practice (USPAP). The report shall contain the following sections:

1. A Letter of Transmittal.
2. A Certification Statement.
3. A section including the contracted Scope of Work.
4. A section detailing sales, income, and cost approaches to value including all valuation premises.
5. A section including all tables pertinent to the valuation process along with all CAMA codes and adjustments used for the valuation of residential, commercial, industrial, manufactured housing and exempt properties.
6. A section including statistical analysis and testing.
7. A neighborhood/sales map.
8. A section detailing all CAMA system codes/tables.
9. A section detailing the data collection process.

The Company shall instruct the Municipal Assessing Officials or their designee in the use of the manual so that they will have an understanding of the appraisal process being utilized. Upon completion of the revaluation/update, the Company shall deliver one electronic copy and one hard copy of the report to the Municipal Assessing Officials and one copy to the DRA.

3.6 Property Record Cards:

3.6.1 The Company shall prepare property record cards 8-1/2 x 11 inches for each separate parcel of property in the municipality. Sales information is detailed on the front of the card to the right of owner information and includes grantor, date of sale, and consideration amount, qualification code and indicator of whether improved (I) or vacant (V).

3.6.2 The cards shall be arranged based on the Town's CAMA system design, as to show the owner's name, street number, or other designation of the property and the mailing address of the owner, together with the necessary information for

determining land value, the number of acres of the parcel, the land classification, any adjustments made to the land values and the value of the improvements to the land.

3.6.3 The card shall be so arranged as to show descriptive information of the buildings, pricing detail, depreciation allowed for physical, functional and economic factors and an outline sketch of all principal buildings in the parcel. The property record cards shall be provided in map, lot and sublot sequence and will detail the base valuation year and the print date of the property record card.

3.6.4 Any coding used by the Company on the property record card will be clearly explained elsewhere on the card or in the USPAP compliant mass appraisal report.

3.6.5 The initial's of the Company's employee who measured and/or listed the property shall be noted on each property record card, along with 3rd and 4th characters that describe the reason for the visit and what was done, ie, M=measured, L=measured & listed. A detailed explanation of these codes is outlined in the USPAP compliant mass appraisal report.

4. HOW THE COMPANY VALUES PROPERTY

4.1 Replacement cost shall be computed using the tables described in section 3.1. These values shall then be depreciated according to age, condition, utility and desirability and the appropriate amount of physical, functional and economic depreciation shall be shown on each property record card, or shown as a composite adjustment based on condition, utility and desirability.

4.2 If the residential property contains 4 or more separate apartments or residential areas and if the rental charges are at market level, the earnings may be examined to establish a basis of rent capitalization to be used as a comparison to other property indications of value.

4.3 Before the final values are estimated, a DRA Certified Property Assessor Supervisor shall compare the preliminary values with the sales utilized in the sales survey to ensure all values reflect the market as of April 1 of the year of the revaluation.

4.4 When computations of the data obtained from the inspection have been completed a final review shall be made by a DRA Certified Property Assessor Supervisor parcel by parcel, block by block, to identify and correct any mechanical errors, unusual features or anything influencing the final value and to ensure all properties are valued at their highest and best use.

5. CONDUCT VALUATION OF PUBLIC UTILITY PROPERTY - Utility properties include: Unitil (100-1), NHEC (200-1), Eversource (300-1), Liberty (400-1) & Tenneco (500-1)

5.1 Utility distribution property will be valued pursuant to the law established as a result of HB700. Utility transmission property will be valued by Avitar considering the three approaches to value like any other property in town, where

applicable. We will first consider the cost approach (RCNLD), then the income approach, if applicable and if data exists. Then the market sales approach, based on small self contained utilities, will be used when arms length sales exist that are not governed by state or federal agencies or any combination we feel appropriate unless directed otherwise by the town in writing, unless otherwise governed by law.

6. ABATEMENT & TAX APPEALS

The Company agrees to furnish the services of a qualified representative to support the values established for the revaluation tax year upon local abatements without cost. A written recommendation will be provided. Appeals to the N.H. Board of Tax and Land Appeals or Superior Court, in all cases where the appeals have been entered within the time prescribed by law will be at the per diem rate of $95/hour. "Any legal fees incurred are the sole responsibility of the town." In the case of an appeal upon Public Utility property that has been appraised by the Company, the rate is $150/hour, the services of an expert may be required and the charge shall be $2,500 per day plus expenses. The Company shall continue to be responsible for providing a qualified representative to support the established value even if the Municipal Assessing Officials have reduced the value as part of the proceedings defined in RSA 76:16. However, if the Municipal Assessing Officials increase any value established by the Company, they forfeit their right to Company representation.

7. APPEAL - PROCEDURE NOTIFICATION.

If any property owner believes their assessment is unfair and wishes to appeal for abatement, they **SHALL FIRST APPEAL TO THE LOCAL ASSESSING OFFICIALS** in writing, by March 1, in accordance with RSA 76:16. Forms for this purpose may be obtained from the local Assessing Officials. The **MUNICIPALITY** has until July 1 following notice of tax to grant or deny the abatement. If the property owner is dissatisfied with the decision of the local assessing authority, or the taxpayer does not receive a decision, the taxpayer may exercise **ONE** of the following options:

OPTION NUMBER 1

The taxpayer may **APPEAL TO THE BOARD OF TAX AND LAND APPEALS, 107 PLEASANT STREET, CONCORD, NEW HAMPSHIRE** 03301, in writing, after receiving the **MUNICIPALITY'S** decision or after July 1 and no later than September 1 after the date of the notice of tax, with a payment of an application fee as set by the Board (RSA76:16a)

OPTION NUMBER 2

The taxpayer may **APPEAL BY PETITION TO THE SUPERIOR COURT IN THE COUNTY IN WHICH THE PROPERTY IS LOCATED** on or before September 1 following the date of notice of tax. (RSA 76:17)

NOTE: An appeal to the State Board of Tax and Land Appeals shall be deemed a waiver of any right to petition the Superior Court (RSA 71-B:11)

8. SERVICES TO BE PERFORMED BY THE MUNICIPALITY/CITY

8.1 The Municipality shall notify the Company, in writing, what property is exempt from taxation or for any reason dangerous or unsafe, so special arrangements can be made.

8.2 Office Space and Equipment.
The Municipality shall provide suitable office space with desks, tables, telephone access and chairs for the use of the agents and employees of the Company in performing their necessary work, if requested.

8.3 Records and Maps.
The Municipality shall furnish to the Company information pertaining to ownership of all property in the Municipality, the physical location of all property, including two sets of up-to-date tax maps, zoning maps, charts, plans and sales information which may be requested by the Company in performing its work under this contract. If updated tax maps are not provided (consistent with the April 1st assessing records), then an additional fee of $500 may be charged. Maps must show lot size and road frontages. If lot size and road frontage is not on the maps, it must be provided by the town with the maps. Building permits, along with plans for any subdivisions, lot line adjustments, mergers, etc. shall be provided.

8.4 Sales Information.
The Municipality shall keep the Company informed of all sales of property taking place during the progress of the update of which it has knowledge, shall make corrections on municipal maps as of April 1 of the update year where lots have been subdivided, merged or apportioned and notify the company of all ownership, name and address changes.

9. INDEMNIFICATION AND INSURANCE

9.1 The Company agrees to indemnify the Municipality against claims for bodily injury, death and property damage which arises through the company's actions in the course of the Company's performance of the agreement.

9.2 The Company shall not be responsible for consequential or compensatory damages arising from the late performance or non-performance of the agreement caused by circumstances which are beyond the Company's reasonable control.

9.3 The Company shall maintain Public Liability Insurance, Automobile Liability Insurance and Workmen's Compensation Insurance.

9.3.1 The Public Liability Insurance shall be in the form of commercial general liability with the inclusion of contractual liability coverage and shall provide limits of $1,000,000 each occurrence for bodily injury liability, and $1,000,000 each occurrence for property damage liability.

9.3.2 The Automobile Liability Insurance shall be in the form of comprehensive automobile liability and shall provide limits of $1,000,000 each occurrence for bodily injury liability. A copy of the insurance certificate shall be forwarded to the Department of Revenue Administration before starting any work.

9.4 The Company shall maintain certificates of insurance on record with the Department of Revenue before starting the revaluation confirming the required insurance coverage and providing that the State shall receive ten (10) days written notice of the cancellation or material change in the required insurance coverage.

10. PERFORMANCE BOND

The Company, before starting any update/revaluation work shall deliver to the Municipality an executed bond or irrevocable letter of credit in the principal sum of the amount to be paid by the Municipality to the Company, if required, as security for the faithful and satisfactory performance of this contract and shall not expire before final values are submitted to and implemented by the assessing officials. A copy of the bond or irrevocable letter of credit shall be forwarded to the Department of Revenue Administration before starting any work. Any cost for bond or letter of credit, if requested, is in addition to the cost of the contract as specified in Section 2.6 and detailed in the "Agreement Execution" section found on page 11.

11. PROJECT SIZE

It is agreed between the parties that the entire project consists of an estimate of **1,962** tracts as defined by RSA 75:9, and that in the event that the number should exceed 100% of said estimate, the company shall be entitled to additional remuneration based on **$100** per parcel/tract. In the event of missing public utility parcels, as coded on the MS-1 report, the additional cost is $2,500 per utility property.

12. **ADDENDUMS AND APPENDIXES**

- No measuring & listing except sale properties.
- If changes in the law (that occur after signing of the contract) affect the deliverables as noted in this contract, additional fees may be assessed to cover the cost to comply and produce newly required deliverables. This will be communicated in writing to the municipality as soon as it becomes known.

Agreement Execution

Contract Total $67,200 *Total Number of Parcels* 1,962

In the presence of:

Witness

Municipality of: Allenstown, N.H.

By: _____

_____

_____

Board of Selectmen

Date: _____

In the presence of:

Witness

Company: Avitar Associates of N.E., Inc.

By: _____

Loren J. Martin, Director of Assessing Operations
or Gary J. Roberge, CEO

Date: 10-20-21

**Bond Required by Town Please Check One & Sign Below: Yes* ☒ *No* ☐

Additional Cost of $3,025

New Total, If Bond Required $70,225

Witness

By: _____

_____

_____

Allenstown, Board of Selectmen

Date: 10-18-2021

AVITAR PERSONNEL THAT MAY WORK ON THE PROJECT

ID	EMPLOYEE	AVITAR POSITION	NH DRA CERTIFICATION
GR	Gary J Roberge	CEO, Sr Assessor/Supervisor	Certified Property Assessor Supervisor
LM	Loren J Martin	Director, Sr Assessor/Supervisor	Certified Property Assessor Supervisor
DW	David Woodward	Assessor/Supervisor	Certified Property Assessor Supervisor
CR	Chad Roberge	Assessor/Supervisor	Certified Property Assessor Supervisor
ER	Evan Roberge	Assessor/Supervisor	Certified Property Assessor Supervisor
KC	Kerry Connor	Assessor	Certified Property Assessor
JD	Jaron Downes	Assessor	Certified Property Assessor
DM	Dan Martin	Assessor Assistant	Certified Property Assessor Assistant
RW	Robert Weeks	Building Data Collector	Certified Building Measurer & Lister

SECTION 1

C. PERSONNEL & QUALIFICATIONS

PERSONNEL WHO CONTRIBUTED TO THIS PROJECT

ID	EMPLOYEE	AVITAR POSITION	NH DRA CERTIFICATION
GR	Gary J Roberge	CEO, Sr Assessor	
ER	Evan Roberge	Assessor/Supervisor	Certified Property Assessor Supervisor
KC	Kerry Connor	Assessor	Certified Property Assessor

DRA certification can be verified online at the State of NH DRA website at www.nh.gov/revenue as the Department of Revenue approve and certify all assessing personnel in the state.

SECTION 1

D. DATA COLLECTION

I. Introduction to Data

The task of the Measurer and Lister or Data Collector, as we refer to them, is to collect data pertaining to:

Square footage
Exterior and interior characteristics
Overall quality and condition of all building and land

Data Collectors are extremely important and are an integral part of the revaluation process. The data collected by the Measurer and Lister is used to establish the fair market value of properties for ad valorem taxation. Therefore, it is critical that such data be collected accurately and consistently to the best of their ability. The degree of accuracy obtained will directly reflect the overall quality of the individual appraisal, as well as the entire town wide revaluation.

In many instances, it is only the Data Collector whom the homeowner meets. Their ability to be courteous and professional lends credibility to the entire job. Conversely, a nonprofessional and discourteous attitude will create a very negative atmosphere throughout the town and promote distrust, as such, it is not tolerated.

Our staff is well trained, most with numerous years of experience. They are trained to measure and list all physical information, as well as note abnormalities in building or land condition for the Appraisal Supervisor's use on final review. Not all items noted or measured will directly impact value, but are noted for consistency and accuracy. A picture of the building, waterfront or view may be taken at this time to be attached to the assessment record card.

All personnel carry Company ID badges and their vehicles are marked with signs "Municipal Assessor". The Town Hall staff and/or the Police Department are notified of all staff working in the town and maintain the identity of and vehicle registrations for each employee.

DATA COLLECTION FORM SAMPLE, (DCF)

DATA COLLECTION FIELD DOCUMENT

MAP:	LOT:	SUBLOT:	CARD #	OF
OWNER				
PROP LOC #		STREET		

LISTING HISTORY

DATE	INITIAL	NOTES

DATE	GRANTOR	SALE PRICE	NOTES

NOTES

****WORK IN PROGRESS - NOT OFFICIAL DOCUMENT****

EXTRA FEATURES

FEATURE (11 PER CARD)	LENGTH	WIDTH	UNITS	COND	NOTES/ID
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					

LAND INFORMATION

ZONE		NEIGHBORHOOD					
LAND USE	ZONE	SIZE	UNITS	NC	TOPO	COND	REC	NOTES

VIEW	SUBJECT	WIDTH	DEPTH	DIST	COND

WF	WATER BODY	FOOTAGE	WF ACCESS	WF LOCATION	WF TOPO

TOTAL ACRES		SITE:	DW:	ROAD:

Rev 6/21

MODEL/STYLE					
ROOF STYLE		EXT WALLS CONT		STORY HEIGHT	
FLAT		STN ON MASN		1.00 1.50 1.75 2.00	
GABLE OR HIP		STONE VENEER		2.50 2.75 3.00 3.50	
GAMBREL		VINYL SIDING		3.75 4.00 SPLIT LVL	
IRREGULAR		WD SHINGLE			
MANSARD		INTERIOR WALLS		BEDROOMS	#
SALT BOX		AVG FOR USE		BATHROOMS	
SHED		CONCRETE		BTH FIXTURES	
WOOD TRUSS		DRYWALL		EXTRA KIT	
ROOF COVER		MINIMUM		AC % 25 50 75 100	
ASBESTOS		PLASTERED		GENERATOR	
ASPHALT		PLYWD PANEL			
CLAY/TILE		WALL BOARD		QUALITY EST	
CORR COMP		WOOD/LOG		B5-AVG -50	
HI QUAL COMP		FLOORING		B4-AVG -40	
METAL/TIN		CARPET		B3-AVG -30	
PREFAB MTLS		CONCRETE		B2-AVG -20	
ROLLED/COMP		HARD TILE		B1-AVG -10	
RUBBER MEM		HARDWOOD		A0-AVG	
SLATE		LAM/VINYL		A1-AVG +10	
STANDNG SEAM		LINO OR SIM		A2-AVG +20	
TAR/GRAVEL		MIN PLYWD		A3-AVG +30	
WD SHINGLE		PARQUET		A4-EXC	
EXT WALLS		PINE/SOFT WD		A5-EXC +10	
ABOVE AVG		VCT		A6-EXC +20	
ALUM SIDING		HEAT FUEL		A7-EXC +40	
ASBEST SHNGL		ELECTRIC		A8-EXC +60	
ASPHALT		GAS		A9-LUXURIOUS	
AVERAGE		NONE		AA-SPECIAL USE	
BELOW AVG		OIL		CML WALLFRM/HEIGHT	
BOARD/BATTEN		SOLAR		MASONRY	
BRK ON MASNRY		WOOD/COAL		REIN-CONCRETE	
BRK VENEER		HEAT TYPE		SPECIAL	
CB STUCCO		CONVECTION		STEEL	
CEDAR/REDWD		FA DUCTED		WOOD	
CEMENT CLPBR		FA NO DUCTS		YEAR BUILT	
CLAPBOARD		HEAT PUMP		AGE CONDITION EST	
CONC OR BLK		HOT WATER		A E F G P VP VG	
DÉCOR BLK		NONE			
GLASS/THERMO		RAD ELECT		BLDG DEPRECIATION	
LOGS		RAD WATER		PHYSICAL	
MASONITE		STEAM		FUNCTION	
MINIMUM				ECONOMIC	
NOVELTY				TEMPORARY	
PREFB WD PNL					
PREFIN MTL		BASE RATE CODE:			

II. Data Collection Form = DCF

The DCF document is a form onto which all information about the parcel is written. Each designated lot on a tax map should have a corresponding DCF. If a DCF is lacking for a lot, one is created.

Map - Lot - Sublot: Owner - Location - City - State

This information is important and serves to identify the lot, location and corresponding owner. This information is supplied by the town, generally in the form of computerized labels which are transferred to the DCF. When in the field, it is very important to determine if the information written on the label is accurate. If there are any discrepancies, it is noted on the DCF. Mapping and ownership problems must be identified and it is the town's responsibility to resolve these discrepancies. If information is missing, accurate information is obtained so that the label is complete.

In addition to map and owner information, a special code or account number may occasionally be found on the label and is used by the town. Original DCF's should not be destroyed. If a new one is needed, it is stapled behind the original. This will eliminate the possibility of errors being made when copying the label information onto the new DCF.

Date - Book - Page - Grantor - Q/U - Code - Sale Price

This section is used to describe recent sale information when available. When it exists, it is verified and noted on the DCF with a code of "VBO" meaning Verified by Owner. If no sales exist, we question the homeowner as to how long they have owned the property, if less than three years, sales information is obtained from the owner.

During our introduction to the property owner, we include the following or something similar:

> Approximately when was the home built and how long have you owned it?
>
> If they are new owners (within the past three years), we request and write down the date of the purchase, from whom the home was purchased, and whether or not other items were included in the sale such as boats, furniture, beach rights, if near water, etc. and if changes were made to the property after the sale which are noted appropriately.

ARMS LENGTH SALE = Willing seller and willing buyer, both of whom are knowledgeable concerning all the uses of the property and having no previous relation and neither are under any undo duress.

It is indicated on the DCF if any information relative to the sale or other circumstances causing the selling price to be abnormally high or low is known.

It should be noted that some property owners may be reluctant to offer information regarding their purchase, as such; it is not always noted on the DCF.

History

This section is for the date, the assessor's initials, the reason they were there and the action taken. Listed below are codes of various actions. Characters one & two are the initials of assessor/lister, three is why they were there and four is the action taken.

ie: "04/04/2007 JDVL" indicates that Jane Doe visited the property on April 4, 2007 for the update and measured and listed the property.

Third Character/Why	Fourth Character/Action
A = Abatement/Appeal	E = Estimate
C = Callback	L = Measure & Listed or just listed after a previous measure/or used on vacant property to prevent a future unnecessary list letter.
H = Hearing	
P = New Construction/Pickup	M = Measure Only
S = Subdivision	R = Reviewed
T = Town/Taxpayer Request	X = Refusal with notes
U = Update	
V = Verification Process	*Used with 3rd Character H only*
	C = Change used w/Hearing Only
	N = No Change used w/Hearing Only

INSP - System Applies to Properties Selected for Data Verification in either the Random Select Process or Block Formation Process.

DNSA – Did not show for appointment.

ACTIONS

E = ESTIMATED - Interior characteristics are estimated when entry is not possible, either now or in the future. Some common reasons for estimating interiors are:

- Attempted to obtain a list at two different times and no one has been present.
- Homeowner has refused to allow interior inspection or to give the information about the interior that was requested or information given was questionable.
- Abandoned buildings.
- Posted properties.

L = LISTED - A person (not necessarily a homeowner) was asked questions about the property, and a walk through of the entire dwelling was made. If the owner refuses to help, by not allowing an interior tour or requesting us to leave the property, all such information is clearly noted on the DCF.

M = MEASURED only.

R = REVIEWED - Generally there for an abatement, appeal, or comparable research and review of property information, refers to exterior review only.

X = REFUSED - Homeowner or person talked to at the property has refused to:

- Allow the building to be measured.
- Allow a walk-through of the home.
- Or, requested to leave the property.

It should be noted that these codes apply only to property visits performed as part of this update.

LISTING THE PROPERTY

Commercial & Industrial (C/I) Properties

If the Mass Income Approach to value is employed, each C/I property must be visited to determine the appropriate category the property fits in, (ie., retail, offices, apartment, etc.). Because this process is subjective, the Supervisor is the control and determines how each property compares to the average in that category of properties. Each property must further be defined within the category to determine its building and location modifiers (average, good, poor, etc). Properties are rated relative to their category of property. For example, a good location for a retail business may not be a good location for an apartment or vice versa and the Supervisor must compare each C/I property to the average for that category of property and determine if the property reviewed is better or worse than the average.

LISTING THE PROPERTY

Building Site & Land Topography Description

Undeveloped/Wooded	A tract of land that is not improved with water, septic (or sewer) or electric.
Undeveloped/Cleared	Same as undeveloped wooded, but an area that could be a house site is cleared of trees or is a field.
Natural	Often found on seasonal/camp style properties and at times, on some year round homes. Typically, have little to no landscape features.
Fair	Normally lacks lawn area and due to limited site conditions like topography, may have undesirable site, normally below average lacking landscape.
Average	Typical landscaping features consisting of lawn area and some typical ornamental features such as, trees or shrubbery or minor garden/flower beds.
Good	Typically consists of nice lawn area, desirable ornamental features such as trees, shrubbery or garden/flower beds or minor amounts of stonewalls or walkways.
V. Good	Typically nice landscaped lawn and ornamental shrubbery professionally designed or a non-professional well designed layout, with some or all of the above.
Excellent	More expansive or manicured lawn areas and ornamental shrubs and trees or contain stonewalls or stone walkways or pond areas in a generally well laid out professional looking design.
Best	Extensive manicured lawn areas which include a combination of extensive trees/shrubs, well laid out gardens/flower beds and stonewalls and/or stone walls and/or pond areas in a well designed professional looking landscape.

Topography

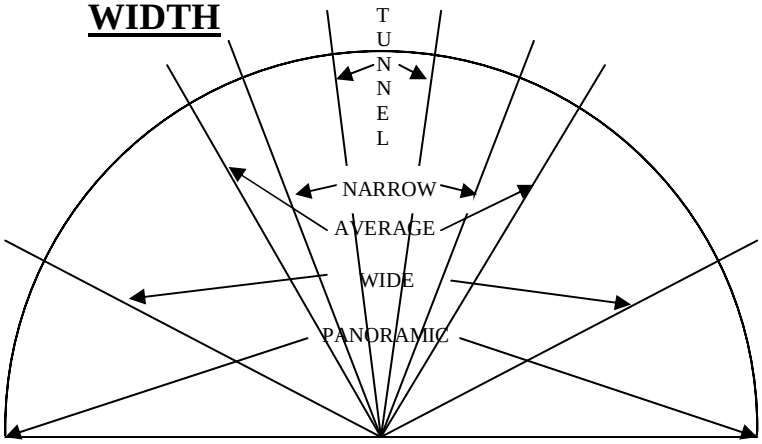
Level	Flat, no hills, little to no ups or downs.
Mild	Mostly level topography with minor slopes and/or very gentle rolling topography.
Rolling	Typically rolling terrain with ups and downs or terraced areas or minor grade changes.
Moderate	Can have level areas, but predominately sloping topography which can be typically overcome by development, but costs are typically higher. Slopes can be readily walked and most people typically could control themselves if they fell on the slope.
Steep	Typically highly sloping terrain, but not as severe as severe slopes. Development costs are typically higher, but developable with added costs. Generally difficult to walk, but can be safely walked with care.

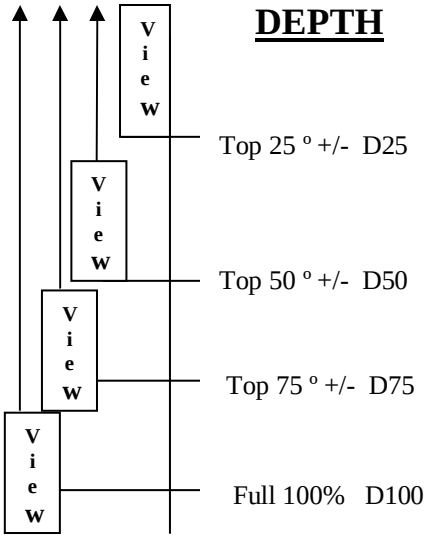
Severe Typically extreme sloping topography that would normally be viewed as unbuildable due to extremely high site costs for well, septic, driveways and home site creation. Typical person would not be able to walk or climb easily.

Driveway Gravel/Dirt; Nat/Grass; Paved; Undeveloped.

Road Gravel/Dirt; Paved; Undeveloped.

VIEWS





SUBJECT *

LAK Lakes
MTS Mountains
HLS Hills
PST Pastoral
STR Streams/Rivers
LMT Lakes & Mountains

DISTANCE

CLS (or NER) Close or Near – trees are visible & distinguishable
DST Distant – you know there are trees but they are not distinguishable
EXT Extreme – no visual ability to distinguish tree cover

*Descriptions can vary by town and are defined in the cost tables

View note samples: Noted as Subject/Width/Depth/Distance
MTS/TUN/D75/DST
(Tunnel View of Mountains 75% Deep, Far Away)

The factors applied are all listed and defined in *Section 9.*

LISTING THE PROPERTY

Building Style & Normal Story Height

BUILDING STYLES*	PREDOMINATE STORY HEIGHT
Ranch	One Story
Mobile Home	One Story
Cape	1-1/2, 1-3/4 Story
Saltbox	1-3/4 Story
Gambrel	1-3/4, 2 Story
Colonial	2 Story
Raised Ranch	One Story w/Raised Basement
Tri-Level	Split-Level
A-Frame	One, 1-1/2
Camp	One Story
Conventional	1-3/4 - 2-3/4

*Building styles are for descriptive purposes only and do not affect the value.

Story Height Explanation (See Story Height Examples)

The story heights are based on the amount of floor space which has headroom for the average person, we use six (6) feet for this calculation. What this means is if the upper floor of a particular house has only 100 usable square feet as defined above, and the first floor area is 400 square feet, then the house will be classified as one (1) story with a finished or unfinished attic.

The critical thing to notice when listing the house is the amount of headroom available in the upper stories and the approximate floor space covered. Use of this method to classify story height will facilitate consistent story height classification. The story height of the main section of the building is used to establish the story height description of the structure.

One Story (Typically - Ranch or Camp style buildings): The living area in this type of residence is confined to the ground floor. The headroom in the attic is usually too low for use as a living area and is used for storage only; however attics are possible, providing about 25% of the first floor space.

One & Half Story (Typically - Cape & Conventional style buildings): The living area in the upper level of this type of residence is around 50% of the ground floor. This is made possible by a combination of high peaked roof, extended wall heights and/or dormers. Only the upper level area with a ceiling height of 6 feet or more is considered living area. Measurements are taken by holding the tape at the 6 foot height mark and then measuring across the building. The living area of this residence is the ground floor area times 1.50. Some homes may be classified with a half story but have less than 50% useable space and classified as ATU or ATF in the sketch.

One & Three Quarter Stories (Typically - Cape, Conventional & Gambrel style buildings): The living area in the upper level of this type of residence is made from 65% to 90% of the ground floor. This is made possible by a combination of high peaked roof, extended wall heights and/or dormers. Only the upper level area with a ceiling height of 6 feet or more is considered living area. The living area of this residence is the ground floor times 1.75. See description on 1-1/2 stories for details on how to measure.

Two Stories (Typically - Colonial, Conventional & Gambrel style buildings): The living area in the upper level of this type of residence is 90% to 100% of the ground floor. The living area is the ground floor times 2.0.

Split Levels (Typically - Raised Ranches or Tri-Level style buildings): This type of residence has two (2) or (3) living area levels. One area is about four (4) feet below grade and the second is about (4) feet above grade and the third is above or right on top of one of these. The lower level in this type of residence was originally designed and built to serve as a living area and not a basement. Both levels have full ceiling heights. Another variation is an added third living area at or above ground level.

Coding: A three (3) character acronym coding system is used to classify areas and story heights of buildings. The following is the coding system and descriptions which is used in identifying areas of the sketch:

ATF* ATTIC FINISHED - Access is through permanent stairs, normally no more than 25% of the total floor area and has 6 foot ceiling height.
ATU ATTIC UNFINISHED - No interior finish. (Same as above)
BMF* BASEMENT FINISHED - Below grade and meets at least three of these four criteria: finished floors, finished walls, finished ceilings and heat.
BMG BASEMENT GARAGE - Generally sectioned off from the rest of the basement.
BMU BASEMENT UNFINISHED - Known as cellar and is below grade.
COF COMMERCIAL OFFICE - Refers to office area in commercial buildings not built for offices, such as factories and warehouses.
CRL CRAWL - Basement having 5' or less headroom.
CPT CARPORT - A roofed structure generally with 1 or 2 walls and attached to the main structure.
CTH Cathedral ceiling area, this is where the ceiling height is greater than 12 feet.
DEK DECK - An open deck or entrance landing with no roof.
ENT ENTRANCE - Entrance Landing with no roof, 3x3 and larger, normally unable to place a chair and sit.
EPF ENCLOSED PORCH - Typically unheated & uninsulated area. May have small heater, finished walls, floors and ceilings, but is of seasonal use.
EPU COVERED BASEMENT ENTRY - All four sides are tight to weather, entrance to BMU, other than metal door (bulkheads).
FFF* FIRST FLOOR FINISH - Living space with full ceiling height and finished interior.
FFU FIRST FLOOR UNFINISHED - Similar to FFF, but unfinished interior.
GAR GARAGE - A structure large enough to hold and store automobiles at grade level.
HSF* HALF STORY FINISHED - Usually an upper level story with approximately 40% to 60% of floor area available and used for living space. (6 foot ceiling height).
HSU HALF STORY UNFINISHED - Same as HSF, but interior is unfinished.
LDK Loading Dock area. Raised platform of cement.
OFF OFFICE AREA - Finished area within home used primarily for business.
OPF OPEN PORCH - Roof structure with floor, but at least one (1) side is exposed to the weather. Screened porches are considered OPF's.
PAT Patio area of stone, cement, brick, etc.
PRS Piling driven into the ground or other material used to support a building off the ground. Normally found with camps or seasonal construction.
RBF* RAISED BASEMENT FINISHED - Used on raised ranch (split level) and Tri-Level homes or any building where 3 of the 4 walls or all 4 walls are 3' to 4' above ground, creating greater utility than a normal basement, or 1.5 or more walls with large windows providing good natural lighting in the basement, and walkout access.
RBU RAISED BASEMENT UNFINISHED - Same as RBF, but unfinished.
STO STORAGE - Unfinished area used for storage. Not easily converted to living space.
SFA SEMI-FINISHED AREA - Enclosed areas finished similar to living space, but not living space, such as indoor pool enclosures.
SLB SLAB - Foundation description where no basement or crawl space exist. Poured cement slab.
TQF* 3/4 STORY FINISHED - A finished area with approximately 75% of floor area usable as living space.
TQU 3/4 STORY UNFINISHED - Same as TQF, except unfinished.

UFF* UPPER FLOOR FINISHED - Upper floor living space with full ceiling height and finished interior.

UFU UPPER FLOOR UNFINISHED - Same as UFF, except there is no finished interior.

VLT VAULTED CEILING - Ceilings which are slanted or extended above the normal 8 feet, but less than 12 feet.

***Finished area is denoted by 3 or 4 finishes in a space – heat, floors, walls and ceilings.**

Notes:

1.) Attics - Attics are only classified if they are accessed by a permanent stairway. Attics which are accessed by pull down stairs or ladder are not assessed, but should be noted in the notes.

2.) Basements - Below grade areas with at least 5' or more headroom are considered basements. Areas with less than 5' of headroom are considered crawl space. A note should be made when access to the basement is from the outside of the home only. Usable basement areas should be measured, drawn and coded on the sketch. If basement areas are estimated, a note should be made of this estimate in the remarks section.

3.) Office Areas - Office areas should be measured and drawn on the sketch for all commercial buildings, not designed specifically for offices, ie. garages, warehouses, factories, etc.

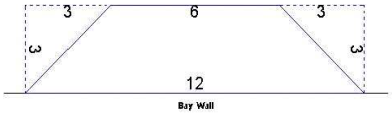
4.) Cathedral Ceilings - Cathedral ceiling areas must be measured when entry into the home is obtained. The area of the cathedral ceiling (length and width) must be drawn and depicted in the sketch area.

5.) Vaulted Ceilings - Areas where the ceiling is pitched upward, not flat by about 2 to 5 feet, but less than one-story which is the typical height of a cathedral ceiling.

Bay or Bow Window

A bay or bow window is a projection on the side(s) of a house which may or may not be considered a livable area. If the bay window(s) include usable floor space, it must be measured, drawn on the sketch at its actual location and properly labeled. Bay windows are most often angled and are drawn to scale on the sketch as they exist, plus a few extra measures as described below to allow for accurate area calculations.

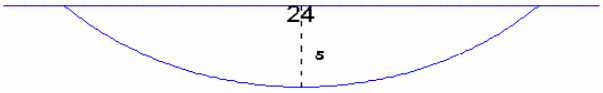
Only needed if different from other side →



How to measure and sketch a bay window:

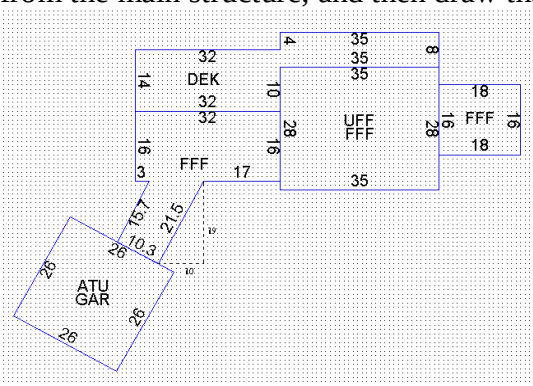
1.) Classify the bay window according to its appropriate story height.
2.) Check for basement area under the bay window upon listing.
3.) Bay windows are only picked up when they include floor space.

In the case of a **Bow window**, the same floor area requirements exist as with the bay window. However, measuring is a bit different. We need to know the depth of the window (5') and the length (24') to be able to sketch and calculate the area. In this case, the length from the point where the bow begins to where it ends is 24 feet. The altitude of the arc created by the bow, or the depth of the window, is 5 feet.



Angles

Angles are a common type of measure that we come across in the field and it is crucial when measuring an angle to have enough written measurements on the sketch. The square footage on an angle cannot be computed if the appropriate measurements are not placed on the drawing. Create a right triangle on the ground where the hypotenuse is the building wall that is at an angle from the main structure, and then draw that triangle in your sketch giving all the measurements.



The two dashed lines form a 90° angle or right triangle with the building wall being the hypotenuse. Record all the dimensions accurately. With this information, the ATU/GAR addition and the FFF area can be drawn and calculated accurately.

STRUCTURAL ELEMENTS

Structural elements describe exterior and interior characteristics of the house. The following is a description list of each structural element:

EXTERIOR WALLS

Two (2) entries possible, the 2 most predominate

MINIMUM: Plywood. Subwall sheathing with tar paper cover as a permanent siding.

BELOW AVERAGE: Siding not otherwise described and reflecting less than average quality; ie: masonite, rough sawn lumber w/bark.

NOVELTY: Denotes wood siding, generally found on camps, with or without sheathing underneath.

AVERAGE: Siding not otherwise described and reflecting average quality (for comparison purposes other average quality sidings include novelty, board & batten & clapboard). All forms of softwood.

BOARD & BATTEN: Vertical boards with narrow wooden strips called battens covering the joists.

ASBESTOS SHINGLE: Typically the shingles are hard and brittle with noticeable grain or textured surface, non-flammable material that comes in 1x2 sections used in homes circa 1940 - 1960's.

LOGS: Logs that are not simulated log.

ABOVE AVERAGE: Siding not otherwise described and reflecting better than average quality.

CLAPBOARD: Wood siding having one edge thicker than the other and laid so that the thick edge overlaps the thin edge of the previous board, not cedar or redwood, usually has knots.

CEDAR OR REDWOOD: Most commonly found as vertical siding, or at various angles on contemporary style housing, also exist as very high grade clapboard or shingles can have knots on low side of cedar/redwood.

PREFAB WOOD PANEL: A type of plywood siding of which there are unlimited varieties on the market. (T-111) Typically, a 4x8 sheets.

DECORATIVE BLOCK: Cement block that is either fluted or has a rough finish which appears like it has been broken in half.

WOOD SHINGLE: Shingles not of cedar or redwood, good quality shingles, but not above average.

CONCRETE/CINDER: Concrete or cinderblock siding.

STUCCO: Stucco veneer on concrete, cinder block or wood.

ASPHALT: Asphalt composition shingle, usually on modest housing.

BRICK ON VENEER: Brick veneer on wood or metal frame construction with wood sheathing.

BRICK ON MASONRY: A load bearing structural wall. Not brick buildings.

STONE ON MASONRY: Refers to various stone or stone veneers usually on a load bearing masonry wall.

VINYL SIDING: Clapboards made of vinyl with various grades or qualities. Typical siding used in today's construction due to low cost when compared to cedar clapboard.

ALUMINUM SIDING: Same as vinyl, but with aluminum material, clapboard style siding made from aluminum.

PRE-FINISHED METAL: Enameled or anodized metal commonly found on campers/mobile homes, commercial and industrial buildings.

GLASS/THERMOPANE: Vacuum packed glass sandwich, usually tinted and commonly found on large commercial and office buildings.

SOLID BRICK/STONE: Solid masonry walls; precast concrete panels.

CEMENT CLAPBOARD: Cement fiber siding. Asbestos-free fiber and cement combined and pressed together in the shape of a clapboard. Holds paint very well.

MASONITE: Composite pressboard/fiberboard, if not maintained will show areas of rot.

ROOF STRUCTURES

FLAT ROOF: Flat, no pitch to any direction.

SHED ROOF: Single direction sloping.

GABLE: A ridged roof with two pitches slopping away from each other.

HIP: A roof that rises by inclined planes from all four sides of the house to one common ridge or point.

SALTBOX: Essentially the same as a gable roof, but one of the two slopes is much longer than the other.

MANSARD: Similar to hip roof, but having a flat area on the top or changes the pitch of incline part way.

GAMBREL: A roof with two distant slopes on each side forming four roof planes.

IRREGULAR: Otherwise not described and having many different angles, shapes and slopes, i.e. bow style roof.

ROOF COVER

METAL/TIN: Tin or metal covering, often times corrugated like ribbon candy, typically 4x8 sheets, light gauge.

ROLLED COMPOSITION: Typically a felt saturated with asphalt and granule stones on the surface. It comes in a roll. Good for low pitch roofs.

ASPHALT: Standard type of shingle used today. It can be single or three tab. Including Architectural style shingles.

TAR/GRAVEL: A flat or very low pitched roof coated with tar material and then covered by a uniform crushed gravel material. This is normally seen on commercial/industrial buildings.

RUBBER MEMBRANE: A thin sheet of rubber seamed together. Typically found on flat roofs. It is typical for commercial/industrial buildings.

ASBESTOS: Shingles of rigid fireproof asbestos. This is typically laid in a diamond pattern. It is very brittle and used in homes circa 1940-1960's.

CLAY/TILE: Terra Cotta roofs that are not typically found in New England.

WOOD SHINGLES: Wood shingle or shake. Wood shakes have random thicknesses as they are hand split.

SLATE SHINGLES: Rectangular pieces of slate, each overlapping the other.

CORRUGATED COMPOSITION: It is typically, in 4'x8' sheets. This includes Anjuline panels.

PREFAB METAL: Modified corrugated metal panels that are one piece which run from ridge to soffit. These are either nailed or screwed.

HIGH QUALITY/COMPOSITION:
This is a newer roof that is typically found on higher priced homes. The material can be made with almost any material. Pressed or formed to look like slate or shake. Life expectancy is 50 years.

STANDING SEAM: Heavy gauge metal roofing that "stands up" at seams about 2", every 6-8 inches in an upside down cone fashion with a 50 year life.

INTERIOR WALLS

Two (2) entries possible, choose the 2 most predominate

MASONRY/MINIMUM: Cinder block or concrete form/or studs, no finish.

WALL BOARD: Composition 4' x 8' sheets, such as Celotex, typically found in manufactured homes, low quality, typically 1/8".

PLASTER: All plaster backed by wood lattice attached to the studs.

****WOOD/LOG:** Tongue & groove construction, logs, wainscoting.

DRYWALL: A rigid sandwich of plaster and paper.

PLYWOOD PANEL: 4' x 8' plywood panel sheathing comes in many grades and styles.

AVERAGE FOR USE: Is generally used for commercial/industrial buildings to describe the interior finish as being normal for that style building and use.

***Custom Wood is now being called Wood/Log. Custom Wood was meant and used to mean solid wood interior, and the term custom was improperly used. As such, it is being corrected, the term custom wood and wood/log are synonymous, interchangeable and carry the same value. The overall quality grade of the house accounts for various wood and design qualities.*

HEATING FUEL

WOOD/COAL: Chosen only if there is no conventional heating system. Wood stoves only. (Such as in camps, cottages).

OIL: May be identified on the exterior by the presence of oil filler pipes, kerosene or K1 are also fuel oil.

GAS: LP or propane gas - these can be identified by LP gas which has a meter on the side of the house or propane gas will have a large tank on or in the ground.

ELECTRIC: Baseboards or geothermal.

SOLAR: Solar panels can be viewed on the roof area.

HEATING TYPE

NONE: No heat.

CONVECTION: Heat transfer through dispersion. (Wood stove/monitor or Rennai type heat).

FORCED AIR NOT DUCTED: Has blower to blow heat through one vent, no duct work in the house.

FORCED AIR DUCTED: Series of ducts throughout the house, for hot air to be blown through.

HOT WATER: Forced hot water through baseboards.

STEAM: Radiators.

RADIANT ELECTRIC: Electric baseboard, typical electric heat, oil heat supplied through floors, panels in the walls or ceilings.

RADIANT WATER: Hot water heat in the floors by tubing under flooring with hot water through them.

HEAT PUMP: Electric unit which provides forced air heat, usually combined with central air conditioning. Newer heat pump units being installed are valued similarly and will be adjusted to account for the percentage of the home that is cooled, ie 25%, 50%, 75% or 100%.

GEOTHERMAL HEAT: Listed as electric under heat fuel and heat pump under heat type.

INTERIOR FLOORING

Two (2) may be chosen, the two most predominant are listed.

MINIMUM PLYWOOD: Plywood subfloor or underlayment.

CONCRETE: Concrete slab usually commercial or industrial.

HARD TILES: Quarry, ceramic tiles or polished and/or stamped concrete.

LINOLEUM: Refers to all forms of linoleum type products of various designs and shapes. Typically sold in rolls or sheets.

PINE OR SOFTWOODS: Pine or softwood boards covering floor area.

HARDWOOD: Generally oak, cherry, maple, birch, bamboo or ash woods.

LAMINATE/VINYL: A laminate wood look floor that is very durable. Often goes by brand name Pergo. This also includes higher grade vinyl floors, ie, tongue & groove planks.

PARQUET FLOORING: Refers to a surface made of small pieces of hardwood, solids and veneers in various patterns and designs.

CARPET: Wall to wall carpet of good grade, usually found over the subfloor material, but occasionally covering other floor covers as a replacement.

AVERAGE FOR USE: Is generally used for commercial/industrial buildings to describe the floor as being normal for this type of structure and use.

VCT: Vinyl composition floor tile is a commercial grade vinyl tile found typically in schools or commercial buildings.

NUMBER OF BEDROOMS

Bedrooms should be counted considering the resale value, rather than the homeowner's personal use of the rooms. For example, if you go upstairs and find three (3) rooms and a bathroom and the owner says there are only two (2) bedrooms, the other room is used as a library, sewing room, office, etc., then for our purposes, that third room is a third bedroom. One must be careful because libraries, offices and sewing rooms can be legitimate depending on the location in the house and access. Presence of a closet space generally is reason to classify as a bedroom(s). However, it should be noted that a closet is not the only measure to determine, ie: many homes had no closets in the bedroom, yet they are still classified as bedrooms.

BATHS OR BEDROOMS

Count the physical number of rooms and total fixtures. For bathrooms, enter the number of rooms and under fixtures, enter the total number of fixtures found in the bathroom(s). A fixture is a bath, sink, shower, urinal, bidet, Jacuzzi tub, etc.

***Commercial Baths**

0 = None
.5= Minimum
1 = Below average for use
2 = Average for use
3 = Above average for use
4 = Extensive for use

*This is used on commercial properties that lack bedrooms, ie an apartment building would list total bedrooms and total baths but a school would be noted using commercial bath description.

GENERATORS

Number of units found and denoted in the building section. Notes on size and model should be made.

EXTRA KITCHEN

Number of kitchens that exist beyond the first/main kitchen in the home. This is normally seen in in-law apartments or additional living areas. Note the number of full kitchens found in the building. Be cautions of in-law type setups that do not have a full kitchen but maybe some kitchen components.

AIR CONDITION SYSTEMS

Room air conditioners are not considered, unless permanently built in.

NO: None exist, or only room units are present.

YES: Normally a large compressor found outside with complete duct work throughout house or parts of the house, sometimes combined with a heat pump.

If a permanent wall unit is found, it will be noted as central air and an estimated percentage of the cooled area will be noted, ie 25%, 50%, 75% or 100%.

NUMBER OF STORIES

The number of stories should be identified and noted on the DCF upon measuring. The number of stories will be further adjusted for accuracy, if needed, upon listing or review. If the building has multiple story heights, the area with the most square footage should determine the overall story height classification. However, each section of the house should be correctly labeled as it exists on the sketch.

QUALITY ADJUSTMENT

Quality adjustment refers to the overall quality of construction, marketability and desirability of the property.

Defined as:

B5 = Average -50%	A3 = Average +30%
B4 = Average -40%	A4 = Excellent
B3 = Average -30%	A5 = Excellent +10%
B2 = Average -20%	A6 = Excellent +20%
B1 = Average -10%	A7 = Excellent +40%
A0 = Average	A8 = Excellent +60%
A1 = Average +10%	A9 = Luxurious
A2 = Average +20%	AA = Special Use

CONDITION

Condition relates to the primary structures condition relative to the year built listed as:

Excellent | Very Good | Good | Average | Fair | Poor | Very Poor

This is also where depreciation is accounted for. Depreciation is defined as a decrease or loss in value because of wear, age, location or other causes.

Defined as:

Functional - Based on problems with design, layout and/or use of building, i.e. bathroom between 2 adjacent bedrooms with no hallway access to bathroom. Bedroom through bedroom access, very low ceiling, chimney through middle of the room.

Economic - Based on factors influencing value that are external to the building and beyond the owner's control, i.e. house is situated close to a nightclub, airport, dump, sand & gravel pit or any unsightly property.

Physical - Poor physical condition above and beyond the normal wear and tear, i.e. severe water damage, fire damage, rotted window sills, bouncing, cupping or crowning floorboards, sagging ceiling or floor.

The percentage applied to depreciation is calculated based on the severity of the issues as noted by the data collector. The Supervisor makes this determination based on the notes of the data collector. The reason for the depreciation, i.e. next to gravel pit, should be listed in the notes section with the appropriate adjustment in the depreciation section. Typically, physical depreciation relates to the cost to cure the problem.

XFOB

Extra features and outbuildings - in general, XFOB's refer to structures that are not attached to the principal building. XFOB's must be:

a. Identified.
b. Measured - (length & width).
c. Units or quantity (how many) identified (when length & width not used).
d. Condition - noted as a percentage.

IGP - IN GROUND POOL - There are many different sizes of IGP's and all will need to be measured accurately. Pools may be of irregular shapes such as kidney bean. A kidney bean shape IGP should be measured on its longest length and its average width.

AGP - ABOVE GROUND POOL - AGP's are measured and assessed starting at 18' diameter. AGP's less than 18' in diameter (or less than 250 square feet) are not assessed, but should be measured and noted on the card. Softpools are not measured, but should be noted.

Common AGP diameters and AREA calculators for round pools.

Diameter	Area (Units)	Length	Width
18'	254	18'	14'
20'	314	20'	15'
22'	380	22'	17'
24'	452	24'	18'
27'	572	27'	21'
28'	615	28'	22'

AGP's that are rectangular are measured on their longest length & widest width.

SHEDS - All sheds are measured. An average new shed should have a condition of 100%. If of very good quality, increase or decrease if in poor condition.

DECK - Deck refers to platforms that are not attached to the primary building. Some decks will be attached to the above ground pools.

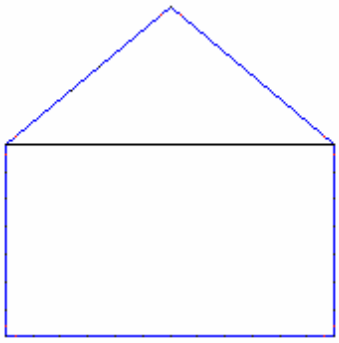
SOLAR PANELS – Can be of the photovoltaic (PV) (electric type) or Hot Water (H2O). Identified by type, location and age, if available. Atypical size & physical condition should be noted.

All XFOB's are measured with the exception of the following:

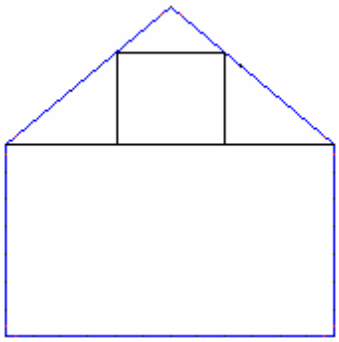
1. Childs playhouse
2. Tree houses
3. Ice or Bob houses
4. Bulkheads - metal doors covering the entrance to the basement
5. Dog houses
6. Fire escape platforms
7. Handicap ramps
8. Metal storage boxes (or trailer bodies) on residential property.

All XFOB's not picked up should still be noted. ie, DNPU treehouse

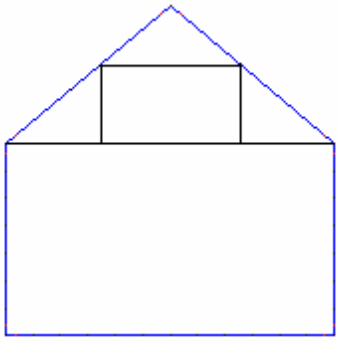
STORY HEIGHT EXAMPLES



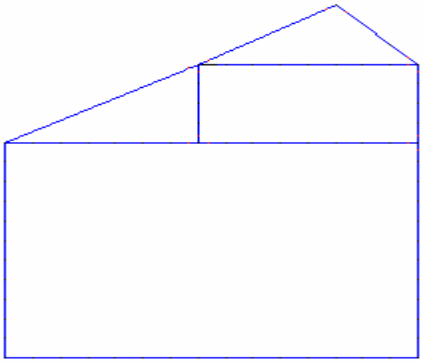
1 STORY FRAME
Ranch - Bungalow or comparable structures. No second floor or attic space.



1 STORY FRAME & ATTIC
Mixture of Ranch & Cape Cod Style. Camps, Cottages & Mixtures. Low headroom. Only about 25% of the first floor space has 6' headroom on the upper floor. Noted in story height as 1-1/2 story.

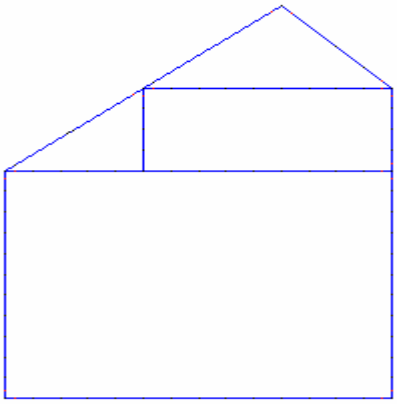


Example A

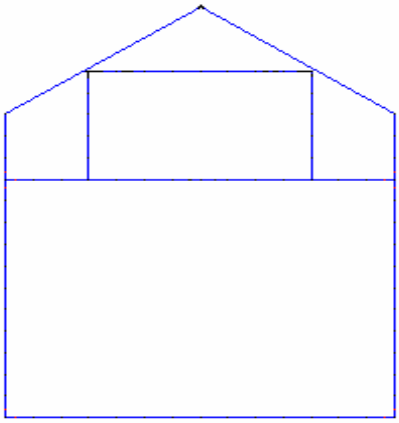


Example B

1-1/2 STORY FRAME
Same basic structure as above with or without shed dormers. In both cases only about 50% of the ground floor space exists in the upper floor as useable space with 6' wall height. Floor space may be larger, but ceiling slope brings the floor to ceiling height less than 6', and as a result, it is not considered upper floor area. *See Example A & B Left*

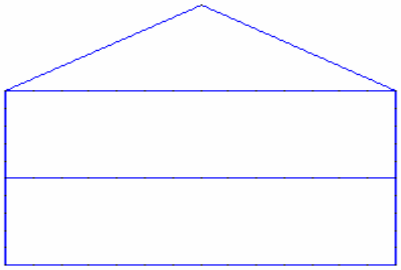


Example A

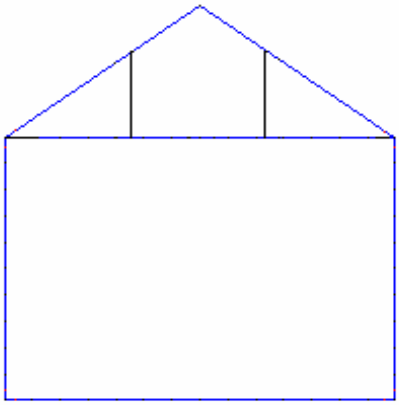


Example B

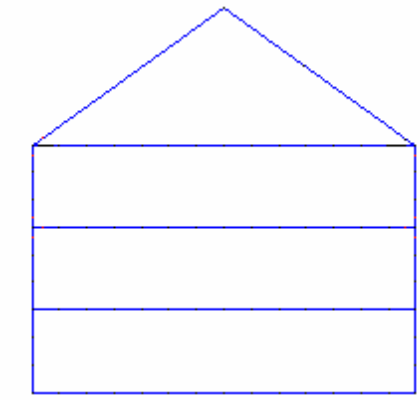
1-3/4 STORY FRAME
Full shed dormer or very high pitch roof without dormer found throughout the state. Second floor area is about 75% or more of the first floor area.
See Example A & B Left



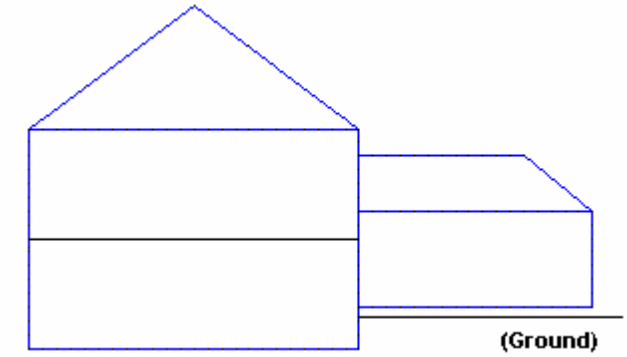
2 STORY FRAME
Side walls fully perpendicular. Slopes in ceiling do not interfere with total use. Full ground area carried to second floor, have 6' or greater ceiling height.



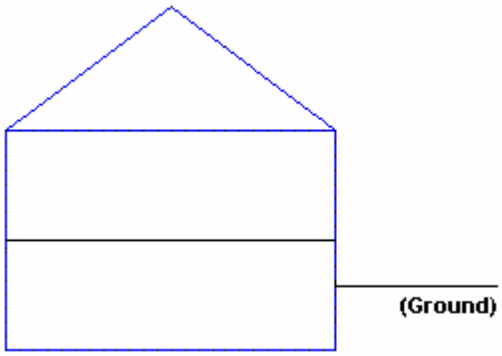
2 STORY FRAME & ATTIC
Has a higher pitch in roof. Stairs to third floor, providing only about 25% useable space in the 3rd floor attic area. Noted as 2.5 stories in story height.



3 STORY FRAME
All floors perpendicular walls, equal useable living space on all three floors.



Tri-level = 2 story type structures with entrance midway between the two, with an addition at a different level, usually between the other two. One level 4' below grade, one on grade and one 4' above grade.

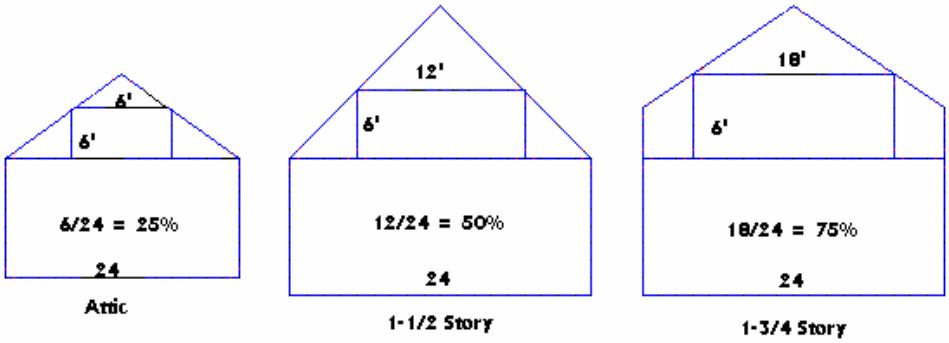


SPLIT ENTRY - one story Ranch Style Home ½ of lower floor foundation exposed.

There are two (2) methods to determine story height other than visually:

1.) This method is the most accurate way to determine story height. When entry into the home is obtained, the data collector will measure across the ceiling at approximately 6' in height (in the upper story(ies). This measurement will determine the upper story liveable area and from this a story height may be obtained.

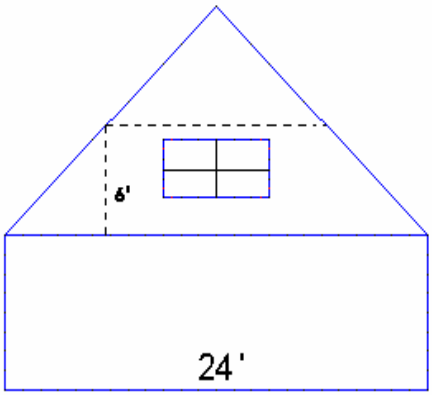
Example: Method 1



2.) This method may be utilized when entry into the home has not occurred. This method will give you a rough idea of the story height.

Run an imaginary line thru the upper part of window(s) to where it would meet the roof line. Run a second imaginary line down from this point. The distance from the side of the house to this second imaginary line is measured. Double this measurement to account for this distance on the other side. This represents non-livable area.

Example: Method 2



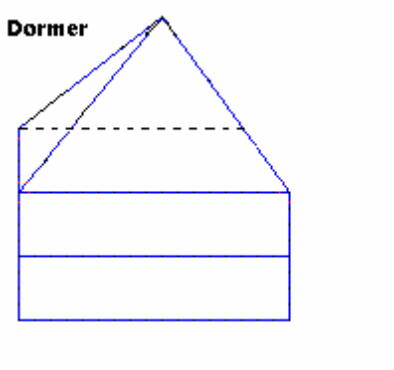
Computation:
6 x2 = 12 (12' total non livable space)
24-12=12 (12' total living space)
12/24 = 50% = Half Story

*Note: Estimate 6' ceiling height. Normally, this is just below or at window top. It is important to know where the first floor ends and the second floor begin, via window view, as high exterior side walls may not mean higher first floor ceiling and this may increase the potential second floor area.

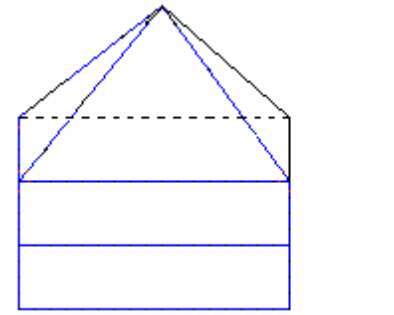
Dormers

Dormers are projected roof lines that may or may not be considered as livable area. When dormers are of considerable size, they contribute to the livable area. The additional area supplied by the dormer must be included in the determination of story height.

EXAMPLES:



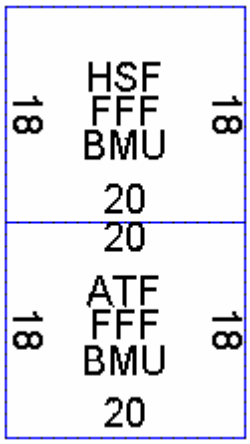
Normally, this is 2-1/2 story house without a dormer. Due to the addition of a full or at least 3/4 length dormer, we now have a 2-3/4 story house. Full dormer means from one end to the other. 3/4 dormer means the dormer covers at least 3/4 of the total distance from end to end.

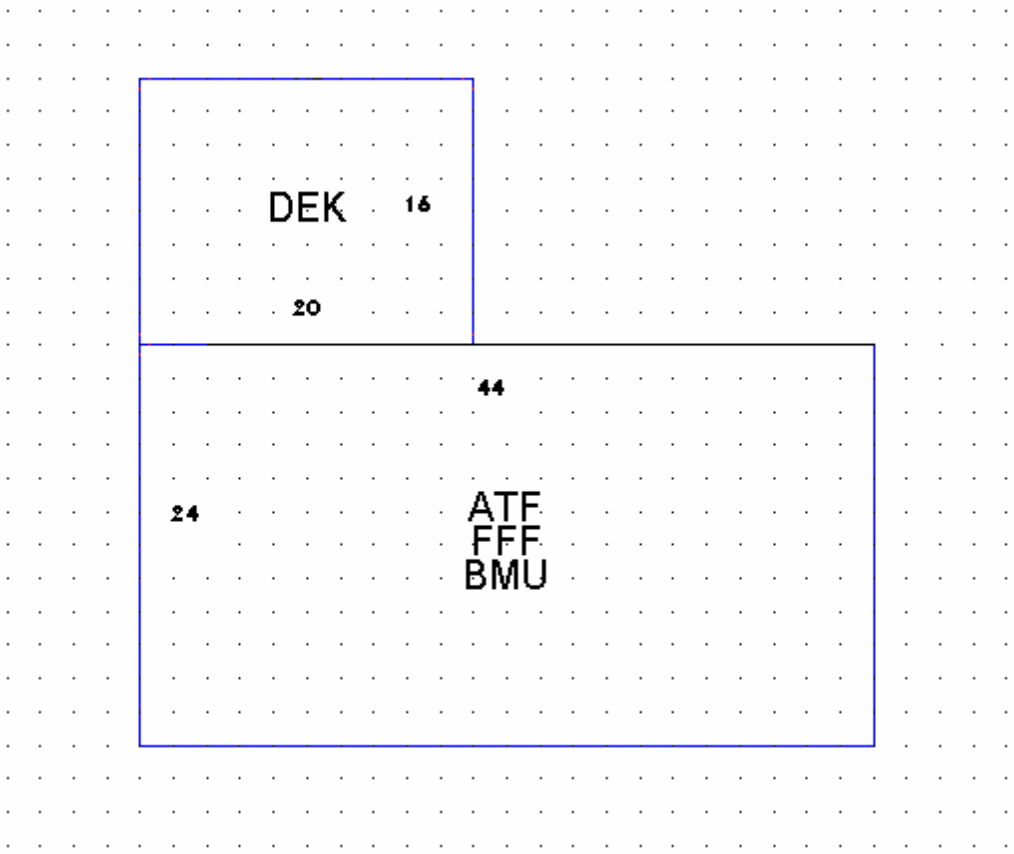


The addition of a dormer to each side of the house can transform a 2-1/2 story house to a 3 story house if full dormers or 2-3/4 story if partial dormers. It is important to note the size of the dormers, whether half, 3/4 or full.

In some cases, the dormer may be only half way down the side of the house. In this case, show the location of the dormer on the sketch with proper story height labeling.

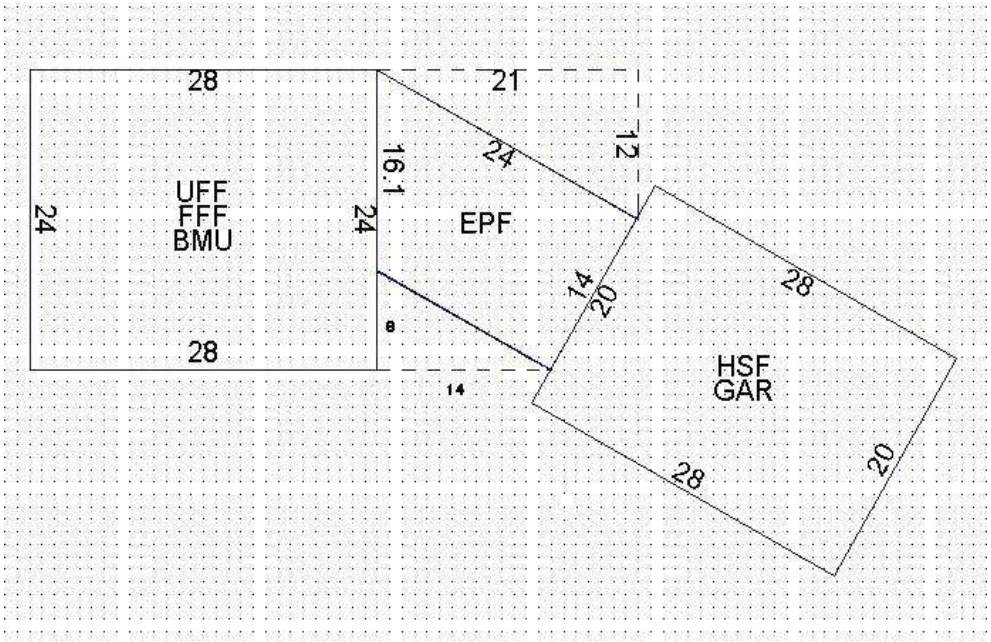
Represents dormer addition ⬅





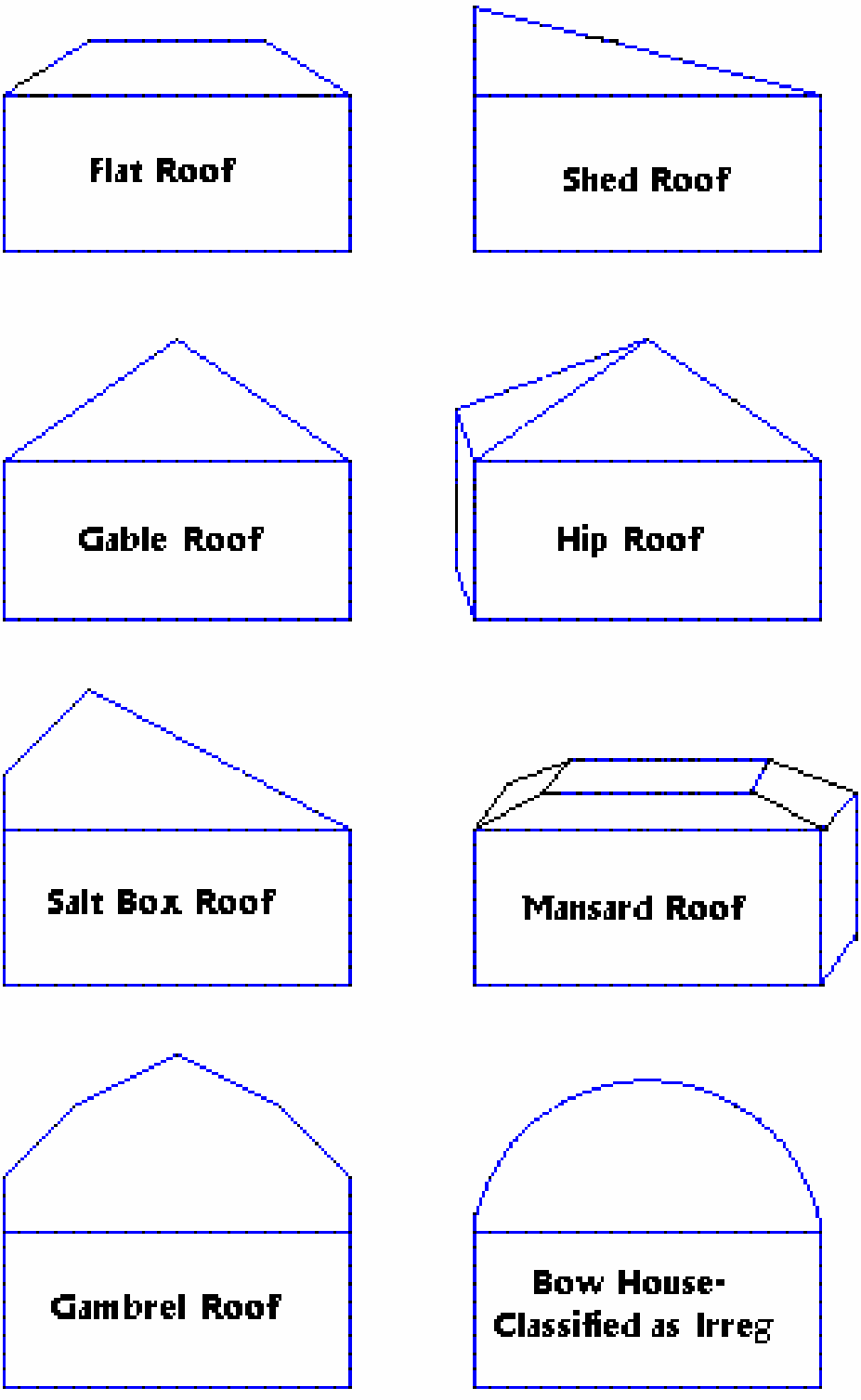
The grid on the back of the DCF is used to draw a sketch of the building to scale. Each point on the grid represents 2 feet, unless otherwise noted by the field person on the sketch.

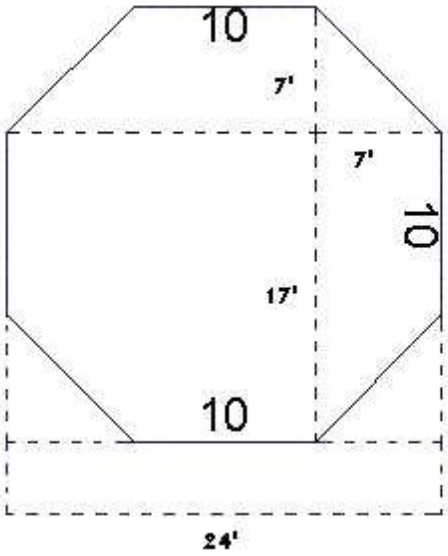
Each section is labeled by existing floors starting with the attic, upper floors, first floor or ground floor and then the basement. Order of the labels does not affect the value, but it does look more correct when labeled top down.



Whenever angles are involved, it is important to provide enough information to accurately compute the area of each section. By breaking up a section into squares, rectangles and right triangles, it makes the area calculation easier and more accurate. Too much information is better than too little. With too much information, we can simply ignore the excess and still calculate the area. With too little information, someone must revisit the property.

ROOF TYPES


Flat Roof
Shed Roof
Gable Roof
Hip Roof
Salt Box Roof
Mansard Roof
Gambrel Roof
Bow House-
Classified as Irreg



(Only one set is needed when the other angles are the same).

When measuring an octagon, getting interior measurements are critical. However, one can compute the necessary measurements by taking a few extra exterior measurements, as indicated. Then when entry is obtained, the interior measurements can be made to verify the area.

SECTION 2

PRIOR DRA
GENERAL STATISTICS

Prior Sales Analysis Information

The following data is provided to show the sales ratio and coefficient of dispersion for the town as a whole, as well as the land only strata and the land with buildings strata, as computed by the Department of Revenue Administration, Property Appraisal Division from the most recent report. This shows the condition of the local assessment equity or the lack thereof and the reason a valuation anew is being done. This equalization study by the NH DRA is used to equalize municipal total valuations across the state, as well as determine the local level of overall assessments as compared to local sales activity. It is a thorough analysis and study of the local sales and assessment data performed with assistance from the municipality. As such, it is a good indicator of the condition and quality of the local assessments of the prior year.

Acceptable standards/guidelines, as published by the NH Assessing Standards Board

Assessment to sales ratio:	***90% to 110%***
Coefficient of Dispersion (COD):	***Not Greater Than 20***
Price Related Differential (PRD):	***.98 to 1.03***
Difference between Strata:	***5%***
Strata:	*Land only*
	Residential Land & Buildings
	Commercials
Confidence Level:	***90%***

DRA PRIOR YEAR RATIO RESULTS

The following prior year ratio statistics, developed by the NH DRA, are being provided at the request of the NH DRA. This information is not part of the contract or scope of services. It is historic, not current data and has no bearing or use in this revaluation. The writer accepts no responsibility for the accurate meaning or use of this data.

Ratio Study Year 2021

Overall Median Assessment to Sales Ratio:	**64.8**
Coefficient of Dispersion:	**17.2**
Price Related Differential:	**.99**

	Ratio	COD
Residential Land Only Sales:	**N/A**	**N/A**
Residential Improved Sales:	**64.7**	**16.5**
Commercial Land & Building Sales:	**N/A**	**N/A**

***N/A indicates not large enough sales sample to report.**

SECTION 3

VALUATION PREMISE

A. THREE APPROACHES TO VALUE HIGHEST & BEST USE

B. ZONING

C. TOWN PARCEL BREAKDOWN

D. TIME TRENDING

E. NEIGHBORHOOD CLASSIFICATION

F. BASIC MASS APPRAISAL PROCESS

G. ASSUMPTIONS, THEORIES & LIMITING FACTORS

A. Three Approaches to Value

Income: The "value" of real estate represents the worth of all rights to future benefits which arise as a result of ownership. An investor purchases property for the benefits (income) that the property is expected to produce. Expectation of receipt of these benefits provides the inducement for the investor to commit his own funds as "equity capital" to ownership of a piece of real estate. The value of the property depends on its earning power. The Income Approach to Value is a method of estimating the present value of anticipated income benefits. This process of discounting income expectancies to a present worth estimate is called "capitalization." This present worth estimate, the result of the capitalization process, is the amount that a prudent, typically informed purchaser would be willing to pay at a fixed time for the right to receive the income stream produced by a particular property.

In mass appraisal, the income approach is generally of limited use as it requires the property owners to provide income and expense information that, for the most part, they are unwilling to provide and do not have to provide by law. When it is provided, it is almost always with the stipulation that the information be kept confidential. For the above reasons, the income approach is mostly used as a general check against the sales cost approach used in mass appraisal work based on published averages for various property types. Although held confidentially, when income data is provided, it will be considered and noted on the property record card. The Income Approach to value was not utilized for the above-stated reasons.

Sales: The Sales Approach to Value is a method for predicting the *market value* of a property on the basis of the selling prices of comparable properties. Market value in the context of this approach means the most probable selling price under certain terms of sale or a sale for cash or the equivalent to the seller with normal market exposure.

Cost: The Cost Approach is that approach in appraisal analysis which is based on the proposition that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. It is particularly applicable when the property being appraised involves relatively new improvements which represent the highest and best use of the land or when relatively unique or specialized improvements are located on the site and for which there exist no comparable properties on the market.

In the "Cost Approach," the property to be appraised is treated as a physical entity, separable for valuation purposes into site and improvements.

Although the three-approach system has become widely used, the Sales Approach is clearly the central, if not the only relevant approach in estimating the value of some types of properties. The rationale of the Sales Approach is that a purchaser will usually not pay more for a property than he would be required to pay for a comparable alternative property *(principle of substitution)*. Furthermore, a seller will not take less than he can obtain elsewhere in the market. The *method* of the Sales Approach is an empirical investigation in which the prediction of the most probable selling price is based on actual qualified market sales of comparable properties.

A qualified sale is one which reflects the true market value of the property sold. Various definitions have been offered for the term "market value," but all are predicated, as a rule, upon the following basic assumptions:

1. That the amount estimated is the highest price in terms of money for which the property is deemed most likely to sell in a competitive market.
2. That a reasonable time is allowed for exposure in the open market.
3. That payment is to be made in cash or on terms reasonably equivalent to cash or on typical financing terms available at the time of appraisal.
4. That both buyer and seller are typically motivated and that the price is not affected by undue stimulus.
5. That both parties act prudently and knowledgeably and have due knowledge of the various uses to which the property may be put.

The following is a recent definition of "market value" approved by the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers:

> *The highest price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.*

As a practical matter, a market value appraisal/assessment is the value the property would most probably or reasonably sell for as of a given date, if sufficient time had been allowed to find a buyer and if the transaction was typical of existing market conditions.

The above definitions were extracted from
The Encyclopedia of Real Estate Appraising 3rd Edition.

However, it must be noted that the lack of direct local comparable sales data does not mean a feature that adds or detracts from value should be ignored. As assessors, an opinion of value must still be developed and we cannot ignore positive or negative features. NH law requires that all factors affecting value be considered. The knowledge and years of experience of the job supervisor is critical, not only when sales data exists, but more so when lacking credible local sales data, common sense and consistency must prevail.

MARKET MODIFIED COST APPROACH TO VALUE

This approach to valuing a large universe of properties, such as an entire municipality, is the most common approach used in mass appraisal, particularly for residential property types. It is a mixture of the cost and market approaches to value. It recognizes the principal facts or information of the property and uses a consistent cost formula to develop equitable values for all property in the Municipality. Then those cost values are compared to actual sales in the community. The results are used to modify the cost tables to enable the formula to more closely follow the actual real estate market data.

If either an individualized income approach or the mass income approach to value was employed for the valuation the record card will indicate "market income approach to value". All other records that lack an indication on the property record card of an income approach rely upon the market modified cost approach to value. When the mass income approach to value is used, all 3 approaches are still considered and reconciled by the supervisor to determine which approach is used. The income report in *Section 9.D.* provide both the income value used and the cost approach value developed. When sufficient market data exists, the mass income model will generally be employed.

AVITAR's

CAMA: Computer Assisted Mass Appraisal

Mass Appraisal

As defined by the International Association of Assessing Officers (IAAO), mass appraisal is, "the process of valuing a group of properties as of a given date, using standard methods, employing common data, and allowing for statistical testing." Mass appraisal utilizes many of the same concepts as single appraisal property appraising, such as supply and demand, highest and best use, and the principles of substitution and anticipation. In addition, in light of the necessity of estimate values for multiple properties, mass appraisal also emphasizes data management, statistical valuation models, and statistical quality control.

The Avitar CAMA (Computer Assisted Mass Appraisal) system being used is defined as a Market Modified Cost Approach to Value. What this means is that the cost approach method of estimating value is recognized as the most appropriate method to value multiple parcels. Using local costs from builders and nationally recognized cost manuals like the Marshall & Swift Cost Guide or starting with the existing tables found in the CAMA model base costs for the improvements and material types are created. Local sales are used to develop land values. Then using all the local market sales data, the cost tables are modified to reflect the local market trends. This process is called model calibration. While cost manuals, local contractors and sales data are used to develop preliminary costs for the CAMA's cost tables, it is during the calibration process where all the qualified sales data is used and tested considering several parameters, such as location, size, quality, use and story height. Through multiple reiterations of the statistics, the Job Supervisor fine tunes the model to accurately produce assessments that reasonably match or closely approximate the sales data.

This process is not perfect, as market sales data is subject to the perceptions and emotions of buyers and sellers at any given point it time. While you and I may want to buy a particular house, we will both most likely be willing to pay different amounts and the seller may or may not accept either offer. If the seller accepts a lower value before the higher offer is made, that sale then represents an indication of market value. Was it low because the higher offer wasn't made in time? For example, in a 2002 transaction, a property was offered and well advertised through a real estate agent. An offer was made and rejected. A day later, prior to a counter offer from the first offer, a new offer came in at the asking price and was accepted. Was that the market price? Well consider this:

> Prior to the closing of the property, 30 days later, the buyer was offered $20,000 to simply sign over his purchase and sales agreement to a third party. An additional 10% profit! He refused and lives in the property today, thinking he bought low.
>
> Knowing all this, what is your opinion of the real market value?

The point here is that sales generally indicate value. While they in fact did occur, it is only one indicator of value and not every sale necessarily always reflects the true market value. In the real world, buying and selling of property is almost always subject to some sort of pressure or duress. The seller is selling for a reason, emotional or economic and the buyer is moving to the area for similar reasons, such as being close to family or a new job. In either case, in our experience there is always some form of pressure and it is this mild form of pressure that can cause similar properties in the same neighborhood on the same day to sell for different prices. **Simply stated - the market is imperfect.**

A market modified cost approach to value tends to level out these differences and as such, some values will be below their selling price, while others will be right on or somewhat above, but all should be a reasonable opinion of the most probable market value as of the date of the revaluation.

THE SALES DATA

At the beginning of the process, copies of all qualified arms length sales which occurred in town over the past two years are compiled. These sales are then sorted into two categories: Vacant and Improved.

The vacant land sales are then analyzed to help us identify neighborhoods, excess land values, lot values, waterfront or view influence and other values/factors necessary to properly, fairly and accurately assess land.

In the case where land sales are few or non-existing, the land residual method is used. While somewhat more technical, it is an equally accurate method whereby all relatively newly built home sales are reviewed, the building values are estimated by the use of cost manuals and local contractors, when available. The building value is then deducted from the sale price, leaving the residual value of the developed land.

We then develop cost tables for improvements to the land. Once all the physical data for each property is collected and the sales data verified, we then compute new total values for each property and test against actual sales data, hence, the Market Modified Cost Approach to value CAMA system.

Please note that not every technique described herein is used in every project. The most appropriate methods are used for each project based on the data available.

HIGHEST & BEST USE

For this revaluation/update, unless otherwise noted on the assessment record card, the highest & best use of each property is assumed to be its current use.

> Individual property highest and best use analysis is not appropriate for mass appraisal.
>
> "Highest & best use," has been defined as: that reasonable, legal and probable use that will support the highest present value.... as of the effective date of the appraisal.
>
> It has been further defined as that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible and which result in the highest land value. In those cases where the existing use is not the highest & best use, it shall be noted on the individual assessment record card.

There are several instances where property is not assessed at its full market value/highest & best use and most of these fall under the jurisdictional exceptions from USPAP compliance.

The following statutory provisions allow for assessments other than at market value/highest and best use:

79-A:5	Open space/current use land
79-B:3	Conservation Restrictions
79-C:7	Discretionary Easements
75:11	Residences on commercial or industrially zoned land
72:B	Earth & excavations
79:D	Discretionary Preservation Easements
79:E	Community Revitilization Tax Relief Incentive
79-F	Land under qualifying farm structures
79-G	Land & buildings that qualify as historic buildings
79-H	Qualified chartered public schools
75:1-a	Low Income Housing Tax Credit properties
79:74	Renewable generation facility properties subject to voluntary payment in lieu of taxes

Please refer to the specific RSA for more detailed information. There are also other instances such as transitional use or when properties are not 100% complete where the assessment may be something other than market value or assessed at its highest & best use. These situations are normally noted on the specific assessment record card.

B. Zoning

Local zoning, if enacted, is a very important part of the valuation process as it defines what can or can not be done with land in defined areas of the municipality. It further sets the standards for the required lot size and road frontage needed for each zone.

Local zoning as provided by the municipality as in effect for the assessment date of April 1st, the year of this valuation process is described below.

Proposed changes, if known, will also be discussed and given any due consideration.

Chapter 6. Open Space and Farming Zone

Section 601. Uses

In an Open Space and Farming Zone, land may be used and buildings may be erected for or used for:

1. Single-family dwellings, provided that no such dwelling shall be located on a lot with less than two hundred (200) feet of frontage along one street with a minimum of five (5) acres in size. Two family dwellings may also be permitted on lots with two hundred (200) feet of frontage along one (1) street with a minimum of ten (10) acres in size.
2. General purpose farm, forestry, agriculture or nurseries, or the selling of produce provided such uses are located and conducted in a manner not injurious, offensive and/or obnoxious to the general neighborhood and traffic.
3. Municipal Recreation (Outdoor)
4. Golf courses
5. Family child care home
6. Small-Scale Solar Siting
7. Small Wind Systems
8. Cluster Housing (Refer to **Section 1311. Cluster Housing**)
9. Carports that do not encroach on setbacks.

Section 602. Special Exceptions and Conditional Uses

1. **Exceptions**. In an Open Space and Farming Zone, the following exception may be permitted upon approval of the Board of Adjustment, subject to such conditions as may be imposed by the Board of Adjustment:
   A. Motels, hotels or lodging houses
   B. Campgrounds or overnight camps
   C. Airports
   D. Cemeteries
   E. Governmental Uses
   F. Removal of fill, gravel, stone, or loam from the premises
   G. Warehouses
   H. Carports that would encroach on setback requirements
   I. Telecommunication Towers
   J. Private Recreation (Outdoor or Indoor)
   K. Commercial Stable

L. Assisted Living Facility

M. Group Child Care Home

N. Retail Sales, Unobtrusive to the neighborhood.

2. Conditional Uses. In an Open Space and Farming Zone, the following may be permitted upon the Planning Board granting a Conditional Use Permit:

Manufactured Housing Parks. Parcel must also be located entirely within the Manufactured Housing Park Overlay District.

Section 603. Repealed 3/1998

Section 604. Dimensional Restrictions

No structure **shall be closer than** twenty (20) feet from any street, and thirty (30) feet from any rear or side lot line. No residential structure shall exceed two (2) stories or thirty (30) feet in height from the ground to the highest point on no less than three sides of the structure exclusive of accessory chimneys or accessory antennas.

1. A swimming pool may be installed not closer than fifteen (15) feet from the rear lot line.

2. A garage accessory to a one or two-family need not be set back more than ten (10) feet from the rear lot line; and

3. A maximum of One (1) utility shed or greenhouse not larger than two hundred (200) square feet of floor area with a height not greater than seven (7) feet to the eaves and ten (10) feet from the floor to the ridge, need not be set back more than five (5) foot from any side or rear lot line and be no closer than six (6) feet from any residence.

4. The driveway shall be located on the portion of the property which has road frontage conforming with the dimension and requirements for frontage in this zone. In the case of non-conforming buildable lots the driveway shall be located on the portion of the property which has the most road frontage conforming with the dimensional requirements of this zone. *Effective March 13, 2007*

Section 605. Uses Not Permitted

In the Open Space and Farming Zone, no land, building, structure or premises shall be used for a coal yard, lumber yard or any other purpose injurious, noxious or offensive to the neighborhood by reason of emission or odor, fumes, dust, smoke, vibration, noise, or other cause.

Chapter 7. Residential Zone

Section 701. Uses

In a Residential Zone, land may be used and buildings may be erected or used for:

1. Single-family dwellings
2. Community Center
3. Family Child Care Home
4. Municipal Recreation (Outdoor or Indoor)
5. Private Recreation (Outdoor or Indoor)
6. Gardens when incidental to primary residential use by excluding any use injurious, noxious or offensive to the neighborhood
7. Accessory Small-Scale Solar
8. Cluster Housing - Refer to **Section 1311. Cluster Housing**
9. Carports that do not encroach upon setbacks

Section 702. Exceptions

In a Residential Zone, the following may be permitted upon approval of the Board of Adjustment, subject to such conditions as may be imposed by the Board of Adjustment:

1. Public utility uses necessary for public welfare
2. Funeral parlors
3. Professional offices
4. Two-family dwellings
5. Carports that would encroach on setback requirements
6. Group childcare center (more than 6 children)
7. Kindergartens
8. Multi-family dwelling
9. Home Occupation
10. Assisted Living Facility
11. Adult Daycare
12. Personal Service less than 5,000 Square Feet of the structure
13. Sit-Down/Take out restaurant less than 5,000 Square Feet (no drive in)

Section 703. Dimensional Restrictions

The following restrictions apply in a Residential Zone:

1. No structure shall exceed two (2) stories or thirty (30) feet in height from the ground to the highest point on no less than three sides of the structure exclusive of accessory chimneys or accessory antennas.

2. No structure **shall be closer than** twenty (20) feet from any street, or closer than thirty (30) feet from any rear lot line or closer than fifteen (15) feet from any side lot line, except that:

A. A swimming pool can be installed not closer than fifteen (15) feet from the rear lot line;

B. A garage accessory to a one or two-family dwelling need not be set back more than ten (10) feet from the rear lot line; and

3. One utility shed or greenhouse not larger than one hundred forty-four (144) square feet of floor area with a height not greater than seven (7) feet to the eaves and ten (10) feet from the floor to the ridge need not be set back more than one (1) foot from any side lot line or rear lot line and be no closer than six (6) feet from any residence.

4. When Town water and sanitary sewers are available, no lot shall have less than one hundred (100) feet of frontage on any one accepted street, nor an area of less than ten thousand (10,000) square feet.

5. When town water or sanitary sewers are **not** available, no lot shall have less than two hundred (200) feet of frontage along any one accepted street, nor an area of less than forty thousand (40,000) square feet.

6. No more than forty (40%) percent of the area of any lot may be covered by buildings or structures.

7. All two (2) family dwellings, apartment houses, and multifamily dwellings having Town water and sewer available shall have at least ten thousand (10,000) square feet of lot size for each dwelling unit. All two (2) family dwellings, apartment houses and multifamily dwellings not having Town water and sewer available shall have at least forty thousand (40,000) square feet of lot size for each dwelling unit.

8. With the exception of lots described under

9. **Section 1304. Lot** Access, driveways shall be located on the portion of the property which has road frontage conforming with the dimensional requirements for frontage in this zone. In the case of non-conforming buildable lots the driveway shall be located on the portion of the property which has the most road frontage conforming with the dimensional requirements of this zone. *Effective March 13, 2007.*

Section 704. Uses Not Permitted

1. The keeping of livestock is not permitted on any lot in the Residential Zone except as permitted in **Section 1308. Accessory Agricultural Uses**. In case of conflict, Section 1308 shall prevail.
2. No small engine repair, motor vehicle repair, or any other form of engine repair service or business shall be permitted on any lot in the residential zone as a home occupation or otherwise.
3. In a Residential Zone, no land, building, structure or premises shall be used for a coal yard, lumber yard or any other purpose injurious, noxious or offensive to the neighborhood by reason of emission or odor, fumes, dust, smoke, vibration, noise, or other cause.

Chapter 8. Business Zone

Section 801. Uses

In a Business Zone, land may be used and buildings may be erected or used for:

1. Community Center

2. Family Child Care Home

3. Any purpose permitted in a Residential Zone under **Section 701, Uses**.

4. Churches

5. Hospitals

6. Municipal Uses

7. Funeral parlors

8. Filling stations and motor vehicle repair garages

9. Garden nursery/Commercial greenhouse

10. Museums

11. Lodging houses, hotels or motels

12. Clubs, private or public

13. Newspaper or job printing plants

14. Professional Offices

15. Banks

16. Restaurants

17. Adult Daycare

18. Assisted Living

19. Municipal Recreation (Indoor or Outdoor)

20. Private Recreation (Indoor or Outdoor)

21. Office Park

22. Car Wash

23. Personal Service, any size

24. Marine Sales/Service

25. Public Utility

26. Retail Sale of goods

27. Retail Landscape Supply

28. Consumable Manufactured Goods

29. Kindergarten

30. Group child care center (7 or more children)

31. Accessory Small-Scale Solar

Section 802. Exceptions

1. Telecommunications Towers

2. Carports

3. Manufacturing

4. Motor vehicle Sales

5. Veterinary Office/Hospital

6. Motor vehicle Rental

7. Multimodal Transportation Hub/Facility

Section 803. Uses Not Permitted

1. In a Business Zone, no land, building, structure or premises shall be used for a coal yard, lumber yard or any other purpose injurious, noxious or offensive to the neighborhood by reason of emission or odor, fumes, dust, smoke, vibration, noise, or other cause.

2. The keeping of livestock.

Section 804. Dimensional Restrictions

The following restrictions apply in a Business Zone:

1. No structure shall exceed three (3) stories or forty-five (45) feet in height from the ground to the highest point on any one side, exclusive of accessory chimneys or accessory antennas.

2. No structure shall be erected closer than fifteen (15) feet to any side lot line, unless a fire wall, approved by the Fire Chief, shall protect both structures facing such side lot line.

3. No structure shall be erected closer than forty (40) feet to the nearest rear lot line.

4. No structure shall be erected closer than twenty (20) feet to the front lot line.

5. No more than seventy (70%) percent of the land area of any lot may be covered by buildings or structures.

6. No lot shall have less than seventy-five (75) feet frontage on any one accepted street.

Chapter 9. Industrial Zone

Section 901. Uses

In an Industrial Zone, land may be used and buildings may be erected or used for:

1. Professional Offices

2. Office Park

3. Consumable manufactured goods.

4. Restaurants

5. Filling Stations and motor vehicle repair garages.

6. Newspaper or printing plants

7. Warehouses

8. Banks

9. Guardhouse for watchman, without living space

10. Schools

11. Heavy Manufacturing

12. Timber activities/lumber yard.

13. Retail Commercial Greenhouse

14. Retail Landscape Supply

15. Lab/Research & Development/Biotechnology Research

16. Car Wash

17. Food/Beverage Processing

18. Building/Contractor Yard

19. Veterinary Office/Hospital

20. Personal Services of any size

21. Marine Sales/Service

22. Indoor/Outdoor Flea Market. Outdoor Flea Markets must comply with **Section 1104. Outdoor Flea Markets**

23. Household Waste Recycling Facility (including collection facilities)

24. Accessory Small-Scale Solar

Section 902. Exceptions

In an Industrial Zone, uses consistent with the character of the Zone including, but not limited to, retail sales, may be permitted upon approval by the Board of Adjustment, subject to such conditions as may be imposed by the Board of Adjustment.

Section 903. Uses Not Permitted

In an Industrial Zone, no land, building, structure or premises shall be used for a coal yard, or for any other purpose injurious, noxious or offensive to the neighborhood by reason of emission of odor, fumes, dust, smoke, vibration, noise, or other cause.

Section 904. Dimensional Restrictions

The following restrictions apply in an Industrial Zone:

1. No structure shall exceed three (3) stories or forty-five (45) feet in height from the ground to the highest point on any one side, exclusive of accessory chimneys or accessory antennas.

2. No structure shall be *erected closer than fifteen (15) feet to any side lot line*, unless a fire wall, approved by the Fire Chief, shall protect both structures facing such side lot line.

3. No structure shall be erected closer than forty (40) feet to the rear lot line.

4. No structure shall be erected closer than twenty (20) feet to the front lot line.

5. When parking is provided other than in front of the building, a setback from the sidewalk line of not less than five (5) feet shall be required. When parking is provided in front of a building, a setback from the sidewalk line of not less than twenty (20) feet shall be required.

6. No more than seventy (70%) percent of the land area of any lot may be covered by buildings or structures.

7. No lot shall have less than seventy-five (75) feet frontage on any one accepted street.

8. Keeping of livestock may be permitted by the Zoning Board of Adjustment by special exception upon the applicant meeting the following conditions:

A. Livestock shall be housed in an appropriate structure.

B. Livestock shall not be kept closer than 250 feet to any abutting residence.

C. Livestock shall not be kept closer than 200 feet from any abutting property line.

D. All livestock housing shall be erected prior to allowing animals to be kept on the property.

E. Submission of a detailed manure management plan consistent with the Manual of Best Management Practices for Agriculture in New Hampshire.

F. The property is suitable for the keeping of livestock such as, but not limited to, grazing area, etc.

G. The keeping of livestock will not diminish surrounding property values.

H. The use shall be consistent with the character of the neighborhood.

I. The use shall not be contrary to the spirit of the zoning ordinance.

J. Submission of a surface water runoff plan which shall include, but is not limited to, the impact of runoff from the livestock operations on surface water, groundwater, abutting properties and municipal sewers. The use shall not adversely impact surface water or groundwater, abutting properties or municipal sewers.

K. Implementation of appropriate measures to mitigate odor, noise, and vectors and shall provide an appropriate visual buffer.

L. The use shall not otherwise adversely affect the environment, public health or safety.

Chapter 10. Commercial/Light Industrial Zone

Section 1001. Uses

In a Commercial/Light Industrial Zone, land may be used and buildings erected or used for:

1. Hospitals

2. Municipal Uses

3. Schools

4. Filling stations and motor vehicle repair garages

5. Garden nursery/Commercial Greenhouse

6. Newspaper or job printing plants

7. Professional Offices

8. Banks

9. Public Recreation (Indoor or Outdoor)

10. Restaurants

11. Retail Sales of goods

12. Lumber Yards/Timber Operations

13. Retail Landscape Supply

14. Warehouses/self storage units

15. Food/Beverage processing

16. Building/Contractor Yard

17. Veterinary Office/Hospital

18. Personal Service of any size

19. Marine Sales/Service

20. Adult Daycare/Nursing Home/Assisted Living

21. Office Park

22. Lab/Research and Development/Biotechnology Research

23. Motor Vehicle Sales

24. Car Wash

25. Outdoor Flea Markets in accordance with **Section 1104. Outdoor Flea Markets**

26. Large Animal/Equine/Livestock Veterinary Facility

27. Consumable Manufacturing

28. Accessory Small-Scale Solar

Section 1002. Exceptions

Telecommunications Towers

Section 1003. Uses Not Permitted

In a Commercial/Light Industrial Zone, no land, building, structure, or premises shall be used for a coal yard, or for any other purpose injurious, noxious or offensive to the neighborhood by reason of emission of odor, fumes, dust, smoke, vibration, noise, or other cause.

Section 1004. Dimensional Restrictions

The following restrictions apply in a Commercial/Industrial Zone:

1. No structure shall exceed three (3) stories or forty-five (45) feet in height from the ground to the highest point on any one side, exclusive of accessory chimneys or accessory antennas.

2. No structure shall be erected *closer than fifteen (15) feet to any side lot line*, such side lot line unless a fire wall, approved by the Fire Chief, shall protect both structures facing such side lot line.

3. No structure shall be erected closer than forty (40) feet to the nearest rear lot line.

4. When parking is provided other than in front of the building, a setback from the sidewalk line of not less than five (5) feet shall be required. When parking is provided in front of a building, a setback from the sidewalk line of not less than twenty (20) feet shall be required.

5. No more than seventy (70%) percent of the land area of any lot in the zone may be covered by buildings or structures.

6. No lot shall have less than seventy-five (75) feet frontage on any one accepted street.

7. Keeping of livestock may be permitted by the Zoning Board of Adjustment by special exception upon the applicant meeting the following conditions:

A. Livestock shall be housed in an appropriate structure.

B. Livestock shall not be kept closer than 250’ to any abutting residence.

C. Livestock shall not be kept closer than 200’ from any abutting property line.

D. All livestock housing shall be erected prior to allowing animals to be kept on the property.

E. Submission of a detailed manure management plan consistent with the Manual of Best Management Practices for Agriculture in New Hampshire.

F. The property is suitable for the keeping of livestock such as, but not limited to, grazing area, etc.

G. The keeping of livestock will not diminish surrounding property values.

H. The use shall be consistent with the character of the neighborhood.

I. The use shall not be contrary to the spirit of the zoning ordinance.

J. Submission of a surface water runoff plan which shall include, but is not limited to, the impact of runoff from the livestock operations on surface water, groundwater, abutting

properties and municipal sewers. The use shall not adversely impact surface water or groundwater, abutting properties or municipal sewers.

K. Implementation of appropriate measures to mitigate odor, noise, and vectors and shall provide an appropriate visual buffer.

L. The use shall not otherwise adversely affect the environment, public health, or safety.

C. Town Parcel Breakdown

Allenstown Parcel Count

	# of Parcels	Value
RESIDENTIAL LAND ONLY (not including current use):	80	$ 4,470,600
RESIDENTIAL LAND ONLY WITH CURRENT USE:	95	$ 495,945
RESIDENTIAL LAND & BUILDING (not including current use):	850	$ 284,645,900
Median: $ 326,350		
RESIDENTIAL LAND & BUILDING WITH CURRENT USE:	23	$ 10,290,113
MANUFACTURED HOUSING ON OWN LAND:	22	$ 4,903,096
MANUFACTURED HOUSING ON LAND OF ANOTHER:	568	$ 54,136,900
RESIDENTIAL CONDOMINIUMS:	Included in Residential Buildings	
DUPLEX & MULTI-FAMILY:	143	$ 54,430,917
COMMERCIAL/INDUST. LAND ONLY (not including current use):	26	$ 24,803,100
COMMERCIAL/INDUST. LAND & BUILDING (not including current use):	72	$ 77,045,400
COMMERCIAL/INDUST. WITH CURRENT USE:	4	$ 313,050
UTILITY:	5	$ 10,004,600
TOTAL TAXABLE:	1888	$ 525,539,621
TOTAL EXEMPT/NONTAXABLE:	77	$ 34,678,200
TOTAL NUMBER OF PARCELS:	1965	
(TOTAL NUMBER OF CARDS):	2080	
PROPERTIES WITH VIEWS (included above):	4	
PROPERTIES WITH WATER FRONTAGE (included above):	80	
DRA CERTIFICATION YEAR:	2022	

D. Time Trending

This is the process by which sales data is equalized to account for time. The "market" is dynamic and ever changing. It is either stable, appreciating or depreciating over time. It is this effect of time that must be analyzed to enable the reliable use of sales 1 or 2 years prior to, or even after the assessment date.

The analysis of property which has sold twice in a relatively short period of time with no changes/improvements between the two sale dates is ideal for this calculation.

Additionally, a review of surrounding municipal trends via New Hampshire DRA's annual ratio study reports for 3 consecutive years, as well as local Realtor information can be used to reconcile an opinion of the current market trend or lack thereof. It should also be noted that, in a depreciating market, a negative trend factor may be discovered and used, which would adjust sale prices for the passage of time.

The following is a summary of the analysis of the sales used broken down by year, a review of the Department of Revenues sales ratio studies for 2020 and 2021 and an analysis of one paired sale or a property that sold twice.

Sales Analysis Results	Year	Median Ratio	Year	Median Ratio
	2020	.8004	2021	.6445
	2021	.6445	2022	.5414

To determine a trend factor for 2021 using the sales analysis, we took the difference between the 2020 and 2021 ratios (15.59), divided that number by the 2020 ratio of 80.04% which resulted in a positive trend factor of 19.48% or 1.62% per month.

To determine a trend factor for 2022 using the sales analysis, we took the difference between the 2021 and 2022 ratios (10.31), divided that number by the 2021 ratio of 64.45% which resulted in a positive trend factor of 16% or 1.33% per month.

The average of this analysis suggests a positive 1.48% per month trend.

DRA Equalization Ratio Study

Year	Median Ratio
2020	79.4%
2021	64.8%

To determine the trend factor for 2021 using the DRA figures, we took the difference between the 2020 and 2021 ratios (14.6), divided that number by the 2020 ratio of 79.4% which resulted in a positive trend factor of 18.39% or 1.53% per month.

We also analyzed 2022 qualified sales through 4/1/2022; however, as this analysis reflected only a portion of 2022, the ratio for the entire year doesn't exist.

The average of this analysis suggests a positive 1.53% per month trend.

In addition, we completed a paired sales study which represents a trend from 2020 through 2021. Sales with known substantial changes between sales were not used.

Sale #	Map/Lot	Sale #1 Date/Price		Sale #2 Date/Price		Percent Change	Mos. Between Sales	% Per Month
1.	101-21	11/20	$332,000	09/21	$355,000	+6.9%	10	+0.69
2.	106-25-1	05/21	$167,800	03/22	$215,000	+28.1%	10	+2.81
3.	107-12-175	05/21	$75,000	11/21	$85,000	+13.3%	6	+2.22
4.	110-54-33	04/20	$134,933	08/21	$160,000	+18.6%	16	+1.16

The average of these four paired sales suggests a positive 1.72% per month trend.

Summary

The conclusions reached by each analysis suggest a market change of positive 1.48% to a positive 1.72% per month. Most reliance was placed on our sales analysis results from 2021 to 2022 as that is where the bulk of the sales occurred; as such we reconciled a 1.33% trend per month. The 1.33% per month trend is the indicated 2022 trend factor from our sales analysis, as we are using sales from April 1, 2021 forward, which seemed reasonable.

E. Neighborhood Classification

Market Value Influences

The most often repeated quote about real estate relates the three most important factors, "location, location, and location." While humourous, it underlines a significant truth about the nature of property value: it is often factors outside of the property boundaries that establish value.

Most real estate consumers understand the importance of location. A house that is located steps from the ocean likely has more value than a similar one miles away from the waters edge. A retail building close to schools or commuting routes likely has more value than one located far away from these amenities. The stately home located in an area of other similar property likely has more value than a similar one located next to the municipal landfill.

At its very heart, the property tax is a tax on value. Revaluations use mass appraisal that must recognize all factors that influence the value of property, both in a negative and positive direction. Each of these factors may be different in different locations. For this reason, the mass appraisal is indexed to local conditions and uses locally obtained and adjusted information to determine values.

The nature of value influences can affect an entire municipality or region. Entire municipalities may be "close to skiing." Whole counties may be "fantastic commuting locations." Significant areas of our state are quiet country locations. For these reasons, a revaluation may not identify each and every separate factor that influences the value of property. Many of these common elements are assumed to exist for all similar properties in a municipality.

There are value influences that affect entire neighborhoods. These may be as obvious as a location on or near a body of water, ski area, or golf course. They also may be as subtle as a location near a certain park or school, or in a particularly desirable area of the municipality. Whether subtle or obvious, the mass appraisal must account for all of these value influences.

There are also value influences that affect individual properties. These can include such things as water frontage, water access, panoramic views, highway views, proximity to industrial or commercial uses, and heavy traffic counts. These property specific influences may be difficult to isolate, but are critical in the development of accurate values.

The mass appraisal must recognize all value influences: regional; local; neighborhood; and, property. By understanding these factors, accurate market value estimates can be made. Ignoring any of these factors could lead to inaccurate values, and establish a disproportionate system of taxation. Fairness requires that all factors be considered in valuation.

In every community, certain sections, developments and/or locations affect value both positively and negatively in the market. This affect is gaged by the development of neighborhoods. Each neighborhood reflects a 10% value difference positive or negative from the average or most common neighborhood in the community. The most common neighborhood of the community is classified as "E" and each alphabet letter before and after "E" reflects a 10% change in the base or average value. This is market driven, but can generally be equated to the desirability of the road, topography, vegetation and housing quality and maintenance. Attempting to measure this location difference in increments of less than 10% is unrealistic. Once all the neighborhoods are defined, vacant land sales and improved sales are used to test their existence. Views may not only affect individual properties, they may also impact the entire neighborhood desirability.

As a rule, neighborhoods are first defined by the assessing supervisor based on his/her knowledge and experience considering the above stated factors and then tested and modified by local sales data, as follows:

First, all the roads in town are driven and the neighborhoods are graded in relation to each other based upon topography, building quality and maintenance, utilities, overall land design and appeal. Using sales data to test our decisions, we also check with local Realtors to confirm our grading of the most desirable and least desirable neighborhoods. Then, we review all the vacant land sales to find the ones that reflect, (as closely as possible) the zoned minimum lot size. In other words, if the zoning in town requires 1-acre and 200 feet of road frontage, we are looking for sales of similar size lots to develop the base undeveloped site value for that zone.

After identifying the base site values for each zone, we then develop a value for excess road frontage and excess acreage above the zone minimum. For example, a 10 acre lot in a 1 acre zone has 9 acres of excess land. The influence that excess road frontage has on value is considered based on market data. Historically, that influence is only measurable when both road frontage and excess land exist to meet zoning for possible further subdivision.

Neighborhoods are classified by alphabetical letters, as follows:

NC					
A	-40%	F	+10%	J	+50%
B	-30%	G	+20%	K	+60%
C	-20%	H	+30%	L	+70%
D	-10%	I	+40%	M	+80%

E = Average or most common

Q, R, S, T neighborhood designations are reserved for special/unique situations and may or may not follow the 10% steps. *See Section 9, Valuation Cost Tables & Adjustments*. The "X" designation however, is reserved for rear land, excess acreage designation. When "X" is found on land line 1, it means that the particular lot has no road frontage or known access and is in practical terms landlocked.

Neighborhoods generally designate differences in location across the town based on type of road (dirt, paved, wide, narrow, etc.), condition of land (flat, rolling, steep, wet, etc.) and quality of buildings (high quality, low quality, all similar or mixture, etc.), as well as features like side walks, underground utilities and landscaping of the entire area.

Generally, the value difference from neighborhood to neighborhood is 10% of the average. Each neighborhood is labeled alphabetically with “E” being the average and letters below “E” (D, C, B, A) being less than average and letters after “E” (F - T) being above average.

An “A” neighborhood generally denotes an approved subdivision road not yet developed or maybe just timber cleared. It is typically paper streets.

A “B” neighborhood generally denotes a road cut and stumped and very rough, but passable by 4x4 vehicles.

A “C” neighborhood generally denotes a graded road, either narrow or of poor quality, but passable by most vehicles.

A “D” neighborhood generally denotes below average neighborhood, may or may not be town maintained with poorer quality land and/or lower quality homes and/or a mixture of quality and style homes. Oftentimes, they are more narrow than your average Class V road.

An “E” neighborhood generally denotes the average neighborhood in town, typically a Class V town maintained roads with most utilities above ground and sites that generally consist of average landscaping.

An “F” neighborhood generally denotes neighborhoods above average with similar quality buildings, roads and typically, utilities are underground and sites are more consistently landscaped. Above average neighborhoods are generally more desirable and the factors noted increase marketability. Always remember…location, location, location!

F. Basic Mass Appraisal Process

While the supervisor is analyzing and developing neighborhoods and local values, building data collectors, approved by New Hampshire Department of Revenue Administration (NH DRA) are going parcel by parcel, door to door measuring all buildings and attempting to complete an interior inspection of each principal building to collect the needed physical data, age and condition of the building.

With the land values developed, we now review improved sales, sales that have been developed and improved with buildings or other features, such as well and septic. By deducting the base land value previously established, adjusted by the neighborhood and topography, as well as any other features, such as sheds and barns, a building residual value is estimated. After adjusting for grade and condition, we divide by the effective area of each building to arrive at an indicated square foot cost. This may then be compared to a cost manual, like Marshall & Swift and/or local contractor information to determine if this established square foot cost is reasonable.

> *The effective area of a building is computed by considering all areas of all floors and additions of the building and then adjusting each area by its relative cost. If living space is estimated to be $98.00/SF, the basement area of the house is not worth $98.00/SF, but rather some predictable fraction. As such, each section of the building has an* ***actual area*** *and an* ***effective area*** *which is the actual area times a cost adjustment factor. Each assessment property record card shows the actual area, cost factor and effective area of each section/floor of the building. The cost factor adjustments are consistent through the town.*

This is where, using all the previous cost data developed, we begin to extract the value of views and waterfront in the community. Both vary greatly due to personal likes and dislikes of the market, but both have general features that the market clearly values. For waterfront, private access to the water is the most valuable, but even that may be adjusted for size, topography, usefulness of the waterfront, as well as depth in some areas.

The challenge here is to develop a base value for the average or most common waterfront site and then grade each site in relation to the average based on available sales data. If lacking specific sales data, the search may be expanded to include other bodies of water in other towns. Views are a bit more difficult, as they vary widely as does the value that the market places on them. However, the process is much the same. Using sales, we extract a range of value the market places on different views by first accounting for the basic land value and improvements. What value remains is attributed to the view. Views are classified by type, subject matter, close-up versus distant and width of the view. The adjustments for the influence of view are then systematically applied to all other properties in town with views. Also, a view picture catalog is prepared to show the various views.

Once the cost tables are developed, they are used to calculate all values across the municipality. Then the job supervisor and assistant do a parcel by parcel field review to compare what is on each assessment card to what they see in the field and make adjustments to ensure quality and consistency.

G. Assumptions, Theories & Limiting Factors

Assumptions

1. It is assumed that all land can be developed unless obvious wetlands or town documentation stating otherwise. As such, lots smaller than the zone minimum will be considered developable, assuming they are grandfathered.

2. Current use classification is provided by the town and assumed accurate.

3. The use of the property is assumed its highest and best use, unless stated differently on the property record card. Highest and best use analysis was not done for each property.

4. When interior inspections can not be timely made or are refused, the interior data will be estimated based on similar homes, as accurately as possible, assuming good quality finish. If measurements are refused, the building measurement and interior will be estimated from the road.

5. The land acreage and shape are taken from the Town's maps and assumed accurate and name and address data is provided by the town and assumed accurate.

Theories

Local sales data must be the foundation for a good town wide revaluation and guide the Appraiser Supervisor in their conclusions and adjustments to value. However, lacking sales data does not mean a specific feature or property should go unnoticed or not considered and the supervisor must use common sense and their knowledge gained from education and years of experience when making adjustments, both derived directly from the market and those not, but developed over time and with interaction with buyers and sellers and real estate agents.

Cost, while not always directly related to the market, is a very good indicator of market value based on the understanding of the "principle of substitution". This principle states that a person will pay no more and a buyer will accept no less for a property than the cost of a suitable substitution. A suitable substitution can be defined as the cost to build new considering age depreciation and the cost of time. However, actual costs can exceed market value when personal likes come into play or the property is over built for the area. Nothing in assessing, particularly the assessment is straight line or a fact beyond doubt. Assessments are an opinion of the most probable value a property is worth at a stated point in time given normal market exposure, it is not a fact!

Limiting Factors

The scope of services outlined in the contract spells out the services rendered, which in itself identifies limiting factors. In mass appraisal work, limiting factors or conditions generally include the number of sales available and the accuracy of the data used. Data accuracy is limited by the fact that interior inspections are not available to all properties and, in some cases when data is supplied by third parties.

SECTION 4

CAMA SYSTEM

A. INTRODUCTION TO THE AVITAR CAMA SYSTEM

A. INTRODUCTION TO THE AVITAR CAMA SYSTEM

THE POINT SYSTEM - An Industry Standard

The point system for mass appraising is an industry standard developed many years ago and represents the best cost valuation system modified by the local market available and used (in some form or another) by most, if not all, Computer Assisted Mass Appraisal (CAMA) appraisal systems available on the market.

Avitar's CAMA system uses the point system. However, ever since 1986 we have made many very important refinements to increase accuracy, equity, reliability and consistency. We have also provided a menu driven system for ease of use.

Very simply, the system works by dividing up the building into components which consistently represent a certain predictable percent of the total value. These construction components are then assigned point values which represent its contribution to the total value and accounts for the cost and market appeal of the item.

POINTS

Points are based on the associated cost to the total building in relation to other options for similar features. The exterior wall factors also include the structural frame. These point values are based on the percentage that the actual cost historically represents to the total cost and provides a consistent, predictable and equitable approach to mass appraisal building values.

Each building is first measured and sketched showing the actual footprint of the building and various story heights. Then the following attributes are listed:

Roof Style & Cover	Example – Gable or Hip/Asphalt
Exterior Wall	Example – Clapboard/Vinyl (Up to Two Different Exteriors can be listed, using the two most predominant)
Interior Wall	Example – Plaster/Wood (Up to Two Different Interiors can be listed, using the two most predominant)
Floor Cover	Example – Pine/Softwood & Carpet (Up to Two Different Floor Covers can be listed, using the two most predominant)
# of Bedrooms	
# of Bathrooms	
# of Bath Fixtures	
Extra Kitchen	
Central Air	
Generator	
Fireplaces	If no point value associated in the cost tables, then fireplaces are still valued in the extra features.
Heat	Example – Oil/FA Ducted (This is an oil fired furnace with forced air ducted system)
Quality	Example – A4 Exc (Here A=average, A1 is one grade better and A4 is 4 graders better)

Com. Wall	Example – Commercial Wall Frame Construction Use for commercial buildings to account for various structures.
Size Adjustment	Size adjustment is the factor that accounts for the economy of scale theory which means the more of anything you purchase at one time, the lower the unit cost. As such, a larger home will have a factor less than 1.00, while a smaller home will have a factor greater than 1.00 to account for per square foot cost variation.
Base Rate	This is the gross base square foot cost that this building, as well as all other similar buildings will start at.
Bldg. Rate	Building Rate – After consideration of all building materials and quality of construction, a building rate is developed which can be greater and lower and 1.00 based on material, quality and includes the size adjustment.
Com. Wall Factor	In the case of a commercial property, an added factor may be needed to account for various commercial structural frames.
Adjusted Base Rate	Base rate times building rate times commercial wall factor equal the unique adjusted base for this structure. Therefore, two identical homes with slightly different square feet will have slightly different adjusted base rates as the economy of scale will come into play. Also, two identical size and style homes with various exterior wall materials may also vary in adjusted base rates slightly to account for the various market appeal/desirability and value of each material. The Adjusted Base Rate is then multiplied by the total effective area of the house to develop a replacement cost new for that structure.
Bedroom & Bathroom Data	While the number of bedrooms is a valuable commodity for most homes, the accompanying number of bathrooms or fixtures plays a pivotal role. A house with 5 bedrooms and only 1 bathroom is functionally obsolete as the plumbing cannot equally handle the bedrooms, as such a similar house with 5 bedrooms and 2 bathrooms would command a higher market value, all other things equal. As such, a weighting system was developed by Avitar to weight the number of bedrooms to bathrooms to develop an adjusting factor to account for this obsolescence when it existed. Therefore, it is not solely the bedroom or bathroom count that effects value, but the combination of both.

Sample Calculation

Note: The examples provided may not necessarily use the point table developed for your town. The actual point table for your town can be found in *Section 9*.

Example Listing Data

EXTERIOR WALLS		
Prefab Wood Panels	= 32 points	
Brick on Veneer	= 37 points	
When two types exist, the average rounded integer is used	=	35
ROOF STRUCTURE & COVER		
Gable or Hip	= 3 points	
Asphalt or Comp.	= 3 points	
Point values are added together	=	6
INTERIOR WALLS		
Drywall	= 27 points	
Plaster	= 27 points	
When two interior types exist, the average rounded integer is used	=	27
HEATING FUEL & TYPE		
Oil Fuel	= 1 point	
Hot Water	= 6 points	
Heating points are calculated by multiplying fuel by type 1 x 6	=	6
FLOOR COVER		
Carpet	= 10 points	
Hard Tile	= 12 points	
When two types exist, the average rounded integer is used	=	11
TOTAL STRUCTURAL POINTS COMPUTED	**=**	**85**

BED & BATH LIST DATA

Bedroom = 3 # Bathrooms = 1.5

The bedroom to bathroom functional quality is measured by utilizing the matrix below. The points are found at the intersection of the appropriate column and row values.

#Bedrooms->	0 - 1	2	3	4	5+
#Baths					
00.0	0	1	2	3	4
0.5	10	9	8	7	6
1.0	14	13	10	9	7
1.5	15	14	12	10	7
2.0	15	15	13	10	8
2.5	15	15	15	12	11
3.0	16	16	15	14	12
3.5	16	15	15	15	14
4.0	16	16	16	15	14
UP	17	16	16	16	15

This table represents the value of the plumbing in the building and its ability to effectively service the residence based on the number of bedrooms. 4 bedrooms & 4 baths is better than 4 bedrooms & 2 baths.

Indicated bedroom/bathroom ratio point value = 12 (Add to previously computed structural points of 85)

TOTAL STRUCTURAL POINTS INDEX = 97

QUALITY ADJUSTMENT FACTORS

Quality adjustment factors and descriptions are listed below. Usage of these factors enables the appraiser to make adjustments up or down for each building to account for differences of construction quality and the overall marketability of the building.

The quality factor from the table below, times the total structural point index = QUALITY ADJUSTMENT FACTOR, which is expressed as a percentage value.

97 x 1.10 = **1.067 QUALITY ADJUSTMENT FACTOR**

DESCRIPTION	% ADJUSTMENT	
Minimum	70%	
Below Average	80%	
Average	100%	IT IS IMPORTANT TO
Average + 10	110%	NOTE that the quality index
Average + 20	120%	is a percent value and the
Average + 30	130%	decimal point is necessary in
Excellent	140%	calculations. Quality index
Excellent + 10	150%	for your community can be
Excellent + 20	160%	found in *Section 9*.
Excellent + 40	180%	
Excellent + 60	200%	

EFFECTIVE AREA CALCULATIONS

The calculation of effective area is applied in order to adjust for the differences in square foot construction costs in the various subareas of the building as compared to the principal living area. The SUB-AREA ID table shows the effective area which is the actual area adjusted by the cost factors for each subarea. Cost factors for all subareas for this community can be found in the Final Valuation Cost Tables of this manual. (*Section 9C.*)

EXAMPLE: BUILDING AREA CALCULATIONS

SUB AREA IDS			ACTUAL AREAS	COST FACTOR ADJUSTMENT	EFFECTIVE AREA
FFF	(First Floor Finished)	=	864	1.00	864
UFF	(Upper Floor Finished)	=	864	1.00	864
GAR	(Attached Garage)	=	600	.45	270
EPF	(Enclosed Porch Finished)	=	192	.70	134
DEK	(Deck or Entrance)	=	192	.10	19
BMU	(Basement Unfinished)	=	864	.15	130
	TOTAL AREAS GROSS	**=**	**3,576**	**EFFECTIVE =**	**2,281**

The cost factor adjusts the square foot cost of construction for living area to other areas of the structure.

EXAMPLE:

> If the base rate is $85 for a residential house, the cost of a deck is not $85/square foot, it is more accurately expressed as only 10% or $8.50/square foot. As such, this 192 square foot deck can be valued as follows: 192 square feet x 10% = 19.2 sf x $85 base rate = $1,632 or $85 x 10% = $8.50 x 192 square feet = $1,632.

SIZE ADJUSTMENT FACTORS

In order to accurately reflect "economies of scale", it is necessary to adjust the base rate up or down to reflect deviations from the median building size of the community for which it was originally computed. If the median size of all buildings in the town is 2,000 square feet, then the size adjustment table should be similar and all structures larger or smaller would be adjusted downward or upward (respectively) to account for the economy of scale. Size adjustment tables must be developed for each use: residential, commercial and industrial and will be found in *Section 9. Final Valuation Tables* of this manual for this particular community.

The size adjustment (SA) for this property is .9776

STORY HEIGHT ADJUSTMENTS

Further refinement of the base rate is required to acknowledge the impact of multi-story construction on the total construction costs. This is accomplished through the use of the story height adjustment factor. It is cost adjusted to account for the fact that up until 3 stories or more, it is generally less expensive during original construction to add square feet via story height then expanding the footprint which involves site work and foundation work. Sample Story Height Factors (SHF), for this example are:

STORY HEIGHT	SAMPLE STORY HEIGHT FACTOR
1.00	1.00
1.50	.98
1.75	.96
2.00	.94
2.50	.93
3.00	.92
3.00+	.90

The overall base rate to use for this example is $85.00. This rate is established through the analysis of all residential sales in the community with adjustments made by use of all the factors previously discussed. An example of which follows: (Base rates for your community can be found in *Section 9. Final Valuation Tables*).

Adjusted Base Rate Calculation

Base Rate x Story Height Factor x Quality Factor Index x Size Adjustment Factor =
$85 x .94 x 1.067 x .9776 = $83.34

FINAL BUILDING VALUE COMPUTATIONS

Effective Area x Adjusted Base Rate = Replacement Cost New (RCN)
2,281 x $83.34 = $190,098

REPLACEMENT COST NEW ROUNDED TO NEAREST $100 = $190,100

DEPRECIATION TYPES & USE

NORMAL AGE DEPRECIATION is based on the age of the structure and the condition relative to that age. New homes, while new, are average for their age, while older homes may be in better condition relative to their age.

EXAMPLE - 200 Year Old House

Condition	Normal Age Depreciation is	
Very Poor	71%	
Poor	57%	(See chart on prior page)
Fair	42%	
Average	35%	
Good	**28%**	
Excellent	14%	

EXAMPLE - For the 200 year old home in good condition

Building Value	=	129,900
Depreciation	=	x 28%
Depreciation Value	=	- 36,372
Depreciated Bldg. Value =		**93,528**
	- OR -	
Building Value	=	129,900
% Condition Good	=	x 72%
Depreciated Bldg. Value =		**93,528**

All final values are rounded to the nearest $100 for land and buildings alike.

Therefore, the indicated building value = $93,500

PHYSICAL: Refers to the general condition of the building, or how well it has aged or been maintained in comparison to new buildings. Here is where the assessor can allow for an adjustment for items that are not consistent with the overall condition of the majority of the home.

FUNCTIONAL: Refers to the functional design of the building based on the current use, design, layout and new technology available, over and above the normal age depreciation.

ECONOMIC: Refers to depreciation caused by things which are exterior to the building and usually not controllable by the owner. Excessive traffic, active railroad tracks, airport nearby, are just a few examples.

TEMPORARY: Refers to depreciation given for a special reason which shall only exist for a short period of time. This is generally used for new construction to account for varying stages during the construction, as of April 1st in the assessing year.

LAND VALUE COMPUTATIONS

Land can be valued using a per square foot method, per acre method, per front foot method, or a combination of all three methods. Generally, we use acres as our unit of measure for the lot, dollar per acre pricing for the rear acreage and dollar per front foot to take into account additional lot value by way of potential subdivision. Water frontage and/or view contributory value is listed separately. Land charts are created for ease of use.

SAMPLE LAND CHART

# Acres	Value
2.00	31,000
1.45	27,500
1.00	23,000
0.79	16,000
0.45	13,000
0.21	9,000
0.01	1,500

Excess acreage at $1,500 per acre

Base View Value = $50,000
Base Waterfront = $100,000

A table, as shown above, exists for each zone in town that shows the base values for separate indicated lot sizes in town.

This value would then be further adjusted by the neighborhood factor, as indicated by the neighborhood code (NC) table. The NC was established during the revaluation/update process when each road, on every map that existed at that time, had a NC assigned to it based on road, land quality, topography and market desirability.

For this example, we will assume a .45 acre lot with a NC of "G" (which has a value of 1.20, meaning this neighborhood is 20% more desirable or valuable than the average).

$13,000 x 1.20 = $15,600

The land may further be adjusted by the assessor for unique situations for the quality and development of the site, driveway and topography with individual condition adjustments noted on the card and multiplying straight across. In addition, the assessor can include an overall additional condition for abnormal conditions such as shape, in addition to the site, driveway and topography by placing a factor from 1 to 999 in the condition field on the appraisal card. The appraiser can then positively or negatively adjust the land value.

$15,600 x 1.10 Site x 1.00 Driveway x 1.00 Topography x
.90 Condition (Wet) = $15,444 or $15,400 (rounded)

If there were any excess land over the zone minimum, this land would be priced at the excess acreage price. There would be no NC adjustment, for the NC indicates the street frontage and excess land is the same throughout the town. It would be depreciated for size from the excess acreage chart created for this town, which simply decreases the per acre rate based on quantity. This excess land may be further adjusted based on the assessor's knowledge of the area for topography, ledge, wetlands, etc.

Excess road frontage, in amounts equal to the zone minimum, would be valued only if there is enough excess land to support subdivisions based on the zoning requirements. Excess frontage would not normally be assessed unless subdivision potential exists, however it could be if the market sales data showed a value exists even if subdivision potential did not.

The frontage would be valued by multiplying only the excess frontage above the minimum requirement, in increments of the zone minimum by the front foot rate and then adjusted by the NC and further for usability, topography, wetland, etc.

Example:

Zone = Two Acres, 100 Front Feet

1. Parcel with three acres and 400 front feet would not have any excess frontage assessed because only one excess acre exists and the zone requires two. So, this parcel has no subdivision potential.

2. Parcel with four acres and 400 front feet would be assessed for 100 excess front feet because there are two excess acres to support the zoning requirement, and therefore, a potential for subdivision exist.

If the sales data were to show a value for excess road frontage, even if no subdivision potential existed, it could be valued based on every front foot beyond the zone minimum.

Finally, you would add the building value to the extra features value to the land value to get the total assessment.

SECTION 5

UNDERSTANDING YOUR PROPERTY RECORD CARD

ABBREVIATIONS, SAMPLES & DEFINITIONS

Notices may not be exact copies

(3)

Map: 000R42 **Lot:** 000008 **Sub:** 000000 (1) **Card:** 1 of 1 (2) **123 MOUNTAIN ROAD** **ANYTOWN** **Printed:** 04/01/2022

PROPERTY RECORD CARD - FRONT

OWNER INFORMATION (4)

DOE, JOHN
DOW, JANE
123 MOUNTAIN ROAD

ANYTOWN, NH 01234

SALES HISTORY (5)

Date	Book	Page	Type	Price	Grantor
03/12/2018	3587	2609	U I 51	525,000	

PICTURE (8)

LISTING HISTORY (6)

09/21/20	ERHC	
01/29/20	ERPM	
04/02/19	ERPL	
02/26/15	ERVL	
01/09/15	INSP	MARKED FOR INSPECTION
01/17/08	DWRM	

NOTES (7)

WHITE;TBHS=4 FULL, 2 HALF; DNPU 2' ENT/EOPF; NICE SETTING, VIEW; FNDTN=STONE & CONCRETE. LAND=OWNER SAYS 252+ACRES RES-POND IS AMENITY TO PROP;LOW POSTED BSMNT; DNPU FFF LIBRARY OR OFFICE AS BEDROOMS;TQF=14'; 36X22 BMU FLAT ROOF;4/19; EXTENSIVE RENO ON-GOING; HQ, WAINSCOTTING, EXPOSED BEAMS, CUST DETAIL FEAT, BLT INS, TILE BTHS/SHOWERS ETC;REMVD TREES=UNOBST VU; UC=SOME FLRS/TRIM, KIT, MISC BTH FIX/PAINT,ELEC WORK, STAIRWAYS; 1/20; DNVI, PU AC, DECK, ENT, EST COMPLETE, RMVD UC;

EXTRA FEATURES VALUATION (9)

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PATIO	150	10 x 15	167	7.00	10	175	EST; SNOW
CARPORT WOOD	240	12 x 20	127	11.00	40	1,341	COND=DEPTH; DRT FLR
SHED-WOOD	144	12 x 12	171	10.00	60	1,477	ATT CARPORT
GARAGE-1 STY	1,800	36 x 50	69	30.00	70	26,082	
PATIO	200	10 x 20	140	7.00	70	1,372	EST; SNOW/BRICK
FIREPLACE 3-STAND	1		100	6,500.00	100	6,500	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	INT FS; IN BMU
						39,900	

SAMPLE APPRAISAL CARD

MUNICIPAL SOFTWARE BY AVITAR

ANYTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE (10)

Year	Building	Features	Land
2018	$ 284,800	$ 32,800	$ 194,814
		Parcel Total:	$ 512,414
2019	$ 328,200	$ 32,800	$ 220,522
		Parcel Total:	$ 581,522
2020	**$ 487,300**	**$ 39,900**	**$ 342,390**
		Parcel Total:	**$ 869,590**

LAND VALUATION (11)

LAST REVALUATION: 2020

Zone: RURAL **Minimum Acreage:** 2.00 **Minimum Frontage:** 225 **Site:** VERY GOOD **Driveway:** PAVED **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.000 ac	83,000	E	100	110	95	100	90 -- ROLLING	100	78,100	0	N	78,100	
1F RES	39.890 ac	x 2,500	X	58				90 -- ROLLING	100	52,100	0	N	52,100	
FARM LAND	26.000 ac	x 2,500	X	58				90 -- ROLLING	100	33,900	66	N	7,514	
UNMNGD OTHER	114.660 ac	x 2,500	X	58				90 -- ROLLING	100	149,600	33	N	5,076	
UNMNGD OTHER	1,575.000 ff	x 40	E	100					100	63,000	0	N	0	
VIEW *		MOUNTAINS/HILLS NEAR, PANORAMIC, FULL, EXTREME							100	61,800			61,800	
JENNESS POND *	100.000 wf	BEACH AND/OR LANDSCP, MAIN WATERBO						85 -- MODERATE S	100	137,800	0		137,800	
	182.550 ac									576,300			**342,390**	

*See 1.D.

As you can see, the appraisal card is broken into sections.

1) **MAP/LOT/SUB** - Numbers represent the parcel identification numbers (PID) used by the town. The map number represents the ID of the map sheet on which the parcel is displayed. The lot number and sub lot are the unique ID for the parcel on that map sheet.

2) **CARD # OF #** - Typically 1 of 1 means the parcel has only one assessment record card for its entire assessment information. In a multi-card situation, where more than one assessment record card is needed to show the assessment information of a parcel with several primary buildings, the first number is the sequential card number and the second number is the total number of cards for that parcel.

3) **PRINTED** - The date the card was printed, reflecting the assessment information and value on file at that time.

4) **OWNER INFORMATION** - Located in upper left hand corner just below map-lot-sublot numbers and contains the owner name and address information of record at the time of print.

5) **SALE HISTORY** - This section is located to the right of owner information box and displays the five most current sales recorded as known for this parcel showing book, page, date, type of sale (Qualified/Unqualified & Vacant/Improved) and seller's name.

6) **LISTING HISTORY** - This section usually contains the date that the property was visited, plus the two initials of the person who visited the property. The third character is the reason why they were there, and the fourth is the "action" taken. This may vary as it is user definable, but will always have a date followed by a four space code and then space for a brief note.

7) **NOTES** - An area for the appraiser to enter abbreviated notes about the property, as well as reasons for any adjustments made elsewhere on the assessment record card.

8) **PICTURE** - Intended to represent some aspect of this tract of land such as view, waterfront or site or outbuildings.

9) **EXTRA FEATURES VALUATION** - This area contains the valuation of fireplaces, pools, sheds, detached garages, etc., (a table listing all descriptions and rates can be found in *Section 9C*.), and displays a description (as well as dimensions when appropriate), the unit rate, condition and final value. The grand total is rounded to nearest $100. Also, included is a brief notes section for each extra feature item listed.

10) **PARCEL TOTAL TAXABLE VALUE** - Is located about halfway down the right side of the card and displays prior years and current assessed value summarized as buildings, features and land and then the card total value. In the case of a multi-card parcel, in the current year column an additional value will be displayed for the total parcel value just below the card total value, whereas the prior year values will only show the total assessed value of the entire parcel.

11) **LAND VALUATION** - This area provides all the information necessary for land valuation.

Zone - Displays the land pricing table description, which is usually the same as the zones in town.

Minimum Acreage - The minimum lot size as defined by zoning requirements of the town. Occasionally, zones are defined that do not relate to the town zoning. Refer to the land pricing table for clearer definition of the land pricing table.

Minimum Frontage - Same as above, but represents the minimum required road frontage needed for development.

Site - A brief description of the site such as undeveloped, fair, average, good, very good or excellent, which are referring to the condition of the site development and landscaping.

Driveway - A brief description of the driveway such as none, gravel, paved, stone, etc.

Road - A brief description of the road such as paved or gravel.

Land Type - Refers to specific codes used to classify land use. These are all listed and defined in *Section 9C.*

Units - Size of land being assessed on each line.
AC = Acres
FF = Front Feet (Road Frontage) SF = Square Feet
WF = Waterfront Feet

If there are views, they will display here with subject, distance, depth and width as defined in *Section 9.C.*

Base Rate - Dollar value per unit, except on line one where it is the basic value of the building site, if one exists, for the lot size shown under units.

NC - Neighborhood Code. All towns have distinct neighborhoods, some more than others, which influence value based on features of the neighborhood and market desirability. Neighborhoods are represented alphabetically with "E" being average; A, B, C & D being levels below average; and F, G, H, I, etc. being levels above average value and desirability.

ADJ - The factor by which the neighborhood influences the value. In the case of excess acreage, it is a quantity or size adjustment factor

Site - Land line one only and displays the adjustment factor, if any, associated with the description.

Road - A brief description of the road such as paved or gravel.

Dway - Land line one only and displays the adjustment factor, if any, associated with the description.

Topography - Each land line can have a topography description and adjustment associated and displayed with it.

Cond - Condition - area to enter other land adjustments, such as: wet, shape, undeveloped, etc.

Ad Valorem - Market value.

SPI - Soil Potential Index is used to regulate the per acre rate of the current use land based on the range of value provided by the state. Current use condition for grade, location & site quality as defined in DRA Current Use Rules for forest categories. An entry of 100 means the maximum value and 0 means the minimum. The SPI is provided by the landowner for farm land.

R - This is used for the current use recreation discount. If the recreation discount is granted, a "Y" will appear in this column.

Tax Value - Is the taxable value of all land being appraised, including the land assessed under current use.

Notes - Brief information about each land line or the "COND" adjustment.

12) See *Section 1.D.* Listing the Property – Views. *Views & Section 9.C. Final Valuation Tables (Views & Waterfront).*

Map: 000R42 Lot: 000008 Sub: 000000 Card: 1 of 1 123 MOUNTAIN ROAD ANYTOWN Printed: 04/01/2022

PROPERTY RECORD CARD - BACK

PICTURE (1)

OWNER (2)

DOW, JOHN
O'BRIEN, KAREN JOY
123 MOUNTAIN ROAD

ANYTOWN, NH 01324

TAXABLE DISTRICTS (3)

District	Percentage

PERMITS (5)

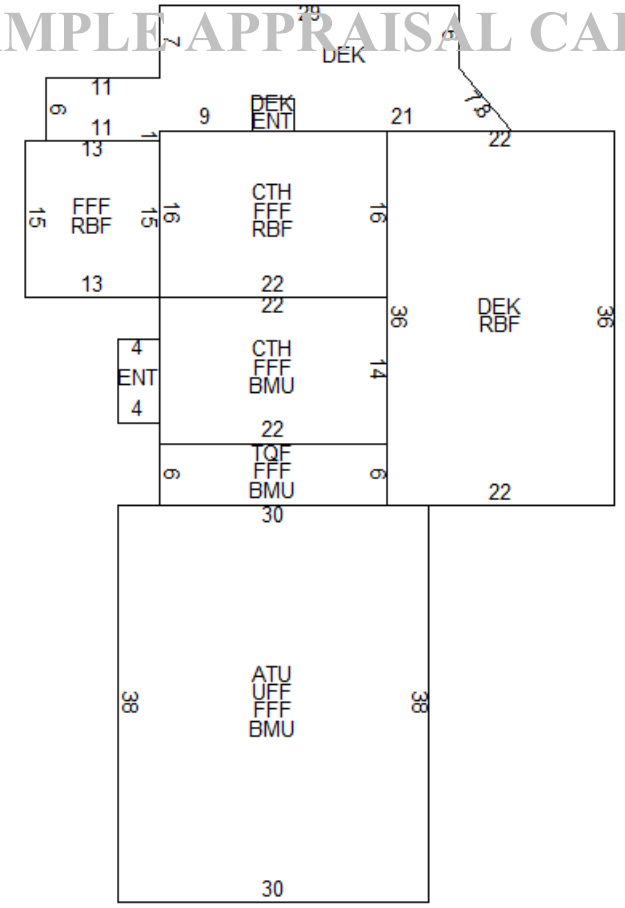
Date	Permit ID	Permit Type	Notes
11/20/19	2019000256	RENOVATION	
06/11/18	2018000097	RENOVATION	

BUILDING DETAILS (4)

Model: **2.50 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEDAR/REDWD**
Int: **DRYWALL/PLASTERED**
Floor: **HARDWOOD/PINE/SOFT WD**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **5.0** Fixtures: **18**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A6 EXC+20**
Com. Wall:
Size Adj: **0.8492** Base Rate: **RSA 88.00**
Bldg. Rate: **1.4087**
Sq. Foot Cost: **$ 123.97**

SAMPLE APPRAISAL CARD

(6)



BUILDING SUB AREA DETAILS (7)

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	1140	0.10	114
UFF	UPPER FLR FIN	1140	1.00	1140
FFF	FST FLR FIN	2127	1.00	2127
BMU	BSMNT	1580	0.15	237
TQF	3/4 STRY FIN	132	0.75	99
DEK	DECK/ENTRANCE	1221	0.10	122
RBF	RAISED BSMNT	1339	0.75	1004
CTH	CATHEDRAL	660	0.10	66
ENT	ENTRY WAY	44	0.10	4
GLA:	**3,366**	**9,383**		**4,913**

2020 BASE YEAR BUILDING VALUATION (8)

Market Cost New: **$ 609,065**
Year Built: **1776**
Condition For Age: EXCELLENT **20 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **20 %**

Building Value: **$ 487,300**

1) **PICTURE** - A color or black and white digital picture, if one is attached, usually a picture of the sketched building.

2) **OWNER INFORMATION** - Repeats the owner information from the front for ease of use.

3) **TAXABLE DISTRICTS** - This area lists any town districts and the percentage of the property in each district.

4) **BUILDING DETAILS** - The title bar displays the story height, building style and year built.

Model – Story Height/Building Type
Roof - Style & Material Cover
Ext - Exterior Wall Cover
Int - Interior Wall Material
Floor - Floor Cover Material
Heat - Type & Fuel
Bedrooms - # of Bedrooms
Bath - # of Baths
Fixtures - Total # of Bath Fixtures
Extra Kitchens – In-law or Living Area Kitchen
Fireplaces
A/C - Central Air
Generators
Quality - Building Quality Description
Com Wall - Commercial Wall Structure
Size Adj - Size Adj Factor
Base Rate - Bldg Sq Ft Cost
Bldg Rate - Overall bldg factor, based on prior bldg description
Sq. Foot Cost - Final Adjusted Bld Sq Ft Cost

5) **PERMITS** - Area to keep track of issued building permits, manually or automatically from the Avitar Building Permit module, if town building inspector is using that module.

6) **BUILDING SKETCH** - It is the area in which the CAMA generated sketch can be found. Labeling of all sections is located within each area. The acronyms in the sketch, which consists of three letters, are shown to the right of the sketch in the Building Sub Area Details section in a more readable, but still in an abbreviated format.

7) **BUILDING SUB AREA DETAILS** - This shows the Sub Area ID and description, the actual area for each sub area, the cost factor associated with it as a percentage of the Building Square Foot Cost and the effective area, which is the actual area times the cost factor.

Example: A first floor finished (FFF) might be worth $86/sq ft, but an attached deck would not be. By using the 10% cost factor, the square foot cost of the deck would be $8.60. So, if you have a 100 square foot deck at $8.60/sf, it would be valued at $860. Put another way, 100 sf times cost adjustment factor of 10% = 10 sf. 10 sf x $86 base rate = $860. As you can see, using the adjustment this way is the same, but it enables the computation of the total effective area for use in the overall size adjustment computation and for comparing the effective area of comparable structures.

8) **BASE YEAR BUILDING VALUATION** - Is calculated by multiplying the total effective area by the Building Adjusted Base Rate, displayed just above and to the right of the sketch. This represents the undepreciated value of the structure, or rather the cost to replace the structure with a similar structure at the time the assessment was made,

based on the local market data. The base year is the year of the last valuation update and the year from which the age depreciation of the building is computed.

- Normal - Depreciation based on the age and condition of the building.
- Physical - Is added depreciation to account for the loss in value due to wear and tear and the forces of nature.
- Functional - Added depreciation is the loss in value due to the inability of the structure to perform adequately the function for which it is used, based on problems with design, layout and/or use of the buildings.
- Economic - Added depreciation based on factors influencing value that are external to the property and generally not controlled by the owner.
- Temporary - Generally used for a building in a transitional phase such as renovation, remodeling or new construction not completed as of April 1st. It is expected to change yearly as construction is completed.

This approach ensures consistent age depreciation, but also allows the supervisor to make individual added depreciation on final field review, as deemed needed for each property. See *Section 4* - Depreciation - Manual Calculation

- Total Dpr - Total all depreciation.
- Assessment is the actual assessed value of the building and is calculated by multiplying the Building Market Cost New value by (100% - Total Depreciation %).

Building Market Cost New	=$227,000
Total Depreciation = 21%	x .79 (100% - 21%=79% or .79)
	$179,330

Rounded to $179,300 = Building Assessment

GENERAL
COMMONLY USED ABBREVIATIONS

A/C	Air Conditioning
AC	Acres
ACC	Access
AMNTY	Amenity
ATT	Attached
AVG	Average
BC	Blind Curve
BCH	Beach
BKL	Backland
BR	Bedroom
BSMNT/BMT	Basement
BTH	Bath
CB	Cinder/Concrete Block
CE	Conservation Easement
CK/CHK	Check
CLR	Clear
COF	Comm Office Area
COND	Condition
CTD	Cost to Develop
CTR	Close to Road
CU	Current Use
CW	Common Wall
DB	Dirt Basement
DNPU	Did Not Pick UP
DNV	Did Not View
DNVI	Did Not View Interior
DTW	Distance to Waterfront
DV	Data Verification
DW	Driveway
ENT	Entrance
ESMNT	Easement
EST	Estimate
EXC	Excellent
EXT	Exterior
FF	Front Feet on Road
FIN	Finished
FLR	Floor
FND	Foundation
FP	Flood Plain
FPL	Fireplace
FR	Fair
FS	Field Stone
GAR	Garage
GD	Good
HO	Homeowner
INCL	Included
INFO	Information
INT	Interior
LB	Low Basement
LDK	Loading Dock
LLA	Lot Line Adjustment
LTD	Limited
LOC	Location
LUCT	Land Use Change Tax
ME	Measured & Estimated
MH	Manufactured Home
MHD	Manufactured Home-Double Wide
MHS	Manufactured Home-Single Wide
MKB	Modern Kitchen/Bath
M/L	Measured & Listed
MPU	Most Probable Use
NBD	Non-Buildable
NC	No Change
NICU	Not in Current Use
NOH	No One Home
NSFA	No Show for Appointment
NV	No Value
OKB	Outdated Kitchen/Bath
P&B	Post & Beam
PDS	Pull Down Stairs/Attic Stairs
PF	Pond Frontage
PLE	Power Line Easement
PR	Poor
PRS	Pier Foundation
PU	Pickup
RBL	Road Bisects Lot
RD	Road
REF	Refused
RF	River Frontage
ROW	Right of Way (R/W)
SHDW	Shared Driveway
SUBD	Subdivision
TOPO	Topography
UC	Under Construction
UNB	Unbuildable
UND	Undeveloped
UNF	Unfinished
VBO	Verified by Owner
VGD	Very Good
VPR	Very Poor
VU	View
WA	Water Access
WB	Wet Basement
WF	Water Frontage
WH	Wall Height
WOB	Walkout Basement
W&D	Windows & Door
XFOB	Extra Features
XSWF	Excess Water Frontage
YB	Year Built

SAMPLE - LIST LETTER

Town of Anytown
123 Main Street
Anytown, NH 03123

DOW, JOHN & JANE
123 MOUNTAIN ROAD
ANYTOWN, NH 03123

Map Lot Sub : 000404 000031 000000

June 6, 2022

INTERIOR INSPECTIONS

Dear Property Owner:

The Town of Anytown has contracted Avitar Associates of New England, Inc. to perform a data verification process. Annually, properties are chosen and the data is verified for accuracy. This process helps to maintain an accurate database and will help maintain fair and equitable assessments.

At this time, Avitar is scheduling appointments for **Interior Inspections** for **Monday, June 20, 2022 thru Wednesday, June 22, 2022** (additional days may be added, if needed). You will not be able to make an appointment after **4:00 pm on June 17, 2022**. This appointment scheduling is for an interior inspection at your property location, no phone appointments are currently available for your town. The purpose of the interior inspection is to verify the data listed on your property record card for accuracy i.e., number of bedrooms and baths and to determine the overall condition. This is not required by law, but does ensure your data is accurately listed.

To schedule an interior inspection appointment, go to **www.avitarassociates.com/inspections.** Select **TOWN OF ANYTOWN** and then select an appointment timeframe (2 hour blocks). On the day of the appointment, a representative from Avitar will arrive at your property location between the times selected. The actual interior inspection will typically only take 15 minutes but we will have several inspections scheduled for the same time block. Therefore, please know that you must be available at your property during the entire 2 hour timeframe. **For example: If you choose 8:00 am, you must be there from 8:00 am to 10:00 am.**

If you do not have access to the internet and no one else is available to assist you, contact the Anytown Town Office/Hall at 603-123-4567 and they can log on to the above-mentioned website to schedule an interior inspection appointment for you. If you are unable to make an appointment at this time, you may contact the town leaving your name & number and Avitar will try to contact you on their next scheduled visit.

Please keep in mind that the inspection of your property is very important for an accurate and equitable assessment.

Thank you for your cooperation,
Avitar Associates of NE, Inc.
Contract Assessors for the Town

SAMPLE PRELIMINARY NOTICE OF VALUE

Town of Anytown
123 Main Street
Anythown, NH 03123

DOW, JOHN
DOW, JANE
123 MOUNTAIN ROAD
ANYTOWN NH 03123

Map Lot Sub : 000202 000027 000024

NOTICE OF PRELIMINARY ASSESSMENT VALUES - JUNE 22, 2022

Dear Property Owner:

The **Town of Anytown** has contracted with Avitar Associates to perform a town wide update of values. Sales prior to the April 1st assessment date are relied upon to establish new base land and building rates with the goal of bringing all assessments to 100% of fair market value. The new assessed values established for your property during the recent update are listed below.

To view your property record card online, go to **www.avitarassociates.com** and select **Online Data, Subscription Information (Assessment Data - Review Online)**. Log in using the **Subscriber** option with **Username: townofanytown** and **Password: anytown**. The website also provides links to resources designed to help you understand the codes, notes, abbreviations, and other information on your property record card. The Online Data at this website will only be available for 60 days to review your property record card. **The informal review phone appointments will only be available during the timeframe listed below, additional days may be added, if needed.**

If you feel an error exists and would like to schedule a **PHONE APPOINTMENT** to review your assessment or to contact us with specific questions, please go to **www.avitarassociates.com/appointments** for details. Appointments are only available for the week of **July 11, 2022**, therefore we urge you to **logon as soon as possible and schedule an appointment to ensure you are afforded the opportunity for review**. If you do not have access to the internet, and no one else is available to assist you, contact the **Town Office** at **603-123-4567** and they can make an appointment for you. Unlike in previous years, we will not be holding face to face meetings. But rather, we will contact you at the phone number you provide for your scheduled appointment.

Please note that you should not try to estimate your next tax bill by multiplying your new assessment and the old tax rate as it will produce an erroneous tax amount. As the total value of the Town has increased, then the tax rate will drop proportionally, barring any significant changes in spending voted in at Town & School district meetings. **The newly established values will be implemented on the December bill.**

We appreciate your patience and thank you for your cooperation.

Land Value: $ 54,000 Buildings/Features: $ 196,000 Total Parcel Value: $ 250,000

SAMPLE - SECOND NOTICE OF VALUE AFTER PRELIMINARY HEARINGS

Town of Anytown
Office of the Selectmen
123 Main Street
Anytown, NH 02345

DOW, JOHN & JANE
123 MOUNTAIN ROAD
ANYTOWN, NH 03123

Map Lot Sub : 000001 000001 000001

August 5, 2022

Dear Property Owner:

The value listed below is your final value developed from the recent townwide update after review and changes from the informal hearing process in Anytown**, N.H.**

Changes may have occurred whether or not you scheduled an appointment for an informal hearing.

If you have any further questions or concerns, they should be addressed through the abatement process once you have received your final tax bill in the fall. As provided under RSA 76:16, you have the right to apply in writing to the selectmen or assessors for an abatement of taxes assessed by March 1 following the notice of tax. If after you have filed for abatement and are still aggrieved, you may apply in writing to either the Board of Tax and Land Appeals (RSA 76:16-a) or Superior Court (RSA 76:17), but not both. The appeal shall be filed on or before September 1 after the date of notice of tax and not afterwards.

Please note that you should not multiply your new assessment by the old tax rate, as it will produce an erroneous tax amount.

Sincerely,
Avitar Associates of NE, Inc.
Contract Assessor

Land Value: $ 73,300 Improvements: $ 163,800 Total Parcel Value: $ 237,100

DEFINITIONS

Abatement: An official reduction or elimination of one's taxes.

Abstraction Method: Method of land valuation in the absence of vacant land sales, whereby improvement values obtained from the cost model are subtracted from sales prices of improved parcels to yield residual land value estimates. Also called land residual technique.

Ad Valorem Tax: A tax levied in proportion to the value of the thing(s) being taxed. Exclusive of exemptions, use-value assessment provisions, and the like, the property tax is an ad valorem tax.

Age/Life Method (Depreciation): A method of estimating accrued depreciation founded on the premise that, in the aggregate, a neat mathematical function can be used to infer accrued depreciation from the age of a property and its economic life. Another term is "straight-line depreciation" (see depreciation, accrued; and depreciation method, straight-line).

Allocation Method: A method used to value land, in the absence of vacant land sales, by using a typical ratio of land to improvement value. Also called land ratio method.

Amenity: A feature of an improvement that enhances its suitability for its basic use. A fireplace in a single-family residence is an amenity, as is covered parking at an apartment complex. By definition, amenities always increase value. Use of land owned in common like in a condominium complex, is an added value or amenity.

Anticipated Use Method: A method used to appraise underdeveloped land. Expected improvements to the land are specified, and total development costs are estimated and subtracted from the projected selling price to give an estimate of the value of the undeveloped land.

Appeal: A process in which a property owner contests an assessment either informally or formally.

Appraisal Date: The date as of which a property's value is estimated.

Appraisal Methods: The three methods of appraisal, that is, the cost approach, income approach, and sales comparison approach.

Appreciation: Increase in value of a property, in terms of money, from causes other than additions and betterments. For example, a farm may appreciate if a shopping center is built nearby, and property of any sort may appreciate as a result of inflation.

Arm's-Length Sale: A sale in the open market between two unrelated parties, each of whom is reasonably knowledgeable of market conditions and under no undue pressure to buy or sell.

Assemblage: The assembling of adjacent parcels of land into a single unit. Compare "plottage".

Assess: To value property officially for the purpose of taxation.

Assessed Value: (1) A value set on real estate by a government as a basis for levying taxes; (2) The monetary amount for a property as officially entered on the assessment roll for purposes of

computing the tax levy. Assessed values differ from the assessor's estimate of actual (market) value for three major reasons: fractional assessment ratios, partial exemptions, and decisions by assessing officials to override market value.

Assessment: The official act of discovering, listing, and estimating property value and other property assessments.

Assessment Card: A card used by an assessor with land and building information, including acreage, sketch or photograph of a building, a description of its location, a list of the principal factors affecting its reproduction cost and depreciation, and the calculations of cost and depreciation. **Also called a "property record card"**.

Assessment Equity: The degree to which assessments bear a consistent relationship to market value.

Assessment Progressivity or Regressivity: An estimated assessing bias such that high-value properties are appraised higher (or lower) than low-value properties in relation to market values. It is computed by the Price Related Differential; however, it is not statistically definitive, but merely an indication of a possible bias.

Assessment to Sale Price Ratio: The ratio of the assessed value to the sale price (or adjusted sale price) of a property; a simple indication of assessment accuracy.

Bias: A statistic is said to be biased if the expected value of that statistic is not equal to the population parameter being estimated. A process is said to be biased if it produces results that vary systematically with some factor that should be irrelevant.

Board of Tax and Land Appeals: Empowered by RSA 71-B, the Board of Tax and Land Appeals has responsibility for: (1) hearing appeals of individual tax assessments, exemptions or refunds, whether levied by the State or its municipalities; (2) hearing petitions for reassessment and determining the adequacy of reassessments ordered by the Board; and (3) determining any appeals of the equalization ratios established by the Commissioner of Revenue Administration.

Capitalization Rate: Any rate used to convert an estimate of future income to an estimate of market value; the ratio of net operating income to market value.

Coefficient of Dispersion (COD): The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio.

Computer Assisted Mass Appraisal (CAMA): A system of appraising property, usually only certain types of real property, that incorporates computer-supported statistical analyses such as multiple regression analysis and adaptive estimation procedure to assist the assessor in estimating market value of a large population of properties.

Confidence Interval: For a given confidence level, the range within which one can conclude that a measure of the population (such as the median or mean appraisal ratio) lies.

Contributory Value: The amount a component of a property contributes to the total market value. For improvements, contributory value must be distinguished from cost.

Deferred Maintenance: Repairs and similar improvements that normally would have been made to a property, but were not made to the property in question, thus increasing the amount of its depreciation.

Depreciation: Loss in value of an object, relative to its replacement cost new, reproduction cost new, or original cost, whatever the cause of the loss in value. Depreciation is sometimes subdivided into three types: physical deterioration (wear and tear), functional obsolescence (suboptimal design in light of current technologies or tastes), and economic obsolescence (poor location or radically diminished demand for the product).

Double Net Lease (NN): This type of lease requires only the tenant to pay property taxes and insurance premiums in addition to rent.

Effective Gross Income (EGI): The potential gross income, less vacancy and collection loss, plus miscellaneous income.

Escheat: The right to have property reverts to the state for nonpayment of taxes or when there are no legal heirs of someone who dies without leaving a will.

Encumbrance: Any limitation that affects property rights and value.

Equalization: The process by which an appropriate governmental body attempts to ensure that all property under its jurisdiction is assessed at the same assessment ratio or at the ratio or ratios required by law. Equalization may be undertaken at many different levels. Equalization among use classes (such as agricultural and industrial property) may be undertaken at the local level, as may equalization among properties in a school district and a transportation district; equalization among counties is usually undertaken by the state to ensure that its aid payments are distributed fairly.

Equalized Values: Assessed values after they have all been multiplied by common factors during equalization.

Estate: A right or interest in property.

Expense: A cost, or that portion of a cost, which under accepted accounting procedures, is chargeable against income of the current year.

External (Economic) Obsolescence: The loss of value (relative to the cost of replacing a property with property of equal utility) resulting from causes outside the property that suffers the loss. Usually locational in nature in the depreciation of real estate, it is more commonly marketwide in personal property, and is generally considered to be economically infeasible to cure.

Fee Simple Estate: The property rights that refer to absolute ownership unencumbered by any other interest or estate (a right or interest in property), subject only to the limitations imposed by governmental powers such as eminent domain, taxation, police power, and escheat.

Field Review: The practice of reviewing the reasonableness of assessments by viewing the properties in question by looking at their exteriors.

Functional Depreciation: Synonymous with the preferred term “obsolescence”.

Functional Obsolescence: Loss in value of a property resulting from changes in tastes, preferences, technical innovations, or market standards.

Gross Lease (GR): Is a monthly rent including an estimated utility cost.

IAAO: International Association of Assessing Officers.

Improvements: Buildings, other structures, and attachments or annexations to land that are intended to remain so attached or annexed, such as sidewalks, trees, drives, tunnels, drains, and sewers. Note: Sidewalks, curbing, sewers, and highways are sometimes referred to as “betterment”, but the term “improvements” is preferred.

Income: The payments to its owner that a property is able to produce in a given time span, usually a year, and usually net of certain expenses of the property.

Income Approach: One of the three approaches to value, based on the concept that current value is the present worth of future benefits to be derived through income production by an asset over the remainder of its economic life. The income approach uses capitalization to convert the anticipated benefits of the ownership of property into an estimate of present value.

Land-to-Building Ratio (Land-to-Improvement Ratio): The proportion of land area to gross building (improvement) area. For a given use, the most frequently occurring ratio will be that of a functioning economic unit.

Lease: A written contract by which the lessor (owner) transfers the rights to occupy and use real or personal property to another (lessee) for a specified time in return for a specified payment (rent).

Leased Fee Estate: An ownership interest held by a lessor with the rights of use and occupancy conveyed by lease to another.

Leasehold Estate: Interests in real property under the terms of a lease or contract for a specified period of time, in return for rent or other compensation; the interests in a property that are associated with the lessee (the tenant) as opposed to the lessor (the property owner). May have value when market rent exceeds contract rent.

Lessee: The person receiving a possessory interest in property by lease.

Lessor: The person granting a possessory interest in property by lease.

Level of Assessment; Assessment Ratio: The common or overall ratio of assessed values to market values. Three concepts are commonly of interest: what the assessment ratio is legally required to be; what the assessment ratio actually is, and what the assessment ratio seems to be, on the basis of a sample and the application of inferential statistics.

Life Estate: An interest in property that lasts only for a specified person's lifetime; thus the owner of a life estate is unable to leave the property to heirs.

Listing: Performing an interior inspection of a property/building.

Market Approach: Any valuation procedure that incorporates market-derived data, such as the stock and debt technique, gross rent multiplier method and allocation by ratio.

Mass Appraisal: The process of valuing a group of properties as of a given date, using standard methods, employing common data, and allowing for statistical testing.

Mass Appraisal Model: A mathematical expression of how supply and demand factors interact in a market.

Mean: A measure of central tendency. The result of adding all the values of a variable and dividing by the number of values. For example, the mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called arithmetic mean or average.

Median: A measure of central tendency. The value of the middle item in an uneven number of items arranged or arrayed according to size; the arithmetic average of the two central items in an even number of items similarly arranged; a positional average that is not affected by the size of extreme values.

Model Calibration: The development of adjustments, or coefficients based on market analysis that identifies specific factors with an actual effect on market value.

Modified Gross Lease (MG): This type of lease sits somewhere between a triple net lease and a gross lease and varies. Some expenses may be included and are defined on a lease by lease basis.

Neighborhood: (1) The environment of a subject property that has a direct and immediate effect on value; (2) A geographic area defined for some useful purpose, such as to ensure for later multiple regression modeling that the properties are homogeneous and share important locational characteristics.

Net Operating Income (NOI): (1) The income expected from a property, after deduction of allowable expenses; (2) Net annual income is the amount generated by a property after subtracting vacancy and collection loss, adding secondary income, and subtracting all expenses required to maintain the property for its intended use. The expenses include management fees, reserves for replacement, maintenance, property taxes, and insurance, but do not include debt service, reserves for building additions, or income tax.

Net Leasable Area (also referred to as rentable square footage): The area within a building or structure that is actually occupied by an individual tenant. Net leasable area does not include any of the common areas, such as lobbies and restrooms shared by other tenants.

Obsolescence: A decrease in the value of a property occasioned solely by shifts in demand from properties of this type to other types of property and/or to personal services. Some of the principal causes of obsolescence are: (1) changes in the esthetic arts; (2) changes in the industrial arts, such as new inventions and new processes; (3) legislative enactments; (4) change in consumer demand for products that results in inadequacy or overadequacy; (5) migration of markets that results in misplacement of the property. Contrast depreciation, physical; depreciation, economic.

Overall Rate (OAR): A capitalization rate that blends all requirements of discount, recapture, and effective tax rates for both land and improvements; used to convert annual net operating income into an indicated overall property value.

Partial Interest: An interest (in property) that is less complete than a fee simple interest. Also, known as a “fractional” interest.

Percent Good: An estimate of the value of a property, expressed as a percentage of its replacement cost, after depreciation of all kinds has been deducted.

Physical Depreciation: Depreciation arising solely from a lowered physical condition of the property or a shortened life span as the result of ordinary use, abuse, and action of the elements.

Plottage Value: (1) The increment of value ascribed to a plot because of its suitability in size, shape, and/or location with reference to other plots (preferred); (2) The excess of the value of a large parcel of land formed by assemblage over the sum of the values of the unassembled parcels. Compare “assemblage”.

Potential Gross Income (PGI): The sum of potential gross rent and miscellaneous income, that is, the income from rent and other sources that a property could generate with normal management, before allowing for vacancies, collection loss and normal operating expenses.

Price Related Differential (PRD): The mean divided by the weighted mean. The statistic has a slight bias upward and is not statistically definitive; however, price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity.

Principle of Substitution: The principle of substitution states that no buyer will pay more for a good than he or she would have to pay to acquire an acceptable substitute of equal utility in an equivalent amount of time.

Ratio Study: A study of the relationship between assessed values and market sales data.

Real Property: Consists of the interests, benefits, and rights inherent in the ownership of land plus anything permanently or semi-permanently attached to the land or legally defined as immovable; the bundle of rights with which ownership of real estate is endowed. To the extent that "real estate" commonly includes land and any permanent improvements, the two terms can be understood to have the same meaning. Also called “realty”.

Replacement Cost New Less Depreciation (RCNLD): In the cost approach, replacement cost new less physical incurable depreciation.

Residual Value of Land: A value ascribed to land alone by deducting from the total value of land and improvements, the value of the improvements.

Reversion: The right of possession commencing on the termination of a particular estate.

Right-of-Way: R/W or RW, an easement consisting of a right of passage through the servient estate. By extension, the strip of land traversed by a railroad or public utility, whether owned by the railroad or utility company or used under easement agreement.

Single Net Lease (N): This type of lease requires the tenant to pay only the property taxes in addition to rent.

Standard Deviation: The statistic calculated from a set of numbers by subtracting the mean from each value and squaring the remainders, adding together all the squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability tables. When the data are not normally distributed, the standard deviation is less meaningful, and one should proceed cautiously.

Statistics: (1) Numerical descriptions calculated from a sample, for example, the median, mean, or coefficient of dispersion. Statistics are used to estimate corresponding measures, termed parameters, for the population; (2) the science of studying numerical data systematically and of presenting the results usefully. Two main branches exist: descriptive statistics and inferential statistics.

Stratification: The division of a sample of observations into two or more subsets according to some criterion or set of criteria. Such a division may be made to analyze disparate property types, locations, or characteristics, for example.

Subdivision: A tract of land that has been divided into marketable building lots and such public and private ways as are required for access to those lots, and that is covered by a recorded plat.

Tax-Exempt Property: Property entirely excluded from taxation because of its type or use. The most common examples are religious, charitable, educational, or governmental properties. This definition omits property for which the application of a partial exemption reduces net taxable value to zero.

Tax Map: A map drawn to scale and delineated for lot lines or property lines or both, with dimensions or areas and identifying numbers, letters, or names for all delineated lots or parcels.

Tax Rate: The amount of tax stated in terms of a unit of the tax base. For property tax, it is expressed in dollar of tax per $1,000 of value.

Time-Adjusted Sale Price: The price at which a property sold, adjusted for the effects of price changes reflected in the market between the date of sale and the date of analysis.

Total Economic Life: The period of time or units of production over which the operation of an asset is economically feasible, not necessarily the same as its physical life.

Trending: Adjusting the values of a variable for the effects of time. Usually used to refer to adjustments of assessments intended to reflect the effects of inflation and deflation and sometimes also, but not necessarily, the effects of changes in the demand for microlocational goods and services.

Triple Net Lease (NNN): This type of lease requires the tenant to pay ALL expenses in addition to rent.

Uniformity: The equality of the burden of taxation in the method of assessment.

Use Class: (1) A grouping of properties based on their use rather than, for example, their acreage or construction; (2) one of the following classes of property: single-family residential, multifamily residential, agricultural, commercial, industrial, vacant land and institutional/exempt; (3) Any subclass refinement of the above-for example, townhouse, detached single-family, condominium, house on farm, and so on.

Variance: A measure of dispersion equal to the standard deviation squared.

Zoning: The exercise of the police power to restrict landowners as to the use of their land and/or the type, size, and location of structures to be erected thereon.

SECTION 6

SALES DATA

A. DATE RANGE OF SALES & EFFECTIVE DATE OF NEW VALUE

B. QUALIFIED & UNQUALIFIED SALES REPORT

A. Date Range of Sales & Effective Date of New Value

Effective date of this revaluation is 4/1/2022.

Sales that occurred between 4/1/2021 and 5/2/2022 were used in the preliminary analysis. Vacant land 4/1/2021 to 6/3/22.

Sales that occurred between 10/1/2021 and 8/18/2022 were used in the final analysis. Sales after 4/20/2022 may not have been visited for verification.

A total of 82 qualified sales were used in the preliminary analysis/testing & 74 qualified sales were used in the final analysis/testing.

B. Qualified & Unqualified Sales Report

The following sales listing for all sales that were verified as qualified "market sales" (via PA-34 reports filed by the buyer and seller at the time of the transaction, onsite visits, sales questionnaires or through research of MLS listing services) that were discovered and used in the analysis of costs for the revaluation. There are two listings. The first is a list of all Market Sales commonly called Qualified. The second is a listing of all the sales considered non-market or unqualified sales and not used in the cost analysis.

The sales list includes the following abbreviations, defined here:

LC=Land Use Code

CI	Comm/Ind
EX-F	Exempt-Federal
EX-M	Exempt-Municipal
EX-P	Exempt-PILT
EX-S	Exempt-State
R1	1F Residential (1F = One Family)
R1A	1F Residential Water Access
R1W	1F Residential Waterfront
R2	2F Residential (2F = Two Family)
R2A	2F Residential Water Access
R2W	2F Residential Waterfront
R3	3F Residential (3F = Three Family)
R3A	3F Residential Water Access
R3W	3F Residential Waterfront
R4	4F Residential (4F = Four Family)
R4A	4F Residential Water Access
R4W	4F Residential Waterfront
UTL	Utility-Other
UTLE	Utility-Electric
UTLG	Utility-Gas
UTLW	Utility-Water

NC=Neighborhood Code

A	60%	40% Below the Average
B	70%	30% Below the Average
C	80%	20% Below the Average
D	90%	10% Below the Average
E	100%	Average for the Town
F	110%	10% Above the Average
G	120%	20% Above the Average
H	130%	30% Above the Average
I	140%	40% Above the Average
J	150%	50% Above the Average
K	160%	60% Above the Average
L	170%	70% Above the Average
M	180%	80% Above the Average
N	190%	90% Above the Average
P	200%	100% Above the Average
Q	225%	125% Above the Average
R	250%	150% Above the Average
S	275%	175% Above the Average
T	300%	200% Above the Average
X	Backland	Not Having Road Frontage

BR=Building Square Foot Rate – See *Section 9C Final Cost Tables*

SH=Story Height

A	1 Story Frame	E	2.5 Story Frame
B	1.5 Story Frame	F	2.75 Story Frame
C	1.75 Story Frame	G	3 Story Frame
D	2 Story Frame	H	3.5+ Story Frame
		I	Split Level

EF AREA = Effective Area. This is the actual area of each section of the building adjusted for cost. In other words, 800 square feet of first floor is more valuable than 800 square feet of basement, so the basement square footage is adjusted down for cost and the total effective area is the sum of all the sub areas adjusted for cost.

I = This column will be either “I” for improved, meaning a land and building sale or “V” for vacant, meaning a land only sale.

Q = This column is “Q” for qualified market sale or “U” for unqualified market sale.

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description
	Sale Note							Eff. Area			Sale Date			Grantor / Prior Year Assessment
0.989	000108	000035	000000	06	0.24	R1	F	RSA	A	$ 330,000	$ 326,300	I	Q	
								1,266			10/18/2021			BOUDREAU, GEORGETTE J. $ 183,200
1.045	000408	000003	000000	05	50.00	R2	F	RSA	A	$ 565,000	**$ 590,300**	I	Q	
	SALE INC. TWO LOTS 408-3 AND 408-4;QUAL THIS SALE WITH S							2,382			10/18/2021			MCGOURTY, JR., JOHN J. $ 450,400
1.146	000410	000039	000032	05	0.00	R1	E	MHD	A	$ 88,533	$ 101,500	I	Q	
								1,459			10/18/2021			GRISSET, JAMES $ 58,400
1.197	000407	000026	000018	05	0.00	R1	E	MHD	A	$ 92,000	$ 110,100	I	Q	
								1,198			10/19/2021			LANK, KELSEY L. $ 45,000
1.084	000109	000087	000000	06	0.23	R1	F	RSA	A	$ 290,000	$ 314,300	I	Q	
								1,448			10/21/2021			PROULX, BLANCHE $ 186,600
1.018	000107	000012	000156	05	0.00	R1	E	MHS	A	$ 100,000	$ 101,800	I	Q	
								1,045			10/26/2021			KIRKHUFF, MICHAEL L. $ 39,800
1.025	000109	000015	000000	03	0.82	CI	E	CMO	E	$ 700,000	$ 717,400	I	Q	
	NOT ON MLS/GOOGLE ETC. MARKET???							4,312			10/28/2021			ALLENSTOWN ANIMAL HOSP $ 492,400
0.970	000110	000054	000036	06	0.00	R1	F	RCD	D	$ 185,000	$ 179,400	I	Q	
								920			10/29/2021			MCGARR, KASANDRA N $ 84,500
0.965	000409	000033	000023	05	0.00	R1	E	MHS	A	$ 60,000	$ 57,900	I	Q	
								648			10/29/2021			POITRAS, STACI $ 15,500
1.031	000109	000009	000000	06	0.39	R1W	E	RSA	A	$ 220,000	$ 226,900	I	Q	
								767			11/01/2021			STEADMAN, DAVID JOSEPH $ 164,500
1.027	000110	000029	000000	06	0.20	R1	E	RSA	A	$ 208,933	$ 214,600	I	Q	
								787			11/03/2021			STONE, TRAVIS W. $ 127,700
1.086	000107	000012	000074	05	0.00	R1	E	MHD	A	$ 155,000	$ 168,300	I	Q	
								1,711			11/05/2021			HODGDON, ELIZABETH $ 75,200
1.033	000107	000012	000067	05	0.00	R1	E	MHD	A	$ 148,000	$ 152,900	I	Q	
								1,732			11/10/2021			QUESNELL, JULIE A $ 66,500
1.051	000107	000012	000175	05	0.00	R1	E	MHS	A	$ 85,000	$ 89,300	I	Q	
								856			11/22/2021			SOYARS, NANCY $ 40,500
1.070	000107	000012	000072	05	0.00	R1	E	MHD	A	$ 142,000	$ 152,000	I	Q	
								1,616			11/24/2021			EGGERS, RAVEN BLANK $ 73,200
0.906	000407	000040	000012	05	0.00	R1	E	MHS	A	$ 115,000	$ 104,200	I	Q	
	NOT ON MLS BUT APPEARS AT MKT COMPARED TO SIM SAL							966			11/29/2021			WESTGATE, TIMOTHY P $ 23,900
1.042	000112	000068	000000	06	0.45	R1	E	RSA	D	$ 395,000	$ 411,500	I	Q	
								1,869			12/01/2021			MDR REHAB & DEVELOPMEN $ 45,500
0.976	000111	000034	000000	06	0.22	R2	E	RMF	E	$ 300,000	$ 292,700	I	Q	
								3,121			12/15/2021			DESMARAIS, VERONIQUE A $ 252,100
0.986	000110	000054	000037	06	0.00	R1	F	RCD	D	$ 182,000	$ 179,400	I	Q	
								920			12/21/2021			BERGQUIST, AMY E. $ 86,200
1.004	000110	000054	000038	06	0.00	R1	F	RCD	D	$ 148,000	$ 148,600	I	Q	
								720			12/21/2021			PECK, NATHAN J $ 75,100

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
0.982	000105	000074	000000	06	0.27	R1	F	RSA	A	$ 350,000	$ 343,600	I	Q		
								1,594			12/28/2021			CHARRETTE, RICHARD J.	$ 185,200
1.047	000111	000017	000000	06	0.37	R2	E	RMF	C	$ 335,000	$ 350,800	I	Q		
								4,009			12/28/2021			BOUCHER, ERIC A	$ 270,100
1.136	000107	000012	000060	05	0.00	R1	E	MHS	A	$ 75,000	$ 85,200	I	Q		
								992			12/29/2021			BEAUREGARD, MANON	$ 36,200
1.025	000104	000004	000000	03	0.39	R1	D	RSA	A	$ 294,933	$ 302,400	I	Q		
								2,050			01/07/2022			MOORE, JAMES LAWRENCE	$ 185,900
0.975	000402	000117	000000	05	1.30	R1	B			$ 13,533	$ 13,200	V	Q		
											01/14/2022			LITTLEWOODS LLC	$ 17,200
1.013	000105	000054	000001	06	0.00	R1	F	RCD	D	$ 230,000	$ 232,900	I	Q		
	CONVERTED BLDG TO 2 CONDOS FOR 2022;BMF EST PER ML							1,051			01/24/2022			MDR REHAB & DEVELOPMEN	$ 0
1.003	000105	000054	000002	06	0.00	R1	F	RCD	D	$ 230,000	$ 230,700	I	Q		
	CONVERTED DUPLEX BLDG TO 2 CONDOS FOR 2022							1,025			01/24/2022			MDR REHAB & DEVELOPMEN	$ 0
1.018	000112	000099	000000	06	0.18	R1	F	RSA	B	$ 300,000	$ 305,400	I	Q		
	IMPROVEMENTS/RENOS/UPDATES ETC. AFTER 4/21 SALE AN							1,441			02/03/2022			MDR REHAB & DEVELOPMEN	$ 168,300
1.008	000112	000253	000000	06	0.24	R1	E	RSA	B	$ 275,000	$ 277,200	I	Q		
								982			02/08/2022			MDR REHAB & DEVELOPMEN	$ 128,900
1.001	000109	000062	000000	06	0.37	R1	F	RSA	E	$ 345,000	$ 345,200	I	Q		
								1,719			02/16/2022			HUBER, PAUL	$ 179,800
0.979	000407	000040	000062	05	0.00	R1	E	MHS	A	$ 100,000	$ 97,900	I	Q		
								764			03/04/2022			MALONEY, LEVI	$ 14,500
0.948	000112	000119	000000	06	0.22	R1	F	RSA	B	$ 365,933	$ 346,900	I	Q		
								1,573			03/14/2022			JORDAN, BRIAN R. & CH	$ 175,800
1.020	000105	000001	000004	03	0.00	CI	E	COC	A	$ 75,000	$ 76,500	I	Q		
								1,173			03/17/2022			MIDZIC, JUSUF	$ 133,400
1.025	000106	000025	000001	06	0.00	R1	F	RCD	D	$ 215,000	$ 220,400	I	Q		
								1,018			03/22/2022			BECK, KRISTA L & CHRIS	$ 109,700
0.986	000111	000010	000000	06	0.11	R1	F	RSA	D	$ 310,000	$ 305,800	I	Q		
								1,114			03/29/2022			MDR REHAB & DEVELOPMEN	$ 157,400
1.025	000105	000096	000000	03	0.87	R1	F	RSA	B	$ 300,000	$ 307,400	I	Q		
								2,059			04/05/2022			DION, ALEXANDRA	$ 204,400
0.946	000112	000186	000000	06	0.47	R1	F	RSA	B	$ 370,000	$ 350,000	I	Q		
								1,706			04/05/2022			CHAGNON, JOSHUA L.	$ 187,000
0.940	000109	000090	000000	06	0.23	R1	F	RSA	A	$ 330,000	$ 310,100	I	Q		
								1,218			04/18/2022			ROBERTS FAMILY REVOCAB	$ 169,300
1.008	000407	000015	000000	05	4.40	R1	F	RSA	B	$ 600,000	$ 605,000	I	Q		
								4,650			04/20/2022			DELMONTE, MATTHEW J	$ 358,500
0.944	000113	000031	000000	06	0.91	R2	F	RSA	A	$ 455,000	$ 429,500	I	Q		
								2,393			04/22/2022			O'BRIEN, ANN LOUISE TO	$ 238,000

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
0.980	000106	000023	000004	06	0.00	R1	F	RCD D	$ 240,000	$ 235,100	I	Q		
								1,035		04/25/2022			NADEAU, JEREMY	$ 107,600
0.864	000107	000012	000114	05	0.00	R1	E	MHD A	$ 150,000	$ 129,600	I	Q		
								1,448		04/29/2022			PARADIS-MCGRATH, DONNA	$ 63,700
1.008	000112	000011	000000	06	0.25	R1	F	RSA B	$ 260,000	$ 262,200	I	Q		
								833		04/29/2022			MAJOR, JOHN B & DIANE	$ 156,200
0.951	000407	000040	000002	05	0.00	R1	E	MHS A	$ 115,000	$ 109,400	I	Q		
								883		04/29/2022			RUSSELL, RYAN	$ 15,900
0.833	000407	000026	000013	05	0.00	R1	E	MHD A	$ 160,000	$ 133,200	I	Q		
								1,297		05/02/2022			CONNOR, JILLIAN	$ 51,900
0.958	000110	000035	000000	06	0.25	R1	E	RSA C	$ 340,000	$ 325,600	I	Q		
								1,512		05/06/2022			LAMBRINOS, BRANDON	$ 182,500
0.860	000106	000038	000025	05	0.00	R1	E	MHS A	$ 106,000	$ 91,200	I	Q		
								795		05/09/2022			PROVOST, ROBERT	$ 39,600
0.994	000106	000025	000004	06	0.00	R1	F	RCD D	$ 220,000	$ 218,600	I	Q		
								995		05/16/2022			PROULX, RICHARD	$ 108,600
1.035	000111	000040	000000	06	0.37	R1	E	RSA B	$ 160,000	$ 165,600	I	Q		
								1,716		06/01/2022			GRISWOLD, FRED H	$ 155,500
0.984	000112	000128	000000	06	0.12	R1	F	RSA B	$ 307,000	$ 302,100	I	Q		
								1,446		06/02/2022			RONDEAU, GERARD P & PA	$ 161,900
0.998	000408	000002	000002	05	6.58	R1	F		$ 110,000	$ 109,800	V	Q		
										06/03/2022			ORDWAY, BEN	$ 53,700
0.906	000111	000033	000000	06	0.19	R3	E	RMF E	$ 485,000	$ 439,400	I	Q		
								4,229		06/06/2022			BERGEVIN STELLA REV TR	$ 275,400
0.994	000409	000015	000001	04	2.20	CI	E	CMS A	$ 2,000,000	$ 1,988,000	I	Q		
								6,713		06/08/2022			PERIN, VICTOR	$ 560,100
0.994	000112	000272	000000	06	0.12	R1	E	RSA E	$ 340,000	$ 338,100	I	Q		
								1,542		06/17/2022			MONTY, ERIC S & DENNIS	$ 171,600
0.966	000113	000029	000000	06	0.21	R1	F	RSA B	$ 375,000	$ 362,200	I	Q		
								1,793		06/17/2022			BEATTIE, DENNIS	$ 181,500
0.978	000407	000026	000048	05	0.00	R1	E	MHS A	$ 100,000	$ 97,800	I	Q		
								897		06/22/2022			HALL CLIFTON J	$ 21,100
1.006	000408	000010	000000	05	0.99	R1	F	RSA A	$ 261,000	$ 262,600	I	Q		
	WAS ON MKT2 DAYS BUT DEED INDICATES POSS LNDLRD/T							1,026		06/23/2022			FRITZ, KYLE	$ 164,600
0.968	000112	000026	000000	06	0.20	R1	E	RSA D	$ 400,000	$ 387,000	I	Q		
								2,550		06/24/2022			LAVACK, CODY E.	$ 213,700
0.954	000107	000012	000036	05	0.00	R1	E	MHD A	$ 163,000	$ 155,500	I	Q		
								1,504		06/28/2022			MALIK, SHANA	$ 67,100
0.922	000105	000056	000004	06	0.00	R1	F	RCD D	$ 250,000	$ 230,500	I	Q		
								1,047		06/29/2022			SANG, KATHLEEN	$ 115,000

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
0.955	000402	000158	000002	05	5.04	R2	F	RSA	C	$ 775,000	$ 740,400	I	Q		
								4,114			06/29/2022			PEFFER, RYAN	$ 398,600
0.891	000112	000081	000000	06	0.23	R1	F	RSA	A	$ 410,000	$ 365,300	I	Q		
								2,106			06/30/2022			PEREZ, DONNA M	$ 228,500
0.993	000109	000061	000000	06	0.48	R1	F	RSA	A	$ 465,000	$ 461,600	I	Q		
								2,323			07/01/2022			COLLINS FAMILY REVOCAB	$ 269,900
0.938	000402	000164	000000	05	2.07	R1	F	RSA	C	$ 460,000	$ 431,300	I	Q		
								2,466			07/01/2022			BYER, MEGAN L.	$ 244,700
1.098	000409	000033	000016	05	0.00	R1	E	MHS	A	$ 42,000	$ 46,100	I	Q		
								862			07/07/2022			TANGUAY, JEFFREY A.	$ 16,500
0.967	000112	000013	000000	06	0.16	R1	F	RSA	B	$ 335,000	$ 324,100	I	Q		
								1,745			07/12/2022			MALONEY, DAVID A.	$ 191,100
0.898	000106	000024	000004	06	0.00	R1	F	RCD	D	$ 249,000	$ 223,500	I	Q		
								1,045			07/20/2022			LINCOLN, ELIZABETH A R	$ 114,500
0.939	000107	000012	000001	05	0.00	R1	E	MHD	A	$ 153,000	$ 143,700	I	Q		
								1,243			07/28/2022			HILL, JENNIFER L	$ 59,900
0.915	000402	000099	000000	05	2.02	R1	F	RSA	A	$ 350,000	$ 320,400	I	Q		
								1,250			07/29/2022			CHRISTIE, JR., SCOTT A	$ 181,600
1.031	000112	000150	000000	06	0.33	R2	F	RMF	E	$ 315,000	$ 324,700	I	Q		
								2,992			08/02/2022			CLOUTIER, ROBERT J.	$ 201,900
0.910	000110	000047	000000	06	0.20	R1	F	RSA	B	$ 360,000	$ 327,600	I	Q		
								1,375			08/04/2022			PATSFIELD, OLIVIA	$ 181,000
0.930	000402	000025	000000	05	2.30	R1	G	RSA	D	$ 500,000	$ 464,900	I	Q		
								2,081			08/15/2022			VENUTI, SYDNEY	$ 275,500
0.918	000113	000026	000000	06	0.21	R1	F	RSA	D	$ 399,000	$ 366,200	I	Q		
								1,631			08/18/2022			BORJAS, NIXON	$ 200,100
0.862	000410	000039	000023	05	0.00	R1	E	MHD	A	$ 181,000	$ 156,000	I	Q		
								1,301			08/18/2022			HIGGINS, ALISON CAMPBE	$ 73,800

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description
	Sale Note							Eff. Area		Sale Date			Grantor / Prior Year Assessment
77,600.000	000407	000040	000089	05	0.00	R1	E	MHS A	$ 1	$ 77,600	I	U	FAMILY/RELAT GRNTR/E
								991		10/01/2021			BAILEY, GERARD P $ 18,200
105,600.000	000407	000040	000001	05	0.00	R1	E	MHS A	$ 1	$ 105,600	I	U	FAMILY/RELAT GRNTR/E
								937		10/04/2021			JONES, TANYA L $ 36,500
84,100.000	000407	000040	000053	05	0.00	R1	E	MHS A	$ 1	$ 84,100	I	U	FAMILY/RELAT GRNTR/E
	PROBATE 317-2020-ET-00498							884		10/05/2021			PRICE, BEATRICE E $ 24,500
321,800.000	000112	000171	000000	06	0.27	R1	F	RSA B	$ 1	$ 321,800	I	U	FAMILY/RELAT GRNTR/E
								1,679		10/08/2021			MAGGIANO, AMANDA NICOL $ 198,000
302,400.000	000112	000025	000000	06	0.12	R1	E	RSA C	$ 1	$ 302,400	I	U	FAMILY/RELAT GRNTR/E
								1,700		10/15/2021			CHANPHOUNGEUN, SOMYONG $ 167,400
1.438	000109	000062	000000	06	0.37	R1	F	RSA E	$ 240,000	$ 345,200	I	U	RESALE IN EQ PERIOD
	WORK AFTER SALE;USED NEWER 2/22 SALE ETC.							1,719		10/18/2021			DESFOSSES, SAMANTHA $ 179,800
0.019	000408	000004	000000	05	10.00	CUUO	X		$ 565,000	$ 10,800	V	U	MPC-CAN SELL SEPRTLY
	SALE INC. TWO LOTS 408-4 AND 408-3;UNQ THIS SALE AND Q									10/18/2021			MCGOURTY, JR. JOHN J. $ 18,000
4.233	000407	000026	000019	05	0.00	R1	E	MHS A	$ 15,000	$ 63,500	I	U	INSUFCNT MKT EXPOSUR
	NOT ON MLS/GOOGLE ETC. APPEARS PRIV SALE WITH UNKNC							695		10/19/2021			MAHONEY, CHARLENE B.. $ 20,400
141,500.000	000402	000022	000000	05	2.01	R1	G	RSA D	$ 1	$ 141,500	V	U	UNCLASSFYD EXCLUSION
	CORR DEED;							3,674		10/21/2021			DONIGIAN PROPERTIES, L $ 55,600
1.266	000407	000040	000019	05	0.00	R1	E	MHS A	$ 70,600	$ 89,400	I	U	NO STAMP PER DEED
	SALE PRICE FROM PA34;SALE WAS MH ONLY, WAS NOT SET U							677		10/26/2021			CONCORD HOME SALES $ 0
1.197	000407	000040	000044	05	0.00	R1	E	MHS A	$ 89,160	$ 106,700	I	U	NO STAMP PER DEED
	SALE PRICE FROM PA34;SALE WAS MH ONLY, WAS NOT SET U							845		10/26/2021			CONCORD HOME SALES $ 0
327,700.000	000105	000090	000000	03	0.83	R1	F	RSA B	$ 1	$ 327,700	I	U	FAMILY/RELAT GRNTR/E
	TRUST							1,441		11/04/2021			BISSONNETTE, BRIAN D $ 193,600
150,200.000	000407	000026	000010	05	0.00	R1	E	MHD A	$ 1	$ 150,200	I	U	FAMILY/RELAT GRNTR/E
	TRUST							1,425		11/05/2021			DOW, MICHAEL L. $ 63,200
0.009	000402	000141	000000	05	3.61	R1	X		$ 539,933	$ 4,900	I	U	MULTI-TOWN PROPERTY
	HOUSE IS IN DEERFIELD/LAND IN ALLENSTOWN									11/08/2021			TUKCOR REAL ESTATE & D $ 52,700
306,500.000	000105	000084	000000	06	0.25	R1	F	RSA B	$ 1	$ 306,500	I	U	FAMILY/RELAT GRNTR/E
	CORR DEED							1,424		11/12/2021			AINSWORTH, COLLIN & DI $ 177,000
324,200.000	000109	000004	000000	07	0.59	R1W	E	RSA C	$ 1	$ 324,200	I	U	FAMILY/RELAT GRNTR/E
								1,395		11/15/2021			BOULANGER, JOSEPH H. $ 205,900
73,100.000	000107	000012	000103	05	0.00	R1	E	MHS A	$ 1	$ 73,100	I	U	FAMILY/RELAT GRNTR/E
								967		11/16/2021			CARTIER, DEREK $ 31,000
1.254	000112	000138	000000	06	1.50	R1	F	RSA A	$ 222,722	$ 279,400	I	U	DIVORCE PRTY GRNTR/E
	SALE PRICE IN BODY OF DEED, XFER TAX WAS ONLY 40							1,099		11/18/2021			FRENCH, TRAVIS $ 171,700
1,300.000	000409	000033	000013	05	0.00	R1	E		$ 1	$ 1,300	I	U	NO STAMP PER DEED
										11/23/2021			FAIRLANE MOBILE HOME S $ 18,900
1.306	000102	000040	000000	03	4.90	R1	F	RSA B	$ 300,000	$ 391,900	I	U	ESTATE SALE/FDCY COV
								2,300		11/29/2021			REHLANDER, ANN A. 2014 $ 244,900

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note								Eff. Area		Sale Date			Grantor	Prior Year Assessment
1.157	000112	000213	000000	06	0.81	R1	E	RSA	F	$ 268,000	$ 310,200	I	U	INSUFCNT MKT EXPOSUR	
	NOT ON MLS/GOOGLE ETC PRIV XFER UNKNOWN DETAILS A								5,061		11/29/2021			EISENHART, RONALD	$ 337,500
1.699	000111	000010	000000	06	0.11	R1	F	RSA	D	$ 180,000	$ 305,800	I	U	IMPROVED POST SALE	
	MDR REHAB PURCHASED AND IS RENOING/UPDATING ETC. T								1,114		11/30/2021			RAUH, GEORGE L.	$ 157,400
356,200.000	000104	000014	000000	07	0.22	R1W	D	RSA	A	$ 1	$ 356,200	I	U	FAMILY/RELAT GRNTR/E	
									1,726		12/02/2021			MARQUIS, STEVE J	$ 216,400
158.718	000102	000031	000000	07	1.01	R1	F	RSA	C	$ 2,667	$ 423,300	I	U	FAMILY/RELAT GRNTR/E	
									2,196		12/08/2021			KEMP, TRACEY RITTGERS	$ 261,600
1.280	000107	000012	000181	05	0.00	R1	E	MHD	A	$ 80,000	$ 102,400	I	U	IMPROVED POST SALE	
	ALSO CODE 25;NOT ON MLS/GOOGLE;FAIR COND AT SALE;S								1,166		12/17/2021			BOUDREAU, ANNETTE	$ 54,900
2.218	000407	000026	000014	05	0.00	R1	E	MHS	A	$ 38,000	$ 84,300	I	U	INSUFCNT MKT EXPOSUR	
	NOT FOR SALE ON MLS/GOOGLE ETC/ APPEARS PRIV SALE W								926		12/21/2021			KIMBALL, WYNN C.	$ 29,900
1.679	000106	000023	000004	06	0.00	R1	F	RCD	D	$ 140,000	$ 235,100	I	U	RESALE IN EQ PERIOD	
	RENOVATED AFTER THIS SALE;2 SALES; USED NEWER ONE A								1,035		12/23/2021			DUNHAM, DIANE	$ 107,600
326,600.000	000409	000027	000000	05	0.50	R1	F	RSA	B	$ 1	$ 326,600	I	U	FAMILY/RELAT GRNTR/E	
									1,166		12/28/2021			GRAHAM, AARON E	$ 199,800
177,400.000	000407	000012	0000MH	05	0.00	R1	F	MHD	A	$ 1	$ 177,400	I	U	NO STAMP PER DEED	
									1,466		12/29/2021			CONCORD HOME SALES	$ 0
3.252	000410	000038	000000	05	0.00	R1	E	MHS	A	$ 25,000	$ 81,300	I	U	FINANCIAL CO GRNTR/E	
	FORECLOSURE DEED TO 21ST MORT THEN SOLD TO ANDERS								885		12/29/2021			BOULANGER, RAYMOND/21S	$ 36,100
429,800.000	000402	000042	000000	05	2.02	R1	G	RSA	C	$ 1	$ 429,800	I	U	FAMILY/RELAT GRNTR/E	
	TRUST								2,306		01/05/2022			LABELLE JR., RICHARD E	$ 264,000
2.173	000407	000040	000063	05	0.00	R1	E	MHS	A	$ 22,000	$ 47,800	I	U	FAMILY/RELAT GRNTR/E	
	NOT ON MLS GOOGLE ETC. PRIV SALE WITH KNOWN PARTIE								949		01/12/2022			PIGOTT, SHAWN K	$ 16,700
263,500.000	000112	000029	000000	06	0.11	R1	F	RSA	B	$ 1	$ 263,500	I	U	FAMILY/RELAT GRNTR/E	
									1,027		01/20/2022			JUDGE, TERRENCE	$ 150,100
1.349	000402	000144	000000	05	4.50	R1	B			$ 15,200	$ 20,500	V	U	INSUFCNT MKT EXPOSUR	
	NOT ON MLS/GOOGLE ETC. PRIV SALE SAME DAY SOLD TO A										01/25/2022			GLAZER, STEVEN	$ 18,900
1.083	000402	000144	000000	05	4.50	R1	B			$ 18,933	$ 20,500	V	U	ABUTTER SALE	
	ALSO NOT ON MLS/GOOGLE ETC. ABUTTER SALE AND SOLD I										01/25/2022			AIP PROPERTY GROUP LLC	$ 18,900
1.124	000407	000026	000014	05	0.00	R1	E	MHS	A	$ 75,000	$ 84,300	I	U	INSUFCNT MKT EXPOSUR	
	NOT ON MLS/GOOGLE ETC. ALSO NEEDED FLOORING H.O RE								926		01/26/2022			NH HOME BUYERS LLC	$ 29,900
124.859	000109	000003	000000	06	1.00	R1W	E	RSA	B	$ 2,667	$ 333,000	I	U	FAMILY/RELAT GRNTR/E	
	TRUST								1,646		02/07/2022			CHILDS, JOHN T	$ 210,600
324,300.000	000111	000032	000000	06	0.12	R2	F	RMF	E	$ 1	$ 324,300	I	U	FAMILY/RELAT GRNTR/E	
	TRUST								2,598		02/09/2022			WRIGHT, TIMOTHY M	$ 215,300
579,500.000	000408	000003	000000	05	50.00	R2	F	RSA	A	$ 1	$ 579,500	I	U	FAMILY/RELAT GRNTR/E	
	TRUST;ALSO MULTI PARCEL INC. LOT 408-3 AND 4								2,382		02/09/2022			DESANTIS, PETER R	$ 450,400
10,800.000	000408	000004	000000	05	10.00	CUUO	X			$ 1	$ 10,800	I	U	FAMILY/RELAT GRNTR/E	
	TRUST;ALSO MULTI PARCEL INC. LOT 408-3 AND 4										02/09/2022			DESANTIS, PETER R	$ 18,000

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
98,100.000	000407	000026	000089	05	0.00	R1	E	MHS A	$ 1	$ 98,100	I	U	FAMILY/RELAT GRNTR/E	
	FOSTER AND WESSELS WERE ON DEED PREVIOUSLY;							949		02/22/2022			FOSTER, CYNTHIA S	$ 35,000
272,500.000	000105	000039	000000	03	1.60	R1	F	RSA D	$ 1	$ 272,500	I	U	FAMILY/RELAT GRNTR/E	
								1,853		03/08/2022			KENISTON, ELIZABETH A	$ 166,400
182,300.000	000110	000054	000008	06	0.00	R1	F	RCD D	$ 1	$ 182,300	I	U	FAMILY/RELAT GRNTR/E	
	TRUST							920		03/08/2022			LEWIS, DIANE R	$ 86,300
148,800.000	000407	000026	000061	05	0.00	R1	E	MHD A	$ 1	$ 148,800	I	U	FAMILY/RELAT GRNTR/E	
								1,144		03/10/2022			BRUNET, CLARENCE J	$ 55,700
31.534	000407	000040	000053	05	0.00	R1	E	MHS A	$ 2,667	$ 84,100	I	U	FAMILY/RELAT GRNTR/E	
	FAMILY/ALSO FIDUCIARY DEED							884		03/23/2022			ESTATE OF BEATRICE E P	$ 24,500
345,000.000	000101	000014	000000	07	0.54	R1W	F	RSA A	$ 1	$ 345,000	I	U	FAMILY/RELAT GRNTR/E	
	TRUST							1,573		04/11/2022			NOEL, JAMES G	$ 191,600
0.000	000409	000033	000021	05	0.00	R1	E		$ 1	$ 0	I	U	NO STAMP PER DEED	
	USED MH FROM LITCHFIELD;TAXED IN LITCHFIELD ON 4/1/									04/11/2022			BODDEN, VERONICA	$ 0
5.754	000112	000178	000000	06	0.23	R1	F	RSA A	$ 57,000	$ 328,000	I	U	FAMILY/RELAT GRNTR/E	
								1,240		04/13/2022			TARDIFF, JASON A & WHE	$ 208,400
0.879	000402	000026	000000	05	2.06	R1	G	RSA D	$ 479,933	$ 421,900	I	U	IMPRVMNT U/C AT ASMT	
	HOUSE NOT 100% COMPLETE AT 4/1;							2,107		04/18/2022			DONIGIAN PROPERTIES, L	$ 55,700
70,500.000	000109	000021	000004	05	0.00	R1	E	MHS A	$ 1	$ 70,500	I	U	FAMILY/RELAT GRNTR/E	
	PROBATE CASE #317-2020-ET-00288							904		04/21/2022			LACERTE, EMILE A.	$ 36,800
357,000.000	000102	000021	000000	07	0.23	R1	F	RSA A	$ 1	$ 357,000	I	U	FAMILY/RELAT GRNTR/E	
								1,756		05/10/2022			FERLAND, STEPHANIE H.	$ 185,600
1.840	000407	000027	000000	05	5.01	R1	F	RSA B	$ 154,600	$ 284,400	I	U	FORECLOSURE	
	FORCLOSED TO ROCKET MORT AND THEN GRANTED TO MD							1,568		05/10/2022			YELLE, STEPHANIE/ROCKE	$ 198,200
121,000.000	000107	000012	000089	05	0.00	R1	E	MHD A	$ 1	$ 121,000	I	U	ESTATE SALE/FDCY COV	
								1,370		05/13/2022			BOURGEOIS, GUY	$ 55,400
0.938	000110	000023	000000	06	0.23	R3	E	RMF C	$ 300,000	$ 281,400	I	U	FAMILY/RELAT GRNTR/E	
								3,156		05/17/2022			KIMIONAKIS HOLDINGS, L	$ 208,300
333,200.000	000108	000010	000000	06	0.93	R1	F	RSA A	$ 1	$ 333,200	I	U	FAMILY/RELAT GRNTR/E	
	ALSO INC. 2 LOTS 108-10 AND 109-50							1,741		05/19/2022			CAMPBELL, PAULINE	$ 200,000
121,500.000	000109	000050	000000	06	1.40	R1	F		$ 1	$ 121,500	I	U	FAMILY/RELAT GRNTR/E	
	ALSO INC. 2 LOTS 108-10 AND 109-50									05/19/2022			CAMPBELL, PAULINE	$ 70,100
370,500.000	000112	000032	000000	06	0.35	R1	E	RSA B	$ 1	$ 370,500	I	U	FAMILY/RELAT GRNTR/E	
	TRUST							1,974		05/25/2022			DUPONT, MICHAEL	$ 209,400
1.554	000112	000008	00004A	06	0.00	R1	E	RCD C	$ 188,533	$ 293,000	I	U	INSUFCNT MKT EXPOSUR	
	NOT ON MLS/GOOGLE, PRIV SALE WITH UNKNOWN DETAILS /							1,101		06/01/2022			CASE, JARED M	$ 164,700
45,100.000	000402	000112	000000	05	24.00	CUUO	B		$ 1	$ 45,100	V	U	FAMILY/RELAT GRNTR/E	
										06/03/2022			KEELER, DUANE L FAMILY	$ 59,700
256,500.000	000104	000002	000000	03	0.49	R1W	D	RSA A	$ 1	$ 256,500	I	U	FAMILY/RELAT GRNTR/E	
	TRUST							1,133		06/22/2022			BRENNAN, MAUREEN	$ 154,800

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
272,500.000	000105	000039	000000	03	1.60	R1	F	RSA	D	$ 1	$ 272,500	I	U	FAMILY/RELAT GRNTR/E	
	TRUST							1,853			06/22/2022			COLBY, PATRICIA A	$ 166,400
8.184	000101	000008	000000	07	0.25	R1W	F	MHD	A	$ 25,000	$ 204,600	I	U	FAMILY/RELAT GRNTR/E	
	ALSO CODE 25;							1,913			06/24/2022			CARTER, DOROTHY E.	$ 114,000
88,800.000	000107	000012	000177	05	0.00	R1	E	MHS	A	$ 1	$ 88,800	I	U	NO STAMP PER DEED	
								861			06/24/2022			NEW STYLE HOMES, INC	$ 0
127,000.000	000107	000012	000182	05	0.00	R1	E	MHD	A	$ 1	$ 127,000	I	U	NO STAMP PER DEED	
								1,425			06/24/2022			NEW STYLE HOMES, INC	$ 19,900
0.945	000407	000015	000000	05	4.40	R1	F	RSA	B	$ 640,000	$ 605,000	I	U	RESALE IN EQ PERIOD	
	RESOLD AFTER 4/20/22 SALE;							4,650			06/28/2022			HAYES FAMILY REVOCABLE	$ 358,500
312,900.000	000106	000017	000000	05	1.90	R1	F	RSA	A	$ 1	$ 312,900	I	U	FAMILY/RELAT GRNTR/E	
	TRUST							1,213			06/29/2022			FLEURY, MARY & RICHARD	$ 201,800
1.189	000407	000026	000064	05	0.00	R1	E	MHD	A	$ 95,000	$ 113,000	I	U	INSUFCNT MKT EXPOSUR	
	NOT ON MLS/GOOGLE;PRIV SALE WITH UNKNOWN DETAILS E							1,345			06/30/2022			GIANTONIO, GLORIA	$ 45,400
5.278	000407	000040	000032	05	0.00	R1	E	MHS	A	$ 23,000	$ 121,400	I	U	FAMILY/RELAT GRNTR/E	
								1,298			06/30/2022			CHAVIRA, LEOPOLDO	$ 38,200
121,000.000	000107	000012	000089	05	0.00	R1	E	MHD	A	$ 1	$ 121,000	I	U	FAMILY/RELAT GRNTR/E	
								1,370			07/11/2022			MADISON, REBECCA	$ 55,400
1.252	000106	000017	000000	05	1.90	R1	F	RSA	A	$ 250,000	$ 312,900	I	U	ABUTTER SALE	
	ABUTTER SALE;ALSO NOT FOR SALE ON MLS/GOOGLE PRIV S							1,213			07/13/2022			FLEURY, MARY REVOCABLE	$ 201,800
0.606	000107	000012	000181	05	0.00	R1	E	MHD	A	$ 169,000	$ 102,400	I	U	IMPROVED POST ASMT	
	PROPERTY WAS UNFINISHED ON 4/1/22 AND HAS A 25% UC;S							1,166			07/13/2022			AHLIN, KATHLEEN	$ 54,900
0.000	000407	000026	000055	05	0.00	R1	E			$ 1	$ 0	V	U	NO STAMP PER DEED	
											07/18/2022			CONCORD MOBILE HOME SA	$ 16,300
378,000.000	000105	000012	000000	06	0.23	R1	F	RSA	B	$ 1	$ 378,000	I	U	FAMILY/RELAT GRNTR/E	
	TRUST							1,928			07/21/2022			SIMPSON, LEE A.	$ 212,000
0.522	000109	000031	000000	01	1.17	CI	E	CST	D	$ 2,725,000	$ 1,423,100	I	U	COMPLEX COMMRCL SALE	
	INC. TWO PARCELS 109-31 & 32, NOT ON MARKET UNKNOWN							20,240			07/22/2022			AGROSSMAN SUNCOOK, LLC	$ 1,150,400
0.521	000109	000032	000000	01	1.40	CI	E	CST	A	$ 2,725,000	$ 1,420,800	I	U	COMPLEX COMMRCL SALE	
	INC. TWO PARCELS 109-31 & 32, NOT ON MARKET UNKNOWN							11,586			07/22/2022			AGROSSMAN SUNCOOK, LLC	$ 972,600
355,800.000	000108	000044	000000	06	0.22	R1	F	RSA	D	$ 1	$ 355,800	I	U	FAMILY/RELAT GRNTR/E	
	TRUST							1,792			07/27/2022			WILSON, WILLIAM	$ 209,600
387,000.000	000112	000026	000000	06	0.20	R1	E	RSA	D	$ 1	$ 387,000	I	U	FAMILY/RELAT GRNTR/E	
								2,550			07/27/2022			SLAUGHTER, JEESE	$ 213,700
63,000.000	000409	000033	000030	05	0.00	R1	E	MHS	A	$ 1	$ 63,000	I	U	GOVMT AGENCY GRNTR/E	
								889			08/11/2022			ALLENSTOWN, TOWN OF	$ 19,300
313,900.000	000112	000079	000000	06	0.22	R1	F	RSA	B	$ 1	$ 313,900	I	U	FAMILY/RELAT GRNTR/E	
	TRUST							1,325			08/15/2022			SPOOR, JACQUELINE M	$ 178,300

SECTION 7

SPREADSHEETS ANALYSIS

SPREADSHEET ANALYSIS

The following pages show the spreadsheets used to develop base values for land and buildings.

Land only sales were used when available and adjusted for location, excess acreage and road frontage leaving a residual value of the base undeveloped site. Land only sales similar in size to the zone minimum are selected when available, to help eliminate any bias of excess acreage or excess road frontage as the value associated with them has yet to be determined and has to be estimated at this time.

When enough sales are available, and a base undeveloped site value can be established, then excess acreage and road frontage values can be developed by using other sales and deducting the base undeveloped site to extract an indicated preliminary value for acreage above the minimum lot size required for development. This can also be done for excess road frontage.

Once land values are determined, we can then establish the developed site value by using improved sales with relatively new homes, if available.

Then a spreadsheet can be developed, using all the prior developed values for the developed site, excess land and excess road frontage and confirm or alter the estimated building square foot cost to reflect the very specific local market.

Now with land and building values developed using the following spreadsheets, we can begin to analyze the impact of waterfront, water access, views, or any other amenity, if any exist.

All this information is further tested via the final town wide sales analysis module for the CAMA system. Final values may vary slightly from those originally developed and are generally noted as such. The sales results are found in *Section 9B* of this manual and the final cost tables are found in *Section 9C*.

5 ACRE UNDEVELOPED SITE

Annual Trend:	15.96% < 10/01/21 > 0.00%	Acreage Discount Minimum Acreage:	10.00	Excess Foot Frontage:	$75.00
Site Acreage:	5.000	Acreage Discount Maximum Acreage:	250.00		
Est. Excess Acreage Value:	$1,500	Acreage Discount Maximum Percentage:	75.00%		

Location / Map Lot Sub	Sale Date/Days	Sale Price/Adjusted	Zn	Acres	Excess Ac Value	Excess FF Value	Site Value	Nhbd	Site	DWay	Road	Topo	Cond	Indicated Site Value
403 DEERFIELD ROAD	12/09/20	$115,000	05	5.013	$19	$0	$129,865	1.10	1.00	1.00	1.00	1.00	1.00	$118,059
000402 000158 000001	296	$129,884	CLEARED AFTER SALE											
71 CHESTNUT DRIVE	10/28/20	$115,000	05	2.010	$0	$0	$131,996	1.20	1.00	1.00	1.00	0.95	1.00	$115,786
000402 000022 000000	338	$131,996	SITE CONSTRUCTION/NEW HOUSE AFTER SALE											
NEW RYE ROAD	06/03/22	$110,000	05	6.580	$1,600	$0	$108,400	1.10	1.10	1.00	1.00	0.90	0.90	$110,601
000408 000002 000002	-245	$110,000	SOME CLEARING WITH ROUGHED DRIVEWAY AT SALE=+10 ADJUSTMENT											

Average Indicated Site Value: $114,815

Median Indicated Site Value: $115,786

THE RESULTS INDICATE AN UNDEVELOPED FACTOR OF 0.9 ($115,000/$142,000 (DEVELOPED SITE)=0.81/0.90 (UNDEVELOPED DRIVEWAY FACTOR).

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))

Excess Ac Value = (Acres - Site Acreage) * Est. Excess Acreage Value * Parcel Acreage Size Adjustment * (Parcel Backland Acreage Cond / 100) * (Parcel Backland Topo / 100)

Excess FF Value = Parcel Excess FF * Excess Foot Frontage Value

Site Value = Adjusted Sale Price - Excess Ac Value - Excess FF Value

Indicated Site Value = Site Value / Nhdb / Site / Dway / Road / Topo / Cond

Allenstown

0.23 ACRE DEVELOPED SITE

Annual Trend:	15.96% < 10/01/21 > 0.00%	Site Acreage:	0.230	Acreage Discount Minimum Acreage:	10.00
Building Base Year/Depreciation:	2022/1.25	Est. Excess Acreage Value:	$1,500	Acreage Discount Maximum Acreage:	250.00
Est. Building Square Foot Cost:	$136.00	Excess Foot Frontage:	$125.00	Acreage Discount Maximum Percentage:	75.00%

Location / Map Lot Sub	Sale Date/Days	Sale Price/Adjusted	Zn	Bldg Rate	Year Built	Cond*	Depreciation Age	Depreciation Other	Bldg Sq. Ft.	Building Value	Features Value	Excess Acres	Excess Ac Value	Excess FF Value	Residual Value	Nhbd	Site	Dway	Road	Topo	Cond	Indicated Site Value
39 RIDGE ROAD 000113 000030 000000	04/19/21 165	$354,933 $380,541	06	1.0338	1961	2.00	20	0	1,965	$221,018	$400	0.000	$0	$0	$159,123	1.10	1.00	1.00	1.00	1.00	1.00	$144,657
1 PARK STREET 000108 000056 000000	05/28/21 126	$321,000 $338,685	06	1.0554	1976	1.50	13	0	1,497	$186,938	$1,000	0.070	$105	$0	$150,642	1.10	1.00	1.00	1.00	1.00	1.00	$136,947
2 HOWE STREET 000108 000030 000000	07/23/21 70	$330,000 $340,101	06	0.9905	1976	2.00	18	0	1,757	$194,079	$4,000	0.040	$57	$0	$141,965	1.10	1.00	1.00	1.00	0.95	1.00	$135,852
11 LETENDRE AVENU 000109 000087 000000	10/21/21 -20	$290,000 $290,000	06	0.9901	1968	2.00	19	0	1,448	$157,933	$11,200	0.000	$0	$0	$120,867	1.10	1.00	1.00	1.00	1.00	1.00	$109,879
14 SARGENT STREET 000110 000029 000000	11/03/21 -33	$208,933 $208,933	06	1.1845	1966	2.00	19	10	787	$90,013	$100	0.000	$0	$0	$118,820	1.00	1.00	1.00	1.00	0.95	1.00	$125,074
6 MEADOW LANE 000105 000074 000000	12/28/21 -88	$350,000 $350,000	06	1.0106	1965	1.50	14	0	1,594	$188,410	$2,600	0.040	$60	$0	$158,930	1.10	1.05	1.00	1.00	1.00	1.00	$137,602
17 FANNY DRIVE 000104 000004 000000	01/07/22 -98	$294,933 $294,933	03	0.8101	1956	1.50	15	0	2,050	$191,977	$2,200	0.160	$240	$0	$100,516	0.90	1.00	1.00	0.95	0.95	1.00	$123,750
23 FERRY STREET 000112 000253 000000	02/08/22 -130	$275,000 $275,000	06	1.2809	1920	1.00	13	0	982	$148,828	$3,000	0.010	$14	$0	$123,158	1.00	1.00	1.00	1.00	0.95	1.00	$129,640

Average Indicated Improved Site Value: $130,425

Median Indicated Improved Site Value: $132,746

THE DEVELOPED 0.23 ACRE SITE VALUE WAS DETERMINED TO BE $132,000.

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))

Building Value = Est Building Square Foot Cost * Bldg Rate * (1 - (Total Depreciation / 100)) * Bldg Sq Ft

Land Residual Value = Adjusted Sale Price - Building Value - Features Value - Excess Ac Value - Excess FF Value

Indicated Site Value = Land Residual Value / Nhdb / Site / Dway / Road / Topo / Cond

*Building Cond Values: 1.00 = EXCELLENT 1.50 = VERY GOOD 2.00 = GOOD 2.50 = AVERAGE 3.00 = FAIR 4.00 = POOR 5.00 = VERY POOR

1 ACRE DEVELOPED SITE

Annual Trend:	15.96% < 10/01/21 > 0.00%	Site Acreage:	1.000	Acreage Discount Minimum Acreage:	10.00
Building Base Year/Depreciation:	2022/1.25	Est. Excess Acreage Value:	$1,500	Acreage Discount Maximum Acreage:	250.00
Est. Building Square Foot Cost:	$136.00	Excess Foot Frontage:	$125.00	Acreage Discount Maximum Percentage:	75.00%

Location	Sale			Bldg	Year		Depreciation		Bldg	Building	Features	Excess	Excess Ac	Excess FF	Residual							Indicated
Map Lot Sub	Date/Days	Price/Adjusted	Zn	Rate	Built	Cond*	Age	Other	Sq. Ft.	Value	Value	Acres	Value	Value	Value	Nhbd	Site	Dway	Road	Topo	Cond	Site Value
3 MARTINSON LANE	08/03/21	$299,933	07	1.0203	1966	2.00	19	0	1,370	$153,983	$16,800	0.150	$225	$0	$136,663	1.10	1.00	1.00	1.00	1.00	1.00	$124,239
000101 000032 000000	59	$307,671																				
8 MARTINSON LANE	09/01/21	$365,000	07	1.0129	1977	1.50	13	0	1,578	$189,118	$19,300	0.430	$645	$0	$160,725	1.10	1.00	1.00	1.00	1.00	1.00	$146,114
000101 000024 000000	30	$369,788																				

Average Indicated Improved Site Value: $135,177

Median Indicated Improved Site Value: $135,177

THE DEVELOPED 1 ACRE SITE VALUE WAS DETERMINED TO BE $136,000.

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))

Building Value = Est Building Square Foot Cost * Bldg Rate * (1 - (Total Depreciation / 100)) * Bldg Sq Ft

Land Residual Value = Adjusted Sale Price - Building Value - Features Value - Excess Ac Value - Excess FF Value

Indicated Site Value = Land Residual Value / Nhdb / Site / Dway / Road / Topo / Cond

*Building Cond Values: 1.00 = EXCELLENT 1.50 = VERY GOOD 2.00 = GOOD 2.50 = AVERAGE 3.00 = FAIR 4.00 = POOR 5.00 = VERY POOR

5 ACRE DEVELOPED SITE

Annual Trend:	15.96% < 10/01/21 > 0.00%	Site Acreage:	5.000	Acreage Discount Minimum Acreage:	10.00
Building Base Year/Depreciation:	2022/1.25	Est. Excess Acreage Value:	$1,500	Acreage Discount Maximum Acreage:	250.00
Est. Building Square Foot Cost:	$136.00	Excess Foot Frontage:	$75.00	Acreage Discount Maximum Percentage:	75.00%

Location / Map Lot Sub	Sale Date/Days	Sale Price/Adjusted	Zn	Bldg Rate	Year Built	Cond*	Depreciation Age	Depreciation Other	Bldg Sq. Ft.	Building Value	Features Value	Excess Acres	Excess Ac Value	Excess FF Value	Residual Value	Nhbd	Site	Dway	Road	Topo	Cond	Indicated Site Value
70 NEW RYE ROAD 000408 000002 000001	08/20/21 42	$470,000 $478,632	05	1.2099	2005	2.00	10	0	1,959	$290,112	$23,400	2.280	$2,309	$0	$162,811	1.10	1.05	1.00	1.00	0.95	1.00	$148,381
266 DEERFIELD ROAD 000407 000015 000000	04/20/22 -201	$600,000 $600,000	05	1.1089	1830	1.50	26	15	4,650	$413,748	$39,500	0.000	$0	$0	$146,752	1.10	1.05	0.98	1.00	0.95	1.00	$136,475

Average Indicated Improved Site Value: $142,428

Median Indicated Improved Site Value: $142,428

THE DEVELOPED 5 ACRE SITE VALUE WAS DETERMINED TO BE $142,000.

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))

Building Value = Est Building Square Foot Cost * Bldg Rate * (1 - (Total Depreciation / 100)) * Bldg Sq Ft

Land Residual Value = Adjusted Sale Price - Building Value - Features Value - Excess Ac Value - Excess FF Value

Indicated Site Value = Land Residual Value / Nhdb / Site / Dway / Road / Topo / Cond

*Building Cond Values: 1.00 = EXCELLENT 1.50 = VERY GOOD 2.00 = GOOD 2.50 = AVERAGE 3.00 = FAIR 4.00 = POOR 5.00 = VERY POOR

RESIDENTIAL (RSA) BUILDING SQFT COST

Annual Trend:	15.96% < 10/01/21 > 0.00%	Site Acreage:	0.230	Acreage Discount Minimum Acreage:	10.00
Building Base Year/Depreciation:	2022/1.25	Est. Excess Acreage Value:	$1,500	Acreage Discount Maximum Acreage:	250.00
Buildable Site Value:	$132,000	Excess Foot Frontage:	$125.00	Acreage Discount Maximum Percentage:	75.00%

Location / Map Lot Sub	Sale Date/Days	Sale Price/Adjusted	Zn	Nhbd	Site	Dway	Road	Topo	Cond	Adj Site Value	Features Value	Excess Ac Value	Excess FF Value	Bldg Residual Value	Bldg Rate	Year Built	Cond*	Depreciation Age	Depreciation Other	Bldg Sq Ft	Indicated Sq Ft Value
63 CHESTNUT DRIVE	04/05/21	$476,000	05	1.20	1.05	0.98	1.00	0.95	1.00	$154,844	$1,700	$8,060	$0	$348,652	1.1552	2018	2.50	5	0	2,234	$142.21
000402 000024 000000	179	$513,256	0.23 ACRE BASE SITE VALUE=ADJUSTMENT, AS MORE THAN FRACTIONAL ACREAGE																		
15 PINE ACRES ROAD	09/01/21	$355,000	07	1.10	1.05	1.00	1.00	1.00	1.00	$152,460	$26,700	$5,305	$0	$175,192	1.0333	1976	1.50	13	0	1,634	$119.27
000101 000021 000000	30	$359,657	0.23 ACRE BASE SITE VALUE=ADJUSTMENT, AS MORE THAN FRACTIONAL ACREAGE																		
25 RIVER ROAD	04/05/22	$300,000	03	1.10	1.00	1.00	1.00	0.95	1.00	$137,940	$3,000	$4,960	$0	$154,100	0.8810	1936	2.00	24	10	2,059	$128.71
000105 000096 000000	-186	$300,000	0.23 ACRE BASE SITE VALUE=ADJUSTMENT, AS MORE THAN FRACTIONAL ACREAGE																		
109 RIVER ROAD	08/25/21	$350,000	04	1.10	1.00	1.00	1.00	1.00	1.00	$145,200	$20,200	$2,345	$0	$187,918	1.0224	1955	1.50	15	0	1,587	$136.25
000410 000019 000000	37	$355,663	0.23 ACRE BASE SITE VALUE=ADJUSTMENT, AS MORE THAN FRACTIONAL ACREAGE																		
19 AL'S AVENUE	04/05/22	$370,000	06	1.10	1.00	1.00	1.00	1.00	1.00	$145,200	$600	$2,342	$0	$221,858	1.0338	1953	1.50	15	0	1,706	$147.99
000112 000186 000000	-186	$370,000	0.23 ACRE BASE SITE VALUE=ADJUSTMENT, AS MORE THAN FRACTIONAL ACREAGE																		
1 SCHOOL STREET	12/01/21	$395,000	06	1.00	1.00	1.00	1.00	1.00	1.00	$132,000	$0	$2,330	$0	$260,670	1.1093	2021	2.50	1	0	1,869	$127.00
000112 000068 000000	-61	$395,000	0.23 ACRE BASE SITE VALUE=ADJUSTMENT, AS MORE THAN FRACTIONAL ACREAGE																		
3 PARK STREET	06/28/21	$352,533	06	1.10	1.00	1.00	1.00	1.00	1.00	$145,200	$8,000	$90	$0	$213,887	1.1575	1976	1.00	9	0	1,372	$148.00
000108 000055 000000	95	$367,177																			
3 LUBERN AVENUE	04/01/21	$368,000	06	1.10	1.00	1.00	1.00	1.00	1.00	$145,200	$0	$30	$0	$252,217	1.0451	1972	1.50	14	0	2,274	$123.40
000113 000023 000000	183	$397,447																			
10 HOWE STREET	10/18/21	$330,000	06	1.10	1.00	1.00	1.00	1.00	1.00	$145,200	$22,300	$14	$0	$162,486	1.1674	1976	2.50	21	0	1,266	$139.17
000108 000035 000000	-17	$330,000																			
2 BAILEY AVENUE	07/23/21	$330,000	06	1.10	1.05	1.00	1.00	0.95	1.00	$144,837	$3,700	$0	$0	$191,564	1.0814	1978	1.00	9	0	1,631	$119.35
000113 000026 000000	70	$340,101																			
7 LETENDRE AVENUE	04/18/22	$330,000	06	1.10	1.00	1.00	1.00	1.00	1.00	$145,200	$8,300	$0	$0	$176,500	1.0995	1967	1.50	14	0	1,218	$153.25
000109 000090 000000	-199	$330,000																			
5 CROSS STREET	02/03/22	$300,000	06	1.10	1.00	1.00	1.00	1.00	1.00	$145,200	$4,000	$0	$0	$150,800	0.9824	1929	1.50	18	0	1,441	$129.91
000112 000099 000000	-125	$300,000																			
6 NOTRE DAME AVENU	03/14/22	$365,933	06	1.10	1.00	1.00	1.00	1.00	1.00	$145,200	$9,400	$0	$0	$211,333	1.0718	1947	1.50	16	0	1,573	$149.23
000112 000119 000000	-164	$365,933																			

Average Indicated Square Foot Value: $135.67

Median Indicated Square Foot Value: $136.25

THE RESIDENTIAL COST PER SQUARE FOOT WAS DETERMINED TO BE $136 (ROUNDED).

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))

Adj Site Value = Buildable Site Value * Nhdb * Site * Dway * Road * Cond

Excess Ac Value = (Acres - Site Acreage) * Est. Excess Acreage Value * Parcel Acreage Size Adjustment * (Parcel Backland Acreage Cond / 100) * (Parcel Backland Topo / 100)

Excess FF Value = Parcel Excess FF * Excess Foot Frontage Value

Bldg Residual Value = Adjusted Sale Price - Adj Site Value - Features Value - Excess Ac Value - Excess FF Value

Indicated Sq Ft Value = Bldg Residual Value / Bldg Rate / (1 - (Total Depreciation / 100)) / Bldg Sq Ft

*Building Cond Values: 1.00 = EXCELLENT 1.50 = VERY GOOD 2.00 = GOOD 2.50 = AVERAGE 3.00 = FAIR 4.00 = POOR 5.00 = VERY POOR

DOUBLE-WIDE MH SQFT COST

Annual Trend:	15.96% < 10/01/21 > 0.00%	Site Acreage:	0.000	Acreage Discount Minimum Acreage:	0.00
Building Base Year/Depreciation:	2022/2.50	Est. Excess Acreage Value:	$0	Acreage Discount Maximum Acreage:	0.00
Buildable Site Value:	$0	Excess Foot Frontage:	$0.00	Acreage Discount Maximum Percentage:	0.00%

Location / Map Lot Sub	Sale Date/Days	Sale Price/Adjusted	Zn	Nhbd	Site	Dway	Road	Topo	Cond	Adj Site Value	Features Value	Excess Ac Value	Excess FF Value	Bldg Residual Value	Bldg Rate	Year Built	Cond*	Depreciation Age	Depreciation Other	Bldg Sq Ft	Indicated Sq Ft Value
6 GARDEN DRIVE	07/07/21	$140,000	05	1.00	1.00	0.95	0.95	1.00	1.00	$0	$15,600	$0	$0	$129,665	1.0194	2014	2.00	15	0	1,310	$114.23
000407 000012 000002	86	$145,265	BEAR BROOK GARDENS																		
2 SULLIVAN DRIVE	08/03/21	$120,000	05	1.00	1.05	1.00	1.00	1.00	1.00	$0	$17,400	$0	$0	$105,696	1.0123	2000	2.00	23	0	1,348	$100.59
000107 000012 000094	59	$123,096	BEAR VIEW CROSSING CO-OP (PREV. HOLIDAY ACRES)																		
6 MARILYN DRIVE	09/01/21	$120,000	05	1.00	1.00	1.00	1.00	1.00	1.00	$0	$16,900	$0	$0	$104,674	0.9095	1999	2.00	25	0	1,029	$149.13
000107 000012 000059	30	$121,574	BEAR VIEW CROSSING CO-OP (PREV. HOLIDAY ACRES)																		
9 PARKWOOD DRIVE	09/23/21	$140,000	05	1.00	1.00	1.00	1.00	1.00	1.00	$0	$18,700	$0	$0	$121,790	0.8270	2004	2.00	20	0	1,493	$123.30
000106 000038 000042	8	$140,490	BEAR VIEW CROSSING CO-OP (PREV. HOLIDAY ACRES)																		
34 FULLAM CIRCLE	10/18/21	$88,533	05	1.00	1.00	1.00	1.00	1.00	1.00	$0	$18,000	$0	$0	$70,533	0.9045	1995	2.50	33	10	1,459	$93.77
000410 000039 000032	-17	$88,533	BEAR VIEW CROSSING CO-OP (PREV. HOLIDAY ACRES)																		
36 HILLSIDE DRIVE	10/19/21	$92,000	05	1.00	1.00	1.00	1.00	1.00	1.00	$0	$15,000	$0	$0	$77,000	0.8721	2014	2.50	18	0	1,198	$89.88
000407 000026 000018	-18	$92,000	OLDE TOWNE CO-OP																		
3 SULLIVAN DRIVE	11/05/21	$155,000	05	1.00	1.00	1.00	1.00	1.00	1.00	$0	$19,400	$0	$0	$135,600	0.9802	2005	2.00	20	0	1,711	$101.07
000107 000012 000074	-35	$155,000	BEAR VIEW CROSSING CO-OP (PREV. HOLIDAY ACRES)																		
22 MARILYN DRIVE	11/10/21	$148,000	05	1.00	1.05	1.00	1.00	1.00	1.00	$0	$17,500	$0	$0	$130,500	0.8802	2005	2.00	20	0	1,732	$107.00
000107 000012 000067	-40	$148,000	BEAR VIEW CROSSING CO-OP (PREV. HOLIDAY ACRES)																		
12 EMILE DRIVE	04/29/22	$150,000	05	1.00	1.00	1.00	1.00	1.00	1.00	$0	$16,200	$0	$0	$133,800	0.9160	2002	2.00	23	0	1,448	$131.01
000107 000012 000114	-210	$150,000	BEAR VIEW CROSSING CO-OP (PREV. HOLIDAY ACRES)																		
27 HILLSIDE DRIVE	05/02/22	$160,000	05	1.00	1.00	0.95	1.00	1.00	1.00	$0	$15,000	$0	$0	$145,000	1.0015	2011	2.00	18	0	1,297	$136.13
000407 000026 000013	-213	$160,000	OLDE TOWNE CO-OP																		

Average Indicated Square Foot Value: $114.61

Median Indicated Square Foot Value: $110.62

THE COST PER SQUARE FOOT FOR DOUBLE WIDE MOBILE HOMES WAS DETERMINED TO BE $111 (ROUNDED).

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))

Adj Site Value = Buildable Site Value * Nhdb * Site * Dway * Road * Cond

Excess Ac Value = (Acres - Site Acreage) * Est. Excess Acreage Value * Parcel Acreage Size Adjustment * (Parcel Backland Acreage Cond / 100) * (Parcel Backland Topo / 100)

Excess FF Value = Parcel Excess FF * Excess Foot Frontage Value

Bldg Residual Value = Adjusted Sale Price - Adj Site Value - Features Value - Excess Ac Value - Excess FF Value

Indicated Sq Ft Value = Bldg Residual Value / Bldg Rate / (1 - (Total Depreciation / 100)) / Bldg Sq Ft

*Building Cond Values: 1.00 = EXCELLENT 1.50 = VERY GOOD 2.00 = GOOD 2.50 = AVERAGE 3.00 = FAIR 4.00 = POOR 5.00 = VERY POOR

SINGLE-WIDE MH SQFT COST

Annual Trend:	15.96% < 10/01/21 > 0.00%	Site Acreage:	0.000	Acreage Discount Minimum Acreage:	0.00
Building Base Year/Depreciation:	2022/3.00	Est. Excess Acreage Value:	$0	Acreage Discount Maximum Acreage:	0.00
Buildable Site Value:	$0	Excess Foot Frontage:	$0.00	Acreage Discount Maximum Percentage:	0.00%

Location / Map Lot Sub	Sale Date/Days	Sale Price/Adjusted	Zn	Nhbd	Site	Dway	Road	Topo	Cond	Adj Site Value	Features Value	Excess Ac Value	Excess FF Value	Bldg Residual Value	Bldg Rate	Year Built	Cond*	Depreciation Age	Depreciation Other	Bldg Sq Ft	Indicated Sq Ft Value
18 FULLAM CIRCLE	05/17/21	$79,000	05	1.00	1.00	1.00	1.00	1.00	1.00	$0	$16,500	$0	$0	$67,232	0.9242	2015	2.50	21	0	975	$94.44
000410 000039 000016	137	$83,732	BEAR VIEW CROSSING CO-OP (PREV. HOLIDAY ACRES)																		
49 FULLAM CIRCLE	06/09/21	$90,000	05	1.00	1.00	1.00	1.00	1.00	1.00	$0	$16,700	$0	$0	$77,786	0.9747	2017	2.50	15	0	942	$99.67
000410 000039 000036	114	$94,486	BEAR VIEW CROSSING CO-OP (PREV. HOLIDAY ACRES)																		
28 MONROE AVENUE	07/02/21	$83,533	05	1.00	1.00	0.95	1.00	1.00	1.00	$0	$16,400	$0	$0	$70,457	1.0739	1998	1.50	21	0	772	$107.58
000407 000040 000038	91	$86,857	CATAMOUNT HILL COOPERATIVE, INC																		
18 EDGEWOOD DRIVE	04/05/21	$95,000	05	1.00	1.00	0.95	1.00	1.00	1.00	$0	$18,500	$0	$0	$83,936	0.9218	2016	2.50	18	0	949	$117.01
000407 000026 000089	179	$102,436	OLDE TOWNE HOMEOWNERS COOP INC																		
1 NEW YORKER DRIV	08/25/21	$129,000	05	1.00	1.00	1.00	1.00	1.00	1.00	$0	$15,000	$0	$0	$116,087	1.0159	2018	2.50	12	0	1,178	$110.23
000107 000012 000183	37	$131,087	BEAR VIEW CROSSING CO-OP (PREV. HOLIDAY ACRES)																		
12 BUSH AVENUE	08/26/21	$78,000	05	1.00	1.00	0.95	1.00	1.00	1.00	$0	$16,000	$0	$0	$63,228	0.7972	1973	2.00	42	0	1,226	$111.54
000407 000040 000085	36	$79,228	CATAMOUNT HILL COOPERATIVE, INC																		
12 SULLIVAN DRIVE	11/22/21	$85,000	05	1.00	1.00	1.00	1.00	1.00	1.00	$0	$17,000	$0	$0	$68,000	0.9632	2014	2.50	21	0	856	$104.40
000107 000012 000175	-52	$85,000	BEAR VIEW CROSSING CO-OP (PREV. HOLIDAY ACRES)																		
23 MONROE AVENUE	11/29/21	$115,000	05	1.00	1.00	0.95	1.00	1.00	1.00	$0	$15,000	$0	$0	$100,000	1.0528	1999	1.50	21	0	966	$124.47
000407 000040 000012	-59	$115,000	CATAMOUNT HILL COOPERATIVE, INC																		
29 CATAMOUNT HILL I	03/04/22	$100,000	05	1.00	1.00	0.95	1.00	1.00	1.00	$0	$17,700	$0	$0	$82,300	1.1976	1973	1.00	21	0	764	$113.86
000407 000040 000062	-154	$100,000	CATAMOUNT HILL COOPERATIVE, INC																		
1 MONROE AVENUE	04/29/22	$115,000	05	1.00	1.00	0.95	1.00	1.00	1.00	$0	$15,400	$0	$0	$99,600	1.1691	1981	1.00	18	0	883	$117.66
000407 000040 000002	-210	$115,000	CATAMOUNT HILL COOPERATIVE, INC																		
10 ROLAND DRIVE	10/26/21	$100,000	05	1.00	1.00	1.00	1.00	1.00	1.00	$0	$17,500	$0	$0	$82,500	0.9960	2000	2.00	27	0	1,045	$108.58
000107 000012 000156	-25	$100,000	BEAR VIEW CROSSING CO-OP (PREV. HOLIDAY ACRES)																		
9 WASHINGTON AVEN	10/29/21	$60,000	05	1.00	1.00	1.00	1.00	1.00	1.00	$0	$16,600	$0	$0	$43,400	0.9903	1974	2.00	42	0	648	$116.61
000409 000033 000023	-28	$60,000	CATAMOUNT HILL COOPERATIVE, INC																		

Average Indicated Square Foot Value: $110.50

Median Indicated Square Foot Value: $110.89

THE COST PER SQUARE FOOT FOR SINGLE WIDE MOBILE HOMES WAS DETERMINED TO BE $111 (ROUNDED).

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))

Adj Site Value = Buildable Site Value * Nhdb * Site * Dway * Road * Cond

Excess Ac Value = (Acres - Site Acreage) * Est. Excess Acreage Value * Parcel Acreage Size Adjustment * (Parcel Backland Acreage Cond / 100) * (Parcel Backland Topo / 100)

Excess FF Value = Parcel Excess FF * Excess Foot Frontage Value

Bldg Residual Value = Adjusted Sale Price - Adj Site Value - Features Value - Excess Ac Value - Excess FF Value

Indicated Sq Ft Value = Bldg Residual Value / Bldg Rate / (1 - (Total Depreciation / 100)) / Bldg Sq Ft

*Building Cond Values: 1.00 = EXCELLENT 1.50 = VERY GOOD 2.00 = GOOD 2.50 = AVERAGE 3.00 = FAIR 4.00 = POOR 5.00 = VERY POOR

MULTI-FAMILY (RMF) BUILDING SQFT COST

Annual Trend:	15.96% < 10/01/21 > 0.00%	Site Acreage:	0.230	Acreage Discount Minimum Acreage:	10.00
Building Base Year/Depreciation:	2022/1.75	Est. Excess Acreage Value:	$1,500	Acreage Discount Maximum Acreage:	250.00
Buildable Site Value:	$132,000	Excess Foot Frontage:	$125.00	Acreage Discount Maximum Percentage:	75.00%

Location / Map Lot Sub	Sale Date/Days	Sale Price/Adjusted	Zn	Nhbd	Site	Dway	Road	Topo	Cond	Adj Site Value	Features Value	Excess Ac Value	Excess FF Value	Bldg Residual Value	Bldg Rate	Year Built	Cond*	Depreciation Age	Depreciation Other	Bldg Sq Ft	Indicated Sq Ft Value
50 MOUNT DELIGHT R	05/27/21	$357,000	05	1.10	1.05	0.95	1.00	0.95	1.00	$137,595	$19,900	$4,931	$0	$214,399	1.0122	1988	2.00	21	0	2,594	$103.36
000402 000134 000000	127	$376,825	0.23 ACRE BASE SITE VALUE=ADJUSTMENT, AS MORE THAN FRACTIONAL ACREAGE																		
72 TURNPIKE STREET	06/29/21	$437,533	06	1.00	1.00	1.00	1.00	1.00	1.00	$132,000	$4,500	$86	$0	$318,931	0.9366	1970	2.00	25	0	4,386	$103.52
000110 000041 000000	94	$455,517																			
29-31 TOWNHOUSE RO	08/25/21	$350,000	06	1.10	1.05	1.00	1.00	1.00	1.00	$152,460	$5,800	$0	$0	$197,403	1.0359	1987	2.00	21	0	2,176	$110.85
000105 000051 000000	37	$355,663																			
21 WEBSTER STREET	09/10/21	$350,000	06	1.10	1.00	1.00	1.00	0.85	1.00	$123,420	$1,500	$102	$0	$228,192	0.9792	1985	2.00	21	0	2,764	$106.72
000111 000006 000000	21	$353,214																			
70 MAIN STREET	12/15/21	$300,000	06	1.00	1.00	1.00	1.00	1.00	1.00	$132,000	$15,500	$0	$0	$152,500	0.8811	1890	2.50	51	0	3,121	$113.18
000111 000034 000000	-75	$300,000																			

Average Indicated Square Foot Value: $107.53

Median Indicated Square Foot Value: $106.72

THE COST PER SQUARE FOOT FOR MULTI-FAMILY (RMF) WAS DETERMINED TO BE $108 (ROUNDED).

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))

Adj Site Value = Buildable Site Value * Nhdb * Site * Dway * Road * Cond

Excess Ac Value = (Acres - Site Acreage) * Est. Excess Acreage Value * Parcel Acreage Size Adjustment * (Parcel Backland Acreage Cond / 100) * (Parcel Backland Topo / 100)

Excess FF Value = Parcel Excess FF * Excess Foot Frontage Value

Bldg Residual Value = Adjusted Sale Price - Adj Site Value - Features Value - Excess Ac Value - Excess FF Value

Indicated Sq Ft Value = Bldg Residual Value / Bldg Rate / (1 - (Total Depreciation / 100)) / Bldg Sq Ft

*Building Cond Values: 1.00 = EXCELLENT 1.50 = VERY GOOD 2.00 = GOOD 2.50 = AVERAGE 3.00 = FAIR 4.00 = POOR 5.00 = VERY POOR

Annual Trend: 15.96% < 10/01/21 > 0.00%

Location / Map Lot Sub	Sale Date/Days	Sale Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
9 #8 SWIFTWATER DRI'	05/21/21	$175,000	06	$131,400	$0	$0	$0	$0	$53,777
000110 000054 000040	133	$185,177	2 BEDROOM UNIT						
7 #8 SWIFTWATER DRI'	07/22/21	$171,000	06	$131,400	$0	$0	$0	$0	$44,909
000110 000054 000032	71	$176,309	2 BEDROOM UNIT						
9 #2 SWIFTWATER DRI'	07/29/21	$140,000	06	$100,600	$1,500	$0	$0	$0	$41,818
000110 000054 000034	64	$143,918	1 BEDROOM UNIT						
9 #1 SWIFTWATER DRI'	08/27/21	$160,000	06	$131,400	$0	$0	$0	$0	$31,049
000110 000054 000033	35	$162,449	2 BEDROOM UNIT						
9 #4 SWIFTWATER DRI'	10/29/21	$185,000	06	$131,400	$0	$0	$0	$0	$53,600
000110 000054 000036	-28	$185,000	2 BEDROOM UNIT						
9 #5 SWIFTWATER DRI'	12/21/21	$182,000	06	$131,400	$0	$0	$0	$0	$50,600
000110 000054 000037	-81	$182,000	2 BEDROOM UNIT						
9 #6 SWIFTWATER DRI'	12/21/21	$148,000	06	$100,600	$0	$0	$0	$0	$47,400
000110 000054 000038	-81	$148,000	1 BEDROOM UNIT						

Average Indicated Value: $46,165

Median Indicated Value: $47,400

THE SWIFTWATER CONDOMINIUM AMENITY WAS DETERMINED TO BE $48,000.

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))

Indicated Value = Adjusted Sale Price - Building Value - Features Value - Excess Ac Value - Excess FF Value - Site Value

TOWNHOUSE/HERITAGE CONDO AMENITY

Annual Trend: 15.96% < 10/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
19 TOWNHOUSE ROA 000105 000054 000002	01/24/22 -115	$230,000 $230,000	06	$152,700	$0	$0	$0	$0	$77,300
15 HERITAGE DRIVE 000106 000025 000001	03/22/22 -172	$215,000 $215,000	06	$142,400	$0	$0	$0	$0	$72,600
15 TOWNHOUSE ROA 000106 000023 000004	04/25/22 -206	$240,000 $240,000	06	$157,000	$100	$0	$0	$0	$82,900

Average Indicated Value: $77,600

Median Indicated Value: $77,300

THE TOWNHOUSE AND HERITAGE CONDOMINIUM AMENITY WAS DETERMINED TO BE $78,000.

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))

Indicated Value = Adjusted Sale Price - Building Value - Features Value - Excess Ac Value - Excess FF Value - Site Value

Annual Trend: 15.96% < 10/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	 Price/Adjusted	 Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	 Water Body	Indicated WF Value
26 RIVERSIDE DRIVE 000104 000024 000000	03/15/21 200	$290,000 $315,361	07	$203,700	$0	$0	$0	$96,900	UNSPECIFIED	$14,761
64 SCHOOL STREET 000109 000009 000000	11/01/21 -31	$220,000 $220,000	06	$87,900	$0	$200	$0	$118,800	UNSPECIFIED	$13,100

Average Indicated Waterfront Value: $13,931

Median Indicated Waterfront Value: $13,931

THERE ARE 80 PROPERTIES DESIGNATED WITH A WF ADJUSTMENT RANGING IN CONTRIBUTORY VALUE OF $4,300 TO $47,500. THESE PROPERTIES ARE LARGELY ON THE SUNCOOK RIVER. THE PROPERTIES ON THE IRIS POND SECTION HAVE CONSISTENTLY SOLD FOR MORE AND AS SUCH, THE WATERFRONT CONTRIBUTORY VALUE IS HIGHER. DUE TO THE VARIETY OF DIFFERENT WATERFRONTS THE BASE WATERFRONT VALUE IS ADJUSTED BY SITE SPECIFIC ADJUSTMENTS, TOPOGRAPHY AND LOCATION (IRIS POND, COVE, RIVER, ETC.)

Values:

Adjusted Sale Price = Sale Price * (1 + (Days * Annual Trend% / 365))

Indicated WF Value = Adjusted Sale Price - Building Value - Features Value - Excess Ac Value - Excess FF Value - Site Value

SECTION 8

A. FIELD REVIEW

B. INFORMAL HEARING PROCESS

1. Number of Hearings

2. Results of Hearing

A. Field Review

Preliminary values were established based on the cost tables developed and tested via the statistical analysis. The statistical results and preliminary values were reviewed with the local authority, discussing neighborhoods, the sales basis for land and building cost tables, the preliminary sales charts, base values and resulting statistics of all sales along with graphs. A report of all preliminary values in town is also reviewed with the local authority showing the overall value of the town, as well as individual values for their comment.

Field Review

Then the job supervisor and one other assessor reviewed each parcel again for final "form and fit" testing. This review is generally done from the road or driveway checking the exterior to ensure the property structure, quality, condition and depreciation, as well as review the visible site, the lister's notes and picture of the property.

This is a slow, time consuming process that improves consistency from lot to lot and neighborhood to neighborhood, making all subjective considerations of one experienced supervisor. We find this extra effort improves the overall job quality and consistency.

When anomalies are noticed, another inspection is made to correct or verify the situation.

Property Specific Adjustment Guidelines

Land Adjustments

Undeveloped Land – Wooded Lot	-10% (90 Site Modifier)
Undeveloped Land – Cleared Lot	-5% (95 Site Modifier)
Undeveloped Driveway	-10% (90 Site Modifier)
Second Site (w/Sep. Utilities)	+10 (110 Land Condition)
Commercial Use	+25 to +900, depending on how extensive the use
Mobile Home Parks	+150 to +300, depending on how extensive use, supported by income approach to value
Shared Driveway/Access (SHDW)	-5% or greater depending on size & impact
ROW Across Lot to Access Another	Varies – dependent upon access characteristics, typically -5 to -10%
Topography (TOPO)	Varies – dependent upon severity
Less Than Average Access (ACC)	Varies – dependent upon severity typically -5 to -10
Cost to Develop (CTD)	Varies – determined by field review
Not Buildable (NBD)	-90% (10 Land Condition)
Not Buildable (NBD W/ XFOB)	-75% (25 Land Condition)
Flood Plain (FP)	-10% (90 Land Condition)
In-Law Apartment or 2 Family	+0% (100 Land Condition)
3-4 Family Dwelling	+0% (100 Land Condition)
Current Use Wetlands	-90 (10 Land Condition)

On properties with multiple adjustments, the total land condition may vary to account for all the site specific adjustments.

Building Adjustments

Wall Height (WH) -1% to -3% Dependent on Severity

This adjustment is typically seen on gambrel style dwellings as there is a loss in space in the upper floor due to the pitch of the roof.

Close to Road (CTR) -5%

This adjustment is applied to homes that are abnormally close to the road.

Location (LOC) -5% to 15% Dependent on Severity

This adjustment is applied to residential homes that are in close proximity to heavy commercial areas, traffic lights, pump house, etc.

Dirt Basement (DB) -1% or greater depending on severity

Low Basement (LB) -1% or greater depending on severity

A basement with low headroom (less than 5')

Wet Basement (WB) -1% or greater depending on severity

Layout and Design (LOD) -10%

This adjustment is applied to homes where the main domicile is above a garage.

One Bedroom homes (1BR) -10%

This adjustment is applied to homes with only one possible bedroom layout; however it was not applied to campers as it is already being accounted for in the grading/quality adjustment and size adjustment.

Overbuilt (OB) -15% on residential homes with a gross living area (GLA) greater than or equal to 3,500 square feet.

Misc/CNotes Varies

Buildings require depreciation for many items. The overall condition of the home usually accounts for the majority of normal wear and tear items but often depreciation is needed to account for issued that are short lived and have a cost to cure associated with them, ie roof and siding.

B. Informal Hearing Process

The informal hearing process begins with a notice of preliminary value and information on how to make an appointment to review the assessment with the assessor was mailed first class on: Wednesday, June 22, 2022.

Sample notice can be found in *Section 5.* Abbreviations & Samples

The property owners were given 60 days to review their property record card on Avitar's website and if they wished to talk with an assessor they had the opportunity to arrange a phone appointment at a later date.

The phone appointment hearings were held for 4 days from 6/15/22 & 6/18-6/20/22 and resulted in 95 taxpayers making appointments to discuss their assessments.

If the taxpayer chose not to schedule a phone appointment, they were afforded the option to send their concerns to an Avitar email where the update supervisor was able to respond directly to them. They were also advised they could put their concerns in writing and forward to the town for review.

Once all the informal hearings were completed, the supervisor reviewed all the information and recommendations and made final changes and produced the final statistical results and graphs.

The hearings went smoothly and gave us an opportunity to correct any physical data that was supplied by the taxpayer and verified, if needed, by a site visit or pictures. Multi-family (RMF) square foot cost was reduced from $112 to $108 pursuant to additional information and sales. No other specific changes occurred that resulted in large changes or an issue with the model, etc., only the typical data changes from properties that had not previously had an interior inspection, etc. ie finished basement, bedroom/bathroom count.

SECTION 9

A. CALIBRATION TECHNIQUE

B. FINAL STATISTICAL ANALYSIS & TESTING

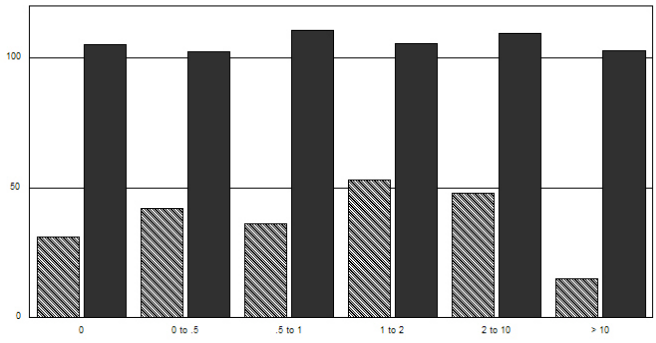
C. FINAL VALUATION TABLES

A. MODEL CALIBRATION TECHNIQUE

Once all the local sales data has been verified via onsite measure and list of all buildings and land information, the sale date, price and circumstances are verified by the appraisal supervisor via owner interview, questionnaire, PA-34, MLS or prior owner/real estate agent interview.

That data is then used to develop preliminary costs for land and building tables needed for the CAMA system to calculate assessment values for all property in the municipality once the rest of the properties are measured and listed.

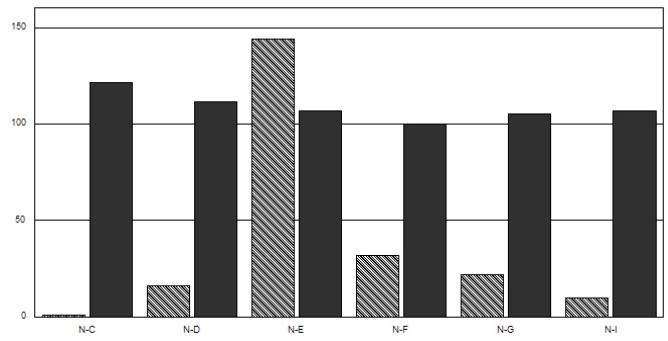
When the CAMA cost tables are defined, we compute the assessment to sales ratio for each property and produce graphs and reports which can then be used to calibrate the CAMA system to predict the market value of all property in the municipality as fairly as possibly. The following are samples of the graphs used to test and calibrate the CAMA model through multiple reiterations of the sales analysis program:



	# of Parcels	Median A/S x 100
0	31	105.32
0 to .5	42	102.70
.5 to 1	36	110.83
1 to 2	53	105.63
2 to 10	48	109.44
> 10	15	102.90

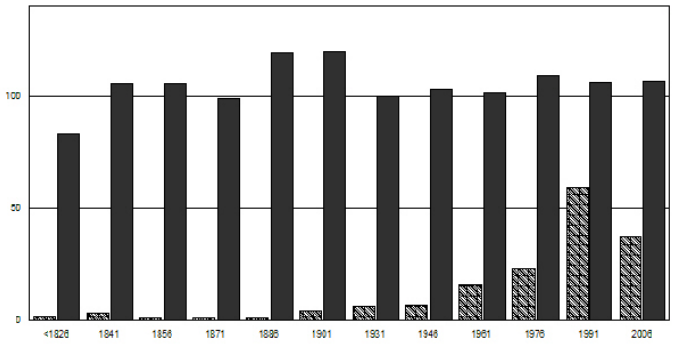
The hashed bars indicate the number of sales in each group, while the solid bars indicate the median assessment to sales ratio. This graph charts ratios for various lot sizes of the sales data and enables us to determine if all lots are fairly assessed regardless of size.

Here the groups, number of sales in each group and the median ratio are displayed.



	# of Parcels	Median A/S x 100
N-C	1	121.60
N-D	16	111.66
N-E	144	106.63
N-F	32	99.78
N-G	22	105.37
N-I	10	106.92

The sales are charted by neighborhood designation to test if there is a neighborhood bias. This sample chart indicates that neighborhood "C" is being significantly over assessed; "D" is slightly over assessed, while the other neighborhoods are fairly evenly assessed. However, neighborhood "C" has only one sale and as such, is not a clear indication of a model bias and is disregarded.



	# of Parcels	Median A/S x 100
<1826	2	82.90
1841	3	105.37
1856	1	105.37
1871	1	99.06
1886	1	119.15
1901	4	120.16
1931	6	100.09
1946	7	103.06
1961	16	101.20
1976	23	108.83
1991	59	106.49
2006	37	106.91

This graph is charting building age groups and their median ratio to see if the depreciation schedule is working across all age groups.

It is important to note the number of sales in each group. In this chart, the 1886 group seems to show an over assessment, but it is only one sale and as such, is not as meaningful. However, the 1901 group has four sales with a high ratio and may indicate a problem.

Sales Ratio Bar Graphs

Median Assessment/Sales Ratio by Year of Construction: This is a comparison of sale to assessment grouped by year of construction. This shows that effect, if any, of age on the median assessment ratio of various age groupings. It is used to help test that the depreciation used for normal age is consistently and equitably working across all ages of the sales.

Median Assessment/Sales Ratio by Effective Area: This graph is a test of the effect of size of the building and its impact on our valuation model. It is used to calibrate, as well as show whether or not the size adjustment scale is effectively working with small buildings, as well as large buildings.

Median Assessment/Sales Ratio by Story Height: This graph normally shows two to four groups based on the number of different story heights in the sales sample and demonstrates the effect of multiple floors on sales. It is used to test and calibrate story height adjustments to ensure our adjustment by story height is working.

Distribution of Sales Ratio: This shows the clustering of sales around our median ratio. The majority of sales should be at or near 1, which is actually 100% and taper off in both directions, below and above the 100% level indicating a normal distribution of sales ratios.

Median Assessment/Sales Ratio by Sale Price: We tested our computed values to actual sales values as in all these graphs, but here we are testing to see if there is a bias between low and high values by graphing the median ratio of value groups - low to high. It is used to test if a bias exists by value.

Median Assessment/Sales Ratio by Neighborhood: This graph tests our neighborhood delineation to ensure that our neighborhood codes are fair and equitable. With a median ratio of all groups as close to 100% as possible, this demonstrates a good neighborhood delineation.

Median Assessment/Sales Ratio by Zone: If there is more than one zoning district in a town and sales exist in more than one zone, the chart will show the median ratio for each zone to test for a zoning bias and to re-calibrate, if necessary, to reflect a reasonable relationship through all zones based on the median ratio.

Median Assessment/Sales Ratio by Acreage: This graph is used to test and calibrate the value difference of various size lots. The chart shows the median ratio by various lot size groupings of the sales data.

Median Assessment/Sales Ratio by Use: This graph shows the median ratio of various groups of land use within the sales data. It is used to calibrate the CAMA model to effectively treat each use fairly at similar assessment to sales ratios.

Median Assessment/Sales Ratio by Building Grade: This graph helps test the effect of building quality of construction adjustments by showing the median ratio for each grade classification within the sales sample.

As the true value of any property falls within a range of the most likely low to the most likely high value, these bar charts should show a relatively straight line. Rarely will it ever be a straight line. It is intended to show whether or not a strong measurable and correctable *bias* exists. As long as there is no trend up or down from the lowest to the highest grouping, then what bias exists, is negligible. In other words, everyone is being treated the same.

However, it is important to note that 1 or even 2 sales do not provide definitive information as to whether a bias exists or not. As such, it is possible for a graph with a group of only 1 or 2 sales to show a spike or drop compared to the rest. And while it is an indication of possible bias, it is not conclusive enough to assume any type of corrective action and as such, in mass appraisal it is documented in these graphs for future monitoring, but does not necessarily affect the overall results of the revaluation program.

All these graphs enable the CAMA model to be tested beyond the standard statistics as required by the DRA and the ASB guidelines to show equity within various categories to ensure the most equitable assessments possible.

SECTION 9

B. FINAL STATISTICAL ANALYSIS REPORTS

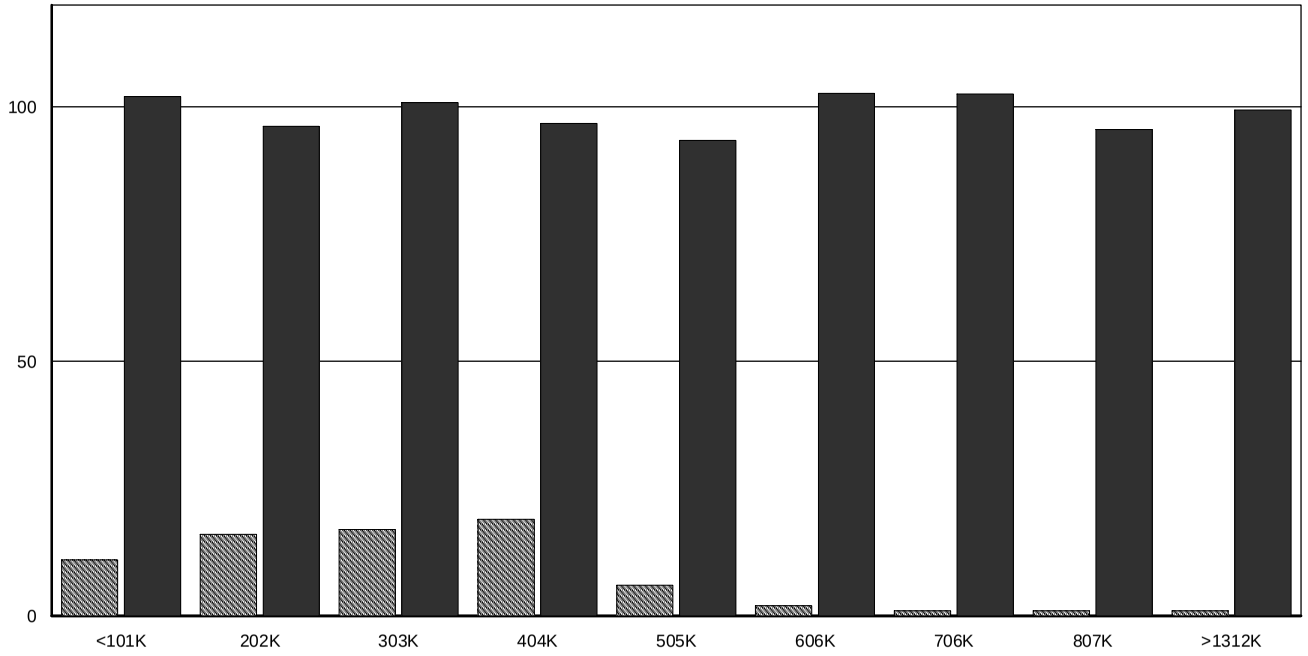
Sales Analysis Results

Allenstown -- 08/30/2022

Sales Analysis Statistics			
Number of Sales:	**74**	Mean Sales Ratio:	**0.9875**
Minimum Sales Ratio:	**0.8325**	Median Sales Ratio:	**0.9876**
Maximum Sales Ratio:	**1.1967**	Standard Deviation:	**0.0651**
Aggregate Sales Ratio:	**0.9815**	Coefficient of Dispersion:	**4.8974**
		Price Related Differential:	**1.0061**

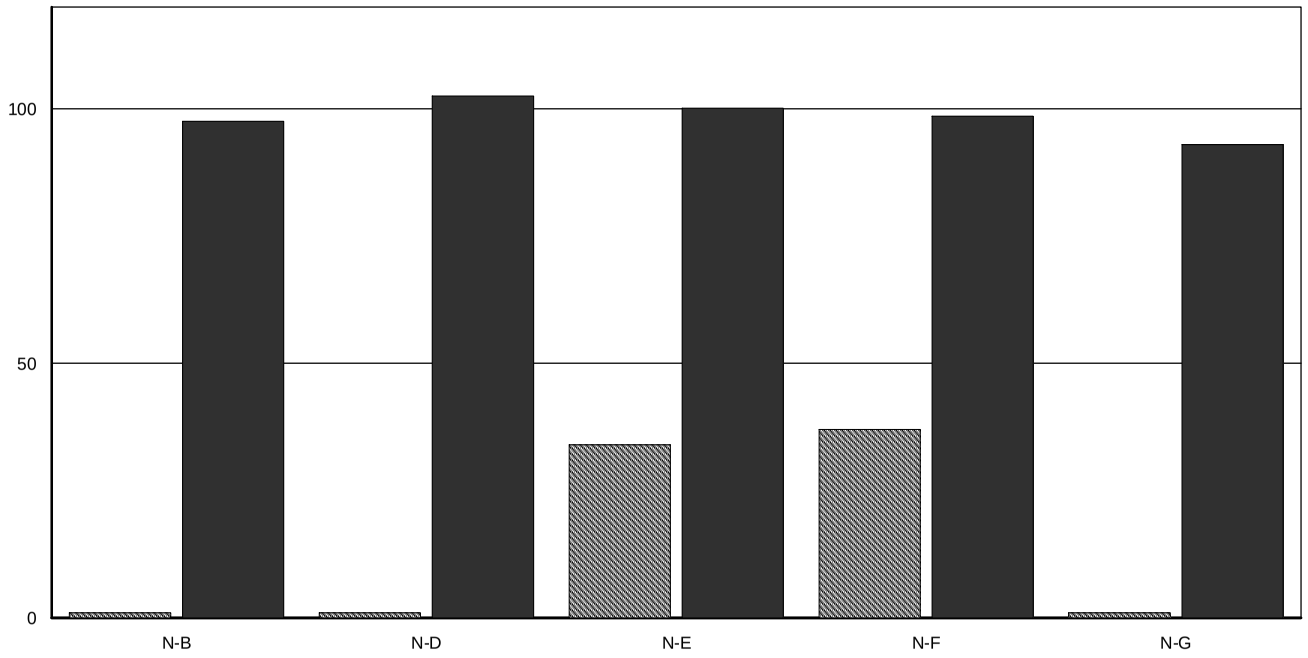
Sales Analysis Criteria	
Sold: 10/01/2021 - 08/18/2022	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 99999999	Bldg Eff. Area: 0 - 99999999
Land Value: 0 - 99999999	Land Use: ALL
Current Use CR: 0 - 99999999	Acres: 0 - 99999999
Year Built: 1600 - 2022	Trend: 1.33% Prior to 10/1/2021
Story Height: ALL	Neighborhood: ALL
Base Rate: ALL	Zone: ALL
Qualified: YES	Unqualified: NO
Improved: YES	Vacant: YES
View: All	Waterfront: All
Include Comm./Ind./Util.: YES	
Filter By Current: NO	

Allenstown:Median A/S Ratio by Sale Price



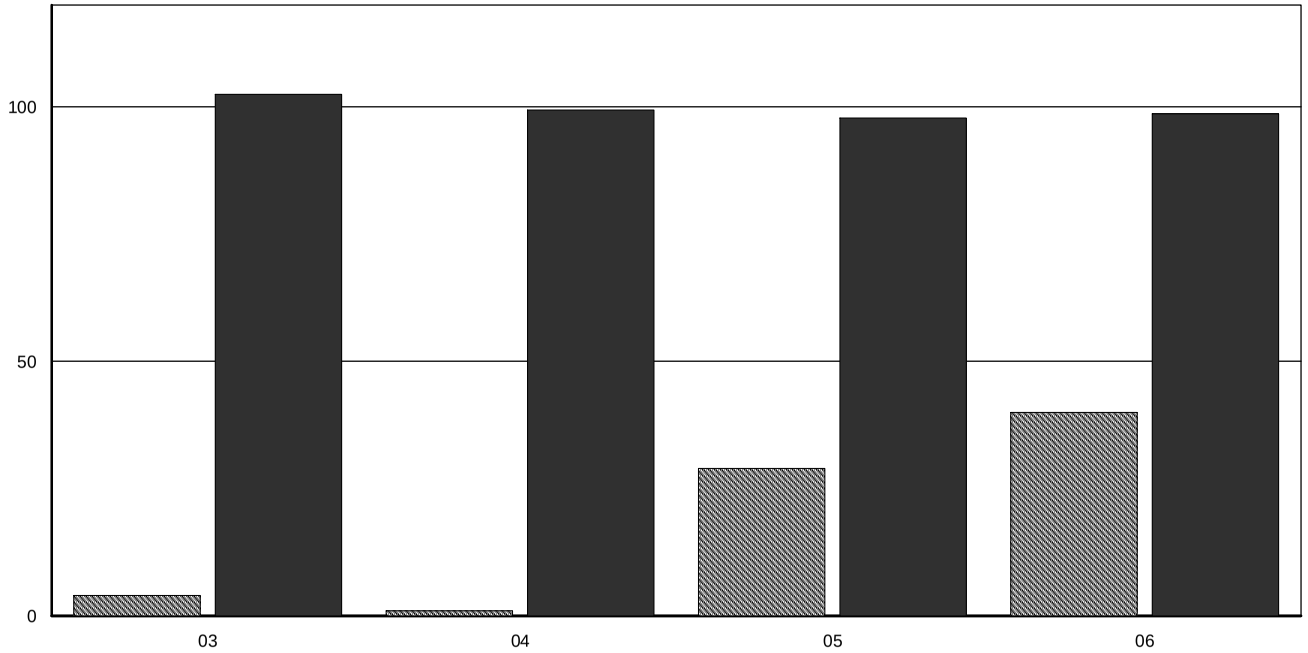
		# of Parcels	Median A/S x 100
<101K	<= $100,918	11	102.00
202K	$100,919 to $201,836	16	96.19
303K	$201,837 to $302,754	17	100.85
404K	$302,755 to $403,672	19	96.75
505K	$403,673 to $504,590	6	93.37
606K	$504,591 to $605,508	2	102.66
706K	$605,509 to $706,426	1	102.49
807K	$706,427 to $807,344	1	95.54
>1312K	> $1,311,934	1	99.40
		74	

Allenstown:Median A/S Ratio by Neighborhood



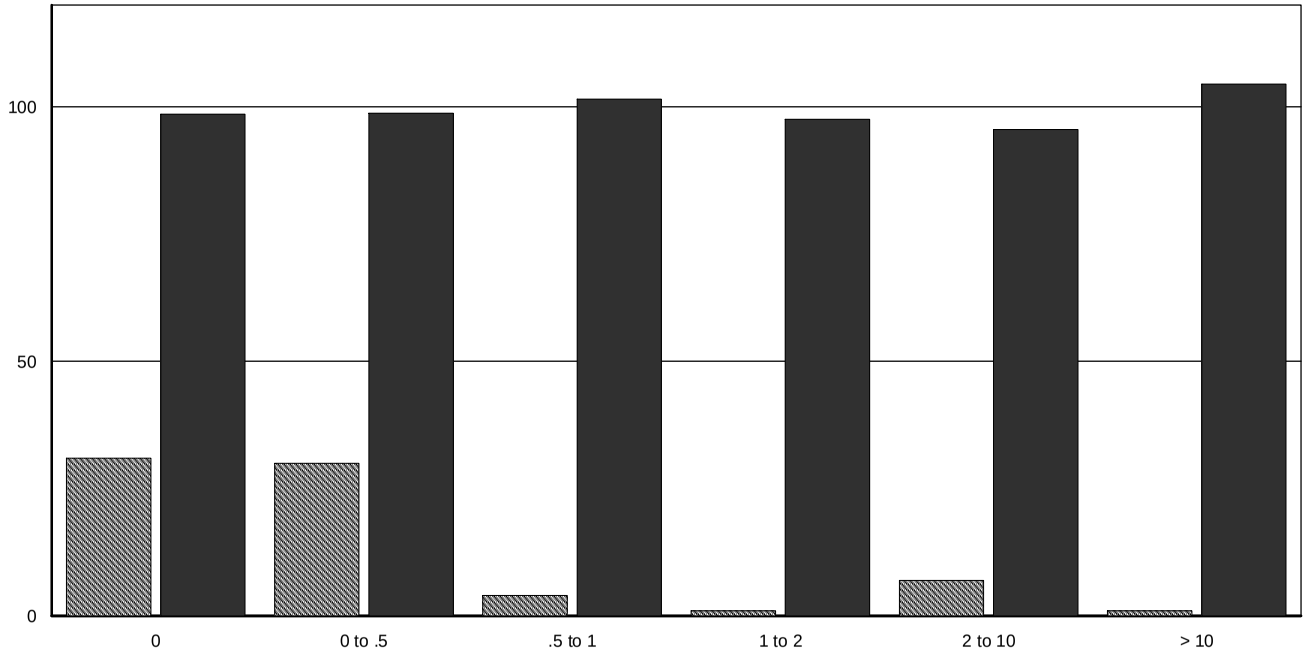
		# of Parcels	Median A/S x 100
N-B	AVG -30	1	97.54
N-D	AVG -10	1	102.53
N-E	AVG	34	100.12
N-F	AVG +10	37	98.57
N-G	AVG +20	1	92.98
		74	

Allenstown:Median A/S Ratio by Zone



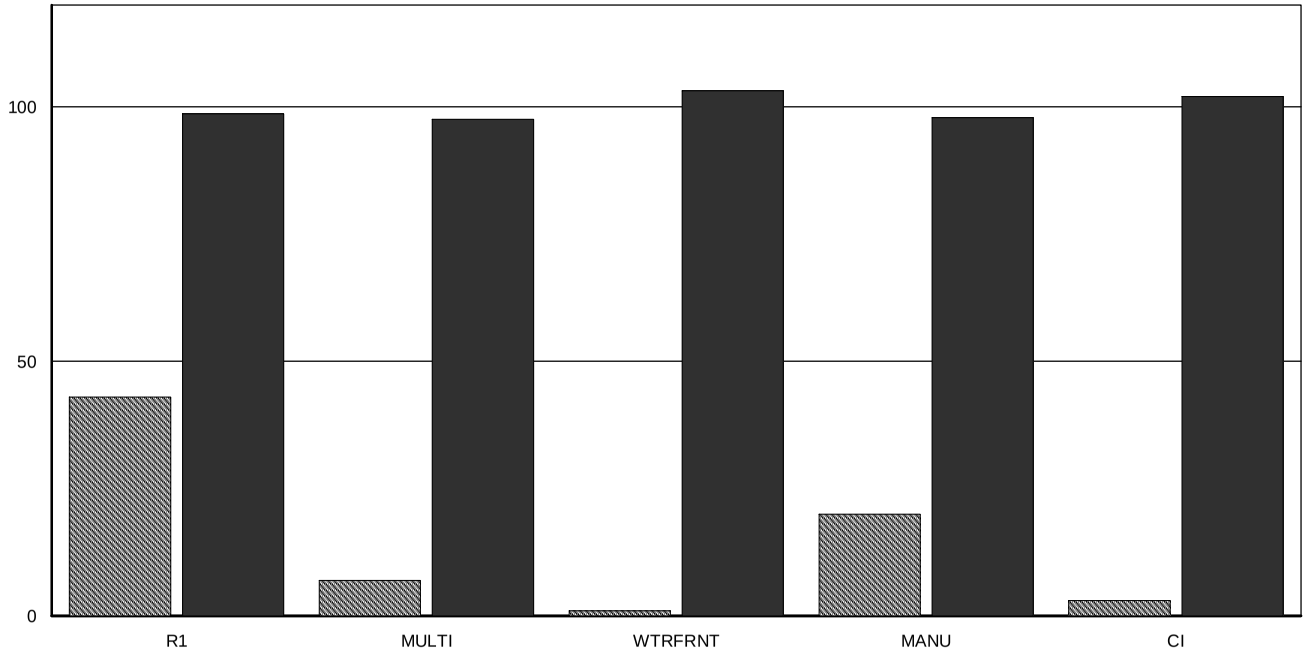
		# of Parcels	Median A/S x 100
03	CLI - COMM/LIGHT IN	4	102.48
04	IND - INDUSTRIAL	1	99.40
05	OSF - OPN SPACE/FRM	29	97.80
06	R1 - RESIDENTIAL 1	40	98.61
		74	

Allenstown:Median A/S Ratio by Acreage



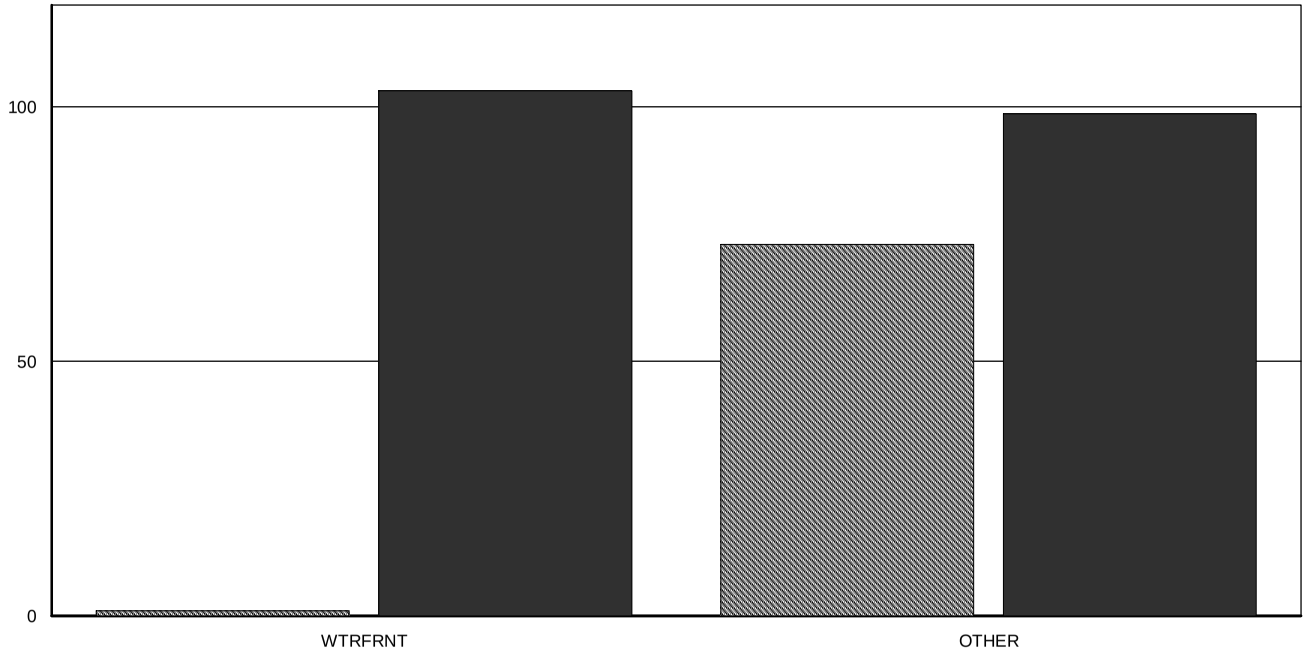
	# of Parcels	Median A/S x 100
0	31	98.57
0 to .5	30	98.76
.5 to 1	4	101.54
1 to 2	1	97.54
2 to 10	7	95.54
> 10	1	104.48
	74	

Allenstown:Median A/S Ratio by Improved Use



	# of Parcels	Median A/S x 100
R1	43	98.65
MULTI	7	97.57
WTRFRNT	1	103.14
MANU	20	97.85
CI	3	102.00
	74	

Allenstown:Median A/S Ratio for Views/Waterfront/Other



	# of Parcels	Median A/S x 100
WTRFRNT	1	103.14
OTHER	73	98.65
	74	

Sales Analysis Results

Allenstown -- 08/30/2022

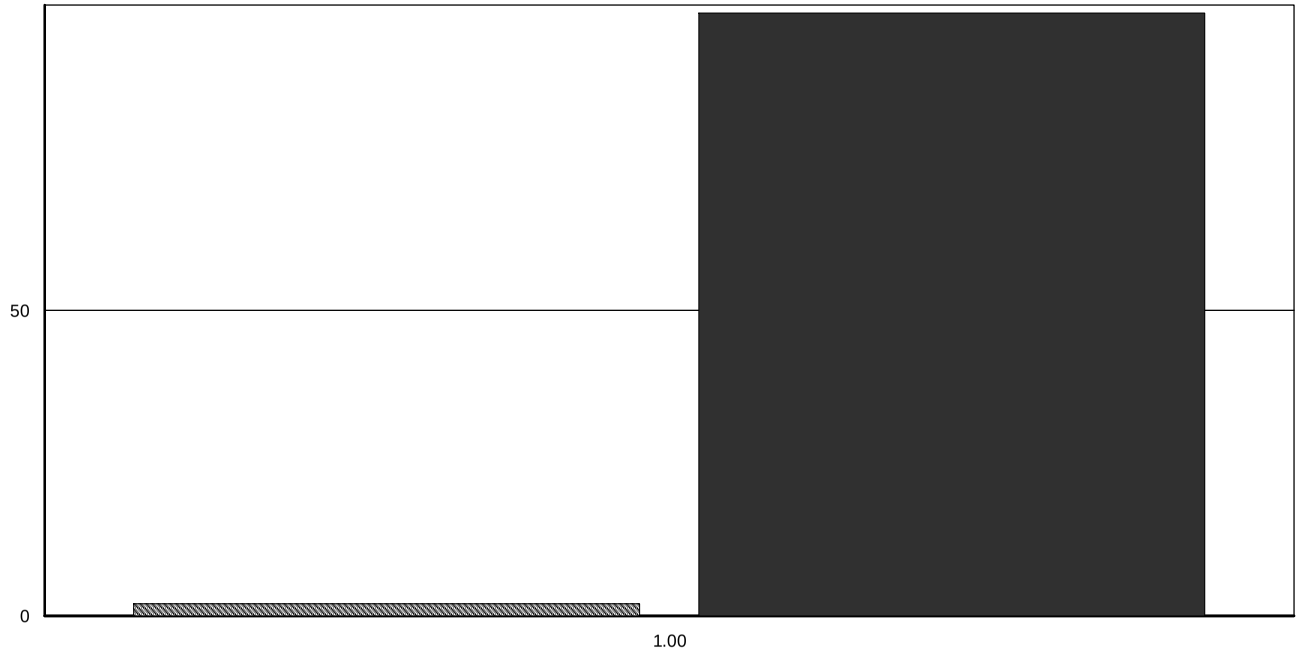
Sales Analysis Statistics			
Number of Sales:	**2**	Mean Sales Ratio:	**0.9868**
Minimum Sales Ratio:	**0.9754**	Median Sales Ratio:	**0.9868**
Maximum Sales Ratio:	**0.9982**	Standard Deviation:	**0.0161**
Aggregate Sales Ratio:	**0.9957**	Coefficient of Dispersion:	**1.1547**
		Price Related Differential:	**0.9911**

Sales Analysis Criteria	
Sold: 10/01/2021 - 08/18/2022	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 99999999	Bldg Eff. Area: 0 - 99999999
Land Value: 0 - 99999999	Land Use: ALL
Current Use CR: 0 - 99999999	Acres: 0 - 99999999
Year Built: 1600 - 2022	Trend: 1.33% Prior to 10/1/2021
Story Height: ALL	Neighborhood: ALL
Base Rate: ALL	Zone: ALL
Qualified: YES	Unqualified: NO
Improved: NO	Vacant: YES
View: All	Waterfront: All
Include Comm./Ind./Util.: YES	
Filter By Current: NO	

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH Eff. Area	Trended Sale Price	Assessment Sale Date	I	Q	Unqualified Description Grantor	Prior Year Assessment
0.975	000402	000117	000000	05	1.30	R1	B			$ 13,533	$ 13,200 01/14/2022	V	Q	 LITTLEWOODS LLC	 $ 17,200
0.998	000408	000002	000002	05	6.58	R1	F			$ 110,000	$ 109,800 06/03/2022	V	Q	 ORDWAY, BEN	 $ 53,700

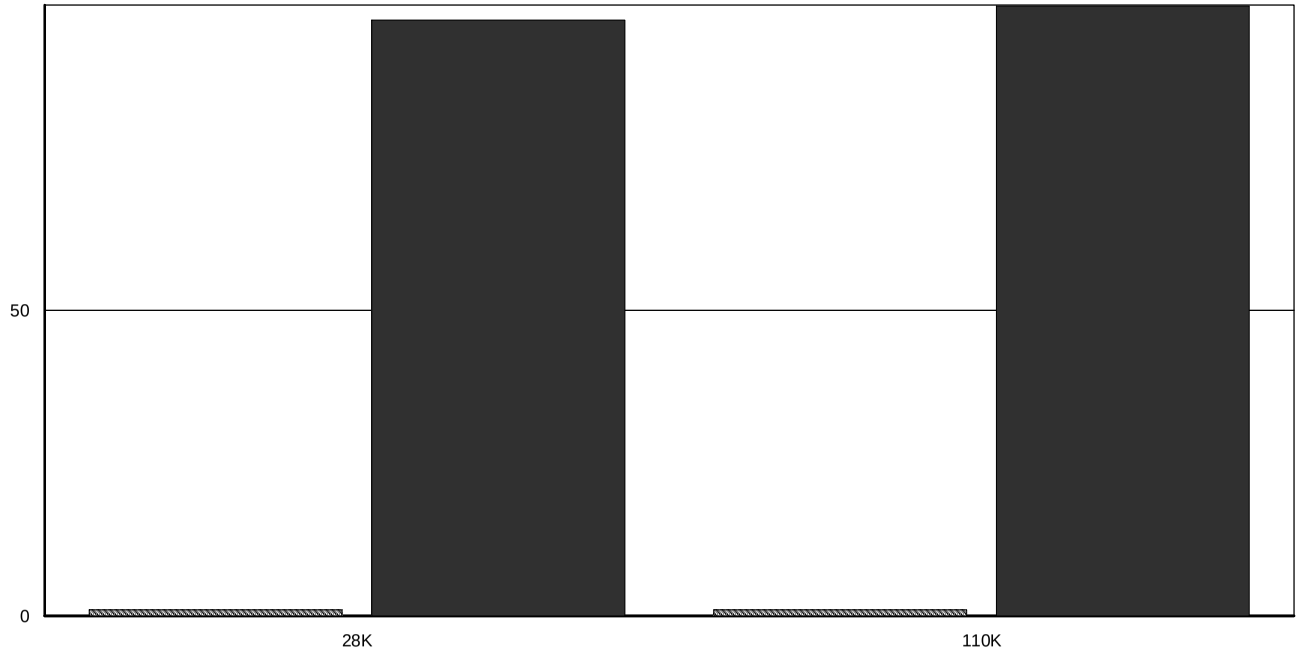
Trended 1.3300001% prior to 10/1/2021

Allenstown:Distribution of Sale Ratios



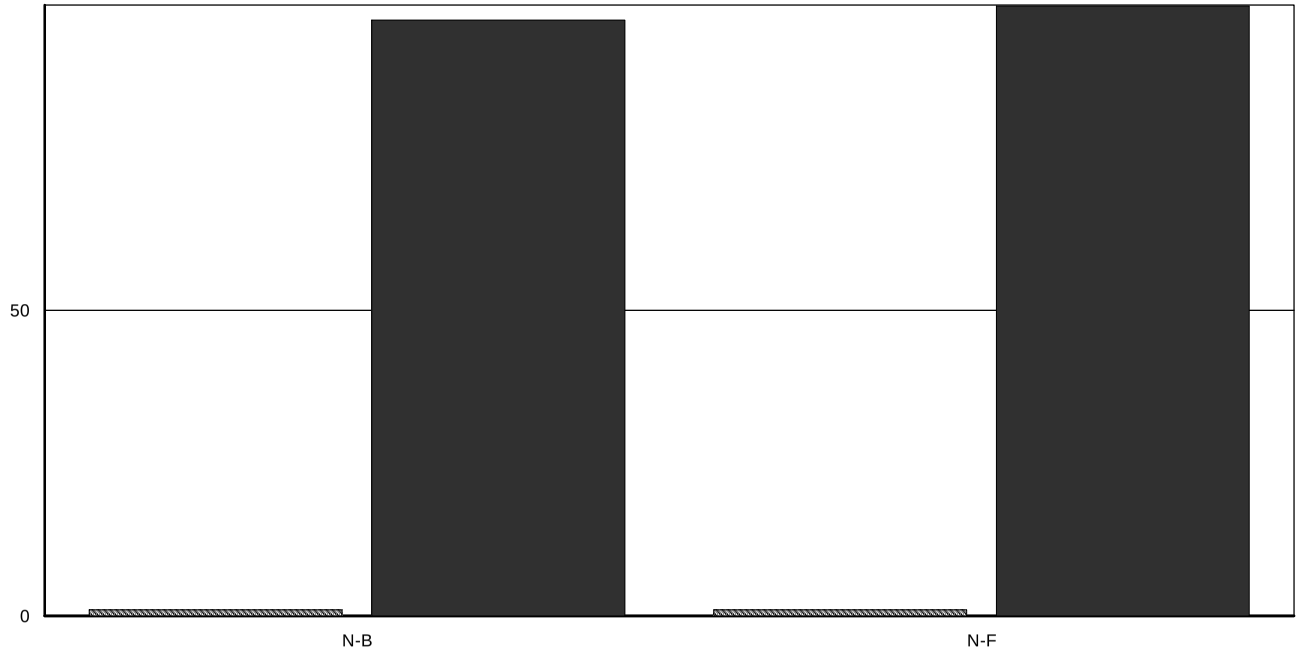
1.00	2	98.68
	2	

Allenstown:Median A/S Ratio by Sale Price



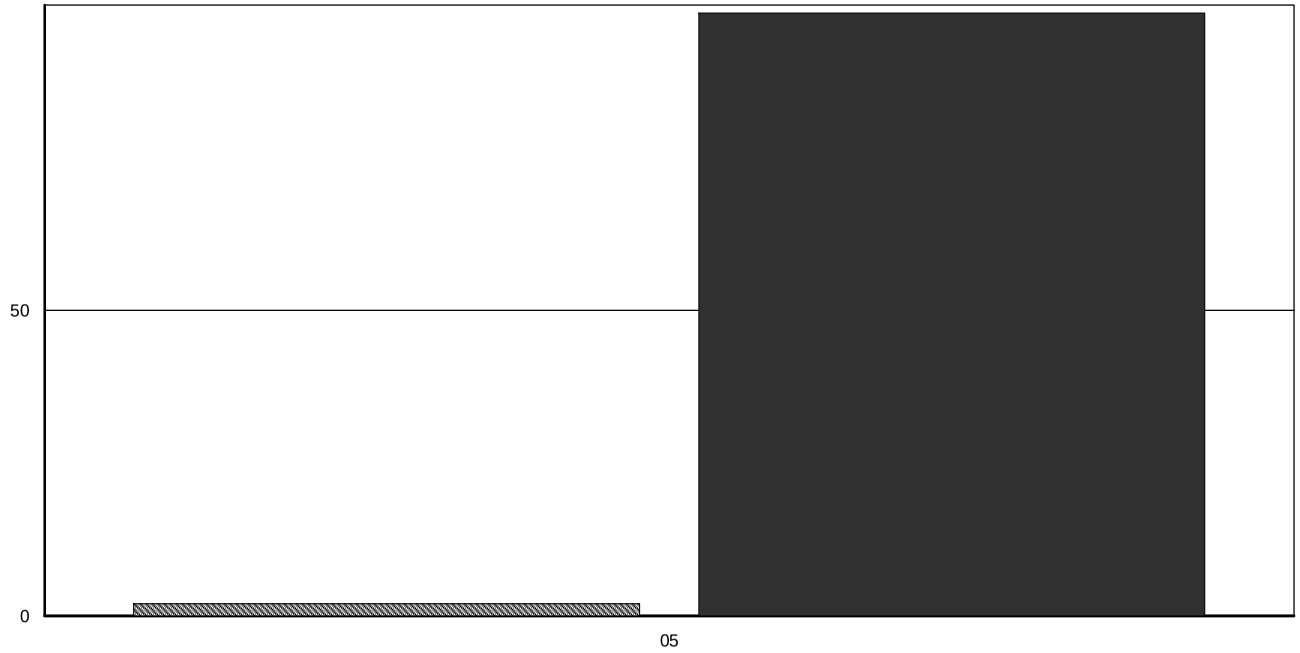
		# of Parcels	Median A/S x 100
28K	$861 to $28,145	1	97.54
110K	$82,716 to $110,000	1	99.82
		2	

Allenstown:Median A/S Ratio by Neighborhood



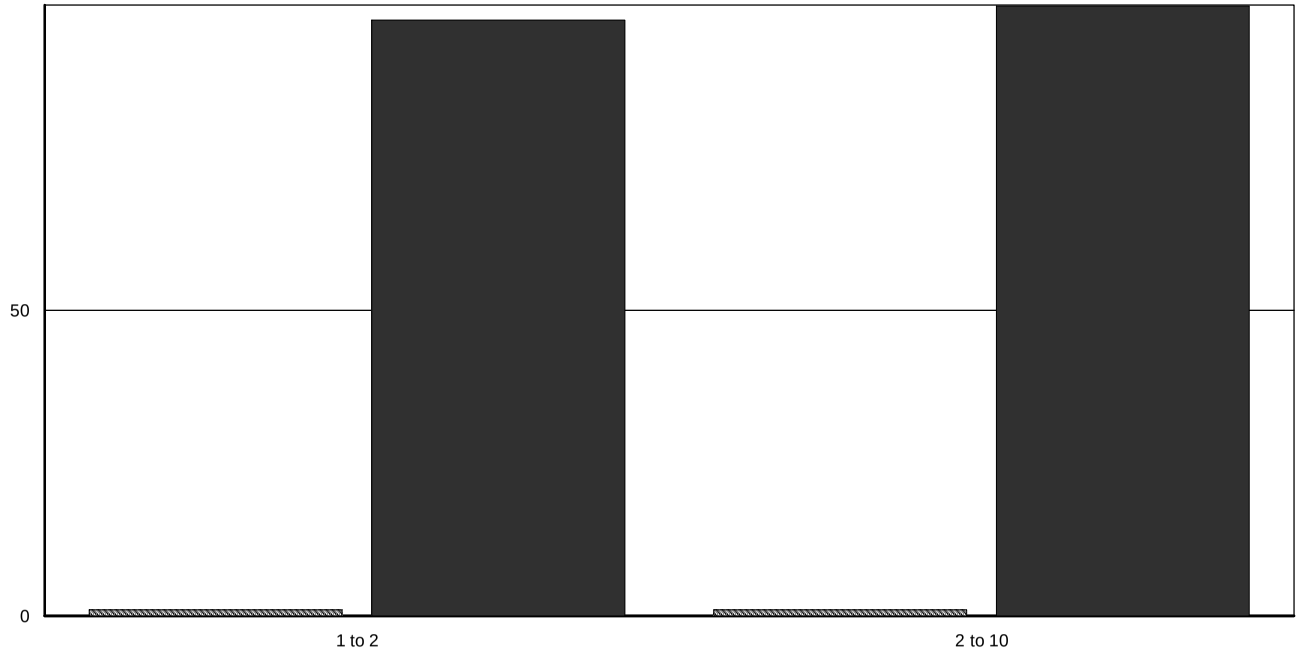
		# of Parcels	Median A/S x 100
N-B	AVG -30	1	97.54
N-F	AVG +10	1	99.82
		2	

Allenstown:Median A/S Ratio by Zone



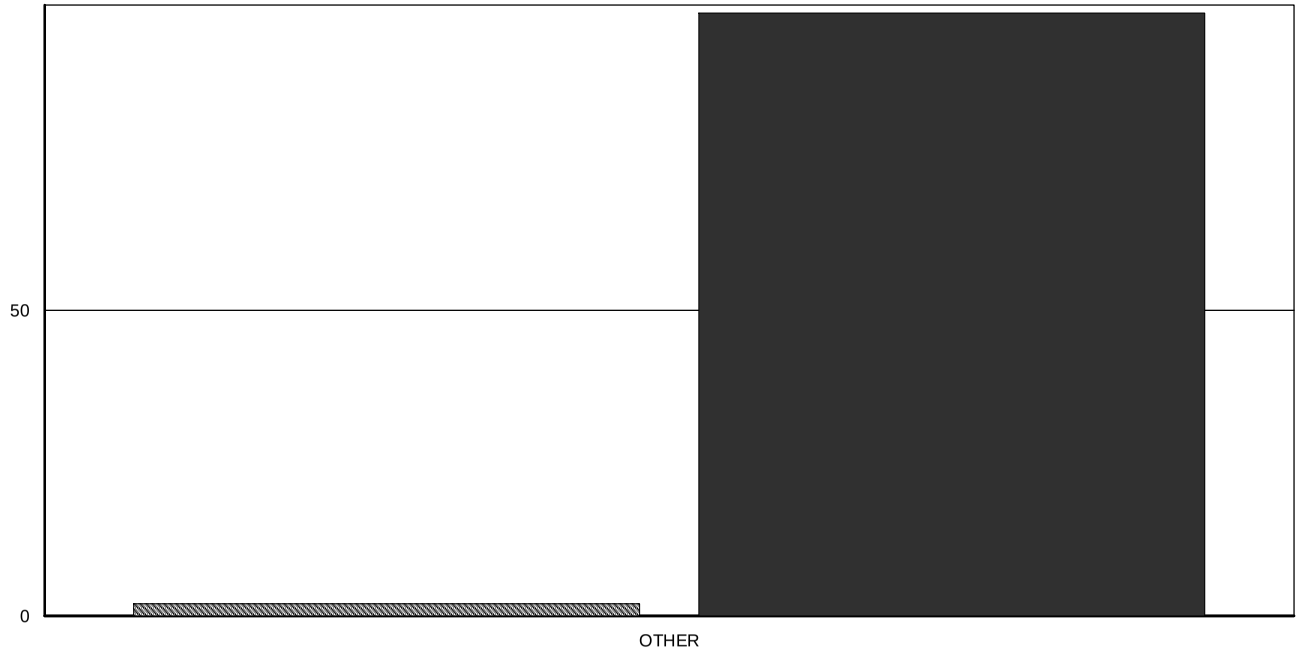
		# of Parcels	Median A/S x 100
05	OSF - OPN SPACE/FRM	2	98.68
		2	

Allenstown:Median A/S Ratio by Acreage



	# of Parcels	Median A/S x 100
1 to 2	1	97.54
2 to 10	1	99.82
	2	

Allenstown:Median A/S Ratio for Views/Waterfront/Other



	# of Parcels	Median A/S x 100
OTHER	2	98.68
	2	

OWNER INFORMATION

FARR, JAMES C

370 SO MAIN STREET

HOPEDALE , MA 01747

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/14/2022	3777	2868	Q V	13,533	LITTLEWOODS LLC
01/09/2014	3427	1200	U V 45	2,667	LAVOIE, MICHAEL
10/02/2013	3413	1531	U V 35		ALLENSTOWN, TOWN OF
07/18/2013	3399	0387	U V 50		LAVOIE, MICHAEL
10/31/1997	2075	1262	U V 99		??

PICTURE

LISTING HISTORY

04/26/22	ERVL	
10/28/16	ERVL	
10/21/16	INSP	MARKED FOR INSPECTION
08/01/12	BH	MISC REASON
09/03/04	RS	MISC REASON

NOTES

ROLLING & WOODED, UNIMPROVED & VACANT; CLASS IV ROAD; EFF 04/15 MAPPERS SUBMITTED ACREAGE CHANGE PER SURVEY OF ABUTTER;6/17 FORSALE AP $19,900;DATA EST PER ACC;MLS STATES NBD

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 0	$ 0	$ 17,200
		Parcel Total:	$ 17,200
2021	$ 0	$ 0	$ 17,200
		Parcel Total:	$ 17,200
2022	**$ 0**	**$ 0**	**$ 13,200**
		Parcel Total:	**$ 13,200**

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** UND/WDS **Driveway:** UNDEVELOPED **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.300 ac	136,450	B	70	90	95	90	90 -- ROLLING	20	13,200	0	N	13,200	SHAPE/ACC/CTD
	1.300 ac									13,200			**13,200**	

PICTURE

OWNER

FARR, JAMES C

370 SO MAIN STREET

HOPEDALE , MA 01747

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:
Roof:
Ext:
Int:
Floor:
Heat:
Bedrooms: Baths: Fixtures:
Extra Kitchens: Fireplaces:
A/C: Generators:
Quality:
Com. Wall:
Stories:

Base Type:

BUILDING SUB AREA DETAILS

2022 BASE YEAR BUILDING VALUATION

Year Built:
Condition For Age: %
Physical:
Functional:
Economic:
Temporary:

%

Map: 000408 **Lot: 000002** **Sub: 000002** **Card: 1 of 1** **NEW RYE ROAD** **ALLENSTOWN** **Printed: 08/30/2022**

OWNER INFORMATION

SIMARD, MARK A
SIMARD, LINDA S
PO BOX 4298

MANCHESTER , NH 03101

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/03/2022	3794	1019	Q V	110,000	ORDWAY, BEN
03/05/2021	3727	217	U V 13	56,867	BONNEVILLE, DAMIEN
07/09/2020	3685	526	U V 89	55,000	HANNISIAN, PAUL B.
07/20/2007	3004	1612	Q V	77,000	MORRELL, RAYMOND?

PICTURE

LISTING HISTORY

03/07/22	ERVL	
11/15/16	ERVL	
10/21/16	INSP	MARKED FOR INSPECTION
07/24/12	BH	MISC REASON
12/15/06	RS	NO ENTRY

NOTES

HAS POWER LINE EASEMENT; THROUGH PROPERTY; UNIMPROVED-CLEARED DUE TO POWER LINE EASEMENT; FRMT WOODS, ROLLING; P.L.E. CUTS LAND IN HALF;3/22 STARTING TO CLEAR SITE, ROUGHED IN DW-CK 23

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 0	$ 0	$ 53,700
		Parcel Total:	$ 53,700
2021	$ 0	$ 0	$ 53,700
		Parcel Total:	$ 53,700
2022	**$ 0**	**$ 0**	**$ 109,800**
		Parcel Total:	**$ 109,800**

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** UND/CLR **Driveway:** UNDEVELOPED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	5.000 ac	142,000	F	110	95	100	90	90 -- ROLLING	90	108,200	0	N	108,200	PLE/LTD/ACC
1F RES	1.580 ac	x 1,500	X	100				90 -- ROLLING	75	1,600	0	N	1,600	PLE
	6.580 ac									109,800			**109,800**	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	SIMARD, MARK A SIMARD, LINDA S PO BOX 4298 MANCHESTER , NH 03101	**District** **Percentage**	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: Generators: Quality: Com. Wall: Stories: Base Type:

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

2022 BASE YEAR BUILDING VALUATION

Year Built:
Condition For Age: %
Physical:
Functional:
Economic:
Temporary:
%

Sales Analysis Results

Allenstown -- 08/30/2022

Sales Analysis Statistics			
Number of Sales:	**72**	Mean Sales Ratio:	**0.9875**
Minimum Sales Ratio:	**0.8325**	Median Sales Ratio:	**0.9876**
Maximum Sales Ratio:	**1.1967**	Standard Deviation:	**0.0660**
Aggregate Sales Ratio:	**0.9814**	Coefficient of Dispersion:	**5.0014**
		Price Related Differential:	**1.0062**

Sales Analysis Criteria	
Sold: 10/01/2021 - 08/18/2022	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 99999999	Bldg Eff. Area: 0 - 99999999
Land Value: 0 - 99999999	Land Use: ALL
Current Use CR: 0 - 99999999	Acres: 0 - 99999999
Year Built: 1600 - 2022	Trend: 1.33% Prior to 10/1/2021
Story Height: ALL	Neighborhood: ALL
Base Rate: ALL	Zone: ALL
Qualified: YES	Unqualified: NO
Improved: YES	Vacant: NO
View: All	Waterfront: All
Include Comm./Ind./Util.: YES	
Filter By Current: NO	

Ratio	Map / Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR SH / Eff. Area	Trended Sale Price	Assessment / Sale Date	I	Q	Unqualified Description / Grantor	Prior Year Assessment
0.989	000108	000035	000000	06	0.24	R1	F	RSA A	$ 330,000	$ 326,300	I	Q		
								1,266		10/18/2021			BOUDREAU, GEORGETTE J.	$ 183,200
1.045	000408	000003	000000	05	50.00	R2	F	RSA A	$ 565,000	**$ 590,300**	I	Q		
	SALE INC. TWO LOTS 408-3 AND 408-4;QUAL THIS SALE WITH S							2,382		10/18/2021			MCGOURTY, JR., JOHN J.	$ 450,400
1.146	000410	000039	000032	05	0.00	R1	E	MHD A	$ 88,533	$ 101,500	I	Q		
								1,459		10/18/2021			GRISSET, JAMES	$ 58,400
1.197	000407	000026	000018	05	0.00	R1	E	MHD A	$ 92,000	$ 110,100	I	Q		
								1,198		10/19/2021			LANK, KELSEY L.	$ 45,000
1.084	000109	000087	000000	06	0.23	R1	F	RSA A	$ 290,000	$ 314,300	I	Q		
								1,448		10/21/2021			PROULX, BLANCHE	$ 186,600
1.018	000107	000012	000156	05	0.00	R1	E	MHS A	$ 100,000	$ 101,800	I	Q		
								1,045		10/26/2021			KIRKHUFF, MICHAEL L.	$ 39,800
1.025	000109	000015	000000	03	0.82	CI	E	CMO E	$ 700,000	$ 717,400	I	Q		
	NOT ON MLS/GOOGLE ETC. MARKET???							4,312		10/28/2021			ALLENSTOWN ANIMAL HOSP	$ 492,400
0.970	000110	000054	000036	06	0.00	R1	F	RCD D	$ 185,000	$ 179,400	I	Q		
								920		10/29/2021			MCGARR, KASANDRA N	$ 84,500
0.965	000409	000033	000023	05	0.00	R1	E	MHS A	$ 60,000	$ 57,900	I	Q		
								648		10/29/2021			POITRAS, STACI	$ 15,500
1.031	000109	000009	000000	06	0.39	R1W	E	RSA A	$ 220,000	$ 226,900	I	Q		
								767		11/01/2021			STEADMAN, DAVID JOSEPH	$ 164,500
1.027	000110	000029	000000	06	0.20	R1	E	RSA A	$ 208,933	$ 214,600	I	Q		
								787		11/03/2021			STONE, TRAVIS W.	$ 127,700
1.086	000107	000012	000074	05	0.00	R1	E	MHD A	$ 155,000	$ 168,300	I	Q		
								1,711		11/05/2021			HODGDON, ELIZABETH	$ 75,200
1.033	000107	000012	000067	05	0.00	R1	E	MHD A	$ 148,000	$ 152,900	I	Q		
								1,732		11/10/2021			QUESNELL, JULIE A	$ 66,500
1.051	000107	000012	000175	05	0.00	R1	E	MHS A	$ 85,000	$ 89,300	I	Q		
								856		11/22/2021			SOYARS, NANCY	$ 40,500
1.070	000107	000012	000072	05	0.00	R1	E	MHD A	$ 142,000	$ 152,000	I	Q		
								1,616		11/24/2021			EGGERS, RAVEN BLANK	$ 73,200
0.906	000407	000040	000012	05	0.00	R1	E	MHS A	$ 115,000	$ 104,200	I	Q		
	NOT ON MLS BUT APPEARS AT MKT COMPARED TO SIM SAL							966		11/29/2021			WESTGATE, TIMOTHY P	$ 23,900
1.042	000112	000068	000000	06	0.45	R1	E	RSA D	$ 395,000	$ 411,500	I	Q		
								1,869		12/01/2021			MDR REHAB & DEVELOPMEN	$ 45,500
0.976	000111	000034	000000	06	0.22	R2	E	RMF E	$ 300,000	$ 292,700	I	Q		
								3,121		12/15/2021			DESMARAIS, VERONIQUE A	$ 252,100
0.986	000110	000054	000037	06	0.00	R1	F	RCD D	$ 182,000	$ 179,400	I	Q		
								920		12/21/2021			BERGQUIST, AMY E.	$ 86,200
1.004	000110	000054	000038	06	0.00	R1	F	RCD D	$ 148,000	$ 148,600	I	Q		
								720		12/21/2021			PECK, NATHAN J	$ 75,100

Trended 1.3300001% prior to 10/1/2021

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Price	Sale Date			Grantor	Prior Year Assessment
0.982	000105	000074	000000	06	0.27	R1	F	RSA	A	$ 350,000	$ 343,600	I	Q		
								1,594			12/28/2021			CHARRETTE, RICHARD J.	$ 185,200
1.047	000111	000017	000000	06	0.37	R2	E	RMF	C	$ 335,000	$ 350,800	I	Q		
								4,009			12/28/2021			BOUCHER, ERIC A	$ 270,100
1.136	000107	000012	000060	05	0.00	R1	E	MHS	A	$ 75,000	$ 85,200	I	Q		
								992			12/29/2021			BEAUREGARD, MANON	$ 36,200
1.025	000104	000004	000000	03	0.39	R1	D	RSA	A	$ 294,933	$ 302,400	I	Q		
								2,050			01/07/2022			MOORE, JAMES LAWRENCE	$ 185,900
1.013	000105	000054	000001	06	0.00	R1	F	RCD	D	$ 230,000	$ 232,900	I	Q		
	CONVERTED BLDG TO 2 CONDOS FOR 2022;BMF EST PER ML							1,051			01/24/2022			MDR REHAB & DEVELOPMEN	$ 0
1.003	000105	000054	000002	06	0.00	R1	F	RCD	D	$ 230,000	$ 230,700	I	Q		
	CONVERTED DUPLEX BLDG TO 2 CONDOS FOR 2022							1,025			01/24/2022			MDR REHAB & DEVELOPMEN	$ 0
1.018	000112	000099	000000	06	0.18	R1	F	RSA	B	$ 300,000	$ 305,400	I	Q		
	IMPROVEMENTS/RENOS/UPDATES ETC. AFTER 4/21 SALE AN							1,441			02/03/2022			MDR REHAB & DEVELOPMEN	$ 168,300
1.008	000112	000253	000000	06	0.24	R1	E	RSA	B	$ 275,000	$ 277,200	I	Q		
								982			02/08/2022			MDR REHAB & DEVELOPMEN	$ 128,900
1.001	000109	000062	000000	06	0.37	R1	F	RSA	E	$ 345,000	$ 345,200	I	Q		
								1,719			02/16/2022			HUBER, PAUL	$ 179,800
0.979	000407	000040	000062	05	0.00	R1	E	MHS	A	$ 100,000	$ 97,900	I	Q		
								764			03/04/2022			MALONEY, LEVI	$ 14,500
0.948	000112	000119	000000	06	0.22	R1	F	RSA	B	$ 365,933	$ 346,900	I	Q		
								1,573			03/14/2022			JORDAN, BRIAN R. & CH	$ 175,800
1.020	000105	000001	000004	03	0.00	CI	E	COC	A	$ 75,000	$ 76,500	I	Q		
								1,173			03/17/2022			MIDZIC, JUSUF	$ 133,400
1.025	000106	000025	000001	06	0.00	R1	F	RCD	D	$ 215,000	$ 220,400	I	Q		
								1,018			03/22/2022			BECK, KRISTA L & CHRIS	$ 109,700
0.986	000111	000010	000000	06	0.11	R1	F	RSA	D	$ 310,000	$ 305,800	I	Q		
								1,114			03/29/2022			MDR REHAB & DEVELOPMEN	$ 157,400
1.025	000105	000096	000000	03	0.87	R1	F	RSA	B	$ 300,000	$ 307,400	I	Q		
								2,059			04/05/2022			DION, ALEXANDRA	$ 204,400
0.946	000112	000186	000000	06	0.47	R1	F	RSA	B	$ 370,000	$ 350,000	I	Q		
								1,706			04/05/2022			CHAGNON, JOSHUA L.	$ 187,000
0.940	000109	000090	000000	06	0.23	R1	F	RSA	A	$ 330,000	$ 310,100	I	Q		
								1,218			04/18/2022			ROBERTS FAMILY REVOCAB	$ 169,300
1.008	000407	000015	000000	05	4.40	R1	F	RSA	B	$ 600,000	$ 605,000	I	Q		
								4,650			04/20/2022			DELMONTE, MATTHEW J	$ 358,500
0.944	000113	000031	000000	06	0.91	R2	F	RSA	A	$ 455,000	$ 429,500	I	Q		
								2,393			04/22/2022			O'BRIEN, ANN LOUISE TO	$ 238,000
0.980	000106	000023	000004	06	0.00	R1	F	RCD	D	$ 240,000	$ 235,100	I	Q		
								1,035			04/25/2022			NADEAU, JEREMY	$ 107,600

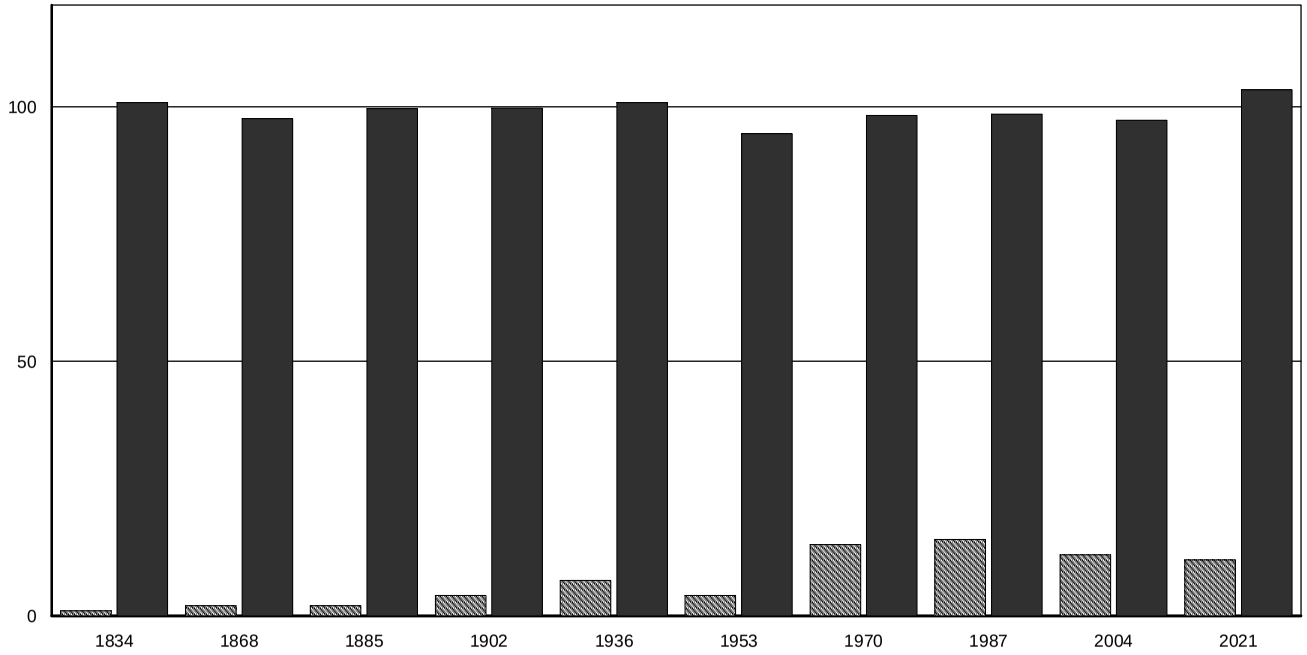
Trended 1.3300001% prior to 10/1/2021

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Trended	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area	Sale Price	Sale Date			Grantor	Prior Year Assessment
0.864	000107	000012	000114	05	0.00	R1	E	MHD A	$ 150,000	$ 129,600	I	Q		
								1,448		04/29/2022			PARADIS-MCGRATH, DONNA	$ 63,700
1.008	000112	000011	000000	06	0.25	R1	F	RSA B	$ 260,000	$ 262,200	I	Q		
								833		04/29/2022			MAJOR, JOHN B & DIANE	$ 156,200
0.951	000407	000040	000002	05	0.00	R1	E	MHS A	$ 115,000	$ 109,400	I	Q		
								883		04/29/2022			RUSSELL, RYAN	$ 15,900
0.833	000407	000026	000013	05	0.00	R1	E	MHD A	$ 160,000	$ 133,200	I	Q		
								1,297		05/02/2022			CONNOR, JILLIAN	$ 51,900
0.958	000110	000035	000000	06	0.25	R1	E	RSA C	$ 340,000	$ 325,600	I	Q		
								1,512		05/06/2022			LAMBRINOS, BRANDON	$ 182,500
0.860	000106	000038	000025	05	0.00	R1	E	MHS A	$ 106,000	$ 91,200	I	Q		
								795		05/09/2022			PROVOST, ROBERT	$ 39,600
0.994	000106	000025	000004	06	0.00	R1	F	RCD D	$ 220,000	$ 218,600	I	Q		
								995		05/16/2022			PROULX, RICHARD	$ 108,600
1.035	000111	000040	000000	06	0.37	R1	E	RSA B	$ 160,000	$ 165,600	I	Q		
								1,716		06/01/2022			GRISWOLD, FRED H	$ 155,500
0.984	000112	000128	000000	06	0.12	R1	F	RSA B	$ 307,000	$ 302,100	I	Q		
								1,446		06/02/2022			RONDEAU, GERARD P & PA	$ 161,900
0.906	000111	000033	000000	06	0.19	R3	E	RMF E	$ 485,000	$ 439,400	I	Q		
								4,229		06/06/2022			BERGEVIN STELLA REV TR	$ 275,400
0.994	000409	000015	000001	04	2.20	CI	E	CMS A	$ 2,000,000	$ 1,988,000	I	Q		
								6,713		06/08/2022			PERIN, VICTOR	$ 560,100
0.994	000112	000272	000000	06	0.12	R1	E	RSA E	$ 340,000	$ 338,100	I	Q		
								1,542		06/17/2022			MONTY, ERIC S & DENNIS	$ 171,600
0.966	000113	000029	000000	06	0.21	R1	F	RSA B	$ 375,000	$ 362,200	I	Q		
								1,793		06/17/2022			BEATTIE, DENNIS	$ 181,500
0.978	000407	000026	000048	05	0.00	R1	E	MHS A	$ 100,000	$ 97,800	I	Q		
								897		06/22/2022			HALL CLIFTON J	$ 21,100
1.006	000408	000010	000000	05	0.99	R1	F	RSA A	$ 261,000	$ 262,600	I	Q		
	WAS ON MKT2 DAYS BUT DEED INDICATES POSS LNDLRD/T							1,026		06/23/2022			FRITZ, KYLE	$ 164,600
0.968	000112	000026	000000	06	0.20	R1	E	RSA D	$ 400,000	$ 387,000	I	Q		
								2,550		06/24/2022			LAVACK, CODY E.	$ 213,700
0.954	000107	000012	000036	05	0.00	R1	E	MHD A	$ 163,000	$ 155,500	I	Q		
								1,504		06/28/2022			MALIK, SHANA	$ 67,100
0.922	000105	000056	000004	06	0.00	R1	F	RCD D	$ 250,000	$ 230,500	I	Q		
								1,047		06/29/2022			SANG, KATHLEEN	$ 115,000
0.955	000402	000158	000002	05	5.04	R2	F	RSA C	$ 775,000	$ 740,400	I	Q		
								4,114		06/29/2022			PEFFER, RYAN	$ 398,600
0.891	000112	000081	000000	06	0.23	R1	F	RSA A	$ 410,000	$ 365,300	I	Q		
								2,106		06/30/2022			PEREZ, DONNA M	$ 228,500

Trended 1.3300001% prior to 10/1/2021

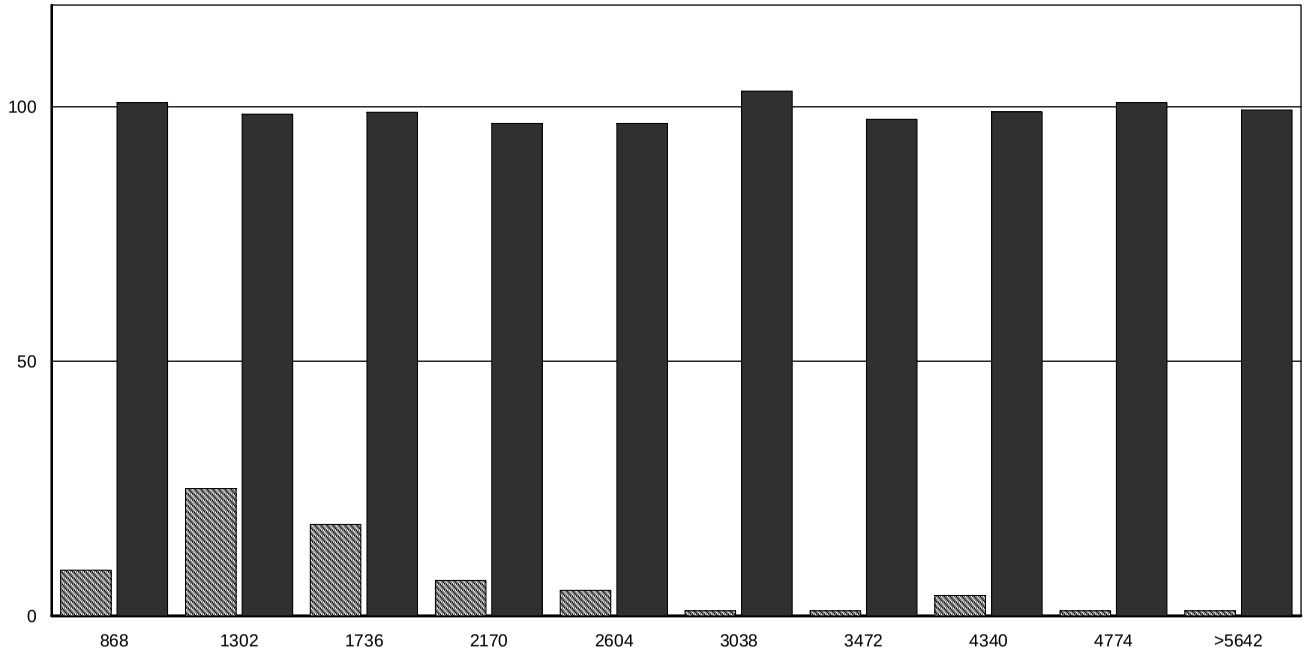
Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Trended	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Price	Sale Date			Grantor	Prior Year Assessment
0.993	000109	000061	000000	06	0.48	R1	F	RSA	A	$ 465,000	$ 461,600	I	Q		
								2,323			07/01/2022			COLLINS FAMILY REVOCAB	$ 269,900
0.938	000402	000164	000000	05	2.07	R1	F	RSA	C	$ 460,000	$ 431,300	I	Q		
								2,466			07/01/2022			BYER, MEGAN L.	$ 244,700
1.098	000409	000033	000016	05	0.00	R1	E	MHS	A	$ 42,000	$ 46,100	I	Q		
								862			07/07/2022			TANGUAY, JEFFREY A.	$ 16,500
0.967	000112	000013	000000	06	0.16	R1	F	RSA	B	$ 335,000	$ 324,100	I	Q		
								1,745			07/12/2022			MALONEY, DAVID A.	$ 191,100
0.898	000106	000024	000004	06	0.00	R1	F	RCD	D	$ 249,000	$ 223,500	I	Q		
								1,045			07/20/2022			LINCOLN, ELIZABETH A R	$ 114,500
0.939	000107	000012	000001	05	0.00	R1	E	MHD	A	$ 153,000	$ 143,700	I	Q		
								1,243			07/28/2022			HILL, JENNIFER L	$ 59,900
0.915	000402	000099	000000	05	2.02	R1	F	RSA	A	$ 350,000	$ 320,400	I	Q		
								1,250			07/29/2022			CHRISTIE, JR., SCOTT A	$ 181,600
1.031	000112	000150	000000	06	0.33	R2	F	RMF	E	$ 315,000	$ 324,700	I	Q		
								2,992			08/02/2022			CLOUTIER, ROBERT J.	$ 201,900
0.910	000110	000047	000000	06	0.20	R1	F	RSA	B	$ 360,000	$ 327,600	I	Q		
								1,375			08/04/2022			PATSFIELD, OLIVIA	$ 181,000
0.930	000402	000025	000000	05	2.30	R1	G	RSA	D	$ 500,000	$ 464,900	I	Q		
								2,081			08/15/2022			VENUTI, SYDNEY	$ 275,500
0.918	000113	000026	000000	06	0.21	R1	F	RSA	D	$ 399,000	$ 366,200	I	Q		
								1,631			08/18/2022			BORJAS, NIXON	$ 200,100
0.862	000410	000039	000023	05	0.00	R1	E	MHD	A	$ 181,000	$ 156,000	I	Q		
								1,301			08/18/2022			HIGGINS, ALISON CAMPBE	$ 73,800

Allenstown:Median A/S Ratio by Year of Construction



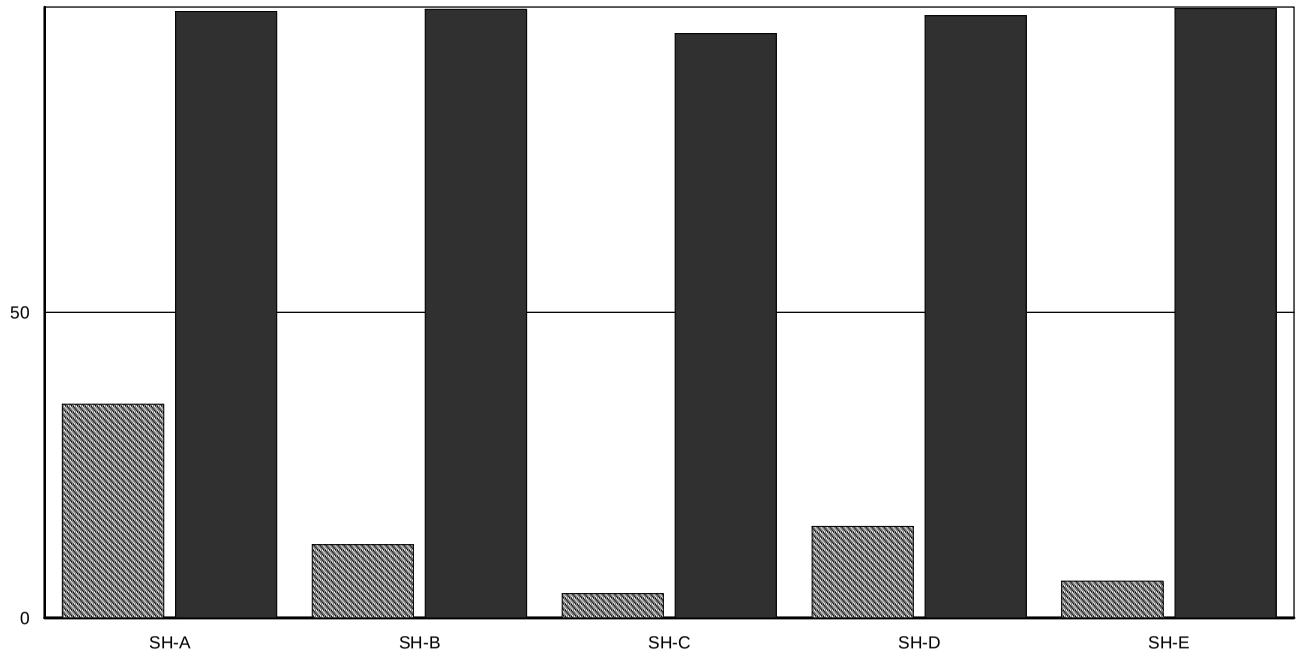
		# of Parcels	Median A/S x 100
1834	1818 to 1834	1	100.83
1868	1852 to 1868	2	97.66
1885	1869 to 1885	2	99.63
1902	1886 to 1902	4	99.75
1936	1920 to 1936	7	100.85
1953	1937 to 1953	4	94.70
1970	1954 to 1970	14	98.29
1987	1971 to 1987	15	98.57
2004	1988 to 2004	12	97.33
2021	2005 to 2021	11	103.31
		72	

Allenstown:Median A/S Ratio by Effective Area



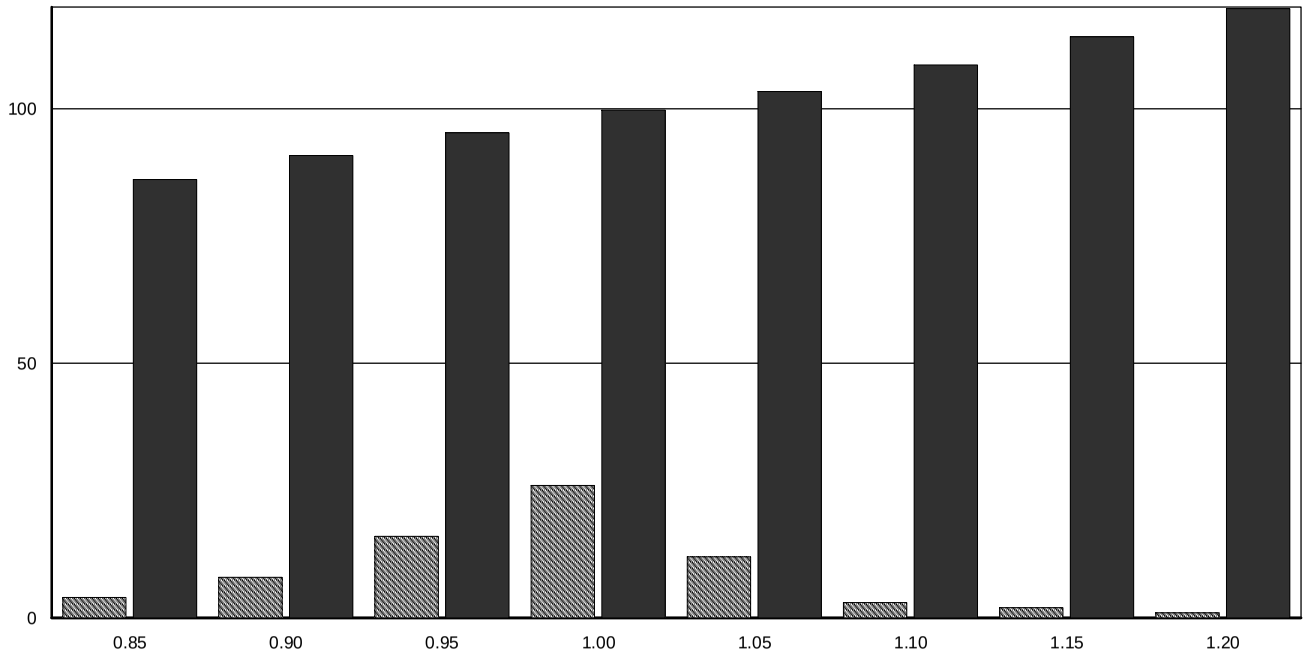
		# of Parcels	Median A/S x 100
868	435 to 868	9	100.85
1302	869 to 1,302	25	98.57
1736	1,303 to 1,736	18	98.92
2170	1,737 to 2,170	7	96.75
2604	2,171 to 2,604	5	96.75
3038	2,605 to 3,038	1	103.08
3472	3,039 to 3,472	1	97.57
4340	3,907 to 4,340	4	99.01
4774	4,341 to 4,774	1	100.83
>5642	> 5,642	1	99.40
		72	

Allenstown:Median A/S Ratio by Story Height



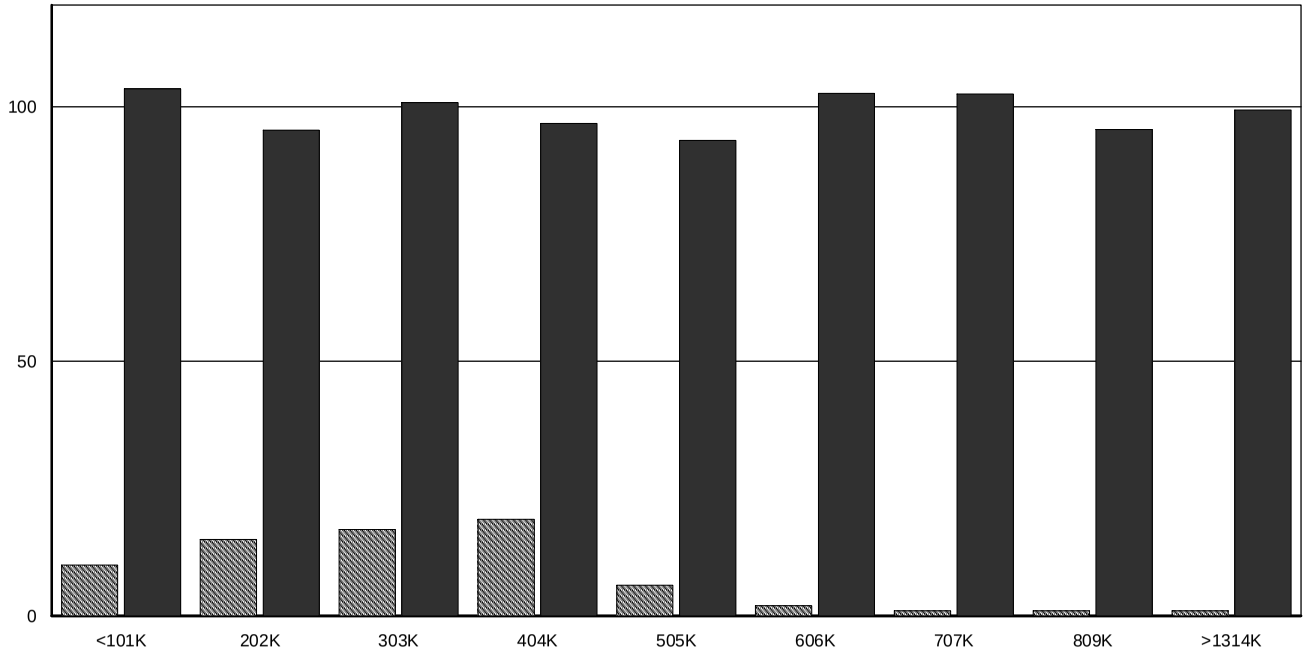
		# of Parcels	Median A/S x 100
SH-A	1.00 STORY	35	99.27
SH-B	1.50 STORY	12	99.60
SH-C	1.75 STORY	4	95.65
SH-D	2.00 STORY	15	98.57
SH-E	2.50 STORY	6	99.75
		72	

Allenstown:Distribution of Sale Ratios



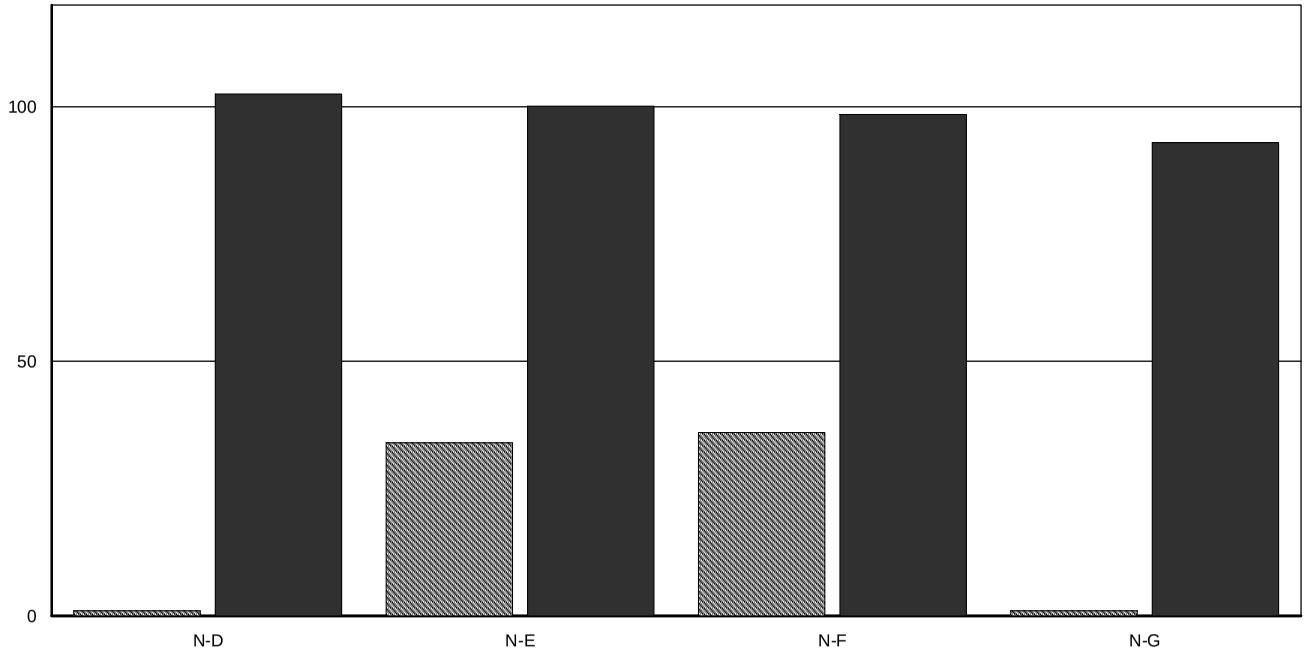
	# of Parcels	Median A/S x 100
0.85	4	86.11
0.90	8	90.80
0.95	16	95.26
1.00	26	99.75
1.05	12	103.41
1.10	3	108.58
1.15	2	114.12
1.20	1	119.67
	72	

Allenstown:Median A/S Ratio by Sale Price



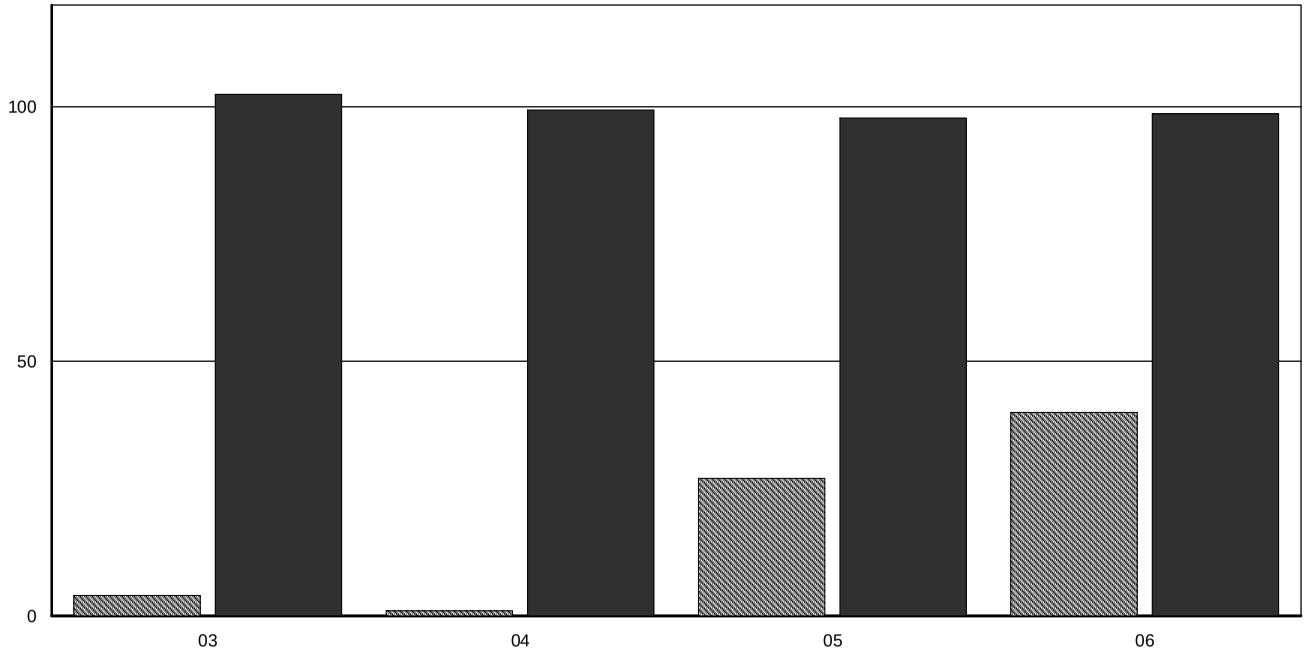
		# of Parcels	Median A/S x 100
<101K	<= $101,070	10	103.53
202K	$101,071 to $202,140	15	95.40
303K	$202,141 to $303,210	17	100.85
404K	$303,211 to $404,280	19	96.75
505K	$404,281 to $505,350	6	93.37
606K	$505,351 to $606,420	2	102.66
707K	$606,421 to $707,490	1	102.49
809K	$707,491 to $808,560	1	95.54
>1314K	> $1,313,910	1	99.40
		72	

Allenstown:Median A/S Ratio by Neighborhood



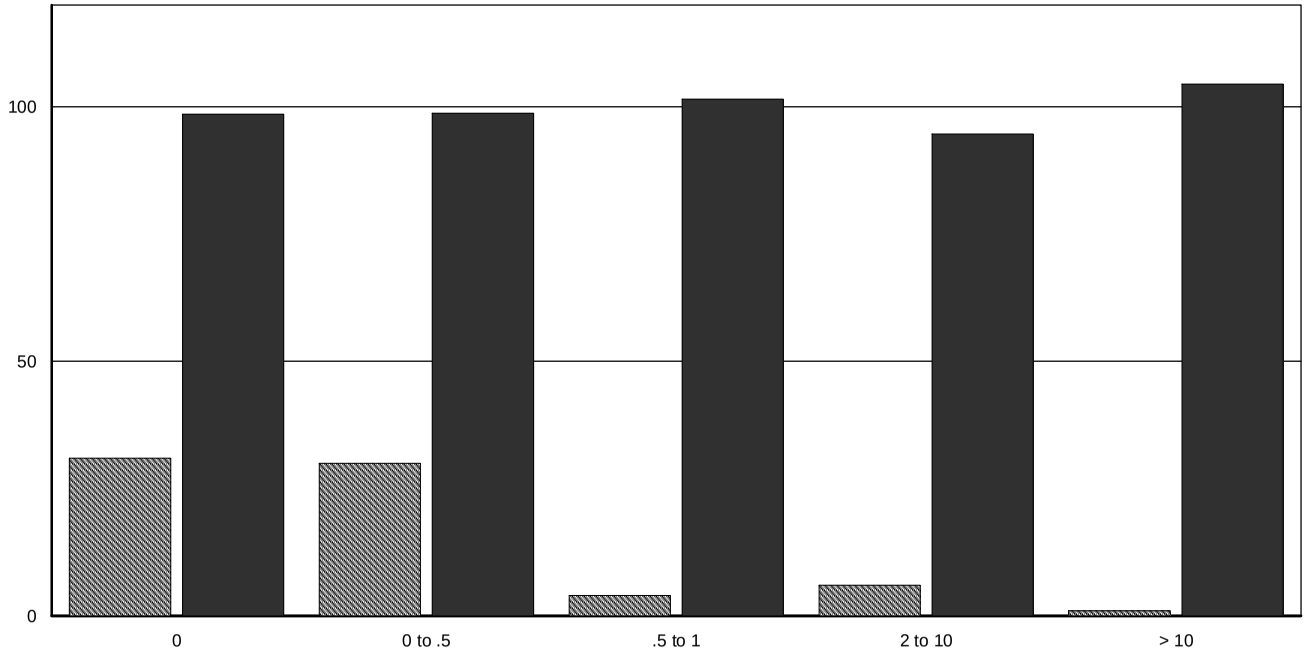
		# of Parcels	Median A/S x 100
N-D	AVG -10	1	102.53
N-E	AVG	34	100.12
N-F	AVG +10	36	98.49
N-G	AVG +20	1	92.98
		72	

Allenstown:Median A/S Ratio by Zone



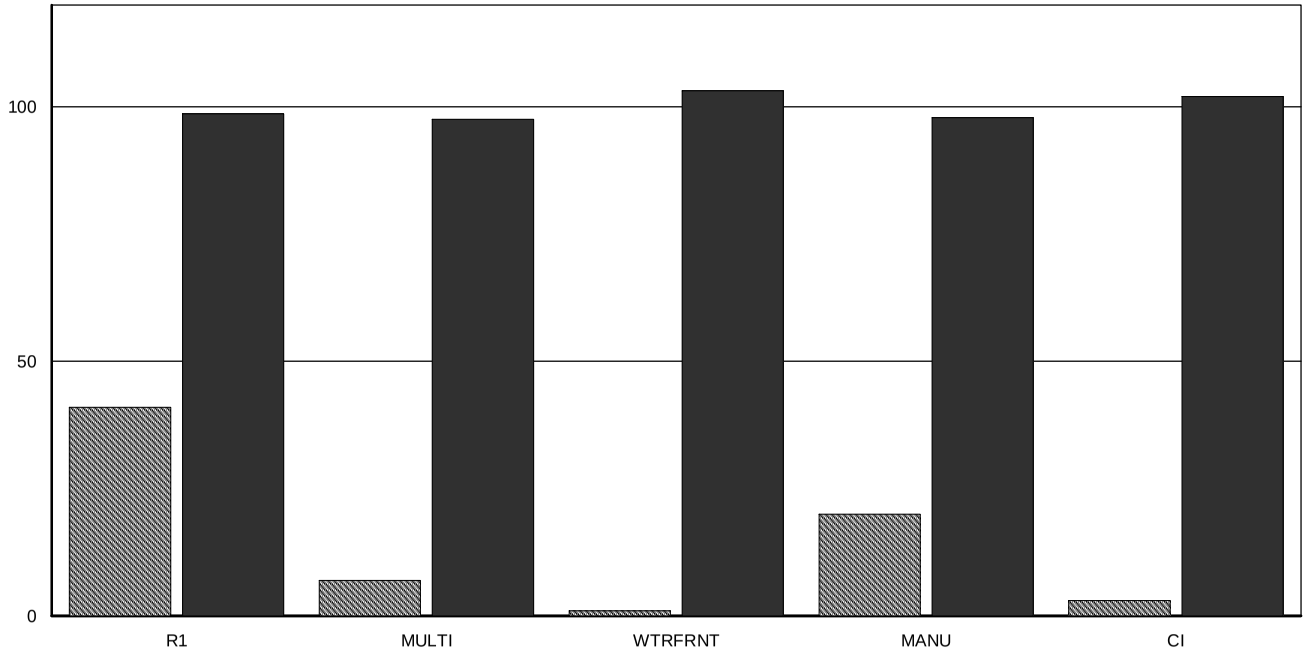
		# of Parcels	Median A/S x 100
03	CLI - COMM/LIGHT IN	4	102.48
04	IND - INDUSTRIAL	1	99.40
05	OSF - OPN SPACE/FRM	27	97.80
06	R1 - RESIDENTIAL 1	40	98.61
		72	

Allenstown:Median A/S Ratio by Acreage



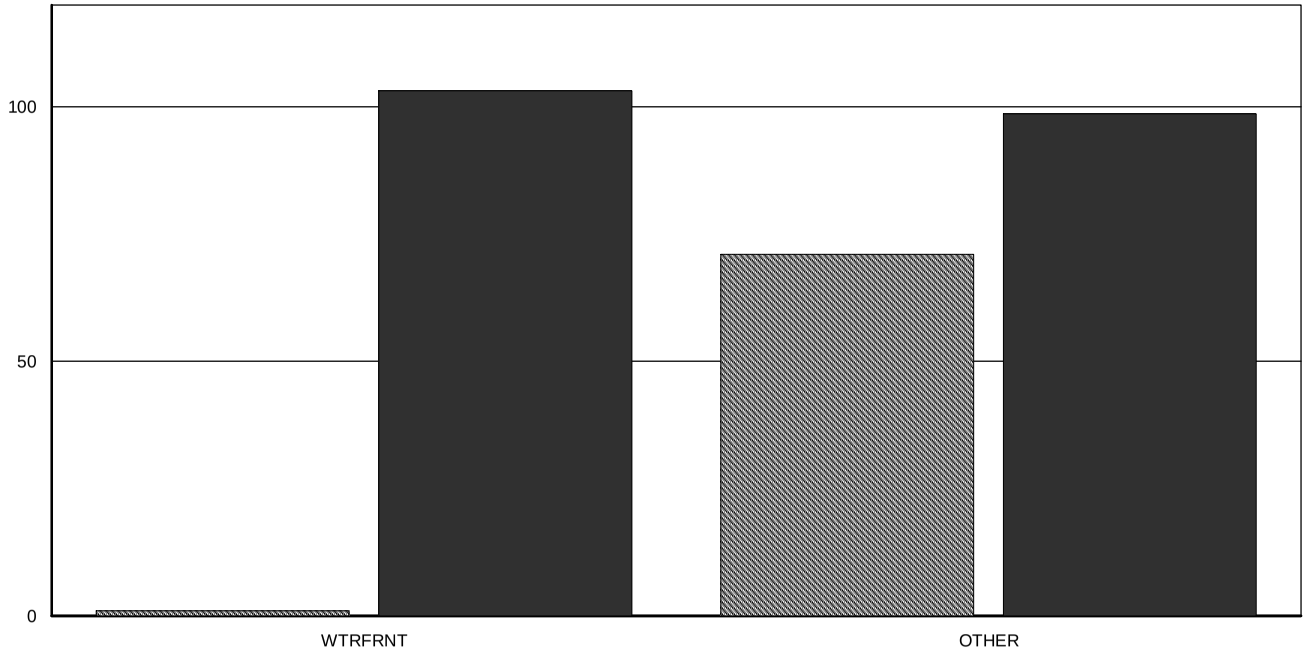
	# of Parcels	Median A/S x 100
0	31	98.57
0 to .5	30	98.76
.5 to 1	4	101.54
2 to 10	6	94.65
> 10	1	104.48
	72	

Allenstown:Median A/S Ratio by Improved Use



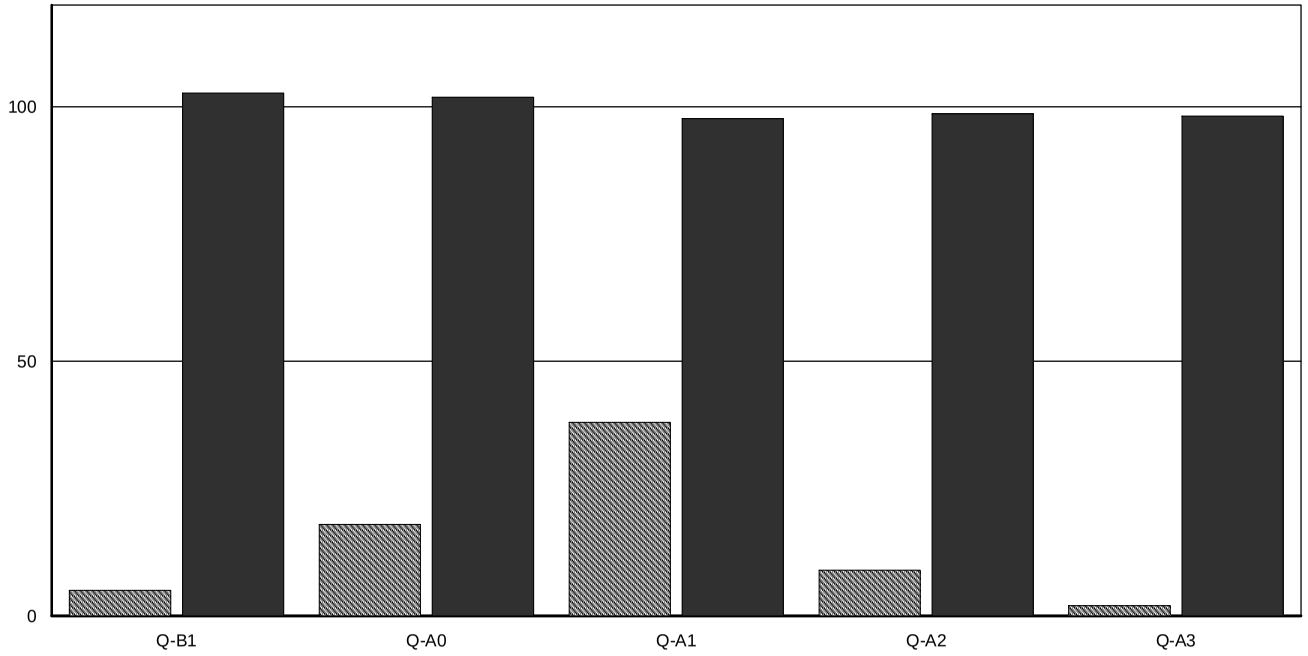
	# of Parcels	Median A/S x 100
R1	41	98.65
MULTI	7	97.57
WTRFRNT	1	103.14
MANU	20	97.85
CI	3	102.00
	72	

Allenstown:Median A/S Ratio for Views/Waterfront/Other



	# of Parcels	Median A/S x 100
WTRFRNT	1	103.14
OTHER	71	98.65
	72	

Allenstown:Median A/S Ratio by Building Quality



		# of Parcels	Median A/S x 100
Q-B1	AVG-10	5	102.71
Q-A0	AVG	18	101.90
Q-A1	AVG+10	38	97.68
Q-A2	AVG+20	9	98.65
Q-A3	AVG+30	2	98.18
		72	

OWNER INFORMATION

HERNANDEZ-TORRES, HENRY
MOJICA-SANTOS, YAILIZ
17 FANNY DRIVE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/07/2022	3777	182	Q I	294,933	MOORE, JAMES LAWRENCE
11/03/2016	3536	1712	U I 38	1	MOORE, JAMES LAWRENCE
10/21/2016	3534	2406	Q I	190,000	LYFORD, DANIEL R.
06/30/2008	3074	1426	U I 99		??
08/14/2006	2919	0243	Q I	200,000	LYFORD, DANIEL R.?

PICTURE

LISTING HISTORY

04/22/22	ERVM	SALES VERIFICATION
01/28/19	ERPM	
04/28/17	ERVM	SALES
11/05/15	ERVM	
10/29/15	INSP	MARKED FOR INSPECTION
07/14/11	BL	NOT AT HOME
05/02/08	RS	INT. INSPECT
08/29/07	SH	

NOTES

YELLOW; WOB; LOW & SWAMPY BEHING HOUSE; NEW KIT CAB; EARLY 2000'S; EXT GOOD COND; PU (2) PATIOS, ENT;4/17 DNVI, NO RECENT UPDATES, NC TO EXT; 1/19; REMOVED 12X12 PATIO, PU DEK;4/22 DNVI; REAR EST=FENCE, OVERALL V.GOOD FOR AGE;NEWER WINS;SIDING;ROOF, LAMINATE C'TOPS; SML WINS/ROOF PITCH/PRS=GRADE/ONLY 4 DOM, APPEARS OLD MODULAR W/ STEEL BEAMS THROUGH BASEMENT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	100	10 x 10	220	10.00	75	1,650	FRONT YARD
PATIO	352	16 x 22	105	7.00	20	517	BACKYARD; CONC
						2,200	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 117,000	$ 2,200	$ 66,700
		Parcel Total:	$ 185,900
2021	$ 117,000	$ 2,200	$ 66,700
		Parcel Total:	$ 185,900
2022	**$ 192,000**	**$ 2,200**	**$ 108,200**
		Parcel Total:	**$ 302,400**

LAND VALUATION

LAST REVALUATION: 2022

Zone: CLI - COMM/LIGHT IND **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** AVERAGE **Driveway:** PAVED **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.390 ac	133,185	D	90	100	95	100	95 -- MILD	100	108,200	0	N	108,200	PRIV ROAD
	0.390 ac									108,200			**108,200**	

PICTURE

OWNER

HERNANDEZ-TORRES, HENRY
MOJICA-SANTOS, YAILIZ
17 FANNY DRIVE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

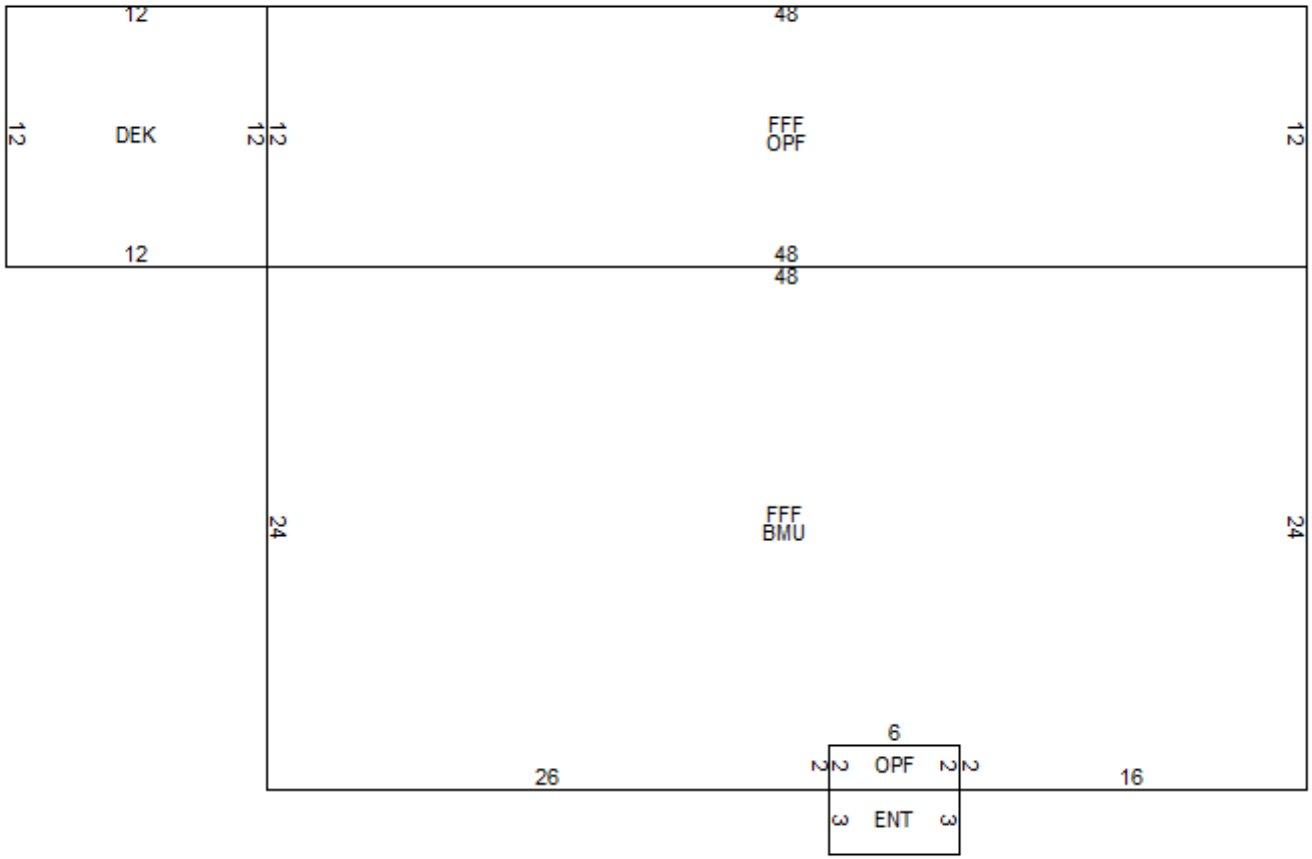
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
10/02/18	2018000212	ADD TO EXISTING ST	Add to Existing Structure-Pati

BUILDING DETAILS

Model: **1.00 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **0.9576** Base Rate: **RSA 136.00**
Bldg. Rate: **0.8101**
Sq. Foot Cost: **$ 110.18**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1716	1.00	1716
BMU	BSMNT	1140	0.15	171
OPF	OPEN PORCH FIN	588	0.25	147
DEK	DECK/ENTRANCE	144	0.10	14
ENT	ENTRY WAY	18	0.10	2
GLA:	**1,716**	**3,606**		**2,050**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 225,869**
Year Built:		**1956**
Condition For Age:	VERY GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 192,000**

OWNER INFORMATION

AB & SEG LLC

PO BOX 651

CONCORD , NH 03302

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/17/2022	3785	772	Q I	75,000	MIDZIC, JUSUF
10/29/2002	2418	1398	Q I	55,000	?

PICTURE

LISTING HISTORY

04/22/22	ERVM	SALES VERIFICATION
11/06/15	ERVL	
10/29/15	INSP	MARKED FOR INSPECTION
06/30/11	RS	ESTIMATE
06/28/04	MS	INT. INSPECT

NOTES

INTERIOR UNIT; "ELEGANCE BEAUTY SALON"; 11/15 CORR MEAS; INT COND>EXT; EXT AVG, INT GOOD; CORR MEAS SIDING;4/22 STILL SET UP AS SALON-BUT CLOSED DOWN #ON DOOR WAS DISCONNECTED;DID SALE INC. BEAUTY EQUIP AND THEY ALLOCATED MORE $ TO THAT???

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
50 PINEWOOD	1		100	30,000.00	50	15,000	SIZE/LTD
						15,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 118,400	$ 15,000	$ 0
		Parcel Total: $ 133,400	
2021	$ 118,400	$ 15,000	$ 0
		Parcel Total: $ 133,400	
2022	**$ 61,500**	**$ 15,000**	**$ 0**
		Parcel Total: $ 76,500	

LAND VALUATION

LAST REVALUATION: 2022

Zone: CLI - COMM/LIGHT IND **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type COM/IND **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

Map: 000105 Lot: 000001 Sub: 000004 Card: 1 of 1 50 PINEWOOD ROAD ALLENSTOWN Printed: 08/30/2022

PICTURE

OWNER

AB & SEG LLC

PO BOX 651

CONCORD , NH 03302

TAXABLE DISTRICTS

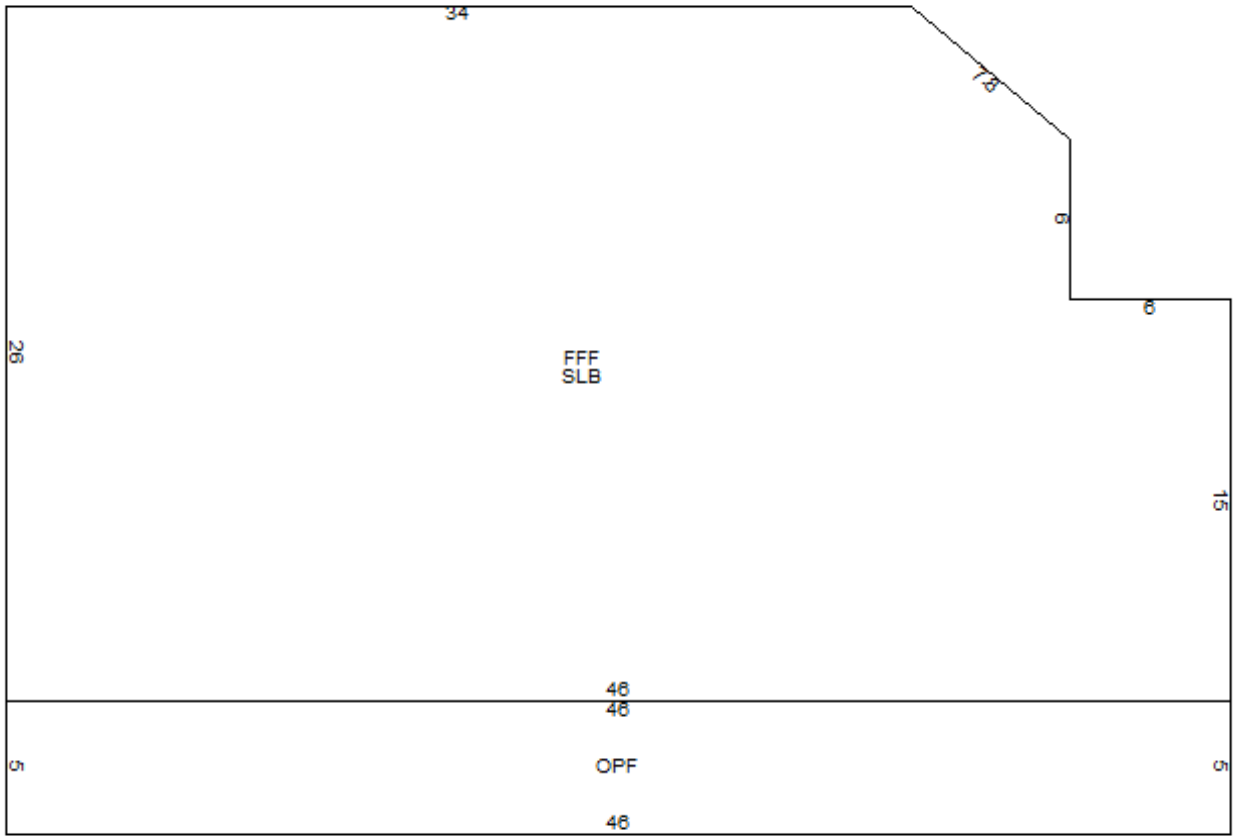
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY OFFICE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEDAR/REDWD**
Int: **DRYWALL**
Floor: **HARD TILE/VCT**
Heat: **GAS/FA DUCTED**
Bedrooms: Baths: **AVERAGE**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall: **WOOD, 10 FT.** **1.0000**
Size Adj: **1.1501** Base Rate: **COC 55.00**
Bldg. Rate: **1.2076**
Sq. Foot Cost: **$ 66.42**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1115	1.00	1115
SLB	SLAB	1115	0.00	0
OPF	OPEN PORCH FIN	230	0.25	58
GLA:	**1,115**	**2,460**		**1,173**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 77,911**
Year Built:		**1988**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:	CWM	**6 %**
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 61,500**

OWNER INFORMATION

MERRIAM, KELLY M

17 TOWNHOUSE ROAD

ALLENSTOWN , NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/24/2022	3778	2901	Q I	230,000	MDR REHAB &

PICTURE

LISTING HISTORY

04/22/22 ERVM SALES VERIFICATION
11/30/21 ERVM

NOTES

YELLOW; NOH, REPAIRS/RENOS AFTER 4/21 SALE;MIN CHANGE TO EXT (NEW DECKS/ENT) W/ EST FULL INT RENO;CONVERTED BLDG TO 2 CONDOS FOR 2022;BMF EST PER MLS4/22 NOH; NC;FULL INT RENO/STILLL OLDER WINS/SIDING

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
17-19 TOWNHOUSE ROAD	1		100	78,000.00	100	78,000	
						78,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2022	**$ 154,900**	**$ 78,000**	**$ 0**
		Parcel Total:	**$ 232,900**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** F

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

MERRIAM, KELLY M

17 TOWNHOUSE ROAD

ALLENSTOWN , NH 03275

TAXABLE DISTRICTS

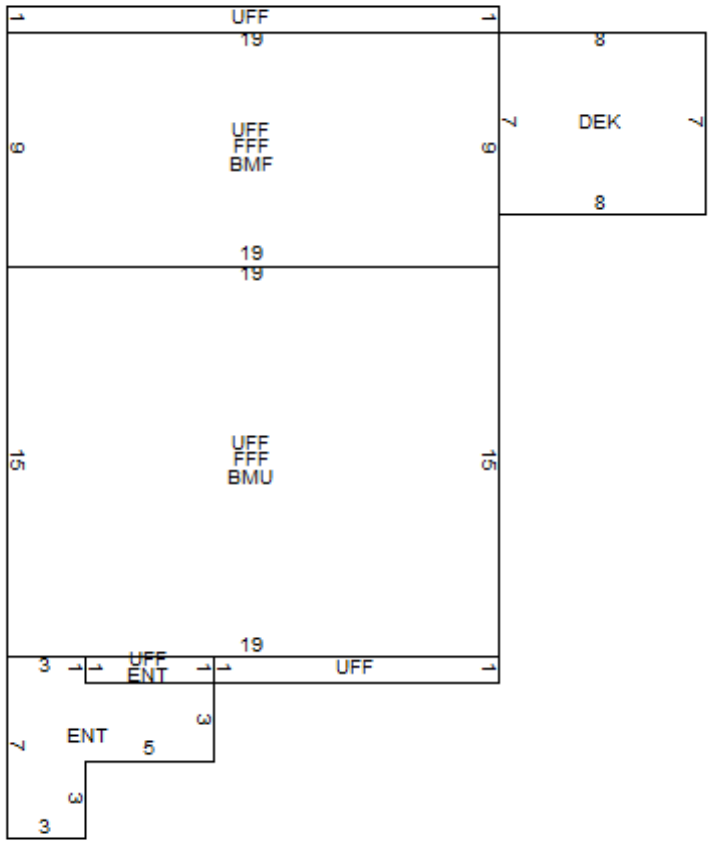
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **LAMINATE/VINYL/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2024** Base Rate: **RCD 136.00**
Bldg. Rate: **1.2316**
Sq. Foot Cost: **$ 167.50**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	56	0.10	6
UFF	UPPER FLR FIN	491	1.00	491
FFF	FST FLR FIN	456	1.00	456
BMU	BSMNT	285	0.15	43
ENT	ENTRY WAY	41	0.10	4
BMF	BSMNT FINISHED	171	0.30	51
GLA:	**947**	**1,500**		**1,051**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 176,043**
Year Built:		**1985**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:		
Economic:	CWE	**1 %**
Temporary:		
Total Depreciation:		**12 %**
Building Value:		**$ 154,900**

OWNER INFORMATION

MERRIAM, RYAN P

19 TOWNHOUSE ROAD

ALLENSTOWN , NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/24/2022	3778	2884	Q I	230,000	MDR REHAB &

PICTURE

LISTING HISTORY

04/22/22	ERVM	SALES VERIFICATION
11/30/21	ERVM	

NOTES

YELLOW; NOH, REPAIRS/RENOS AFTER 4/21 SALE;MIN CHANGE TO EXT (NEW DECKS/ENT) W/ EST FULL INT RENO;CONVERTED BLDG TO 2 CONDOS FOR 2022;4/22 NOH; NC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
17-19 TOWNHOUSE ROAD	1		100	78,000.00	100	78,000	
						78,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2022	**$ 152,700**	**$ 78,000**	**$ 0**
		Parcel Total:	**$ 230,700**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** F

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

MERRIAM, RYAN P

19 TOWNHOUSE ROAD

ALLENSTOWN , NH 03275

TAXABLE DISTRICTS

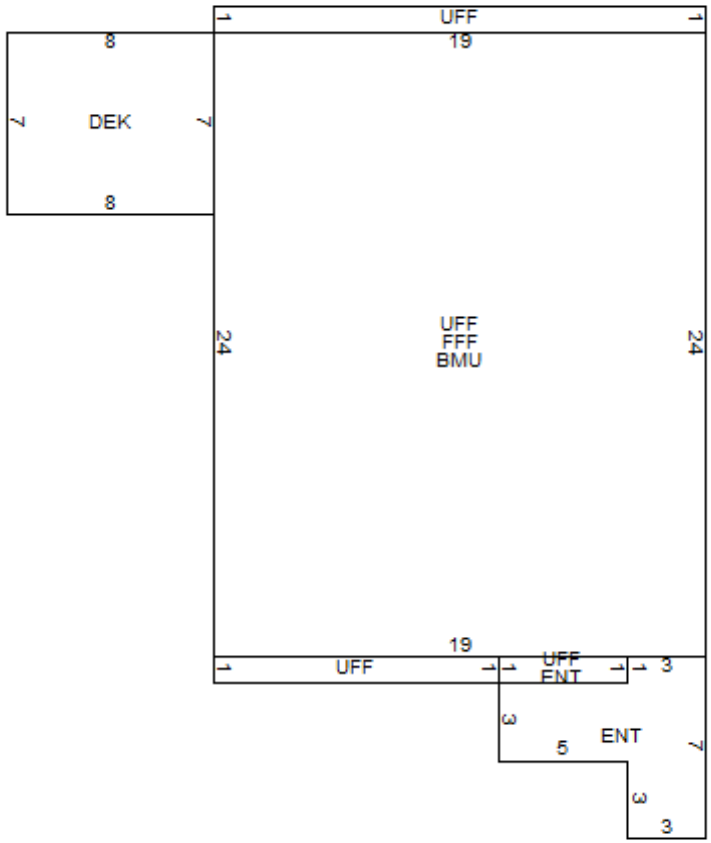
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **LAMINATE/VINYL/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2151** Base Rate: **RCD 136.00**
Bldg. Rate: **1.2447**
Sq. Foot Cost: **$ 169.27**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	56	0.10	6
UFF	UPPER FLR FIN	491	1.00	491
FFF	FST FLR FIN	456	1.00	456
BMU	BSMNT	456	0.15	68
ENT	ENTRY WAY	41	0.10	4
GLA:	**947**	**1,500**		**1,025**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 173,502**
Year Built:		**1985**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:		
Economic:	CWE	**1 %**
Temporary:		
Total Depreciation:		**12 %**
Building Value:		**$ 152,700**

OWNER INFORMATION

CARLOUGH, MARGO
MANCHESTER, DANIEL
24 TOWNHOUSE ROAD

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/29/2022	3797	493	Q I	250,000	SANG, KATHLEEN
06/20/2019	3634	2811	Q I	136,400	DENNISON, MACKENZIE A
09/01/2017	3568	2597	Q I	124,933	SENECHAL, PAUL L. JR.
07/26/2005	2803	0259	Q I	145,000	CASSIDY-LYON, SUSAN E?
05/02/2002	2362	0218	Q I	97,933	WATTS, SANDRA?

PICTURE

LISTING HISTORY

07/15/22	ERHC	
11/10/15	ERVM	
10/29/15	INSP	MARKED FOR INSPECTION
07/23/11	BL	NOT AT HOME
09/12/07	RS	MISC REASON

NOTES

WHITE/BRN; END UNIT; 11/15 NOH; NEWER VINYL WINDOWS; EXT GOOD FOR AGE, EST INT SIMILAR; ADJ COND; PU PAT, ENT, CEDAR SHINGLES; WELL MAINT EXT;5/17/22 FOR SALE PENDING $215,000 1DOM UPDATED WINS/INT=V.GD FOR AGE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	10 x 8	260	10.00	35	728	
TOWNHOUSE	1		100	78,000.00	100	78,000	
PATIO	80	10 x 8	260	7.00	60	874	
						79,600	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 83,400	$ 31,600	$ 0
		Parcel Total: $ 115,000	
2021	$ 83,400	$ 31,600	$ 0
		Parcel Total: $ 115,000	
2022	**$ 150,900**	**$ 79,600**	**$ 0**
		Parcel Total: $ 230,500	

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** F

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

CARLOUGH, MARGO
MANCHESTER, DANIEL
24 TOWNHOUSE ROAD

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

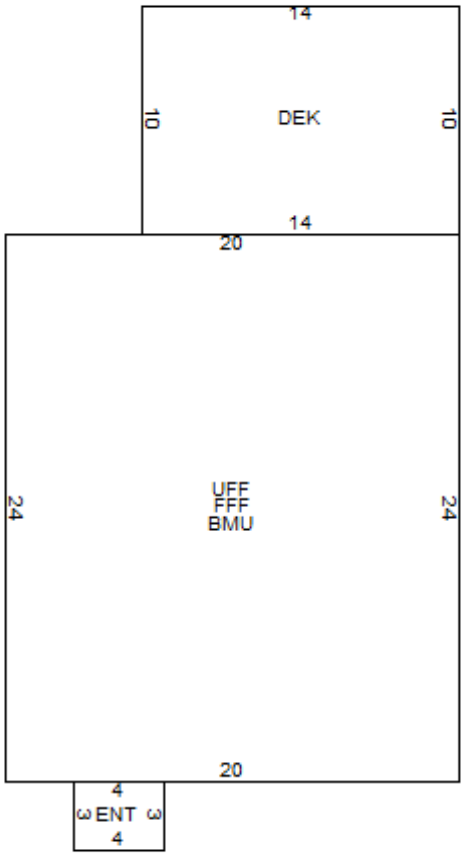
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
07/13/11	R-2011-021	OTHER	VARIANCE REASON: SIGN

BUILDING DETAILS

Model: **2.00 STORY TWNHSE CON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/CEDAR/REDWD**
Int: **DRYWALL**
Floor: **LAMINATE/VINYL/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2043** Base Rate: **RCD 136.00**
Bldg. Rate: **1.2464**
Sq. Foot Cost: **$ 169.52**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	480	1.00	480
BMU	BSMNT	480	0.15	72
DEK	DECK/ENTRANCE	140	0.10	14
ENT	ENTRY WAY	12	0.10	1
FFF	FST FLR FIN	480	1.00	480
GLA:	**960**	**1,592**		**1,047**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 177,487**
Year Built:		**1970**
Condition For Age:	VERY GOOD	**14 %**
Physical:		
Functional:		
Economic:	CWE	**1 %**
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 150,900**

OWNER INFORMATION

FLETCHER, SCOT
SZEPANSKI, TABATHA
6 MEADOW LANE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/28/2021	3775	1689	Q I	350,000	CHARRETTE, RICHARD J.
02/05/2014	3430	0396	U I 38		CHARRETTE, RICHARD J.
06/11/2003	2515	1671	Q I	184,000	LUGO, JOSE D.?

PICTURE

LISTING HISTORY

04/22/22	ERVM	SALES VERIFICATION
10/29/15	INSP	MARKED FOR INSPECTION
04/02/14	JBVX	
07/25/11	BL	NOT AT HOME
05/01/08	SH	INT. INSPECT
09/12/07	RS	MISC REASON

NOTES

GREY; BACK YARD FENCED; 4/14 HO REFUSED INFO, MEAS, & LIST=X; FIX ROOF TYPE;4/22 NOH; REAR EST PER FENCE; EXT GOOD FOR AGE;12X18 KITCH ADD;SOLID C'TOPS WITH ISLAND,BACKSPLASH, VLT KITCH AREA, CROWN

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	8 x 12	227	10.00	35	763	@ DW
PATIO	312	12 x 26	111	7.00	75	1,818	EST=FENCE
						2,600	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 101,800	$ 800	$ 82,600
		Parcel Total:	$ 185,200
2021	$ 101,800	$ 800	$ 82,600
		Parcel Total:	$ 185,200
2022	**$ 188,400**	**$ 2,600**	**$ 152,600**
		Parcel Total:	**$ 343,600**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.230 ac	132,000	F	110	105	100	100	100 -- LEVEL	100	152,500	0	N	152,500	
1F RES	0.040 ac	x 1,500	X	100				100 -- LEVEL	100	100	0	N	100	
	0.270 ac									152,600			**152,600**	

PICTURE

OWNER

FLETCHER, SCOT
SZEPANSKI, TABATHA
6 MEADOW LANE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

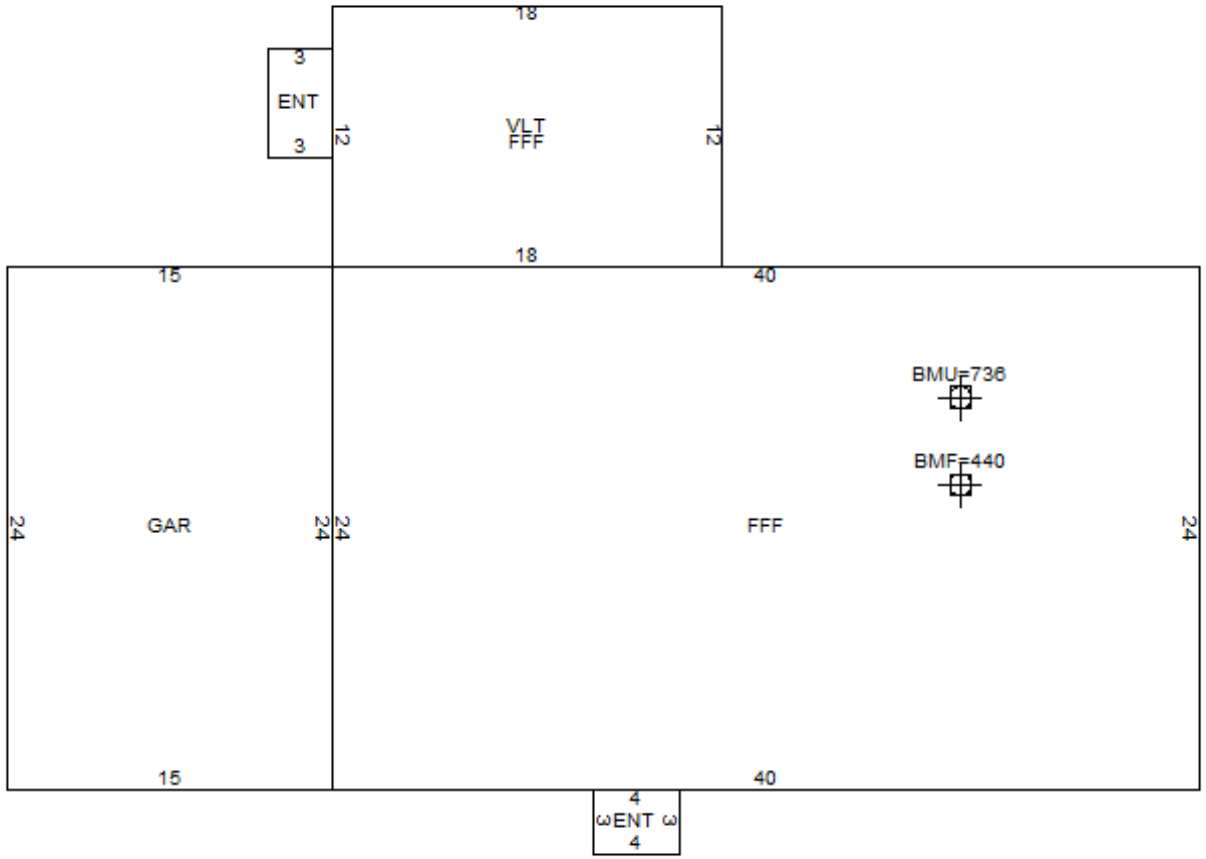
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0312** Base Rate: **RSA 136.00**
Bldg. Rate: **1.0106**
Sq. Foot Cost: **$ 137.44**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1176	1.00	1176
GAR	GARAGE ATTCHD	360	0.45	162
BMU	BSMNT	736	0.15	110
VLT	VAULTED	216	0.05	11
BMF	BSMNT FINISHED	440	0.30	132
ENT	ENTRY WAY	27	0.10	3
GLA:	**1,176**	**2,955**		**1,594**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 219,079**
Year Built:		**1965**
Condition For Age:	VERY GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 188,400**

OWNER INFORMATION

DOWNING, MEGAN R
VARGA, ZACHARY M
25 RIVER ROAD

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/05/2022	3787	1229	Q I	300,000	DION, ALEXANDRA
05/01/2018	3592	2824	U I 81	152,900	HAMEL, ALBERT C.

PICTURE

LISTING HISTORY

04/26/22	ERVM	SALES VERIFICATION
11/13/15	ERVM	
10/29/15	INSP	MARKED FOR INSPECTION
07/29/11	RD	INT. INSPECT
09/12/07	RS	MISC REASON

NOTES

GRN; WOODSTOVE IN BSMT; 11/15 DNVI; NO INFO, EXT ONLY; EST EPF TO FFF/SLB PER GAS/HEAT VENT; EXT GOOD COND FOR AGE; MIX OF OLD/NEWER WINS;4/22/NOH, REMOVED XFOBS CK 2023;MLS STATES NEEDS LITTLE TLC, JACKING UP EPF DURING REVIEW;PART OF HSF(3RD BDRM) ROUGH DRYWALL ONLY/NO FLOORING, MISC TRIM THROUGHOUT=UC;APPEARS WORK ON-GOING/STARTING RENOS CK 23

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 113,200	$ 4,500	$ 86,700
		Parcel Total:	$ 204,400
2021	$ 113,200	$ 4,500	$ 86,700
		Parcel Total:	$ 204,400
2022	**$ 162,800**	**$ 3,000**	**$ 141,600**
		Parcel Total:	**$ 307,400**

LAND VALUATION

LAST REVALUATION: 2022

Zone: CLI - COMM/LIGHT IND **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.870 ac	135,480	F	110	100	100	100	95 -- MILD	100	141,600	0	N	141,600	
	0.870 ac									141,600			**141,600**	

PICTURE

OWNER

DOWNING, MEGAN R
VARGA, ZACHARY M
25 RIVER ROAD

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

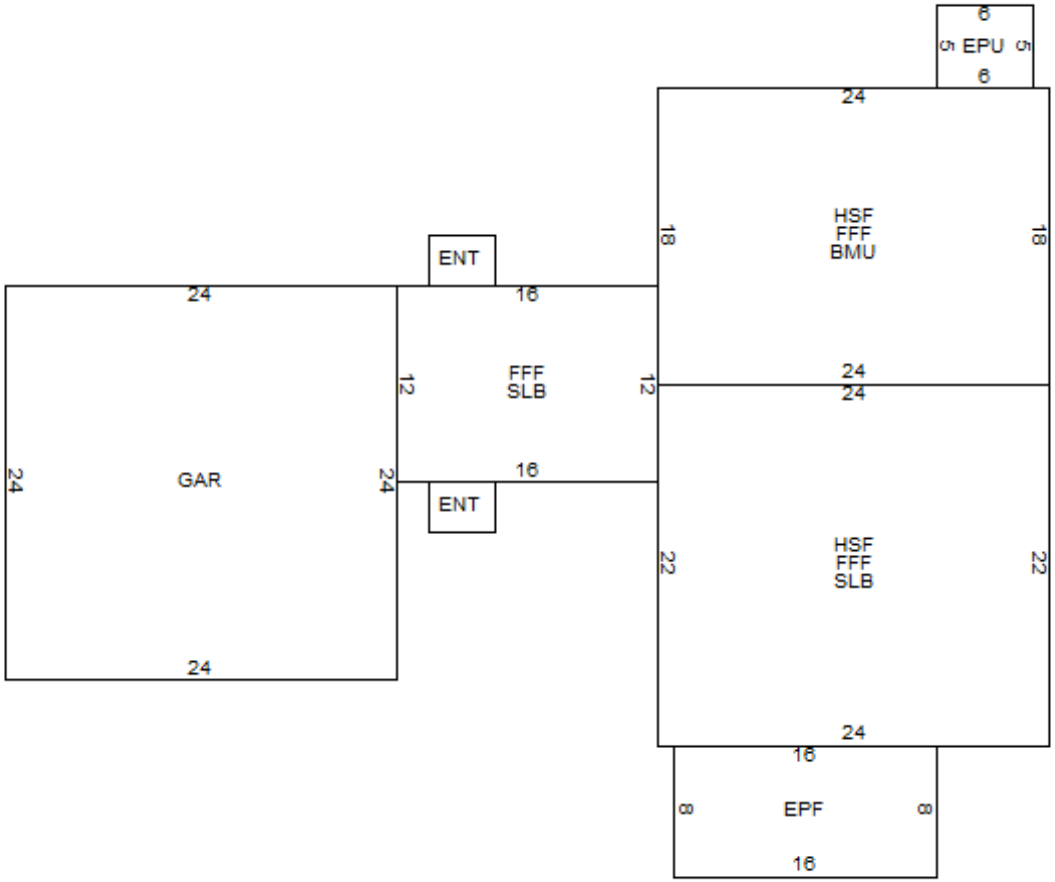
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.50 STORY OLD STYLE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL/WALL BOARD**
Floor: **LAMINATE/VINYL/CARPET**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9564** Base Rate: **RSA 136.00**
Bldg. Rate: **0.8810**
Sq. Foot Cost: **$ 119.82**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	960	0.50	480
FFF	FST FLR FIN	1152	1.00	1152
BMU	BSMNT	432	0.15	65
SLB	SLAB	720	0.00	0
GAR	GARAGE ATTCHD	576	0.45	259
EPF	ENCLOSED	128	0.70	90
EPU	COVERED BSMT	30	0.35	11
ENT	ENTRY WAY	24	0.10	2
GLA:	**1,632**	**4,022**		**2,059**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 246,709**
Year Built:		**1936**
Condition For Age:	GOOD	**24 %**
Physical:		
Functional:		
Economic:		
Temporary:	C-NOTES	**10 %**
Total Depreciation:		**34 %**
Building Value:		**$ 162,800**

OWNER INFORMATION

SMERK, ALICIA DOELMAN

15 TOWNHOUSE ROAD

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/25/2022	3789	1611	Q I	240,000	NADEAU, JEREMY
12/23/2021	3775	408	U I 89	140,000	DUNHAM, DIANE
08/28/2003	2559	0945	Q I	107,533	WATTS, SANDRA?

PICTURE

LISTING HISTORY

04/22/22	ERVM	SALES VERIFICATION
06/24/19	ERVL	
01/07/19	INSP	MARKED FOR INSPECTION
12/16/15	JDCL	
08/18/15	JDVM	
07/12/15	INSP	MARKED FOR INSPECTION
07/15/11	RD	NOT AT HOME
10/19/07	RS	MISC REASON

NOTES

WHITE/NAT; ORIGINAL WINDOWS; 8/15 NOH; PU ENTS; EST 8X10 METAL SHED BELONGS TO THIS UNIT; 12/15 ORIG K&B, SOME WORN FLRS; ELEC BSBRD STILL THRU HSE; PU INT WALLS & FLRS; CORR FIX COUNT; 6/19; ADJ SHED METAL COND; NC TO INT/EXT COND;4/22 NOH ALL NEW WINS, INT RENO, SS APL, GRANITE C'TOPS IN K+B, EXC COND FOR AGE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNHOUSE	1		100	78,000.00	100	78,000	
SHED-METAL	80	8 x 10	260	6.00	10	125	DAMAGED
						78,100	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 77,300	$ 30,300	$ 0
		Parcel Total: $ 107,600	
2021	$ 77,300	$ 30,300	$ 0
		Parcel Total: $ 107,600	
2022	**$ 157,000**	**$ 78,100**	**$ 0**
		Parcel Total: $ 235,100	

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** F

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

SMERK, ALICIA DOELMAN

15 TOWNHOUSE ROAD

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

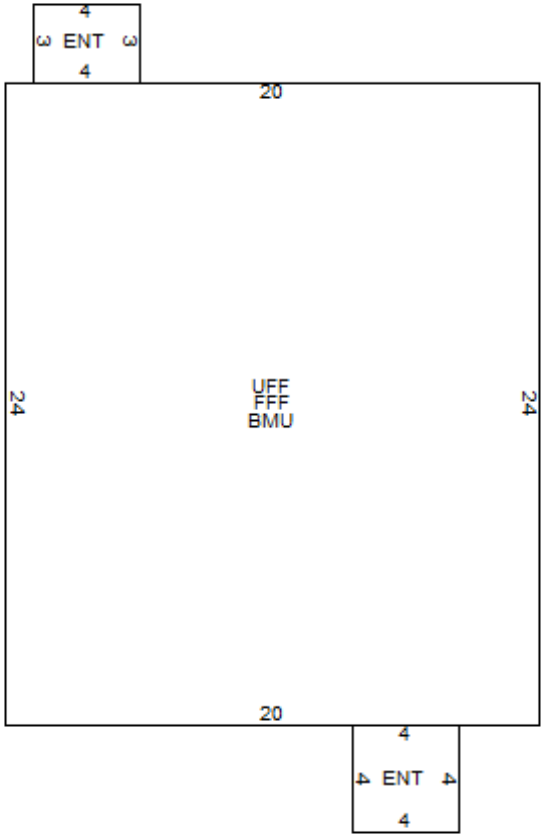
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY TWNHSE CON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **WOOD SHINGLE/VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2101** Base Rate: **RCD 136.00**
Bldg. Rate: **1.2395**
Sq. Foot Cost: **$ 168.58**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	28	0.10	3
BMU	BSMNT	480	0.15	72
UFF	UPPER FLR FIN	480	1.00	480
FFF	FST FLR FIN	480	1.00	480
GLA:	**960**	**1,468**		**1,035**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 174,480**
Year Built:		**1970**
Condition For Age:	EXCELLENT	**9 %**
Physical:		
Functional:		
Economic:	CWE	**1 %**
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 157,000**

OWNER INFORMATION

RYAN, BENJAMIN P

7 TOWNHOUSE DRIVE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/20/2022	3799	2069	Q I	249,000	LINCOLN, ELIZABETH A
07/21/2020	3687	561	Q I	136,000	GELINAS, AMBER JEAN
07/05/2017	3561	2762	Q I	115,000	CHAREST, AMY A.
12/21/2005	2853	0861	Q I	133,000	FCDJ INVESTMENTS LLC?

PICTURE

LISTING HISTORY

05/06/19	ERVE	
01/07/19	INSP	MARKED FOR INSPECTION
08/24/15	JDVM	
07/12/15	INSP	MARKED FOR INSPECTION
07/15/11	BL	NOT AT HOME
10/19/07	RS	MISC REASON

*****VISIT BY APPOINTMENT ONLY*****

NOTES

YELLOW;8/15 NOH; EXT=GOOD COND; PU ENT & PAT; 6/17 4-SALE AP $118,900; INT COND>EXT; 5/19; PER OPT OUT-DATA EST; NC;6/8/22 FOR SALE $217,500 6DOM AUC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNHOUSE	1		100	78,000.00	100	78,000	
PATIO	72	8 x 9	282	7.00	25	355	PAVERS
						78,400	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 84,100	$ 30,400	$ 0
		Parcel Total: $ 114,500	
2021	$ 84,100	$ 30,400	$ 0
		Parcel Total: $ 114,500	
2022	**$ 145,100**	**$ 78,400**	**$ 0**
		Parcel Total: $ 223,500	

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** F

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

RYAN, BENJAMIN P

7 TOWNHOUSE DRIVE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

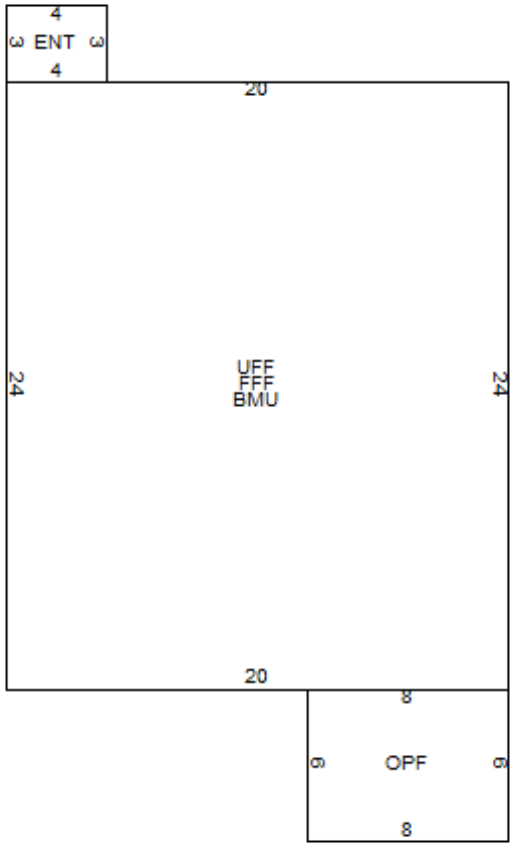
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY TWNHSE CON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2053** Base Rate: **RCD 136.00**
Bldg. Rate: **1.2603**
Sq. Foot Cost: **$ 171.41**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	12	0.10	1
UFF	UPPER FLR FIN	480	1.00	480
FFF	FST FLR FIN	480	1.00	480
BMU	BSMNT	480	0.15	72
OPF	OPEN PORCH FIN	48	0.25	12
GLA:	**960**	**1,500**		**1,045**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 179,123**
Year Built:		**1970**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:	CWE	**1 %**
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 145,100**

OWNER INFORMATION

DESROCHERS, LAURIE

15 HERITAGE DRIVE, UNIT #1

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/22/2022	3785	1986	Q I	215,000	BECK, KRISTA L &
05/03/2021	3736	2123	U I 89	167,800	MORGAN, SHEILA
10/26/2016	3535	1180	Q I	104,533	PETRASH, TRINA R.
02/24/2005	2751	0713	Q I	126,000	BOLTON, KARIN L.?
11/06/2002	2422	0979	Q I	66,000	GILL, GEORGE S.?

PICTURE

LISTING HISTORY

11/30/21	ERVM	SALES VERIFICATION
07/15/19	ERVM	
01/07/19	INSP	MARKED FOR INSPECTION
04/28/17	ERVM	SALES
12/14/15	JDCL	
08/18/15	JDVM	
07/12/15	INSP	MARKED FOR INSPECTION
10/19/07	RS	MISC REASON

NOTES

GREY;END UNIT 8/15 NOH; PU ENT & OPF; 12/15 UPDATED INT; K&B'S=2005; FLRS=NEWER, LAM FLR IN LR; CORR FIX COUNT; PU INT WALLS & FLRS; PU BMF=CONC FLR; DNPU BSMT AREA W. NO HEAT AS BMF; AVG TO GOOD COND;4/17 NOH, NC TO EXT; 7/19; NOH; PER NOTES/NEWER WINS/EXT GD COND-ADJ OVERALL COND;11/21 NOH; NC TO EXT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
HERITAGE	1		100	78,000.00	100	78,000	
						78,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 79,700	$ 30,000	$ 0
		Parcel Total: $ 109,700	
2021	$ 79,700	$ 30,000	$ 0
		Parcel Total: $ 109,700	
2022	**$ 142,400**	**$ 78,000**	**$ 0**
		Parcel Total: $ 220,400	

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** F

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

DESROCHERS, LAURIE

15 HERITAGE DRIVE, UNIT #1

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

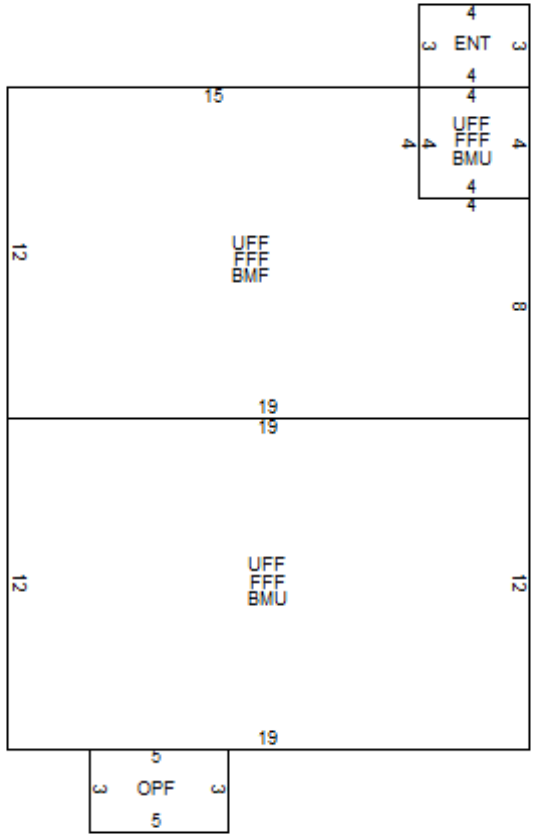
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY TWNHSE CON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **ELECTRIC/RAD ELECT**
Bedrooms: **2** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2187** Base Rate: **RCD 136.00**
Bldg. Rate: **1.1963**
Sq. Foot Cost: **$ 162.70**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	244	0.15	37
BMF	BSMNT FINISHED	212	0.30	64
ENT	ENTRY WAY	12	0.10	1
UFF	UPPER FLR FIN	456	1.00	456
OPF	OPEN PORCH FIN	15	0.25	4
FFF	FST FLR FIN	456	1.00	456
GLA:	**912**	**1,395**		**1,018**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 165,629**
Year Built:		**1974**
Condition For Age:	VERY GOOD	**13 %**
Physical:		
Functional:		
Economic:	CWE	**1 %**
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 142,400**

OWNER INFORMATION

JONES, BRIAN N

21 HERITAGE DRIVE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/16/2022	3792	610	Q I	220,000	PROULX, RICHARD
11/14/2014	3461	1397	Q I	107,000	LANDRIGAN, JOHN R.
05/13/2005	2776	0272	Q I	139,000	GOVE, ROSE?

PICTURE

LISTING HISTORY

01/06/22	ERPR	
07/15/19	ERVM	
01/07/19	INSP	MARKED FOR INSPECTION
12/14/15	JDCL	
08/18/15	JDVM	
07/12/15	INSP	MARKED FOR INSPECTION
10/19/07	RS	MISC REASON
05/13/03	TC	INT. INSPECT

NOTES

GREY; WATER SHUTOFFS OR ELECTRICAL ENTRANCE/CIRCUIT; BREAKERS FROM THIS UNIT: ACCESS IS THROUGH UNIT; #15.; UNIT HAS SMALLER BASEMENT AREA THAN MIDDLE; UNITS DUE TO LOCATION OF BULKHEAD/BSMT;8/15 H.O STATES NOT A GOOD TIME, NO INFO, PU ENTS, DNPU PLASTIC SHED; 12/15 INT UPDATED SINCE YB; ADJ COND TO GOOD; ALSO HAS SMALL PROPANE STOVE FOR HEAT; PU FLR, INT WALL; KITCH=HDTILE; CORR FIX COUNT; 7/19; NOH; NC TO EXT; 1/22; PERMIT WAS FOR SERVER WORK-NCTV;COMP ENTRY-EST INT=EXT/V.GOOD COND FOR AGE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
HERITAGE	1		100	78,000.00	100	78,000	
						78,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 78,600	$ 30,000	$ 0
		Parcel Total: $ 108,600	
2021	$ 78,600	$ 30,000	$ 0
		Parcel Total: $ 108,600	
2022	**$ 140,600**	**$ 78,000**	**$ 0**
		Parcel Total: $ 218,600	

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** F

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

JONES, BRIAN N

21 HERITAGE DRIVE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

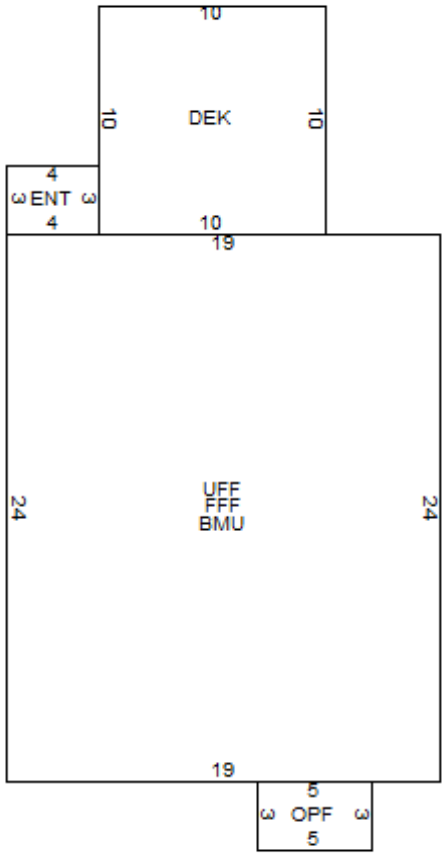
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
08/20/15	2015000057	ALTER EXISTING STR	PAID WITH CC ON 8/19/15 $

BUILDING DETAILS

Model: **2.00 STORY TWNHSE CON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **ELECTRIC/RAD ELECT**
Bedrooms: **2** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2307** Base Rate: **RCD 136.00**
Bldg. Rate: **1.2081**
Sq. Foot Cost: **$ 164.30**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	456	1.00	456
BMU	BSMNT	456	0.15	68
DEK	DECK/ENTRANCE	100	0.10	10
ENT	ENTRY WAY	12	0.10	1
OPF	OPEN PORCH FIN	15	0.25	4
UFF	UPPER FLR FIN	456	1.00	456
GLA:	**912**	**1,495**		**995**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 163,479**
Year Built:		**1974**
Condition For Age:	VERY GOOD	**13 %**
Physical:		
Functional:		
Economic:	CWE	**1 %**
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 140,600**

OWNER INFORMATION

KAMPFER, DEBORAH
CACCHIONE, JOSEPH J
9 MARK DRIVE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/09/2022	3791	575	Q I	106,000	PROVOST, ROBERT
12/04/2018	3616	2556	U I 23	57,000	CONCORD HOME SALES

PICTURE

LISTING HISTORY

02/03/20	ERPR	
01/28/19	ERVL	
01/07/19	INSP	MARKED FOR INSPECTION
04/23/18	ERTL	
07/12/17	ERHN	
08/25/15	JDVL	
07/12/15	INSP	MARKED FOR INSPECTION
04/03/13	BH	INT. INSPECT

NOTES

TAN; HOLIDAY ACRES;2X6 CONST; 1/19; PU NEW MH ,LAMINATE C-TOPS, CK 20 FOR NEW SHED; 2/20; NC, REMOVE FLAG; 5/22 AUC $90,000 5 DOM

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	10 x 8	260	10.00	15	312	
BEAR VIEW CROSSING	1		100	15,000.00	100	15,000	
						15,300	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 29,300	$ 10,300	$ 0
		Parcel Total: $ 39,600	
2021	$ 29,300	$ 10,300	$ 0
		Parcel Total: $ 39,600	
2022	**$ 75,900**	**$ 15,300**	**$ 0**
		Parcel Total: $ 91,200	

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

KAMPFER, DEBORAH
CACCHIONE, JOSEPH J
9 MARK DRIVE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

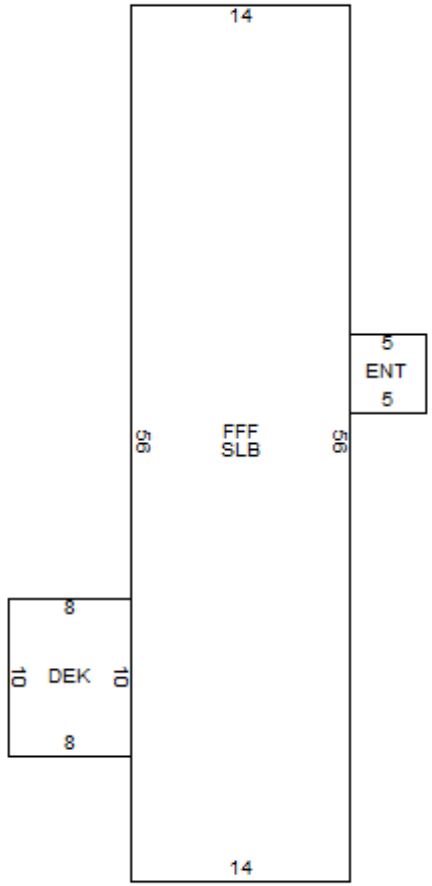
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
09/10/18	2018000195	NEW CONSTRUCTION	NEW MOBILE HOME 2 BED

BUILDING DETAILS

Model: **1.00 STORY MOBILE HOM**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **LAMINATE/VINYL/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0736** Base Rate: **MHS 111.00**
Bldg. Rate: **0.9448**
Sq. Foot Cost: **$ 104.87**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	80	0.10	8
FFF	FST FLR FIN	784	1.00	784
SLB	SLAB	784	0.00	0
ENT	ENTRY WAY	25	0.10	3
GLA:	**784**	**1,673**		**795**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 83,372**
Year Built:		**2019**
Condition For Age:	AVERAGE	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 75,900**

OWNER INFORMATION

WATSON, JACOB R & VICTORIA L
KENNEDY, KEVIN
21 CHERYL DRIVE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/28/2022	3800	1813	Q I	153,000	HILL, JENNIFER L
11/07/2018	3614	331	U I 38	1	HILL, KENNETH H.
08/05/2016	3525	1330	Q I	65,000	S & B MOBILE HOMES
04/30/2014	3437	2362	U I 51		GREEN TREE SERVICING
04/30/2014	3437	2359	U I 52		POIST, JEROME

PICTURE

LISTING HISTORY

01/01/22	INSP	MARKED FOR INSPECTION
10/06/21	DMVM	
04/03/17	ERPR	
03/07/17	ERVL	SALES VER
09/09/15	ERVM	
07/12/15	INSP	MARKED FOR INSPECTION
05/07/09	DI	INT. REFUSAL
06/07/05	JP	INT. INSPECT

NOTES

GRY;HOLIDAY ACRES;2X6 CONST;9/15 NOH;PARK RENT 536/MO (TRASH/PLOWING INCL, EXTRA FOR WATER)ADJ MH QUALITY TO BE CONSISTENT W/ SIMILAR HOMES; 3/17 LAM CTOPS, MOSTLY PINE FLRS, (2) BDRMS CARPET, NEEDS MISC TRIM & MSTR BTH FIN (STARTED AFTER SALE) EST COMPLETE BY 4/1; I&E=GD FOR AGE; 04/17; DNPU PELLET STOVE; 10/21; ALL INFO FROM HO (MRS) DNVI; CORR'D DEK; EXT=GD; CORR'D HEATING SYS; LOT FEE $565 MO; 5/5/22 FOR SALE PENDING $150,000 8 DOM;CUST PINE FLOORS,WOOD CEILS, LARGE WINS/KITCH/OH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	10 x 8	260	10.00	60	1,248	
BEAR VIEW CROSSING	1		100	15,000.00	100	15,000	
						16,200	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 48,800	$ 11,200	$ 0
		Parcel Total: $ 60,000	
2021	$ 48,700	$ 11,200	$ 0
		Parcel Total: $ 59,900	
2022	**$ 127,500**	**$ 16,200**	**$ 0**
		Parcel Total: $ 143,700	

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

WATSON, JACOB R & VICTORIA L
KENNEDY, KEVIN
21 CHERYL DRIVE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

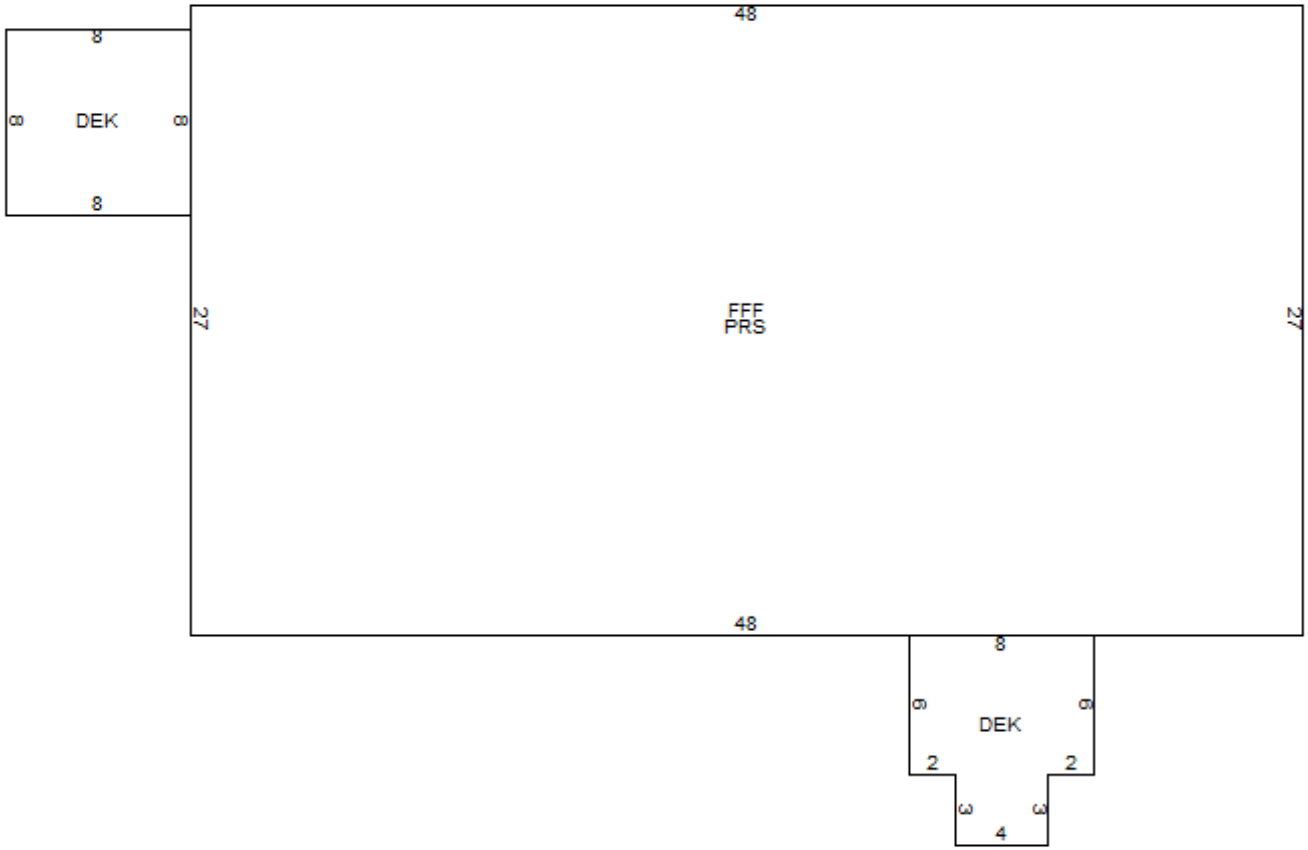
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
01/24/17	2017000030	OTHER	INSTALLING PELLET STOV

BUILDING DETAILS

Model: **1.00 STORY DOUBLE-WID**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL/WOOD/LOG**
Floor: **CARPET/PINE/SOFT WD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9389** Base Rate: **MHD 111.00**
Bldg. Rate: **1.1267**
Sq. Foot Cost: **$ 125.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1296	1.00	1296
PRS	PIERS	1296	-0.05	-65
DEK	DECK/ENTRANCE	124	0.10	12
GLA:	**1,296**	**2,716**		**1,243**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 155,450**
Year Built:		**2002**
Condition For Age:	VERY GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 127,500**

OWNER INFORMATION

SCORDO, ANTONINO
CLARK, STACY J
16 LANE DRIVE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/28/2022	3797	281	Q I	163,000	MALIK, SHANA
11/01/2018	3613	2084	Q I	84,933	DAVIES, MARY L
05/27/2014	3441	368	Q I	70,000	GAUTHIER, GARY
12/07/2012	3355	0196	Q I	69,000	FISHWICK, ROBERT G.?
01/10/2007	2957	1778	Q I	101,933	FISHWICK, ROBERT?

PICTURE

LISTING HISTORY

01/01/22	INSP	MARKED FOR INSPECTION
10/05/21	DMVM	
01/22/18	ERPM	DECK
08/25/15	ERVL	
07/12/15	INSP	MARKED FOR INSPECTION
05/30/13	JBVM	SALES
05/05/09	DI	NOT AT HOME

NOTES

TAN; HOLIDAY ACRES;2X6 CONST;8/15 GOOD SITE/WELL MAINT; NO CHANGE B4 OR AFTER SALE; K+B ORIG;K+B & DINING ROOM LINO; CORR BATH FIX COUNT FROM 8 TO 7; 10/21; ALL INFO FROM HO (MRS); ADDED AC 2021; RMV DEK & PU AC; LOT FEE $565/MO; NEW HOT WTR TANK 2022;INT UPDATES/NEW FLOORING/PAINT 5/22 FOR SALE PENDING $159,900 5 DOM

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	100	10 x 10	220	10.00	80	1,760	
BEAR VIEW CROSSING	1		100	15,000.00	100	15,000	
						16,800	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 54,200	$ 12,400	$ 0
		Parcel Total: $ 66,600	
2021	$ 55,300	$ 11,800	$ 0
		Parcel Total: $ 67,100	
2022	**$ 138,700**	**$ 16,800**	**$ 0**
		Parcel Total: $ 155,500	

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

SCORDO, ANTONINO
CLARK, STACY J
16 LANE DRIVE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

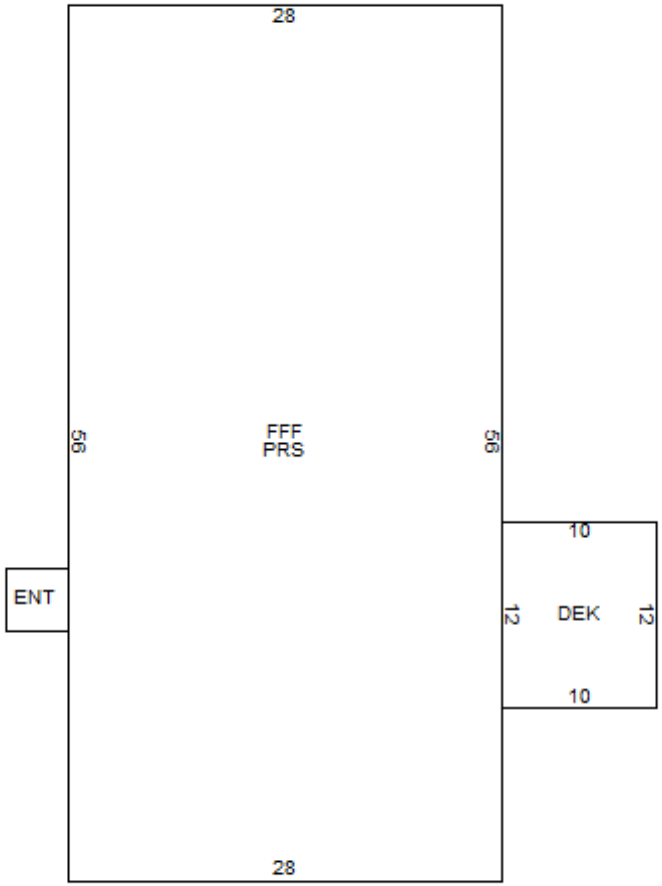
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
06/15/17	2017000127	ADD TO EXISTING ST	put a 10x12 deck on the side o

BUILDING DETAILS

Model: **1.00 STORY DOUBLE-WID**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WALL BOARD/DRYWALL**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8975** Base Rate: **MHD 111.00**
Bldg. Rate: **0.9774**
Sq. Foot Cost: **$ 108.49**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1568	1.00	1568
PRS	PIERS	1568	-0.05	-78
ENT	ENTRY WAY	16	0.10	2
DEK	DECK/ENTRANCE	120	0.10	12
GLA:	**1,568**	**3,272**		**1,504**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 163,169**
Year Built:		**2004**
Condition For Age:	VERY GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 138,700**

OWNER INFORMATION

PHILLIPS, JOSEPH B

8 MARILYN DRIVE

ALLENSTOWN , NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/29/2021	3775	2433	Q I	75,000	BEAUREGARD, MANON
02/11/2019	3622	702	U I 25	17,533	MACCAUSLAND, NANCY E.
07/25/2008	3080	0741	U I 52	30,900	LABRECQUE, THOMAS L.?
06/20/2005	2788	1044	U I 25	34,800	WATSON, GARY?
05/13/2005			U I 37	8,000	THOMPSON, PAUL D?

PICTURE

LISTING HISTORY

04/22/22	ERVM	SALES VERIFICATION
02/04/19	ERVM	
09/10/15	ERVL	
07/12/15	INSP	MARKED FOR INSPECTION
05/14/09	DI	INT. INSPECT

NOTES

YELLOW;HOLIDAY ACRES;EST 2X6 CONST;1 BDRM & .5 BATH REMOVED;9/15 BATH ORIG, KITCH C'TOPS 2012; EXT COND>INT; ANIMAL ODOR/WORN/STAIN CARPETS; EXT GOOD, INT FAIR-AVG; CORR MEAS (68' NOT 70'); 2/19; NOH; DNV DEK PER SNOW, NO NEW SHED;4/22 NOH DNV 8X8 DECK=REMOVED; PU MTL SHED, NC TO MH EXT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BEAR VIEW CROSSING	1		100	15,000.00	100	15,000	
SHED-METAL	70	10 x 7	289	6.00	10	121	
						15,100	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 26,100	$ 10,100	$ 0
		Parcel Total: $ 36,200	
2021	$ 26,100	$ 10,100	$ 0
		Parcel Total: $ 36,200	
2022	**$ 70,100**	**$ 15,100**	**$ 0**
		Parcel Total: $ 85,200	

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

PHILLIPS, JOSEPH B

8 MARILYN DRIVE

ALLENSTOWN , NH 03275

TAXABLE DISTRICTS

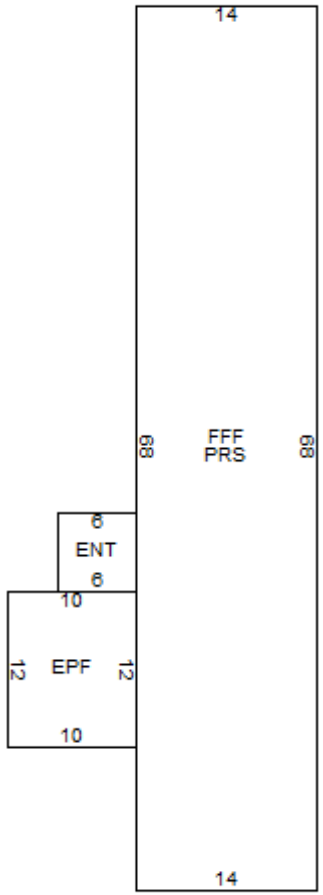
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY MOBILE HOM**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9994** Base Rate: **MHS 111.00**
Bldg. Rate: **0.9095**
Sq. Foot Cost: **$ 100.95**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	952	1.00	952
PRS	PIERS	952	-0.05	-48
EPF	ENCLOSED	120	0.70	84
ENT	ENTRY WAY	36	0.10	4
GLA:	**952**	**2,060**		**992**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 100,142**
Year Built:		**1995**
Condition For Age:	GOOD	**30 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**30 %**
Building Value:		**$ 70,100**

OWNER INFORMATION

PESCE, JOSEPH CARMINE

22 MARLIYN DRIVE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/10/2021	3768	895	Q I	148,000	QUESNELL, JULIE A
08/07/2019	3641	1507	Q I	100,000	WOOD 2013 FAMILY TRUST
09/24/2013	3412	482	U I 38	2,667	WOOD HAROLD R
09/30/2008	3089	1948	Q I	107,000	GOURLEY, LISA Y.?

PICTURE

LISTING HISTORY

04/22/22	ERVM	SALES VERIFICATION
09/10/15	ERVM	
07/12/15	INSP	MARKED FOR INSPECTION
07/17/09	DI	INT. INSPECT
05/15/09	DI	NOT AT HOME

NOTES

TAN;HOLIDAY ACRES;EST 2X6 CONST; LOTS OF UPGRADES/SHEETROCK;FLR= CPT & VINYL, EX FIX= JET TUB & SINK=GRADE;9/15 NOH; LARGE BACKYARD W/ NICE LANDSCAPING; NC TO EXT, GOOD COND FOR AGE; EST INT DATA PER PREV. NOTES;4/22 NOH PU AC, NICE PRIV BACKYARD (APPEARS BEST IN PARK), GOOD COND/MAINT;REPLACED 8X8 DECK (SAME SIZE)

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	144	12 x 12	171	10.00	100	2,462	BACKYARD
BEAR VIEW CROSSING	1		100	15,000.00	100	15,000	
						17,500	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 54,000	$ 12,500	$ 0
		Parcel Total: $ 66,500	
2021	$ 54,000	$ 12,500	$ 0
		Parcel Total: $ 66,500	
2022	**$ 135,400**	**$ 17,500**	**$ 0**
		Parcel Total: $ 152,900	

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

PESCE, JOSEPH CARMINE

22 MARLIYN DRIVE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

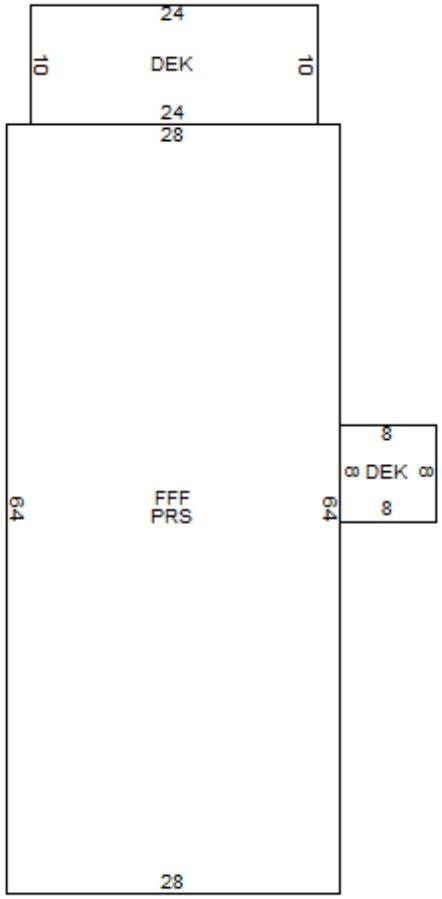
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY DOUBLE-WID**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.8715** Base Rate: **MHD 111.00**
Bldg. Rate: **0.8802**
Sq. Foot Cost: **$ 97.70**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1792	1.00	1792
PRS	PIERS	1792	-0.05	-90
DEK	DECK/ENTRANCE	304	0.10	30
GLA:	**1,792**	**3,888**		**1,732**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 169,216**
Year Built:		**2005**
Condition For Age:	GOOD	**20 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**20 %**
Building Value:		**$ 135,400**

OWNER INFORMATION

WAISANEN, KATHY

15 MARILYN DRIVE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/24/2021	3770	1653	Q I	142,000	EGGERS, RAVEN BLANK
06/02/2016	3517	895	Q I	65,000	VAAS, JEFFREY P.
08/24/2005	2813	1084	U I 99		??

PICTURE

LISTING HISTORY

04/22/22	ERVM	SALES VERIFICATION
04/28/17	ERVM	SALES
09/10/15	ERVM	
07/12/15	INSP	MARKED FOR INSPECTION
07/20/09	DI	INT. INSPECT
05/15/09	DI	NO ENTRY

NOTES

GRY;HOLIDAY ACRES;2X6 CONST;WDBURN FPL- MTL; STACK; EX FIX = JET TUB & SINK HIGH PEAK CEILING IN LR & KIT;9/15 NOH;; FORSALE AP $76,500; PU AC;4/17 NOH, EST SLB TO PRS;LAMINATE CTOP W/ ISLAND;4/22 DNVI, H.O BUSY STATES ALL ORIG K+B+FLOORS ETC.;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	120	12 x 10	193	10.00	80	1,853	T-111/BACKYARD
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
BEAR VIEW CROSSING	1		100	15,000.00	100	15,000	
						19,900	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 58,300	$ 14,900	$ 0
		Parcel Total: $ 73,200	
2021	$ 58,300	$ 14,900	$ 0
		Parcel Total: $ 73,200	
2022	**$ 132,100**	**$ 19,900**	**$ 0**
		Parcel Total: $ 152,000	

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

WAISANEN, KATHY

15 MARILYN DRIVE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

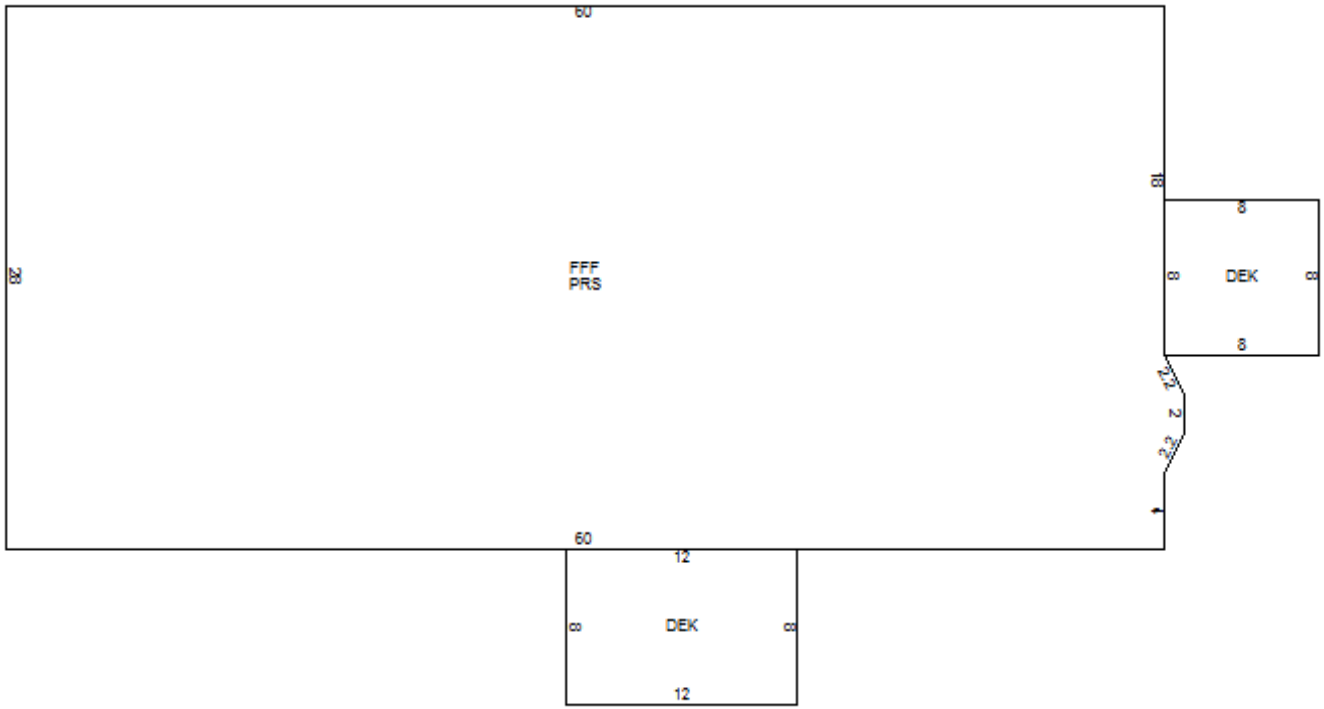
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY DOUBLE-WID**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8838** Base Rate: **MHD 111.00**
Bldg. Rate: **0.9819**
Sq. Foot Cost: **$ 108.99**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1684	1.00	1684
PRS	PIERS	1684	-0.05	-84
DEK	DECK/ENTRANCE	160	0.10	16
GLA:	**1,684**	**3,528**		**1,616**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 176,128**
Year Built:		**2005**
Condition For Age:	AVERAGE	**25 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**25 %**
Building Value:		**$ 132,100**

OWNER INFORMATION

BECKMAN, SERETHA ANNA

3 SULLIVAN DRIVE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/05/2021	3767	1929	Q I	155,000	HODGDON, ELIZABETH
09/05/2017	3568	2890	Q I	82,000	JOSEPH, FRANCINE C.
08/24/2005	2813	1090	U I 99		??

PICTURE

LISTING HISTORY

04/22/22	ERVM	SALES VERIFICATION
09/10/15	ERVL	
07/12/15	INSP	MARKED FOR INSPECTION
05/18/09	DI	INT. REFUSAL
03/26/09	RS	INT. INSPECT

NOTES

YELLOW;HOLIDAY ACRES;2X6 CONST;9/15 K+B ORIG; WELL MAINT; CORR INT DATA, PU FPL, CENT AC; DNV (1) BTH/BED PER OCCUPIED;4/22 DNVI; PER MLS APPEARS WELL MAINT/UPDATES/GOOD FOR AGE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	120	10 x 12	193	10.00	60	1,390	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
BEAR VIEW CROSSING	1		100	15,000.00	100	15,000	
						19,400	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 61,300	$ 13,900	$ 0
		Parcel Total: $ 75,200	
2021	$ 61,300	$ 13,900	$ 0
		Parcel Total: $ 75,200	
2022	**$ 148,900**	**$ 19,400**	**$ 0**
		Parcel Total: $ 168,300	

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

BECKMAN, SERETHA ANNA

3 SULLIVAN DRIVE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

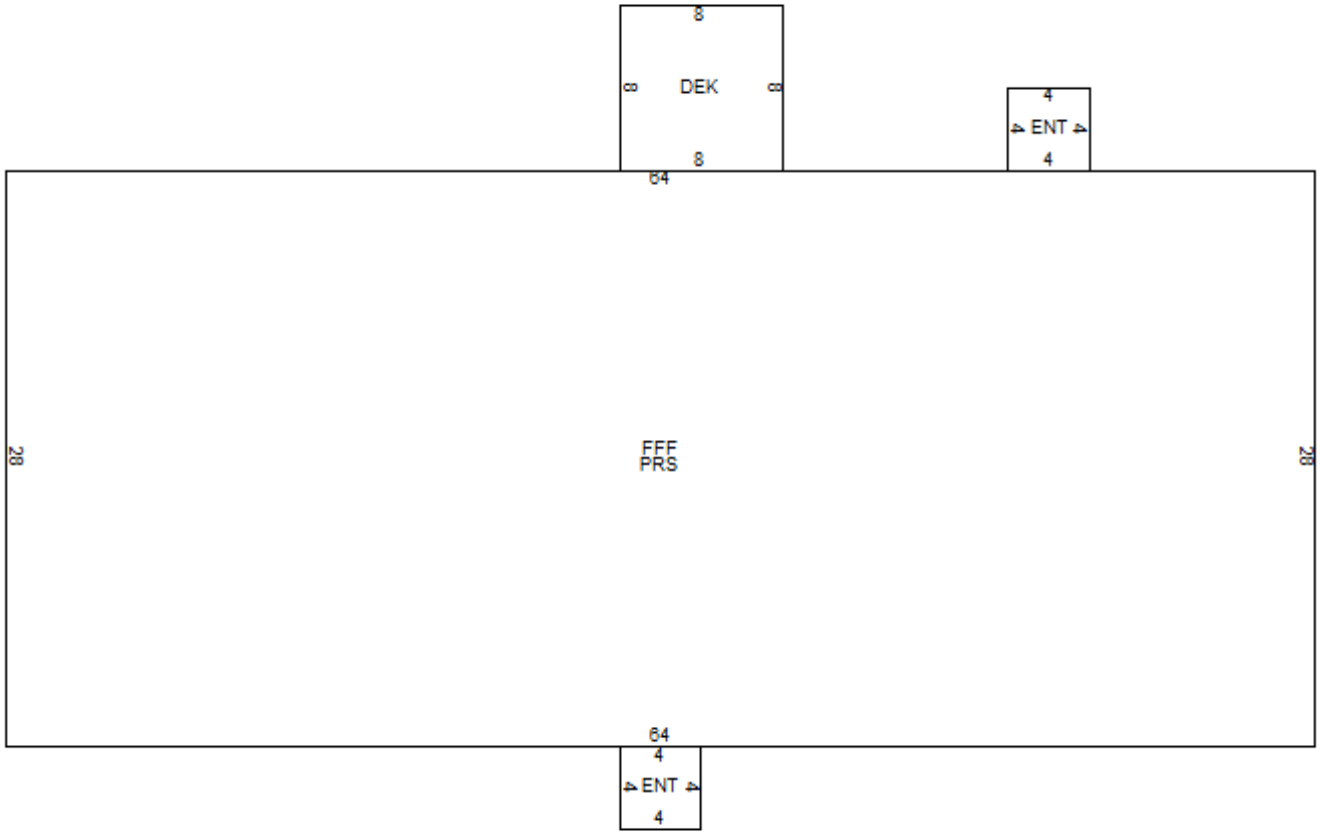
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY DOUBLE-WID**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.0** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8736** Base Rate: **MHD 111.00**
Bldg. Rate: **0.9802**
Sq. Foot Cost: **$ 108.80**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1792	1.00	1792
PRS	PIERS	1792	-0.05	-90
DEK	DECK/ENTRANCE	64	0.10	6
ENT	ENTRY WAY	32	0.10	3
GLA:	**1,792**	**3,680**		**1,711**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 186,157**
Year Built:		**2005**
Condition For Age:	GOOD	**20 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**20 %**
Building Value:		**$ 148,900**

OWNER INFORMATION

ELDREDGE, THEODORE F
ELDREDGE, SHARON A
12 EMILE DRIVE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/29/2022	3790	460	Q I	150,000	PARADIS-MCGRATH,
07/29/2016	3524	1461	Q I	63,000	HANSEN, DALE
03/17/2003	2473	1724	U I 99		??

PICTURE

LISTING HISTORY

04/17/17	ERVM	SALES
09/17/15	ERVM	
07/12/15	INSP	MARKED FOR INSPECTION
05/19/09	DI	INT. INSPECT
02/21/06	JP	NOT AT HOME

NOTES

CRM;HOLIDAY ACRES;2X6 CONST;9/15 NOH; EXT WELL MAINT;4/17 NOH, NC TO EXT;NEW GAS FURN 2021

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	64	8 x 8	310	10.00	60	1,190	
BEAR VIEW CROSSING	1		100	15,000.00	100	15,000	
						16,200	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 52,500	$ 11,200	$ 0
		Parcel Total: $ 63,700	
2021	$ 52,500	$ 11,200	$ 0
		Parcel Total: $ 63,700	
2022	**$ 113,400**	**$ 16,200**	**$ 0**
		Parcel Total: $ 129,600	

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

ELDREDGE, THEODORE F
ELDREDGE, SHARON A
12 EMILE DRIVE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

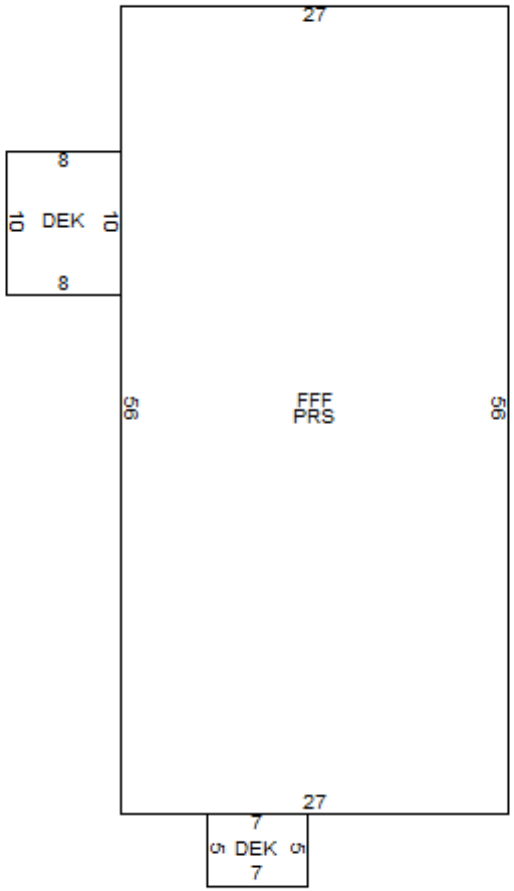
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY DOUBLE-WID**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9051** Base Rate: **MHD 111.00**
Bldg. Rate: **0.9160**
Sq. Foot Cost: **$ 101.67**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1512	1.00	1512
DEK	DECK/ENTRANCE	115	0.10	12
PRS	PIERS	1512	-0.05	-76
GLA:	**1,512**	**3,139**		**1,448**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 147,218**
Year Built:		**2002**
Condition For Age:	GOOD	**23 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**23 %**
Building Value:		**$ 113,400**

OWNER INFORMATION

DESIMONE, BRIAN J
DESIMONE, RENEE
10 ROLAND DRIVE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/26/2021	3765	1850	Q I	100,000	KIRKHUFF, MICHAEL L.
05/03/2004	2651	0365	Q I	66,000	FISHWICK, ROBERT B.?

PICTURE

LISTING HISTORY

01/06/22	ERPR	
11/05/21	ERVM	SALES VERIFICATION
08/27/15	JDVM	
07/12/15	INSP	MARKED FOR INSPECTION
05/21/09	DI	INT. INSPECT
06/10/05	JP	NOT AT HOME

NOTES

WHITE;HOLIDAY ACRES; 8/15 NOH;1/22; NC, REPLACED GAS TANKS;11/21 NOH; DNPU 2' OH/OPFS; NC;PER MLS NEW FLOORING, UPDATED APPL, ROOF, SIDING;16' WIDE=GRADE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	12 x 8	227	10.00	60	1,308	ATT
SHED-WOOD	72	12 x 6	282	10.00	60	1,218	ATT
BEAR VIEW CROSSING	1		100	15,000.00	100	15,000	
						17,500	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 26,900	$ 12,900	$ 0
		Parcel Total: $ 39,800	
2021	$ 26,900	$ 12,900	$ 0
		Parcel Total: $ 39,800	
2022	**$ 84,300**	**$ 17,500**	**$ 0**
		Parcel Total: $ 101,800	

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

DESIMONE, BRIAN J
DESIMONE, RENEE
10 ROLAND DRIVE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

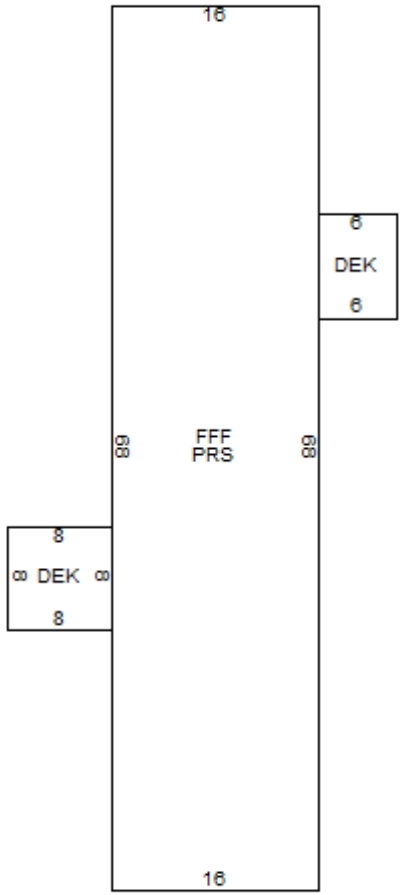
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY MOBILE HOM**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9842** Base Rate: **MHS 111.00**
Bldg. Rate: **0.9960**
Sq. Foot Cost: **$ 110.56**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1088	1.00	1088
PRS	PIERS	1088	-0.05	-54
DEK	DECK/ENTRANCE	112	0.10	11
GLA:	**1,088**	**2,288**		**1,045**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 115,535**
Year Built:		**2000**
Condition For Age:	GOOD	**27 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**27 %**
Building Value:		**$ 84,300**

Map: 000107 **Lot:** 000012 **Sub:** 000175 **Card:** 1 of 1 **12 SULLIVAN DRIVE** **ALLENSTOWN** **Printed:** 08/30/2022

OWNER INFORMATION

LUCEY, KELLY
ST. CLAIR, GREGORY
98 ROWELL ROAD

LANCASTER , NH 03584

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/22/2021	3770	105	Q I	85,000	SOYARS, NANCY
05/07/2021	3737	1774	U I 89	75,000	VIRGIN JR, WARREN T
03/28/2019	3626	228	Q I	54,000	WALKER, CAROL G.
04/28/2016	3513	391	Q I	42,000	S & B MOBILE HOME SALES
03/13/2013	3373	1964	U I 25	12,533	S & B MOBILE HOME SAL?

PICTURE

LISTING HISTORY

04/22/22	ERVM	SALES VERIFICATION
02/04/19	ERPR	
03/07/17	ERVM	SALE VER
07/12/15	INSP	MARKED FOR INSPECTION
03/05/15	ERPR	
03/31/14	JBVM	
09/25/13	JBHM	
03/22/12	BH	NOT AT HOME

NOTES

HOLIDAY ACRES;2X6 CONST; TAN; 3/17 NOH; PU SHED;2/19; PU AC; 4/19 CORR YEAR BUILT PER DEED;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	64	8 x 8	310	10.00	100	1,984	T111
BEAR VIEW CROSSING	1		100	15,000.00	100	15,000	
						17,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 28,500	$ 12,000	$ 0
		Parcel Total: $ 40,500	
2021	$ 28,500	$ 12,000	$ 0
		Parcel Total: $ 40,500	
2022	**$ 72,300**	**$ 17,000**	**$ 0**
		Parcel Total: $ 89,300	

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

LUCEY, KELLY
ST. CLAIR, GREGORY
98 ROWELL ROAD

LANCASTER , NH 03584

TAXABLE DISTRICTS

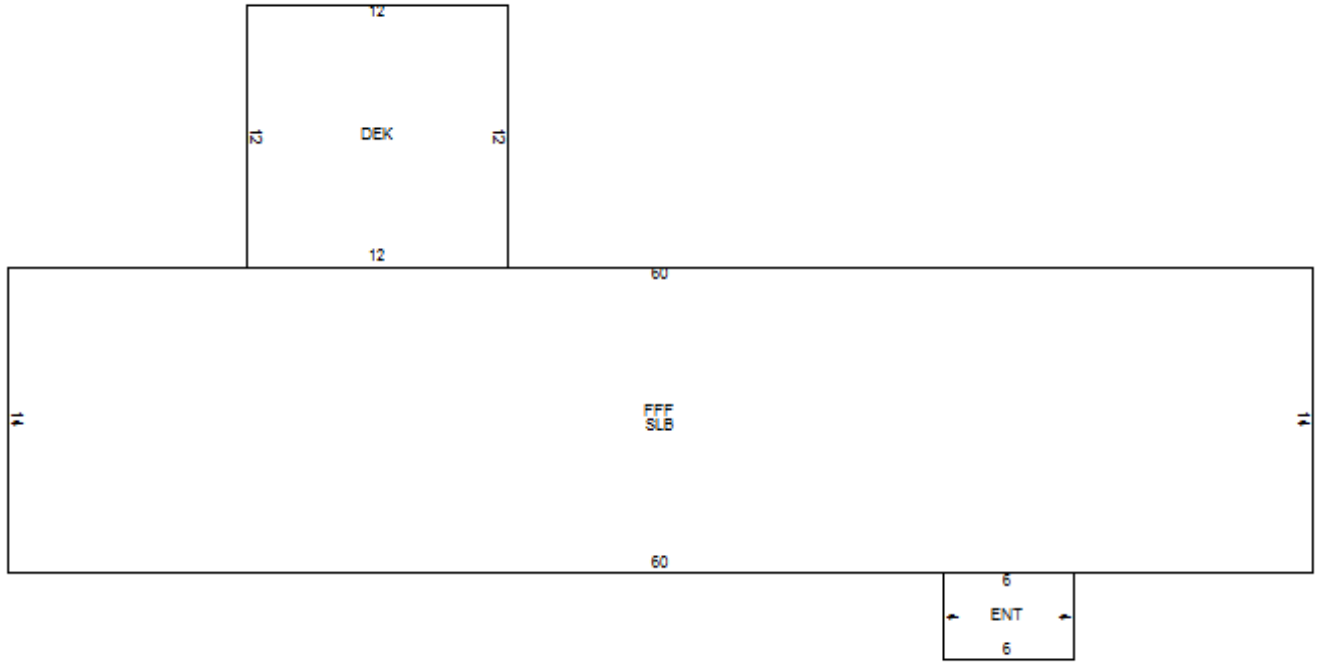
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
09/28/16	2016000194	NEW CONSTRUCTION	NEW 8X8 - 7FT HIGH SHED
10/26/09	R-2009-10-7	OTHER	STAIRS GOING UP THE LAI

BUILDING DETAILS

Model: **1.00 STORY MOBILE HOM**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes** **100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0470** Base Rate: **MHS 111.00**
Bldg. Rate: **0.9632**
Sq. Foot Cost: **$ 106.92**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	144	0.10	14
FFF	FST FLR FIN	840	1.00	840
SLB	SLAB	840	0.00	0
ENT	ENTRY WAY	24	0.10	2
GLA:	**840**	**1,848**		**856**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 91,524**
Year Built:		**2014**
Condition For Age:	AVERAGE	**21 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 72,300**

OWNER INFORMATION

YOUNG, ROBERT H
YOUNG, PATRICIA A
10 HOWE STREET

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/18/2021	3764	942	Q I	330,000	BOUDREAU, GEORGETTE J.
05/04/1988	1718	0701	U I 99		??

PICTURE

LISTING HISTORY

01/20/22	ERPR	
11/30/21	ERVL	
09/23/19	KEVM	
01/07/19	INSP	MARKED FOR INSPECTION
09/10/15	JDVM	
07/12/15	INSP	MARKED FOR INSPECTION
05/28/10	GP	NOT AT HOME
02/06/06	RS	MISC REASON

NOTES

NAT;DNPU 3RD BDRM IN RBF W/O CLOSET 9/19; NOH; EXT AVG W/DEF MAINT, ROT SEEN; PU GD SITE; SML BLOCK WALL @ REAR & PLANTS/SHRUBS; EST INT WALLS/FLRS; 1/22; PU STNDBY GEN (AFTER SALE);SHED REMOVED;11/21 OLD/MTL WINS, NEEDS SIDING WORK.PAINT/ROOF PER H.O, 10/21 SALE NO INSP/SITE UNSEEN, DATED/AVG COND, WOULD HAVE PAID CLOSER TO 300K IF ISSUES WERE KNOWN;PU RBU; CK 23 FOR RENOS/NEW DECK;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1.5 STY	832	32 x 26	79	34.00	100	22,348	
						22,300	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 83,200	$ 17,700	$ 82,300
		Parcel Total:	$ 183,200
2021	$ 83,200	$ 17,700	$ 82,300
		Parcel Total:	$ 183,200
2022	**$ 158,800**	**$ 22,300**	**$ 145,200**
		Parcel Total:	**$ 326,300**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.230 ac	132,000	F	110	100	100	100	100 -- LEVEL	100	145,200	0	N	145,200	
1F RES	0.010 ac	x 1,500	X	100				90 -- ROLLING	100	0	0	N	0	
	0.240 ac									145,200			**145,200**	

PICTURE

OWNER

YOUNG, ROBERT H
YOUNG, PATRICIA A
10 HOWE STREET

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

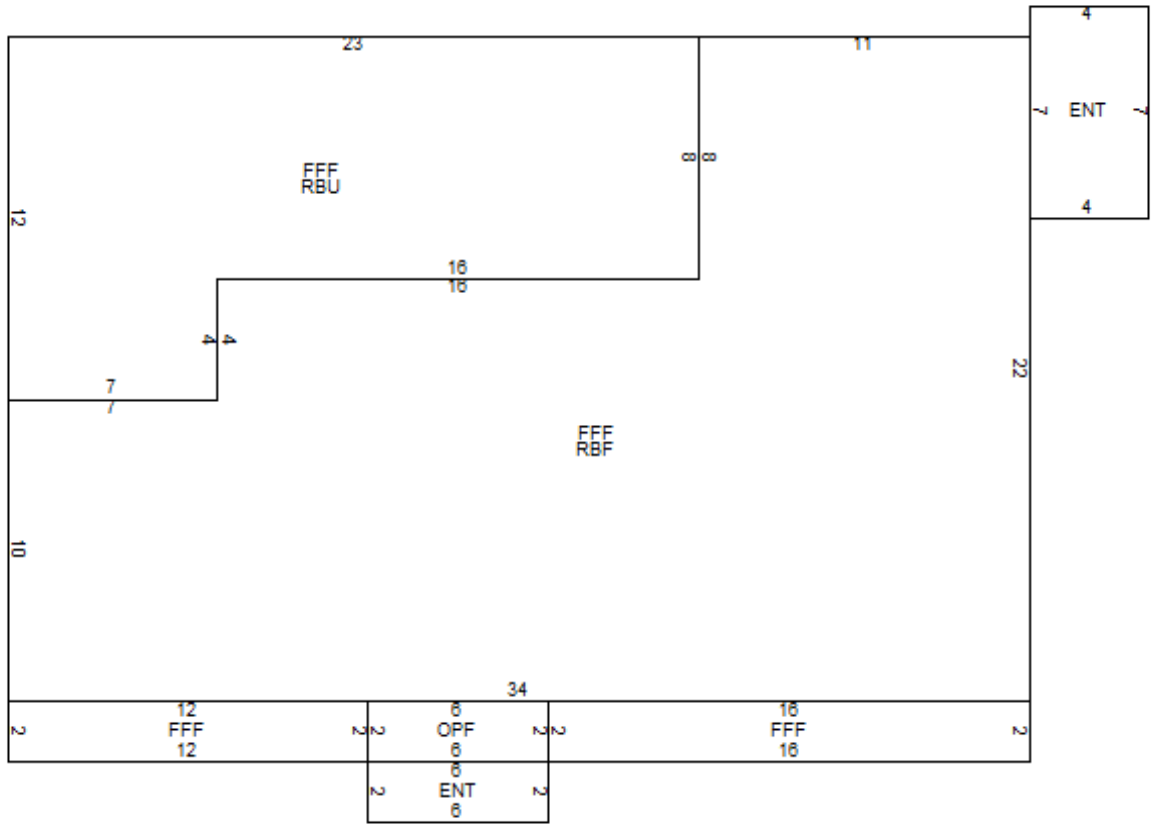
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators: **1**
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1171** Base Rate: **RSA 136.00**
Bldg. Rate: **1.1674**
Sq. Foot Cost: **$ 158.76**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	804	1.00	804
OPF	OPEN PORCH FIN	12	0.25	3
ENT	ENTRY WAY	40	0.10	4
RBF	RAISED BSMNT	536	0.75	402
RBU	RAISED BSMNT	212	0.25	53
GLA:	**1,206**	**1,604**		**1,266**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 200,990**
Year Built:		**1976**
Condition For Age:	AVERAGE	**21 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 158,800**

OWNER INFORMATION

FRENCH, MEAGAN M

64 SCHOOL STREET

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/01/2021	3766	1986	Q I	220,000	STEADMAN, DAVID JOSEPH
11/27/2017	3578	731	Q I	175,000	GOULD, DARYL
04/12/2013	3379	0841	U I 38	2,764	GOULD, DARYL?
03/15/2012	3302	1935	U I 37	63,067	FEDERAL HOME LOAN
05/25/2011			U I 51	110,315	KEELEY, RICHARD D.?

PICTURE

LISTING HISTORY

04/22/22	ERVM	SALES VERIFICATION
12/09/21	DMCL	
06/15/21	SLVM	
01/01/21	INSP	MARKED FOR INSPECTION
01/22/18	ERVM	
07/12/17	LMHC	
09/16/15	JDVM	
07/12/15	INSP	MARKED FOR INSPECTION

NOTES

GRY; WATERFRONT ON IRIS POND BEHIND HOUSE; 1/18; NOH; NEW ROOF, WINS, SIDING; EXT V.GD FOR AGE; ADJ COND/QUALITY PER IMPROVEMENTS & TO BE CONSISTENT W/SIMILIAR HOMES; 6/21; NOH; NC TO EXT; 12/21; FMICA/OAK CABS IN KIT; NEW FURN 2021; ONLY ACC TO BSMT IS OUTSIDE;4/22 NOH NC TO EXT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 59,100	$ 0	$ 105,400
		Parcel Total:	$ 164,500
2021	$ 59,100	$ 0	$ 105,400
		Parcel Total:	$ 164,500
2022	**$ 87,900**	**$ 0**	**$ 139,000**
		Parcel Total:	**$ 226,900**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0.230 ac	132,000	E	100	100	100	100	100 -- LEVEL	90	118,800	0	N	118,800	LOC/4 CORNERS
1F RES WTRFRNT	0.160 ac	x 1,500	X	100				100 -- LEVEL	100	200	0	N	200	
1F RES WTRFRNT	1.000 wf	x 100,000	X	100				100 -- LEVEL	20	20,000	0	N	20,000	WEEDS/MARSH/IRIS P
	0.390 ac									139,000			**139,000**	

PICTURE

OWNER

FRENCH, MEAGAN M

64 SCHOOL STREET

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

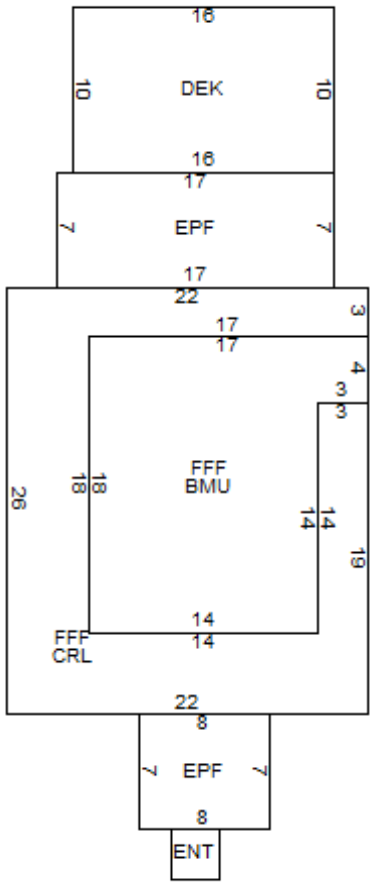
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
08/08/17	2017000162	ADD TO EXISTING ST	remove & replace 9'x 7' ENTR

BUILDING DETAILS

Model: **1.00 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/FA DUCTED**
Bedrooms: **1** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **1.3884** Base Rate: **RSA 136.00**
Bldg. Rate: **1.1871**
Sq. Foot Cost: **$ 161.44**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLOSED	175	0.70	123
DEK	DECK/ENTRANCE	160	0.10	16
ENT	ENTRY WAY	9	0.10	1
FFF	FST FLR FIN	572	1.00	572
CRL	CRAWL SPACE	308	0.05	15
BMU	BSMNT	264	0.15	40
GLA:	**572**	**1,488**		**767**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 123,824**
Year Built:		**1936**
Condition For Age:	VERY GOOD	**18 %**
Physical:		
Functional:	BMU ACC	**1 %**
Economic:	1 BR	**10 %**
Temporary:		
Total Depreciation:		**29 %**
Building Value:		**$ 87,900**

OWNER INFORMATION

NORTHEAST VETERINARY REAL ESTA

1794 BRIDGE ST, SUITE 27-B

DRACUT , MA 01826

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/28/2021	3766	225	Q I	700,000	ALLENSTOWN ANIMAL

PICTURE

LISTING HISTORY

04/20/22	ERVM	SALES VERIFICATION
12/07/21	DMCL	
06/13/21	SLVM	
01/01/21	INSP	MARKED FOR INSPECTION
07/12/17	JBHC	
07/12/17	LMHC	
09/23/15	JDVL	
07/12/15	INSP	MARKED FOR INSPECTION

NOTES

BROWN;ALLENSTOWN ANIMAL HOSPITA; FFF=EXAMINATION ROOMS, SURGERY ROOMS, UFF=BREAK ROOM, OFFICES, OPEN CONCEPT; ELECT BASEBOARD + WD STOVE; (2) FULL BTHS;DNPU 1X11 BUMP OUT=WINDOW SILL, PU PAVING;ELEC HEAT PUMPS; 12/21; APT HAS FMICA/WD CABS IN KIT; SMALL LEAK IN CTH CEILING; APT IS IN UFF, (2) 3 FIX BTH & 2 BDRMS & KIT;4/22 DNVI NO INFO;NEW SIDING, EXT GOOD FOR AGE;EST SOME RENOS AFTER SALE;NO ON MLS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PAVING	6,825	6825 x 1	62	3.25	50	6,876	EST/SHAPE
LIGHTS-PKG LOT/SINGL	3		100	1,700.00	50	2,550	ON POLES;NOT BY RD
						9,400	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 324,200	$ 3,100	$ 165,100
		Parcel Total:	$ 492,400
2021	$ 324,200	$ 3,100	$ 165,100
		Parcel Total:	$ 492,400
2022	**$ 437,400**	**$ 9,400**	**$ 270,600**
		Parcel Total:	**$ 717,400**

LAND VALUATION

LAST REVALUATION: 2022

Zone: CLI - COMM/LIGHT IND **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.820 ac	135,280	E	100	100	100	100	100 -- LEVEL	200	270,600	0	N	270,600	500 USE-300LOC/LTD
	0.820 ac									270,600			**270,600**	

PICTURE

OWNER

NORTHEAST VETERINARY REAL ES

1794 BRIDGE ST, SUITE 27-B

DRACUT , MA 01826

TAXABLE DISTRICTS

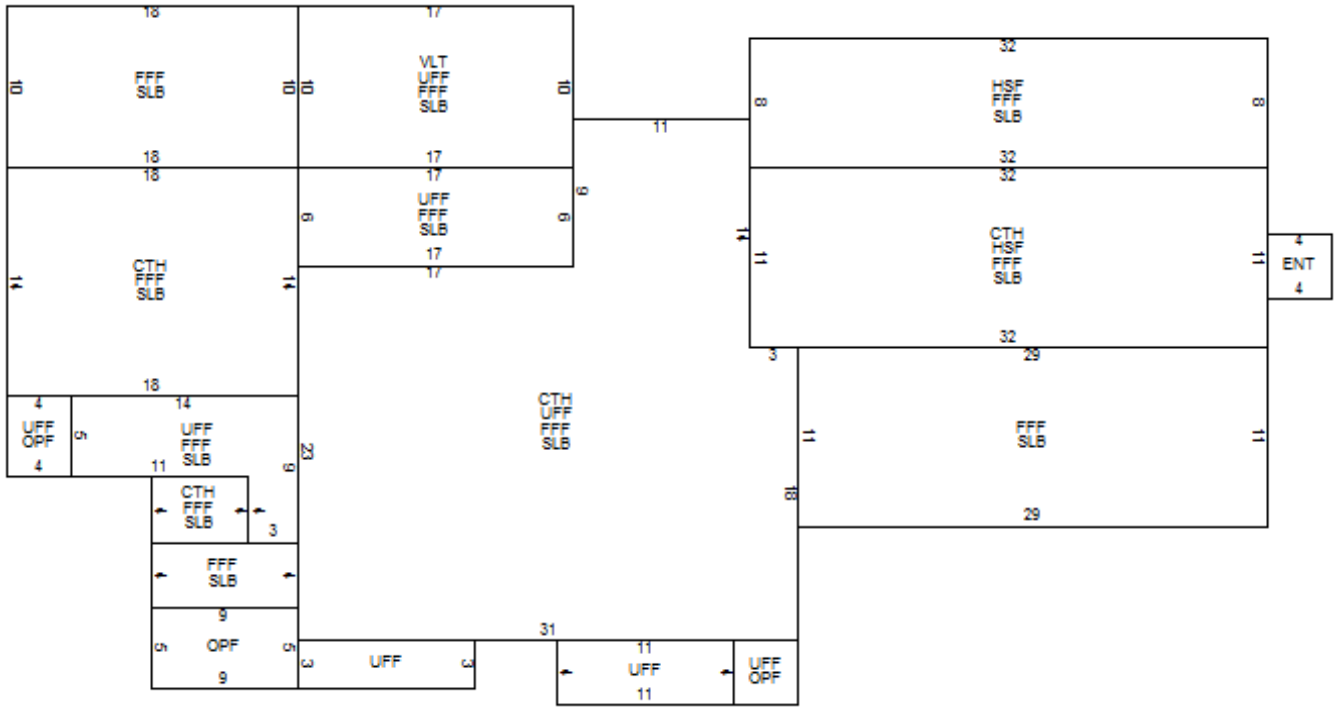
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY MEDICAL**
Roof: **SHED/ASPHALT**
Ext: **ABOVE AVG**
Int: **DRYWALL**
Floor: **VCT/CARPET**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: Baths: **AVERAGE**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall: **WOOD, 12 FT.** **1.0000**
Size Adj: **0.9971** Base Rate: **CMO 120.00**
Bldg. Rate: **0.9946**
Sq. Foot Cost: **$ 119.35**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1264	1.00	1264
OPF	OPEN PORCH FIN	81	0.25	20
VLT	VAULTED	170	0.05	9
FFF	FST FLR FIN	2570	1.00	2570
HSF	1/2 STRY FIN	608	0.50	304
ENT	ENTRY WAY	16	0.10	2
SLB	SLAB	2570	0.00	0
CTH	CATHEDRAL	1425	0.10	143
GLA:	**4,138**	**8,704**		**4,312**

2022 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 514,637**
Year Built: **1984**
Condition For Age: GOOD **15 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **15 %**

Building Value: **$ 437,400**

OWNER INFORMATION

BOUFFARD FAMILY REVOCABLE TRUS
BOUFFARD, PETER J & KATHLEEN M TRUSTEE
49 GRANITE STREET

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/01/2022	3797	2167	Q I	465,000	COLLINS FAMILY
11/29/2018	3616	445	U I 38	1	COLLINS, KENNETH E.
09/01/2004	2696	1551	Q I	300,000	ROY, DAVID?

PICTURE

LISTING HISTORY

01/01/22	INSP	MARKED FOR INSPECTION
10/08/21	DMVM	
01/22/18	ERPM	
03/10/17	JBPM	
09/23/15	JDVM	
07/12/15	INSP	MARKED FOR INSPECTION
06/17/10	RS	MISC REASON
06/10/10	LL	INT. INSPECT

NOTES

YELLOW;9/15 GEN, AC PER (1) EXT HEAT PUMP UNIT; DNPU RUBBER POOL; EXT AVG COND FOR AGE; EST BMF DUE TO CURTAINS; EST A/C PER (1) DUCTLESS UNIT; 10/21; ALL INFO FROM HO (MRS) DNVI; CORR'D BTH COUNT, FLRING & INT WALL; WELL MAINT/REAR LANDSCAPING;5/11/22 FOR SALE PENDING $449,900 1DOM

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
SHED-WOOD	144	12 x 12	171	10.00	100	2,462	
						5,500	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 187,400	$ 5,500	$ 78,800
		Parcel Total:	$ 271,700
2021	$ 189,300	$ 5,500	$ 75,100
		Parcel Total:	$ 269,900
2022	**$ 325,400**	**$ 5,500**	**$ 130,700**
		Parcel Total:	**$ 461,600**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.230 ac	132,000	F	110	105	100	100	90 -- ROLLING	95	130,400	0	N	130,400	SHDW
1F RES	0.250 ac	x 1,500	X	100				90 -- ROLLING	100	300	0	N	300	
	0.480 ac									130,700			**130,700**	

PICTURE

OWNER

BOUFFARD FAMILY REVOCABLE T
BOUFFARD, PETER J & KATHLEEN M TRU
49 GRANITE STREET

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

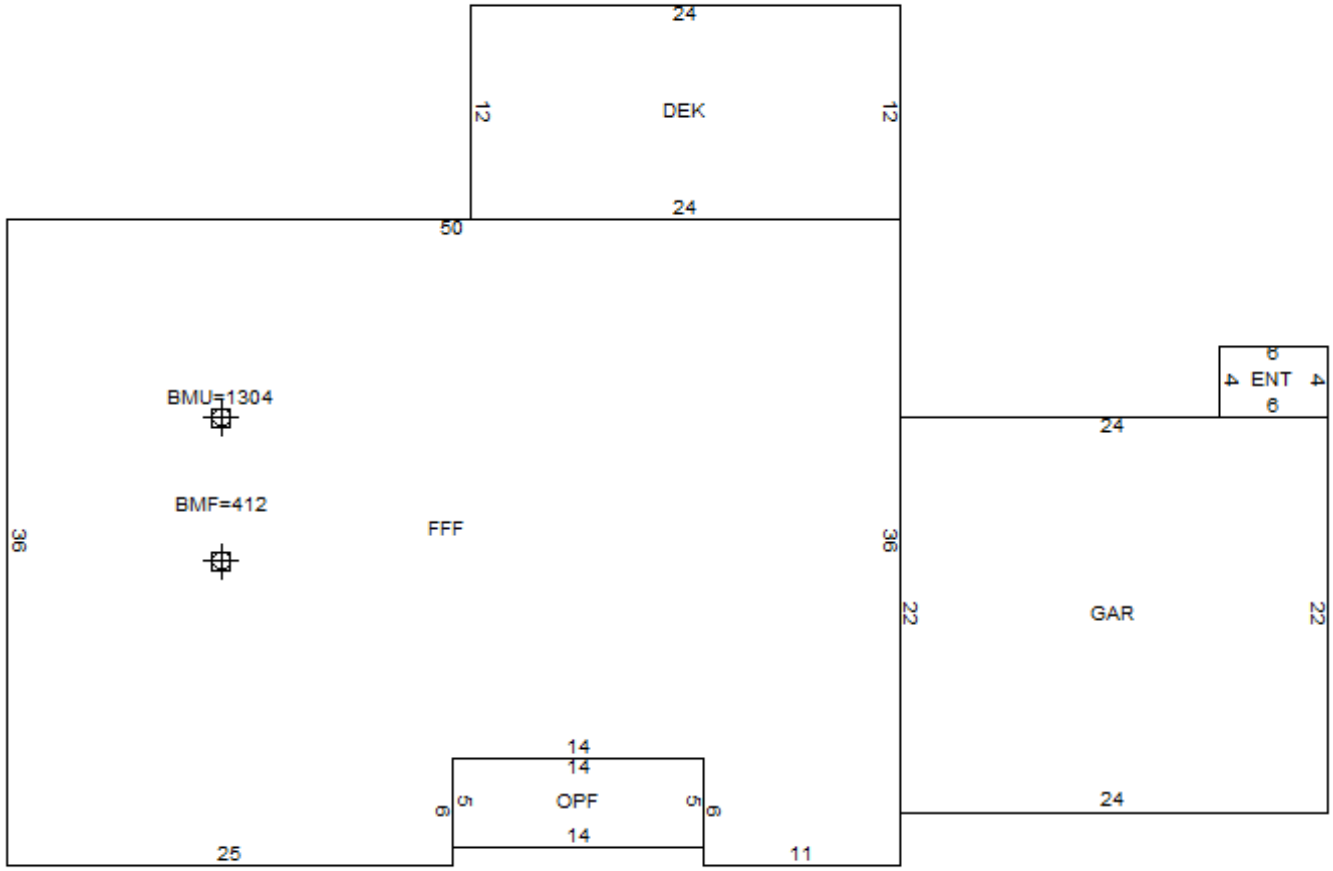
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
05/26/16	2016000101	ADD TO EXISTING ST	NEW SHED 12X12

BUILDING DETAILS

Model: **1.00 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/LAMINATE/VINYL**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **3.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 50.00 %** Generators: **1**
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9273** Base Rate: **RSA 136.00**
Bldg. Rate: **1.1573**
Sq. Foot Cost: **$ 157.39**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1716	1.00	1716
OPF	OPEN PORCH FIN	70	0.25	18
DEK	DECK/ENTRANCE	288	0.10	29
GAR	GARAGE ATTCHD	528	0.45	238
ENT	ENTRY WAY	24	0.10	2
BMU	BSMNT	1304	0.15	196
BMF	BSMNT FINISHED	412	0.30	124
GLA:	**1,716**	**4,342**		**2,323**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 365,617**
Year Built:		**2003**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 325,400**

OWNER INFORMATION

WHITE II, RICHARD D
WHITE, COURTNEY A
47 GRANITE STREET

ALLENSTOWN , NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/16/2022	3781	2678	Q I	345,000	HUBER, PAUL
10/18/2021	3764	702	U I 89	240,000	DESFOSSES, SAMANTHA
08/10/2018	3604	666	Q I	160,000	GUERTIN, ALINE
06/28/2016	3520	900	U V 31		GUERTIN, ALINE
12/02/2014	3447	1321	U V 45	21,000	GUERTIN, ALINE

PICTURE

LISTING HISTORY

04/22/22	ERVM	
01/01/22	INSP	MARKED FOR INSPECTION
10/08/21	DMVM	
12/15/15	JDCL	
09/23/15	JDVM	
07/12/15	INSP	MARKED FOR INSPECTION
06/17/10	RS	MISC REASON
06/10/10	JP	INT. INSPECT

NOTES

WHITE;FOUNDATION STONE AND CINDER BLOCK;MAIN - 4/15 ACREAGE ADJ PER LLA PLAN#201400010616;12/15 1960'S INT, WELL MAINT; REMOVED ATU=PDS=DNPU CRL UNDER FFF; ***SINGLE FAMILY WITH ADU***; 10/21; NOH; CORR'D SKETCH; ADDED OPF; PER MLS INT RENOS/WORK DONE ETC. V.GOOD COND;APPEARS CONV. FROM 1F W/ ADU TO 1F;4/22 NOH INT UPDATED-GRANITE/BREAKFAST NOOK, NEW FLRING+PAINT ETC. BUT EXT WOULD NEED NEW SIDING/WINS TO BE EXC.=V.GOOD COND FOR AGE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	322	23 x 14	110	10.00	100	3,542	
						3,500	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 94,200	$ 3,500	$ 78,700
		Parcel Total:	$ 176,400
2021	$ 97,600	$ 3,500	$ 78,700
		Parcel Total:	$ 179,800
2022	**$ 203,600**	**$ 3,500**	**$ 138,100**
		Parcel Total:	**$ 345,200**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.230 ac	132,000	F	110	100	100	100	95 -- MILD	100	137,900	0	N	137,900	
1F RES	0.135 ac	x 1,500	X	100				95 -- MILD	100	200	0	N	200	
	0.365 ac									138,100			**138,100**	

PICTURE

OWNER

WHITE II, RICHARD D
WHITE, COURTNEY A
47 GRANITE STREET

ALLENSTOWN , NH 03275

TAXABLE DISTRICTS

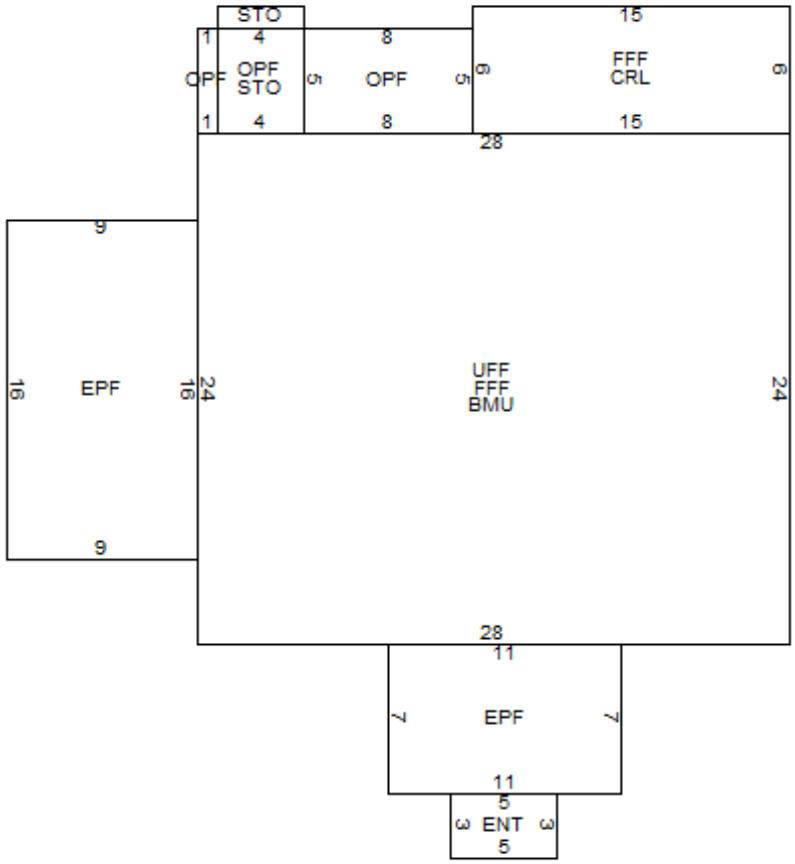
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **ASBEST SHNGL/VINYL SIDING**
Int: **DRYWALL/PLYWOOD/PANEL**
Floor: **LAMINATE/VINYL/CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0072** Base Rate: **RSA 136.00**
Bldg. Rate: **1.1023**
Sq. Foot Cost: **$ 149.91**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	672	1.00	672
FFF	FST FLR FIN	762	1.00	762
STO	STORAGE AREA	24	0.25	6
BMU	BSMNT	672	0.15	101
EPF	ENCLOSED	221	0.70	155
CRL	CRAWL SPACE	90	0.05	5
ENT	ENTRY WAY	15	0.10	2
OPF	OPEN PORCH FIN	65	0.25	16
GLA:	**1,434**	**2,521**		**1,719**

2022 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 257,695**
Year Built: **1887**
Condition For Age: VERY GOOD **21 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **21 %**

Building Value: **$ 203,600**

OWNER INFORMATION

MURPHY, ASHLEY MARIE
FLOWERS, JOSEPH DYLAN
11 LETENDRE AVENUE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/21/2021	3764	2828	Q I	290,000	PROULX, BLANCHE

PICTURE

LISTING HISTORY

01/01/22	INSP	MARKED FOR INSPECTION
10/12/21	DMVM	
12/15/15	JDCL	
09/25/15	JDVM	
07/12/15	INSP	MARKED FOR INSPECTION
06/04/10	RS	MISC REASON
06/02/10	GP	INT. INSPECT

NOTES

GREY/BROWN;INT ORIGINAL; EXT WINDOWS85, SIDING 91, ROOF SHINGLES 96; DNPU PAT IN REAR=COND; 12/15 ORIG INT BUT WELL MAINT; PU INT WALLS & FLR; CORR FIX COUNT; (1) BDRM=HDWD FLRS; 10/21; NOH; NEWER ROOF; CHNGD STO TO EPU; 4-SALE; INT DATED/ORIG BUT MAINT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	384	24 x 16	102	30.00	80	9,400	
SHED-WOOD	100	10 x 10	220	10.00	80	1,760	BEHIND GAR
						11,200	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 92,800	$ 11,200	$ 82,500
		Parcel Total:	$ 186,500
2021	$ 92,900	$ 11,200	$ 82,500
		Parcel Total:	$ 186,600
2022	**$ 157,900**	**$ 11,200**	**$ 145,200**
		Parcel Total:	**$ 314,300**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.230 ac	132,000	F	110	100	100	100	100 -- LEVEL	100	145,200	0	N	145,200	
	0.230 ac									145,200			**145,200**	

PICTURE

OWNER

MURPHY, ASHLEY MARIE
FLOWERS, JOSEPH DYLAN
11 LETENDRE AVENUE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

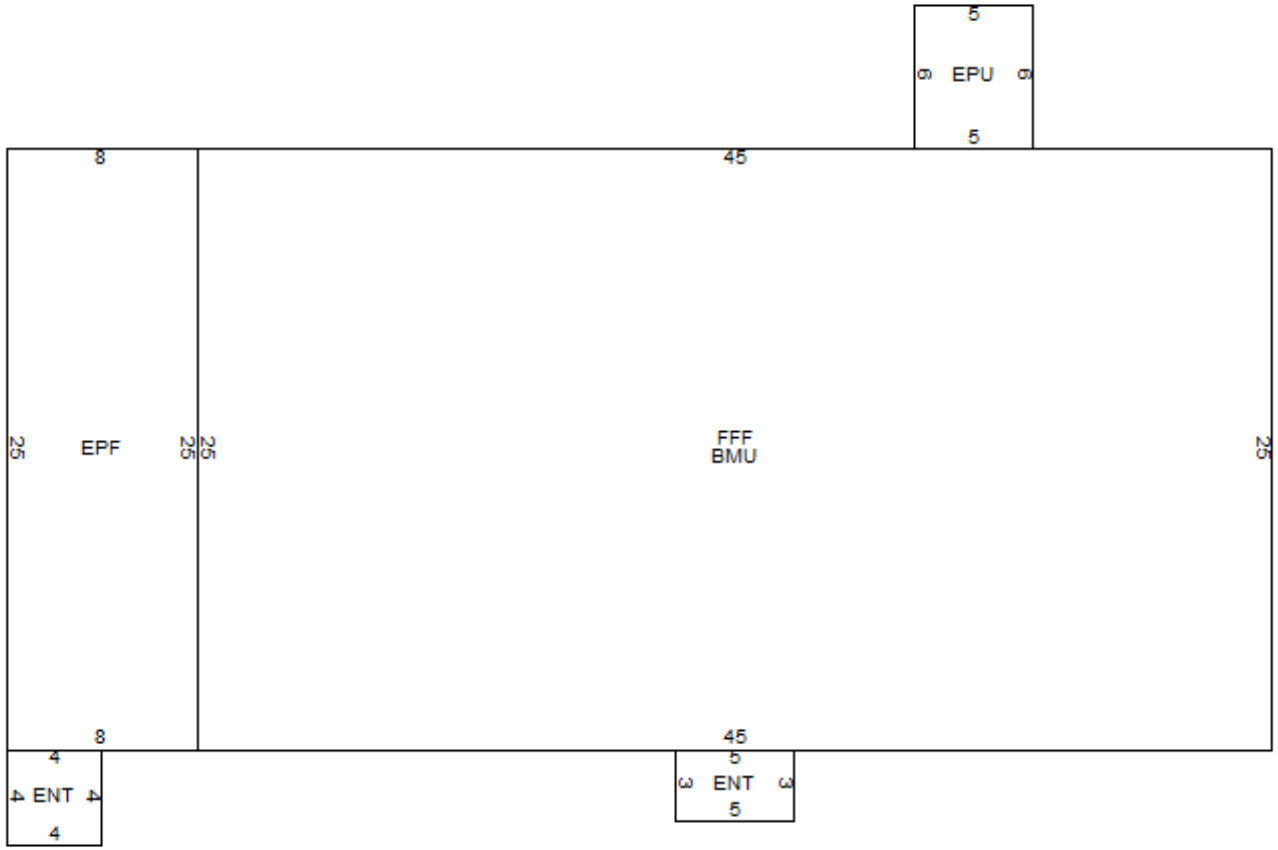
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0646** Base Rate: **RSA 136.00**
Bldg. Rate: **0.9901**
Sq. Foot Cost: **$ 134.65**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1125	1.00	1125
BMU	BSMNT	1125	0.15	169
EPF	ENCLOSED	200	0.70	140
EPU	COVERED BSMT	30	0.35	11
ENT	ENTRY WAY	31	0.10	3
GLA:	**1,125**	**2,511**		**1,448**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 194,973**
Year Built:		**1968**
Condition For Age:	GOOD	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 157,900**

OWNER INFORMATION

RODRIGUEZ, GUSTAVO
RODRIGUEZ, SARA MARIE
7 LETENDRE AVENUE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/18/2022	3788	2546	Q I	330,000	ROBERTS FAMILY
09/10/2020	3695	2187	U I 38	1	ROBERTS, RAYMOND J.
07/13/2007	3003	0338	U I 38	180,000	BARON, EDGAR?

PICTURE

LISTING HISTORY

04/26/22	ERVM	SALES VERIFICATION
01/01/22	INSP	MARKED FOR INSPECTION
10/12/21	DMVM	
09/25/15	JDVL	
07/12/15	INSP	MARKED FOR INSPECTION
06/10/10	RS	MISC REASON
06/02/10	GP	INT. INSPECT
01/16/06	JP	NO ENTRY

NOTES

BEIGEKITCH - OAK CAB, WELL MAINT, HDWD FL, 2 FX IN; BSMT, NO 1/2 BATH, BSMT - SOME PANELLING, PARTIAL CEILING,; NOTHING FINISHED, NO HEAT;9/15 CORR FIX COUNT, (1) TOILET IN BSMNT=X-FIX, PU INT WALL & FLRS, CORR HEAT FUEL; 10/21; ALL INFO FROM HO (MR) DNVI; NEW ROOF 2018; WELL MAINT; VINYL WINDS;4/22 NOH EXT V. GOOD FOR AGE;UPDATED KITCH AND NEWER WINS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	308	22 x 14	112	30.00	80	8,279	REDONE
						8,300	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 80,600	$ 6,200	$ 82,500
		Parcel Total:	$ 169,300
2021	$ 80,600	$ 6,200	$ 82,500
		Parcel Total:	$ 169,300
2022	**$ 156,600**	**$ 8,300**	**$ 145,200**
		Parcel Total:	**$ 310,100**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.230 ac	132,000	F	110	100	100	100	100 -- LEVEL	100	145,200	0	N	145,200	
	0.230 ac									145,200			**145,200**	

PICTURE

OWNER

RODRIGUEZ, GUSTAVO
RODRIGUEZ, SARA MARIE
7 LETENDRE AVENUE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

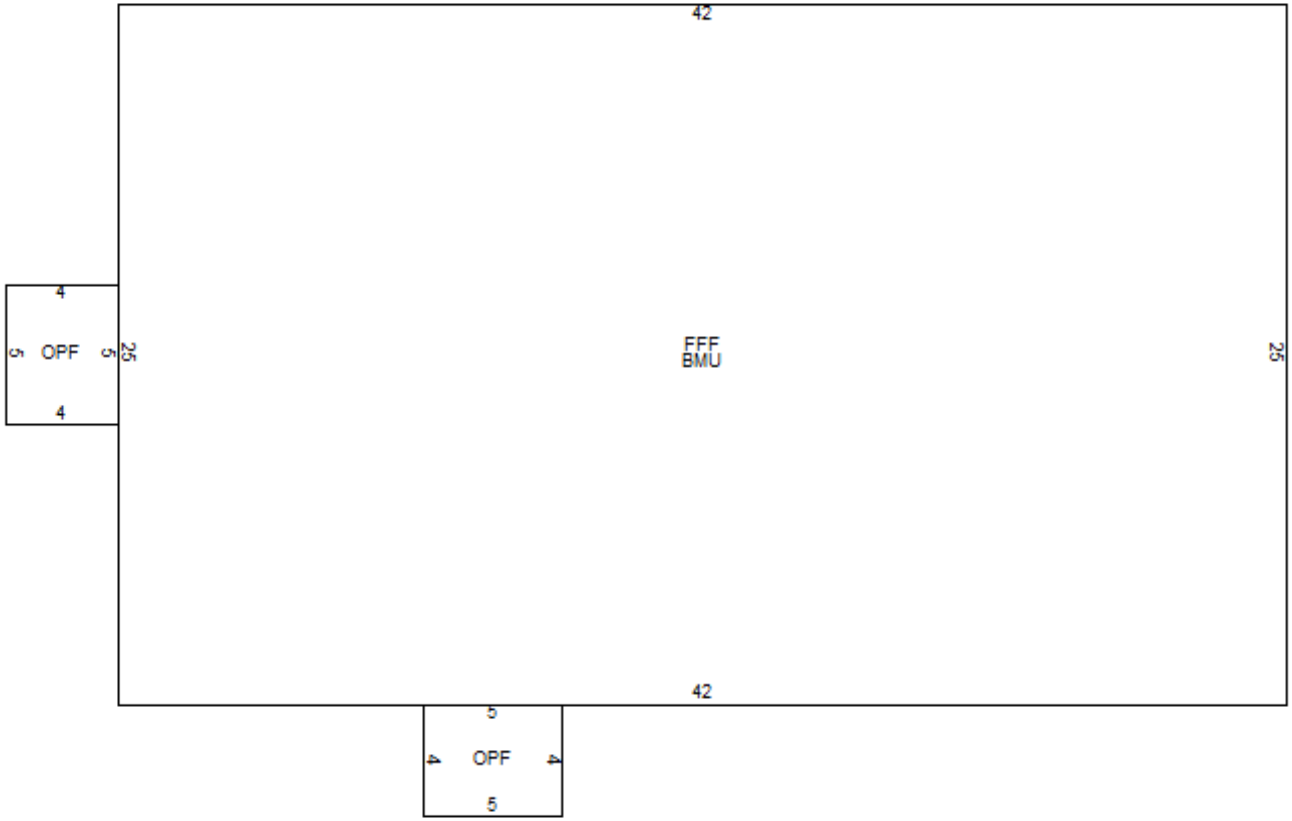
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/LAMINATE/VINYL**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures: **4**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1335** Base Rate: **RSA 136.00**
Bldg. Rate: **1.0995**
Sq. Foot Cost: **$ 149.53**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1050	1.00	1050
BMU	BSMNT	1050	0.15	158
OPF	OPEN PORCH FIN	40	0.25	10
GLA:	**1,050**	**2,140**		**1,218**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 182,128**
Year Built:		**1967**
Condition For Age:	VERY GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 156,600**

OWNER INFORMATION

DOWNS, KATELYN ELEANOR

14 SARGENT STREET

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/03/2021	3767	377	Q I	208,933	STONE, TRAVIS W.
06/30/2004	2674	1706	Q I	149,533	LIVINGSTON, WENDY?

PICTURE

LISTING HISTORY

04/22/22	ERVM	
01/01/22	INSP	MARKED FOR INSPECTION
10/15/21	DMVM	
07/12/17	LMHC	
06/17/14	JBVM	DATA VERT
02/05/14	INSP	MARKED FOR INSPECTION
06/10/10	RS	MISC REASON
06/04/10	GP	NOT AT HOME

NOTES

WHITE-06/14 NOH PU ENT. EXT CC TO CRL; 10/21; NOH; NC TO EXT; WELL MAINT; WD FRAMED WINDS; 4-SALE;4/22 NOH NC TO EXT, OLD WINS/SML KITCH/BTH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-METAL	100	10 x 10	220	6.00	5	66	RUSTED/PR COND
						100	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 57,400	$ 100	$ 70,200
		Parcel Total:	$ 127,700
2021	$ 57,400	$ 100	$ 70,200
		Parcel Total:	$ 127,700
2022	**$ 90,000**	**$ 100**	**$ 124,500**
		Parcel Total:	**$ 214,600**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.200 ac	131,076	E	100	100	100	100	95 -- MILD	100	124,500	0	N	124,500	
	0.200 ac									124,500			**124,500**	

PICTURE

OWNER

DOWNS, KATELYN ELEANOR

14 SARGENT STREET

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

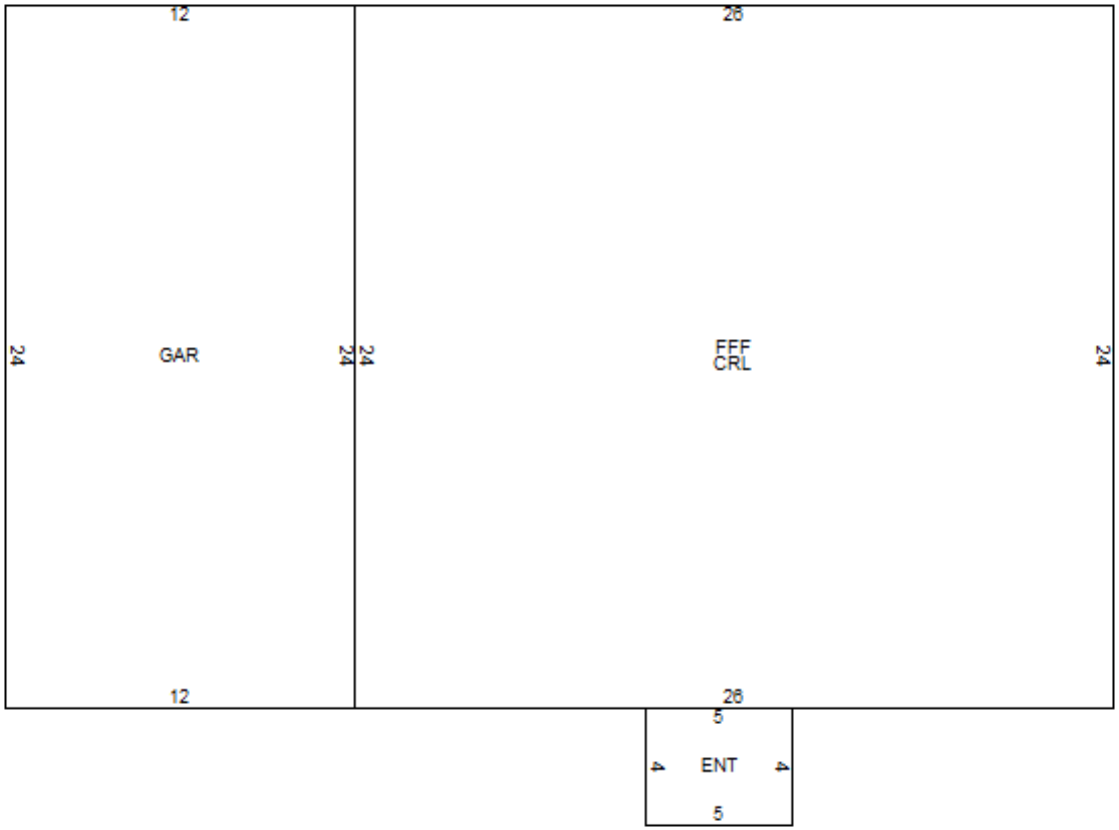
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **1** Baths: **1.0** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **1.3709** Base Rate: **RSA 136.00**
Bldg. Rate: **1.1845**
Sq. Foot Cost: **$ 161.09**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	624	1.00	624
CRL	CRAWL SPACE	624	0.05	31
GAR	GARAGE ATTCHD	288	0.45	130
ENT	ENTRY WAY	20	0.10	2
GLA:	**624**	**1,556**		**787**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 126,778**
Year Built:		**1966**
Condition For Age:	GOOD	**19 %**
Physical:		
Functional:		
Economic:	1 BR	**10 %**
Temporary:		
Total Depreciation:		**29 %**
Building Value:		**$ 90,000**

OWNER INFORMATION

LEVY, SAKIMA
LEVY, SUSAN
5 SARGENT STREET

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/06/2022	3790	2959	Q I	340,000	LAMBRINOS, BRANDON
05/03/2019	3629	1927	Q I	220,000	LANGLOIS, BENJAMIN J.
12/16/2014	3464	1232	Q I	150,000	LAURA LANE PROPERTIES
05/22/2014	3440	1745	U I 25	60,000	DAVID W. LABERGE
02/24/2014			U I 38		PROBATE COURT

PICTURE

LISTING HISTORY

01/01/22	INSP	MARKED FOR INSPECTION
10/15/21	DMVM	
03/05/15	ERPR	
06/23/14	JBVM	DATA VERT
02/05/14	INSP	MARKED FOR INSPECTION
06/10/10	RS	MISC REASON
06/04/10	GP	NOT AT HOME
03/06/06	JP	INT. INSPECT

NOTES

GRY; ROOF 14-06/14- NOH HSE UNDER TOTAL REND. APPEARS GUTTED. NEW ROOF JUST PUT ON. 3/15 SPOKE W/HO @ DOOR-DNVI; STATES FULL RENO BEFORE SALE & ALL NEW ELEC, PLUMB HEAT SYS; K&B '14; CHANGES COND TO EXC OVERALL; NEW PAINT/FLOORING THROUGHOUT, UPDATED INT/KITCHEN PER MLS;10/21; NOH; PU SHED; WELL MAINT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	480	24 x 20	93	30.00	75	10,044	
SHED-METAL	80	10 x 8	260	6.00	30	374	
						10,400	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 102,100	$ 8,700	$ 71,300
		Parcel Total:	$ 182,100
2021	$ 102,100	$ 9,100	$ 71,300
		Parcel Total:	$ 182,500
2022	**$ 189,800**	**$ 10,400**	**$ 125,400**
		Parcel Total:	**$ 325,600**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.230 ac	132,000	E	100	100	100	100	95 -- MILD	100	125,400	0	N	125,400	
1F RES	0.020 ac	x 1,500	X	100				95 -- MILD	100	0	0	N	0	
	0.250 ac									125,400			**125,400**	

PICTURE

OWNER

LEVY, SAKIMA
LEVY, SUSAN
5 SARGENT STREET

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

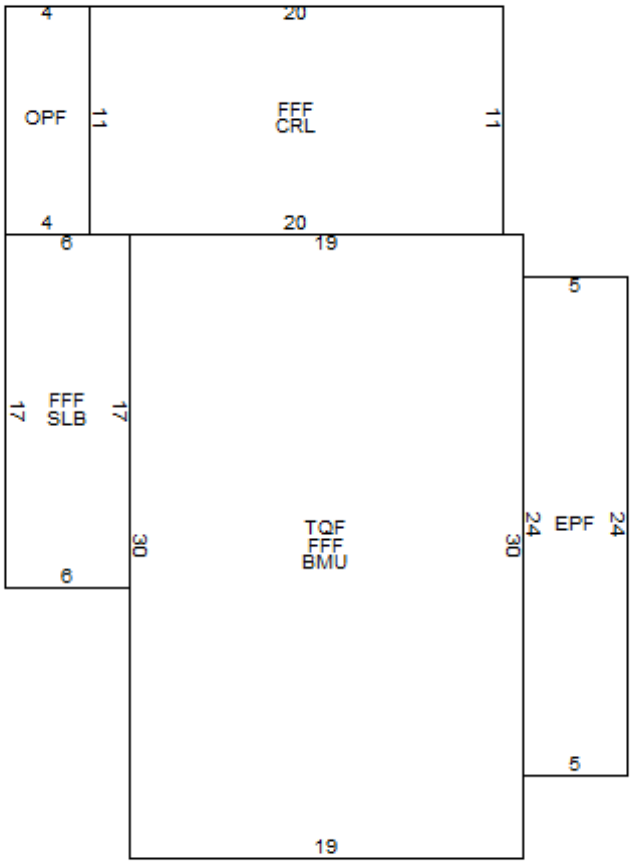
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY OLD STYLE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0492** Base Rate: **RSA 136.00**
Bldg. Rate: **1.0858**
Sq. Foot Cost: **$ 147.67**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	570	0.75	428
FFF	FST FLR FIN	892	1.00	892
BMU	BSMNT	570	0.15	86
EPF	ENCLOSED	120	0.70	84
CRL	CRAWL SPACE	220	0.05	11
OPF	OPEN PORCH FIN	44	0.25	11
SLB	SLAB	102	0.00	0
GLA:	**1,320**	**2,518**		**1,512**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 223,277**
Year Built:		**1880**
Condition For Age:	EXCELLENT	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 189,800**

Map: 000110 **Lot: 000047** **Sub: 000000** **Card: 1 of 1** **1 RAY COURT** **ALLENSTOWN** **Printed: 08/30/2022**

OWNER INFORMATION

RIBEIRO, JOSEPH ANTHONY

1 RAY COURT

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/04/2022	3801	1298	Q I	360,000	PATSFIELD, OLIVIA
08/03/2020	3689	1731	Q I	255,533	BELDING, CHRISTOPHER
10/28/2013	3417	582	Q I	164,533	LIBBY, MELISSA & CHRIS
02/23/2006	2868	1750	Q I	216,400	DRUKE NANCY A?

PICTURE

LISTING HISTORY

07/20/22	ERHC	
01/01/22	INSP	MARKED FOR INSPECTION
10/08/21	DMVM	
02/05/18	ERPR	
06/18/14	JBVM	DATA AVERT
02/05/14	INSP	MARKED FOR INSPECTION
06/10/10	RS	MISC REASON
06/07/10	JP	NOT AT HOME

NOTES

GRY; 06/14-NOH. WOB. EST WELL MAINT. PU ENT. EPF HAS REMOVEABLE WINDOW./SCREENS; 2/18; SIDING+WNDOWS 2017; EXT V.GD COND FOR AGE-EST INT SIMILIAR; 10/21; NOH; NC TO EXT; VINYL WINDS;8/8/22 FOR SALE $314,900 0DOM

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	360	24 x 15	104	30.00	60	6,739	
						6,700	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 97,100	$ 6,700	$ 77,200
		Parcel Total:	$ 181,000
2021	$ 97,100	$ 6,700	$ 77,200
		Parcel Total:	$ 181,000
2022	**$ 183,900**	**$ 6,700**	**$ 137,000**
		Parcel Total:	**$ 327,600**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.200 ac	131,076	F	110	100	100	100	95 -- MILD	100	137,000	0	N	137,000	
	0.200 ac									137,000			**137,000**	

PICTURE

OWNER

RIBEIRO, JOSEPH ANTHONY

1 RAY COURT

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

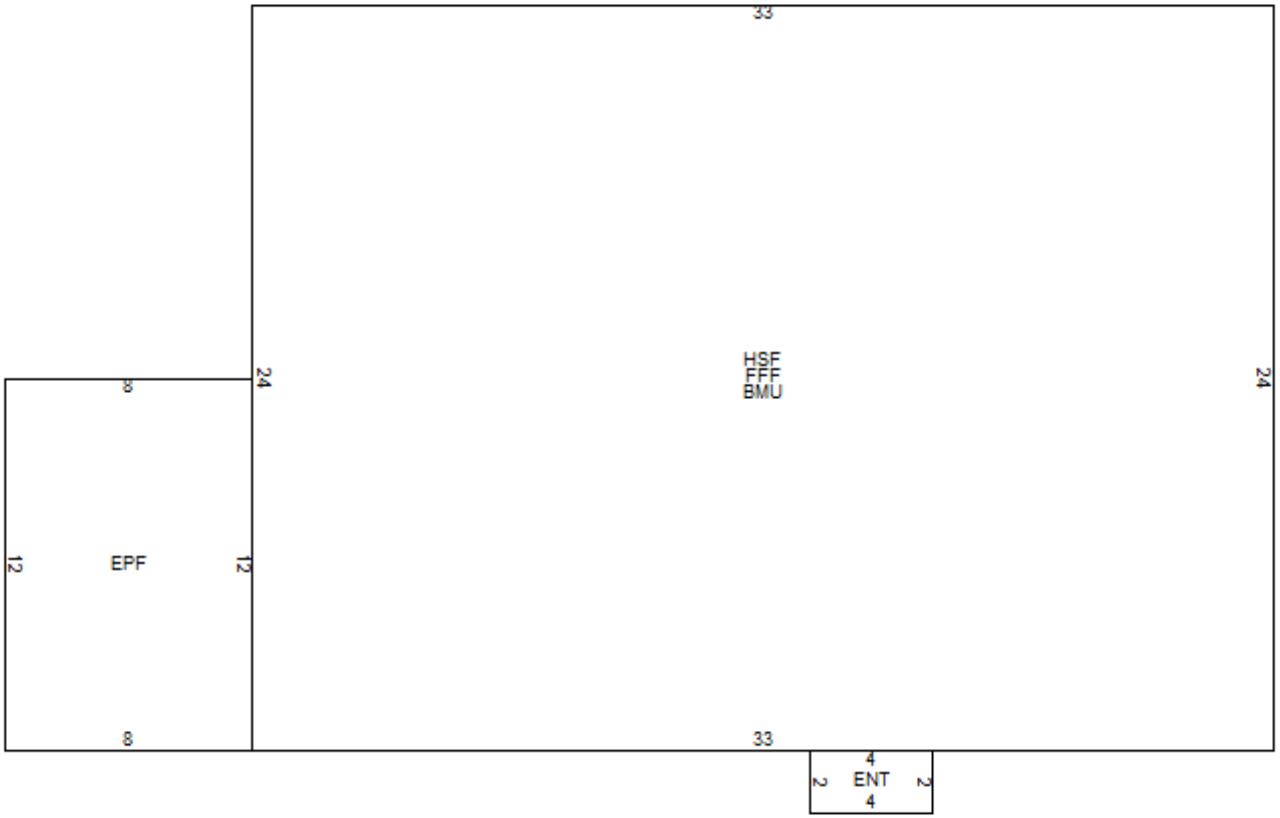
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.50 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0840** Base Rate: **RSA 136.00**
Bldg. Rate: **1.1569**
Sq. Foot Cost: **$ 157.33**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	792	0.50	396
ENT	ENTRY WAY	8	0.10	1
FFF	FST FLR FIN	792	1.00	792
BMU	BSMNT	792	0.15	119
EPF	ENCLOSED	96	0.70	67
GLA:	**1,188**	**2,480**		**1,375**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 216,329**
Year Built:		**1957**
Condition For Age:	VERY GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 183,900**

OWNER INFORMATION

MINERVINI, JAMIE

9 SWIFTWATER DRIVE, APT #4

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/29/2021	3766	816	Q I	185,000	MCGARR, KASANDRA N
10/01/2019	3648	2655	U I 33	141,000	SKOBY, JAN T.
07/30/2007	3006	1690	Q I	131,533	LANOIE, GARY L.?

PICTURE

LISTING HISTORY

01/01/22	INSP	MARKED FOR INSPECTION
10/14/21	DMVM	
10/28/14	ERCL	
06/18/14	JBVM	DATA VERT
02/05/14	INSP	MARKED FOR INSPECTION
06/04/02	BHC	

NOTES

TAN;END UNIT;6/14 NOH;10/14 KITCH NEW APPLIANCES, REST ORIG;WELL MAINT;BACKUP ELECTRIC THROUGHOUT,PRIM HT=RINNAI IN FFF; 10/21; NOH; NC TO EXT; FACING RIVER; DNPU SMALL SHED ATT TO BLDG=NV; HQ KITCH WITH CHERRY CABS, GRANITE C'TOPS, TILED BACKSPLASH, HE LG APPL

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SWIFTWATER CL	1		100	48,000.00	100	48,000	
						48,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 77,000	$ 7,500	$ 0
		Parcel Total: $ 84,500	
2021	$ 77,000	$ 7,500	$ 0
		Parcel Total: $ 84,500	
2022	**$ 131,400**	**$ 48,000**	**$ 0**
		Parcel Total: $ 179,400	

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** F

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

MINERVINI, JAMIE

9 SWIFTWATER DRIVE, APT #4

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

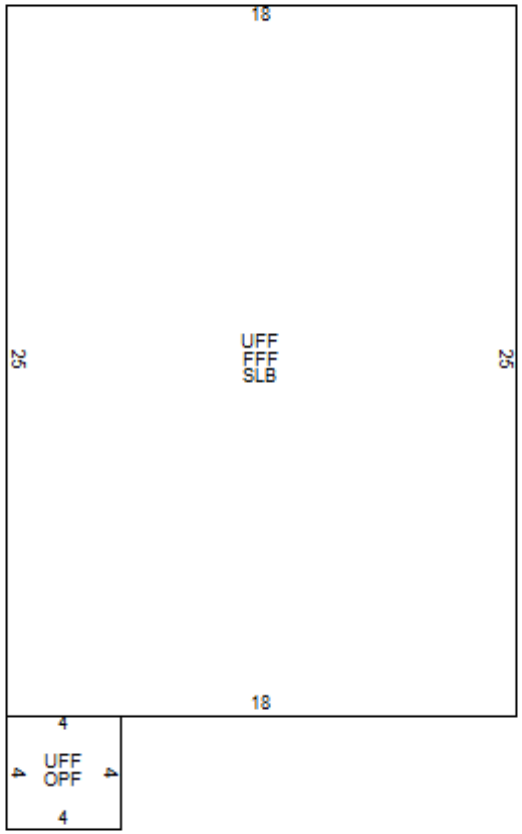
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY TWNHSE CON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEDAR/REDWD**
Int: **DRYWALL**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **GAS/FA NO DUCTS**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2739** Base Rate: **RCD 136.00**
Bldg. Rate: **1.2505**
Sq. Foot Cost: **$ 170.07**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	466	1.00	466
FFF	FST FLR FIN	450	1.00	450
SLB	SLAB	450	0.00	0
OPF	OPEN PORCH FIN	16	0.25	4
GLA:	**916**	**1,382**		**920**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 156,464**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:	CWE	**1 %**
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 131,400**

OWNER INFORMATION

HAYDEN, ANITA L

9 SWIFTWATER DRIVE #5

ALLENSTOWN , NH 03275-2616

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/21/2021	3774	1916	Q I	182,000	BERGQUIST, AMY E.
03/02/2005	2753	0314	Q I	115,000	FERNANDEZ, MONICA L.?
11/20/2001	2314	0001	Q I	76,533	L'HEUREUX, MARC A.?

PICTURE

LISTING HISTORY

04/22/22	ERVM	SALES VERIFICATION
01/01/22	INSP	MARKED FOR INSPECTION
10/14/21	DMVM	
06/18/14	JBVM	DATA VERT
02/05/14	INSP	MARKED FOR INSPECTION
05/23/97	KJ	

NOTES

TAN, END UNIT 06/14 NOH UFF HEAT; ELECTRIC; 10/21; NOH; NC TO EXT; 4/22 NC TO EX; OBST VIEW OF RF;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SWIFTWATER CL	1		100	48,000.00	100	48,000	
						48,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 78,700	$ 7,500	$ 0
		Parcel Total: $ 86,200	
2021	$ 78,700	$ 7,500	$ 0
		Parcel Total: $ 86,200	
2022	**$ 131,400**	**$ 48,000**	**$ 0**
		Parcel Total: $ 179,400	

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** F

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

HAYDEN, ANITA L

9 SWIFTWATER DRIVE #5

ALLENSTOWN , NH 03275-2616

TAXABLE DISTRICTS

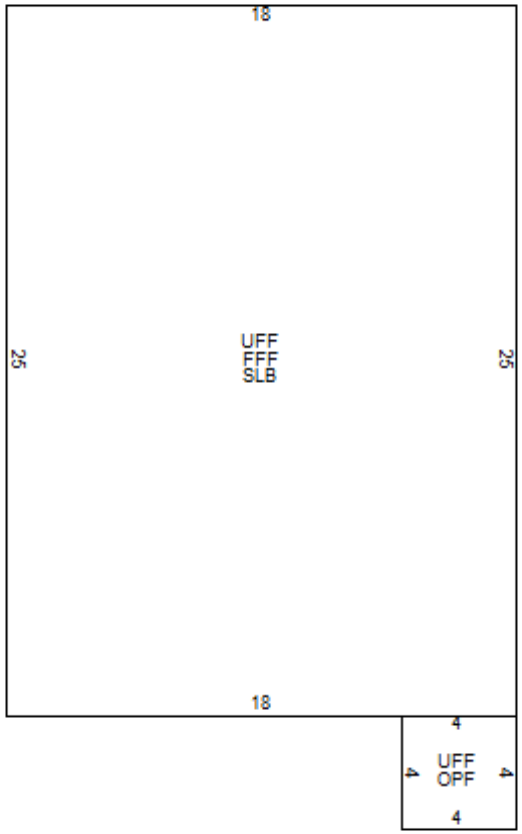
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY TWNHSE CON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEDAR/REDWD**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA NO DUCTS**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2739** Base Rate: **RCD 136.00**
Bldg. Rate: **1.2505**
Sq. Foot Cost: **$ 170.07**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	466	1.00	466
FFF	FST FLR FIN	450	1.00	450
SLB	SLAB	450	0.00	0
OPF	OPEN PORCH FIN	16	0.25	4
GLA:	**916**	**1,382**		**920**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 156,464**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:	CWE	**1 %**
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 131,400**

OWNER INFORMATION

BELIVEAU, BRANDON L

9 SWIFTWATER DRIVE #6

ALLENSTOWN , NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/21/2021	3774	1827	Q I	148,000	PECK, NATHAN J
11/18/2019	3655	917	Q I	112,000	COTE, APRIL M.
11/26/2003	2600	0917	Q I	78,000	JOHNSON, JEANNIE S.?

PICTURE

LISTING HISTORY

04/22/22	ERVM	SALES VERIFICATION
01/01/22	INSP	MARKED FOR INSPECTION
10/14/21	DMVM	
07/12/17	LMHC	
06/18/14	JBVM	DATA VERT
02/05/14	INSP	MARKED FOR INSPECTION
06/04/02	BHC	

NOTES

TAN, MIDDLE UNIT; 10/21; NOH; MAINT REPLACING SOME SIDING-NC TO VALUE;4/22 NOH NC TO EXT, OBST VIEW OF RF

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SWIFTWATER CL	1		100	48,000.00	100	48,000	
						48,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 67,600	$ 7,500	$ 0
		Parcel Total: $ 75,100	
2021	$ 67,600	$ 7,500	$ 0
		Parcel Total: $ 75,100	
2022	**$ 100,600**	**$ 48,000**	**$ 0**
		Parcel Total: $ 148,600	

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** F

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

BELIVEAU, BRANDON L

9 SWIFTWATER DRIVE #6

ALLENSTOWN , NH 03275

TAXABLE DISTRICTS

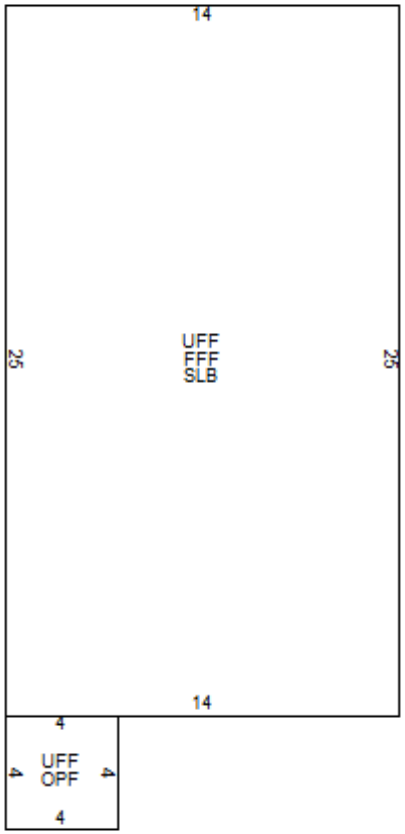
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY TWNHSE CON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEDAR/REDWD**
Int: **DRYWALL**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **ELECTRIC/RAD ELECT**
Bedrooms: **1** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.4333** Base Rate: **RCD 136.00**
Bldg. Rate: **1.4070**
Sq. Foot Cost: **$ 191.35**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	366	1.00	366
FFF	FST FLR FIN	350	1.00	350
SLB	SLAB	350	0.00	0
OPF	OPEN PORCH FIN	16	0.25	4
GLA:	**716**	**1,082**		**720**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 137,772**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:	CWM/1 BR	**12 %**
Temporary:		
Total Depreciation:		**27 %**
Building Value:		**$ 100,600**

OWNER INFORMATION

PINEAULT, HEATHER JEANNETTE
PINEAULT, HENRY
15 WHITTEN STREET

ALLENSTOWN , NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/29/2022	3786	1471	Q I	310,000	MDR REHAB &
11/30/2021	3771	729	U I 13	180,000	RAUH, GEORGE L.
02/02/2015	3468	776	Q I	143,000	DESROSIERS, PAUL

PICTURE

LISTING HISTORY

04/26/22	ERVM	SALES VERIFICATION
07/29/20	DMVM	
01/01/20	INSP	MARKED FOR INSPECTION
02/12/18	ERPR	
03/10/17	JBPR	
10/28/14	ERCL	
06/19/14	JBVM	DATA VERT
02/05/14	INSP	MARKED FOR INSPECTION

NOTES

GREY EXT PAINT 2013,;7/20; ALL INFO FROM HO (MR) DNVI; WELL MAINT; VINYL WINDOWS NOT ON EPF;;RENOVATION AFTER 11/21 SALE AND BEFORE 3/22 SALE; FULL INT RENOVATION; ARCHED DW, TILE SHOWER; 4/22 NOH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	308	14 x 22	112	30.00	60	6,209	
						6,200	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 74,300	$ 5,700	$ 77,400
		Parcel Total:	$ 157,400
2021	$ 74,300	$ 5,700	$ 77,400
		Parcel Total:	$ 157,400
2022	**$ 158,500**	**$ 6,200**	**$ 141,100**
		Parcel Total:	**$ 305,800**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.110 ac	128,307	F	110	100	100	100	100 -- LEVEL	100	141,100	0	N	141,100	
	0.110 ac									141,100			**141,100**	

PICTURE

OWNER

PINEAULT, HEATHER JEANNETTE
PINEAULT, HENRY
15 WHITTEN STREET

ALLENSTOWN , NH 03275

TAXABLE DISTRICTS

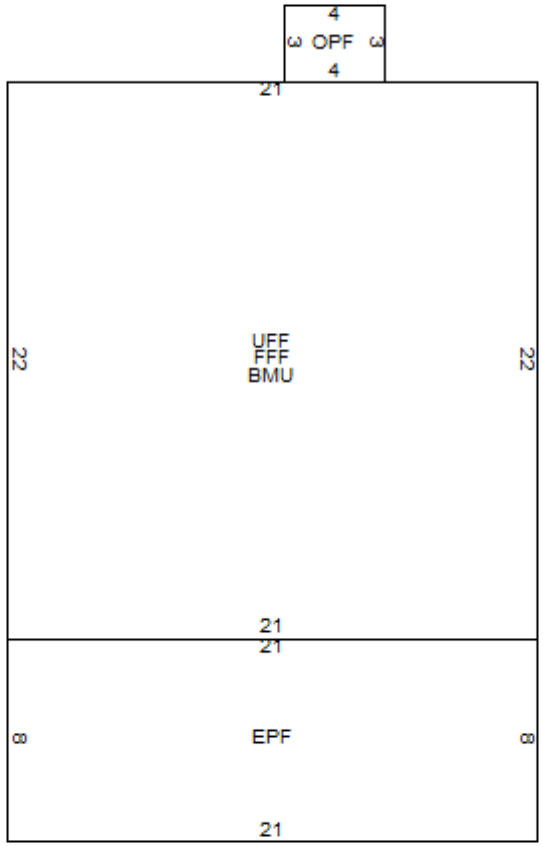
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
06/09/16	2016000115	ALTER EXISTING STR	REMOVE OLD HORSE HAIR

BUILDING DETAILS

Model: **2.00 STORY OLD STYLE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **ASBEST SHNGL**
Int: **DRYWALL/PLASTERED**
Floor: **LAMINATE/VINYL/CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.1740** Base Rate: **RSA 136.00**
Bldg. Rate: **1.2026**
Sq. Foot Cost: **$ 163.55**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	462	1.00	462
FFF	FST FLR FIN	462	1.00	462
BMU	BSMNT	462	0.15	69
EPF	ENCLOSED	168	0.70	118
OPF	OPEN PORCH FIN	12	0.25	3
GLA:	**924**	**1,566**		**1,114**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 182,195**
Year Built:		**1921**
Condition For Age:	EXCELLENT	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 158,500**

OWNER INFORMATION

ROSARIO-CARABALLO, WANDA
ROSARIO, YESENIA
64 MAIN STREET

ALLENSTOWN , NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/28/2021	3775	1459	Q I	335,000	BOUCHER, ERIC A
11/22/2017	3577	2834	U I 38	1	BOUCHER, ERIC A
07/26/2017	3564	1181	U I 37	188,399	FREMONT HOME LOAN
03/24/2017	3550	540	U I 51	226,100	GEORGES JONAS
01/03/2005	2737	0942	Q I	283,266	MCENANY, LUCILLE G.,?

PICTURE

LISTING HISTORY

08/30/22	ERHC	
04/22/22	ERVM	SALES VERIFICATION
07/27/20	RWVM	
01/01/20	INSP	MARKED FOR INSPECTION
06/20/14	JBVE	DATA VERT
02/05/14	INSP	MARKED FOR INSPECTION
03/27/12	BH	NOT AT HOME
07/08/10	RS	MISC REASON

NOTES

2-FAMILY;TAN;HO=EST. PU ENT. FIX SKETCH FOR UFF/EPF. DNPU 1 SHED=NV; 7/20; NO ANS @ DOOR; EXT COND=GD; PU AC UNIT BEHIND 64B EST FFF COVERAGE OF 64B ONLY (SML UNIT); 4/22 DNVI PER H.O BUSY; CORR DATA/EST PER H.O QS, MIXED UPDATES, EST K+B 90S, VINYL WINS,WORN FLOORS/MISC WTR STAINS/CEIL DMG; GOOD COND OVERALL;UNIT ONE 2,000SQFT AT $2,000/M;MISC; PER MLS UNLIKELY TO GO FHA/VA AS ROOF HAS ACTIVE LEAK

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 191,800	$ 3,000	$ 75,300
		Parcel Total:	$ 270,100
2021	$ 191,800	$ 3,000	$ 75,300
		Parcel Total:	$ 270,100
2022	**$ 222,200**	**$ 3,000**	**$ 125,600**
		Parcel Total:	**$ 350,800**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	0.230 ac	132,000	E	100	100	100	100	95 -- MILD	100	125,400	0	N	125,400	
2F RES	0.140 ac	x 1,500	X	100				95 -- MILD	100	200	0	N	200	
	0.370 ac									125,600			**125,600**	

PICTURE

OWNER

ROSARIO-CARABALLO, WANDA
ROSARIO, YESENIA
64 MAIN STREET

ALLENSTOWN , NH 03275

TAXABLE DISTRICTS

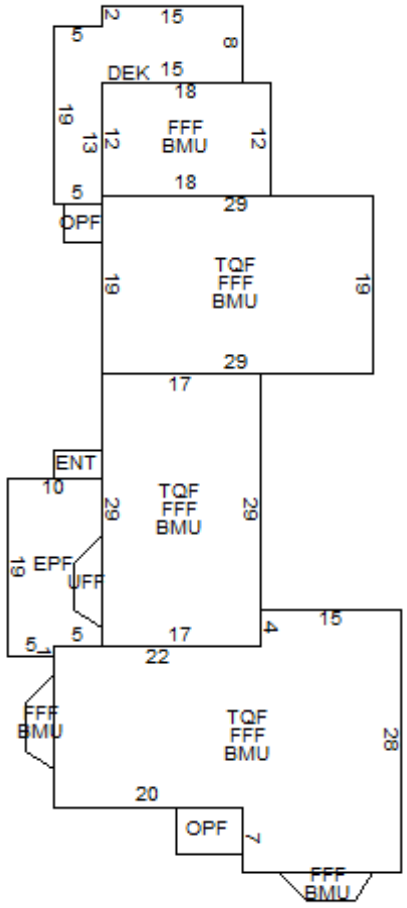
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY OLD STYLE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL/PLASTERED**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **7** Baths: **4.0** Fixtures:
Extra Kitchens: **1** Fireplaces:
A/C: **Yes 25.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8317** Base Rate: **RMF 108.00**
Bldg. Rate: **0.9504**
Sq. Foot Cost: **$ 102.64**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	1852	0.75	1389
OPF	OPEN PORCH FIN	51	0.25	13
ENT	ENTRY WAY	15	0.10	2
DEK	DECK/ENTRANCE	215	0.10	22
FFF	FST FLR FIN	2113	1.00	2113
BMU	BSMNT	2113	0.15	317
UFF	UPPER FLR FIN	23	1.00	23
EPF	ENCLOSED	185	0.70	130
GLA:	**3,525**	**6,567**		**4,009**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 411,484**
Year Built:		**1856**
Condition For Age:	GOOD	**46 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**46 %**
Building Value:		**$ 222,200**

OWNER INFORMATION

HUARD, RYAN MICHAEL

201 PORTSMOUTH AVENUE

MANCHESTER , NH 03109

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/06/2022	3794	1370	Q I	485,000	BERGEVIN STELLA REV
01/28/2005	2744	0904	U I 38		BERGEVIN, DONALD?

PICTURE

LISTING HISTORY

08/30/22	ERHC	
07/22/20	RWVE	
01/01/20	INSP	MARKED FOR INSPECTION
07/11/17	ERHC	
06/20/14	JBVL	FFF, BMU ONLY
02/05/14	INSP	MARKED FOR INSPECTION
07/08/10	RS	MISC REASON
07/06/10	JP	INT. INSPECT

*****VISIT BY APPOINTMENT ONLY*****

NOTES

1.25 STY W- LR, DA, KIT, 1 BR, DATED BATH; USED BY FAMILY/NOT RENTED; 2ND FLR: LR, KIT, 2BR, 1 SMALL BA:; 1ST FLR: LR, DR, KIT, 1 BR, 1 BA ALL UPDATED: OWNER; OCCUPIED/ NOT RENTED; 06/14 VUD FFF/BMU ONLY. FIX HEAT. PU CRL. DNPU FAUX FPL. FIX BED COUNT. 1 APT HAS GAS MONITOR HEAT. HSE WELL MAINT.;7/17 CORR STORY HT; 7/20; APPT ONLY=EST; EXT COND=V.GD;5/22 FOR SALE PENDING $445,000 6DOM;(COMPARED TO 64 MAIN NOT WORN/NO ACTIVE ROOF LEAKS ETC=V.GOOD VS. GOOD FOR AGE)

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	180	18 x 10	149	30.00	80	6,437	
						6,400	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 198,300	$ 3,600	$ 73,500
		Parcel Total:	$ 275,400
2021	$ 198,300	$ 3,600	$ 73,500
		Parcel Total:	$ 275,400
2022	**$ 302,200**	**$ 6,400**	**$ 130,800**
		Parcel Total:	**$ 439,400**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
3F RES	0.190 ac	130,769	E	100	100	100	100	100 -- LEVEL	100	130,800	0	N	130,800	
	0.190 ac									130,800			**130,800**	

Map: 000111 Lot: 000033 Sub: 000000 Card: 1 of 1 68 MAIN STREET ALLENSTOWN Printed: 08/30/2022

PICTURE

OWNER

HUARD, RYAN MICHAEL

201 PORTSMOUTH AVENUE

MANCHESTER , NH 03109

TAXABLE DISTRICTS

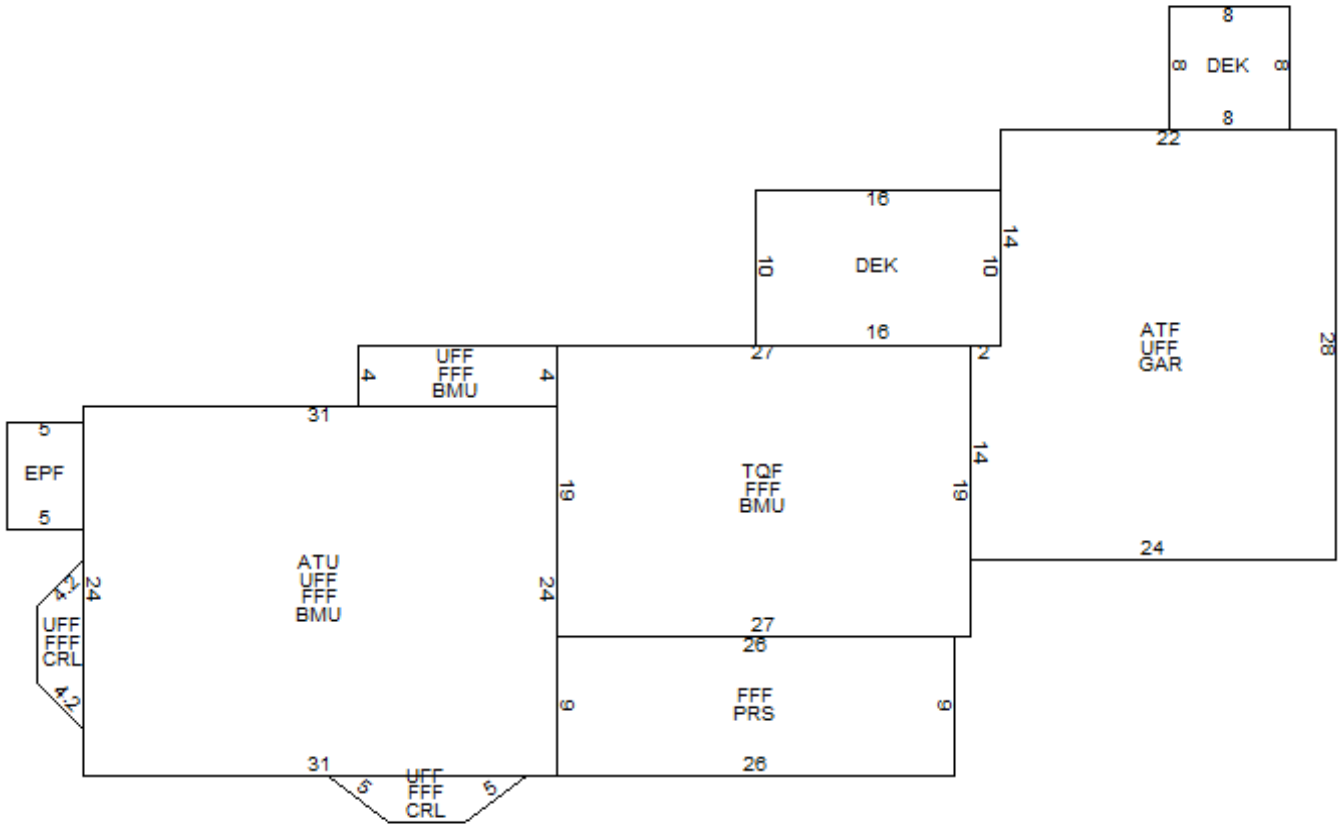
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY OLD STYLE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **PLASTERED/PLYWOOD/PANEL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/STEAM**
Bedrooms: **5** Baths: **3.0** Fixtures: **16**
Extra Kitchens: **2** Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.8249** Base Rate: **RMF 108.00**
Bldg. Rate: **0.9874**
Sq. Foot Cost: **$ 106.64**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	744	0.10	74
UFF	UPPER FLR FIN	1491	1.00	1491
PRS	PIERS	234	-0.05	-12
TQF	3/4 STRY FIN	513	0.75	385
DEK	DECK/ENTRANCE	224	0.10	22
ATF	ATTIC FINISHED	644	0.25	161
GAR	GARAGE ATTCHD	644	0.45	290
FFF	FST FLR FIN	1594	1.00	1594
CRL	CRAWL SPACE	51	0.05	3
BMU	BSMNT	1309	0.15	196
EPF	ENCLOSED	35	0.70	25
GLA:		**3,631**	**7,483**	**4,229**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 450,981**
Year Built:		**1860**
Condition For Age:	VERY GOOD	**33 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**33 %**
Building Value:		**$ 302,200**

OWNER INFORMATION

JONES, ELIZABETH ANN
JONES, JOHN KENNETH
70 MAIN STREET

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/15/2021	3773	2259	Q I	300,000	DESMARAIS, VERONIQUE A.,
03/19/1999	2145	1823	U I 99		??

PICTURE

LISTING HISTORY

08/30/22	ERHC	
04/26/22	ERVM	
07/27/20	RWVM	
01/01/20	INSP	MARKED FOR INSPECTION
06/23/14	JBVM	DATA VERT
02/05/14	INSP	MARKED FOR INSPECTION
07/08/10	RS	MISC REASON
07/06/10	LL	NO ENTRY

NOTES

2/24/06 ELECTRICAL GLASS FUSES; WINODWS 02, UNIT 1 - 2BR; UNIT 2 - 3BR,; WHITE-06/14 NOH FIX OPF. XFOB'S EST CRL; 7/20; NO ANS @ DOOR;SOME WD TRIM NDS SCRAPE/PAINT BEHIND GUTTERS; PER MLS/PICS INT V. DATED AVERAGE COND OVERALL, KNOB AND TUBE ETC. CK 22 FOR UPDATES/RENOS;UPDATED ELECT;STILL NEEDS WORK/DATED ETC. AVE OVERALL;4/22 DNVI;DNPU OLD ASPHALT PATIO=NV, UPDATED ELECT AFTER SALE, INT DATED, K+B 60S, NEEDS NEW ROOF/PLUMB;CK 23 FOR WORK.COND ETC.FFF UNIT AND UFF UNIT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BARN-1STRY/LOFT/BSMT	780	30 x 26	81	24.00	100	15,163	ATT HSE
SHED-WOOD	40	5 x 8	400	10.00	20	320	ATT BARN
						15,500	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 162,000	$ 15,500	$ 74,600
		Parcel Total:	$ 252,100
2021	$ 162,000	$ 15,500	$ 74,600
		Parcel Total:	$ 252,100
2022	**$ 145,500**	**$ 15,500**	**$ 131,700**
		Parcel Total:	**$ 292,700**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	0.220 ac	131,692	E	100	100	100	100	100 -- LEVEL	100	131,700	0	N	131,700	
	0.220 ac									131,700			**131,700**	

PICTURE

OWNER

JONES, ELIZABETH ANN
JONES, JOHN KENNETH
70 MAIN STREET

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

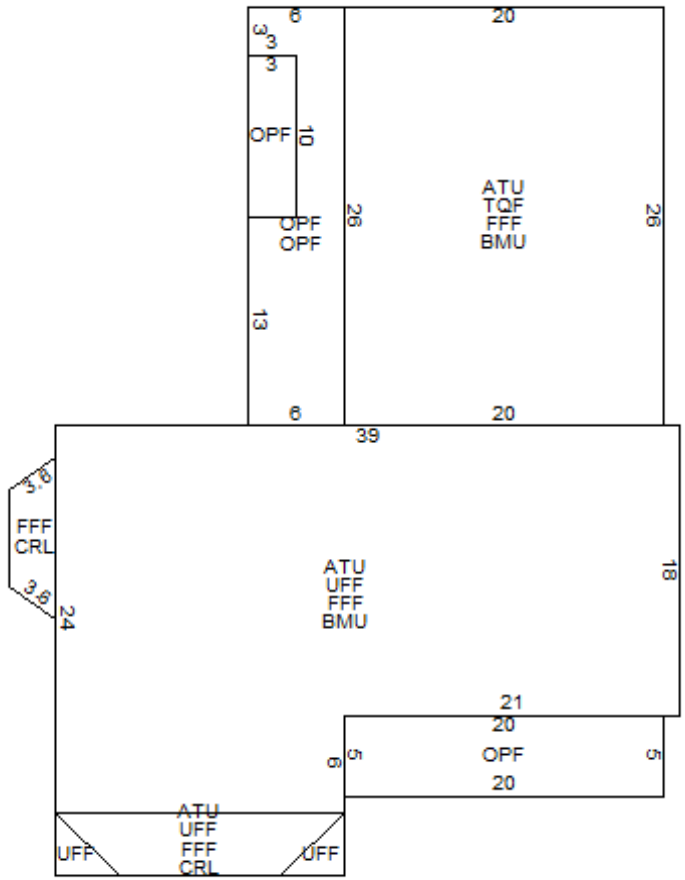
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY VICTORIAN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **ASBEST SHNGL**
Int: **DRYWALL/PLASTERED**
Floor: **PINE/SOFT WD**
Heat: **OIL/HOT WATER**
Bedrooms: **5** Baths: **2.0** Fixtures:
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8692** Base Rate: **RMF 108.00**
Bldg. Rate: **0.8811**
Sq. Foot Cost: **$ 95.15**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	1386	0.10	139
UFF	UPPER FLR FIN	882	1.00	882
FFF	FST FLR FIN	1410	1.00	1410
TQF	3/4 STRY FIN	520	0.75	390
BMU	BSMNT	1330	0.15	200
OPF	OPEN PORCH FIN	382	0.25	96
CRL	CRAWL SPACE	80	0.05	4
GLA:	**2,682**	**5,990**		**3,121**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 296,963**
Year Built:		**1890**
Condition For Age:	AVERAGE	**51 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**51 %**
Building Value:		**$ 145,500**

OWNER INFORMATION

INHERITED PROPERTY SOLUTIONS LLC

191 MAIN STREET

NASHUA , NH 03060

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/01/2022	3793	2889	Q I	160,000	GRISWOLD, FRED H
06/16/2020	3681	1258	U I 39	1	GRISWOLD, FRED HAVEN
07/17/2017	3563	1188	Q I	140,000	BROWN FAMILY TRUST
11/14/2005	2841	0486	U I 99	??	
10/04/2005	2828	0269	Q I	1	BROWN, LAURIE?

PICTURE

LISTING HISTORY

07/23/20	RWVM	
01/01/20	INSP	MARKED FOR INSPECTION
06/23/14	JBVM	
02/05/14	INSP	MARKED FOR INSPECTION
07/02/10	RS	MISC REASON
06/25/10	GP	NO ENTRY
06/14/02	SM	INT. INSPECT

NOTES

03/13/06 BACK LEFT CORNER OF HOUSE 3' FROM DROP OFF,; WINDOWS 99', ROOF 2004,; WALLS PLASTER, CEILING-2ND FLOOR CRACKING; WALL VENTED GAS STOVE, BSMT-WATER HEAVY RAIN; GREY-06/14 NOH. FIX SIDING. APPEARS 16X17 ON PRS W/LOOSE BRICKS AS SKIR; 6/17 4-SALE AP $155,000; 7/20; NOH; EXT COND=AVG; SOME MAINT; SAGGING SPOTS IN ROOF LINE; PART EST=FENCE/DOG; 5/22 FOR SALE $214,995 13 DOM MLS STATES MODERATE TO HEAVY REHAB NEEDED;BACKYARD HAS 100' STRAIGHT DROP TO RIVER;LTD INT PICS;CK 23 FOR RENOS/ETC;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	576	24 x 24	88	30.00	70	10,644	
						10,600	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 69,600	$ 10,600	$ 75,300
		Parcel Total:	$ 155,500
2021	$ 69,600	$ 10,600	$ 75,300
		Parcel Total:	$ 155,500
2022	**$ 29,400**	**$ 10,600**	**$ 125,600**
		Parcel Total:	**$ 165,600**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.230 ac	132,000	E	100	100	100	100	95 -- MILD	100	125,400	0	N	125,400	100' DROP TO RIVER
1F RES	0.140 ac	x 1,500	X	100				95 -- MILD	100	200	0	N	200	
	0.370 ac									125,600			**125,600**	

PICTURE

OWNER

INHERITED PROPERTY SOLUTIONS I

191 MAIN STREET

NASHUA , NH 03060

TAXABLE DISTRICTS

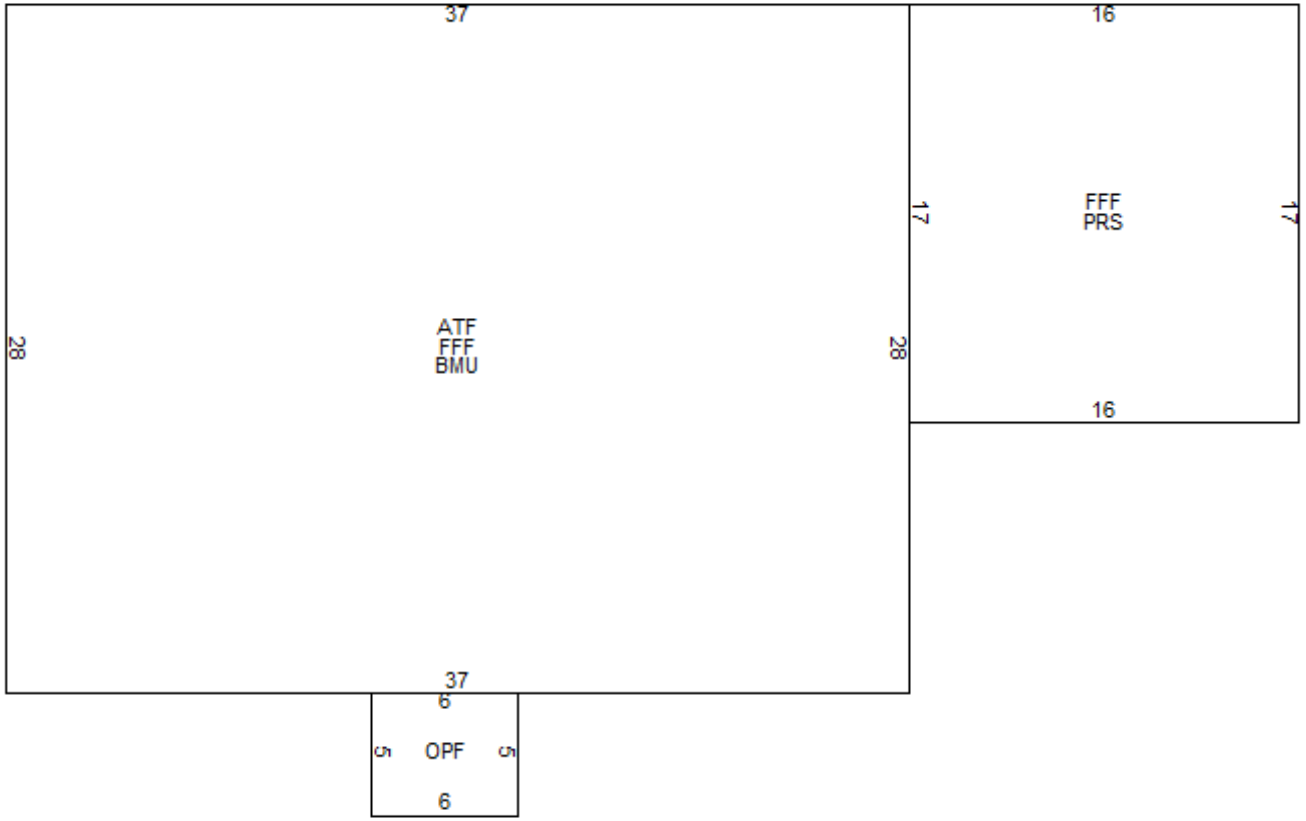
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.50 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **ASBEST SHNGL**
Int: **UNSPECIFIED**
Floor: **UNSPECIFIED**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0077** Base Rate: **RSA 136.00**
Bldg. Rate: **0.8987**
Sq. Foot Cost: **$ 122.22**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH FIN	30	0.25	8
ATF	ATTIC FINISHED	1036	0.25	259
FFF	FST FLR FIN	1308	1.00	1308
BMU	BSMNT	1036	0.15	155
PRS	PIERS	272	-0.05	-14
GLA:	**1,567**	**3,682**		**1,716**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 209,730**
Year Built:		**1870**
Condition For Age:	FAIR	**46 %**
Physical:		
Functional:		
Economic:	CTR	**5 %**
Temporary:	C-NOTES	**35 %**
Total Depreciation:		**86 %**
Building Value:		**$ 29,400**

OWNER INFORMATION

ROMER, CODY

21 VALLEY STREET

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/29/2022	3790	679	Q I	260,000	MAJOR, JOHN B & DIANE T
07/24/2009	3145	1386	U I 60		CHAMPAGNE, JULIE?

PICTURE

LISTING HISTORY

07/15/22	ERHN	
07/29/20	RWVM	
01/01/20	INSP	MARKED FOR INSPECTION
06/25/14	JBVM	
02/05/14	INSP	MARKED FOR INSPECTION
08/03/10	RD	INT. INSPECT
06/24/10	RS	MISC REASON
06/17/10	LL	NOT AT HOME

NOTES

2/14/06 FURNACE 70S, SIDING WINDOWS 2000, ROOF SHINGLES 98; ELECTRICAL 70S, 1/2 BATH/JP; WHITE-06/14 INFO OUSIDE. DNVI HO BUSY, FIX EKPU. PU GAR BMU; 7/20; INT INFO @ DOOR; NC EXT;EXT V.GD;INT DATED K+B

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY/BSMT	448	16 x 28	96	34.00	80	11,698	
SHED-WOOD	126	14 x 9	187	10.00	25	589	
						12,300	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 61,400	$ 12,300	$ 82,500
		Parcel Total:	$ 156,200
2021	$ 61,400	$ 12,300	$ 82,500
		Parcel Total:	$ 156,200
2022	**$ 104,700**	**$ 12,300**	**$ 145,200**
		Parcel Total:	**$ 262,200**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.230 ac	132,000	F	110	100	100	100	100 -- LEVEL	100	145,200	0	N	145,200	
1F RES	0.020 ac	x 1,500	X	100				95 -- MILD	100	0	0	N	0	
	0.250 ac									145,200			**145,200**	

PICTURE

OWNER

ROMER, CODY

21 VALLEY STREET

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

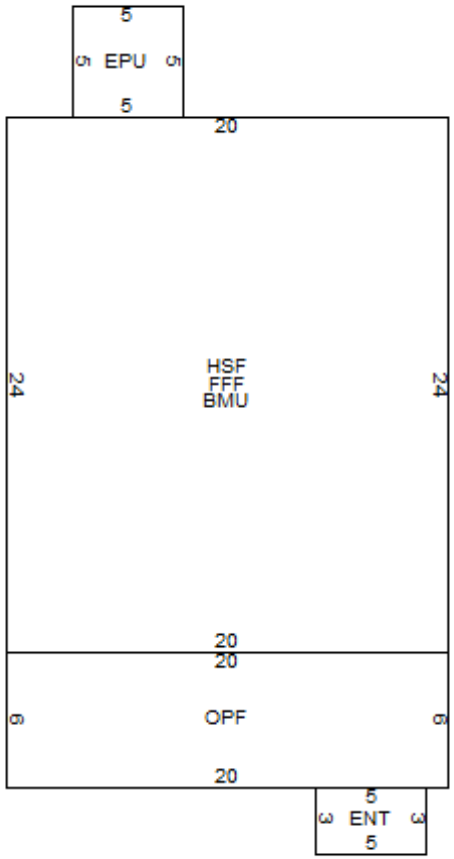
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.50 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **LAMINATE/VINYL/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.3339** Base Rate: **RSA 136.00**
Bldg. Rate: **1.2157**
Sq. Foot Cost: **$ 165.34**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	480	0.50	240
FFF	FST FLR FIN	480	1.00	480
BMU	BSMNT	480	0.15	72
OPF	OPEN PORCH FIN	120	0.25	30
EPU	COVERED BSMT	25	0.35	9
ENT	ENTRY WAY	15	0.10	2
GLA:	**720**	**1,600**		**833**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 137,728**
Year Built:		**1934**
Condition For Age:	GOOD	**24 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**24 %**
Building Value:		**$ 104,700**

OWNER INFORMATION

RONAYNE, ROBERT M

15 VALLEY STREET

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/12/2022	3798	2401	Q I	335,000	MALONEY, DAVID A.
03/02/2011	3244	1336	U I 37	110,000	HSBC BANK USA?
06/29/2010	3200	1945	U I 51	150,450	GAFFNEY, AMY K.?
05/02/2005	2771	1710	Q I	239,533	SCOTT, MARY A. ET AL?

PICTURE

LISTING HISTORY

07/29/20	RWVM	
01/01/20	INSP	MARKED FOR INSPECTION
06/25/14	JBVE	
02/05/14	INSP	MARKED FOR INSPECTION
06/24/10	RS	MISC REASON
06/17/10	LL	NOT AT HOME
07/14/06	JP	INT. INSPECT

NOTES

7/14/06 FURNACE 98, ROOF 97, WINDOWS&SIDING 97, MAJORITY; WALLS & CEILINGS PLASTER; GREY - 06/14 TENANT REQUESTED APPT FOR HO MID MEAS=EST; 7/20; INT INFO @ DOOR; EXT COND GD; RMV PATIO; PU DEK; 5/12/22 FOR SALE $329,000 19DOM PENDING

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	336	24 x 14	108	30.00	65	7,076	
						7,100	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 104,500	$ 7,100	$ 79,500
		Parcel Total:	$ 191,100
2021	$ 104,500	$ 7,100	$ 79,500
		Parcel Total:	$ 191,100
2022	**$ 174,200**	**$ 7,100**	**$ 142,800**
		Parcel Total:	**$ 324,100**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.160 ac	129,846	F	110	100	100	100	100 -- LEVEL	100	142,800	0	N	142,800	
	0.160 ac									142,800			**142,800**	

PICTURE

OWNER

RONAYNE, ROBERT M

15 VALLEY STREET

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

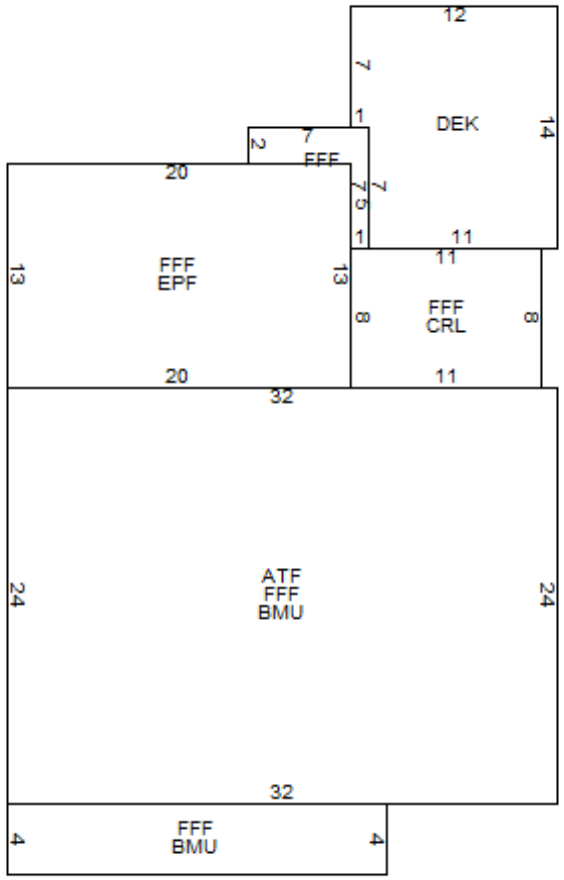
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.50 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL/PLASTERED**
Floor: **LAMINATE/VINYL**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0026** Base Rate: **RSA 136.00**
Bldg. Rate: **0.9531**
Sq. Foot Cost: **$ 129.62**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATF	ATTIC FINISHED	768	0.25	192
FFF	FST FLR FIN	1223	1.00	1223
BMU	BSMNT	856	0.15	128
EPF	ENCLOSED	260	0.70	182
CRL	CRAWL SPACE	88	0.05	4
DEK	DECK/ENTRANCE	161	0.10	16
GLA:	**1,415**	**3,356**		**1,745**

2022 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 226,187**
Year Built: **1940**
Condition For Age: GOOD **23 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **23 %**

Building Value: **$ 174,200**

OWNER INFORMATION

SLAUGHTER, JEESE
SLAUGHTER, DAISY LYN A
33 SCHOOL STREET

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/27/2022	3800	1654	U I 38	1	SLAUGHTER, JEESE
06/24/2022	3796	2283	Q I	400,000	LAVACK, CODY E.
12/27/2016	3542	980	U I 38	2,667	GARDNER, ANGELA M.
05/15/2015	3477	2509	Q I	182,933	KNOWLTON, DAVID
12/22/2008	3101	610	U I 37	60,000	WELLS FARGO BANK?

PICTURE

LISTING HISTORY

07/15/22	ERHC	
07/28/20	RWVM	
01/01/20	INSP	MARKED FOR INSPECTION
06/25/14	JBVM	
02/05/14	INSP	MARKED FOR INSPECTION
12/16/10	BL	NOT AT HOME
06/17/10	RS	MISC REASON
06/14/10	LL	INT. INSPECT

NOTES

GREEN-06/14 NOH. PU PAT. DNPU LT=NV; 7/20; NOH; REMV PAT; EXT COND STILL GD;LOW PITCH, INT MIXED COND;6/22 CORR GRADE TO BE CONSISTENT W/ OTHER SIM HOMES/MLS PICS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	143	13 x 11	172	10.00	80	1,968	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						5,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 134,400	$ 5,500	$ 73,800
		Parcel Total:	$ 213,700
2021	$ 134,400	$ 5,500	$ 73,800
		Parcel Total:	$ 213,700
2022	**$ 250,900**	**$ 5,000**	**$ 131,100**
		Parcel Total:	**$ 387,000**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.200 ac	131,076	E	100	100	100	100	100 -- LEVEL	100	131,100	0	N	131,100	
	0.200 ac									131,100			**131,100**	

PICTURE

OWNER

SLAUGHTER, JEESE
SLAUGHTER, DAISY LYN A
33 SCHOOL STREET

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

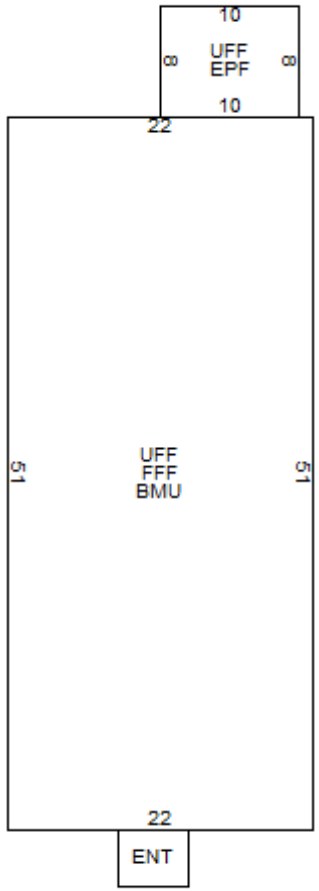
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
07/07/10	R-2010-07-3	OTHER	VARIANCE REASON: SIGN
07/30/09	R-2009-07-14	OTHER	ADDITIONAL INFO: MOUNT
12/18/08	R-2008-12-10	ALTER EXISTING STR	CUO ISSUED: APR 28 2009
01/08/07	R-2007-01-3	ALTER EXISTING STR	SETBACK: 32 FRONTFOOT/

BUILDING DETAILS

Model: **2.00 STORY OLD STYLE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures: **11**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9071** Base Rate: **RSA 136.00**
Bldg. Rate: **0.9776**
Sq. Foot Cost: **$ 132.95**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1202	1.00	1202
FFF	FST FLR FIN	1122	1.00	1122
BMU	BSMNT	1122	0.15	168
EPF	ENCLOSED	80	0.70	56
ENT	ENTRY WAY	20	0.10	2
GLA:	**2,324**	**3,546**		**2,550**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 339,023**
Year Built:		**1935**
Condition For Age:	GOOD	**24 %**
Physical:		
Functional:	WH	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**26 %**
Building Value:		**$ 250,900**

Map: 000112 **Lot: 000068** **Sub: 000000** **Card: 1 of 1** **1 SCHOOL STREET** **ALLENSTOWN** **Printed: 08/30/2022**

OWNER INFORMATION

DEMARCO, DARRELLE N
DEMARCO, PATRICK F
1 SCHOOL STREET

ALLENSTOWN , NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/01/2021	3771	1183	Q I	395,000	MDR REHAB &
08/27/2020	3693	1847	U I 13	55,000	PLOURDE, BERNARD G.
11/15/1996	2040	0602	U I 99		??

PICTURE

LISTING HISTORY

01/21/22	ERVM	
07/23/20	RWVM	
01/01/20	INSP	MARKED FOR INSPECTION
06/27/14	JBVM	
02/05/14	INSP	MARKED FOR INSPECTION
08/03/10	GP	INT. INSPECT
07/02/10	RS	MISC REASON
06/25/10	GP	NOT AT HOME

NOTES

GRY; 1/22; DNVI, Q'S @ DR; PU NEW HSE, INT DATA EST; CUST TILED SHOWER;QUARTZ C'TOPS;EST RBU/UTIL ROOM MEAS/LOC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 7,000	$ 1,300	$ 43,100
		Parcel Total:	$ 51,400
2021	$ 0	$ 0	$ 45,500
		Parcel Total:	$ 45,500
2022	**$ 279,200**	**$ 0**	**$ 132,300**
		Parcel Total:	**$ 411,500**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.230 ac	132,000	E	100	100	100	100	100 -- LEVEL	100	132,000	0	N	132,000	
1F RES	0.220 ac	x 1,500	X	100				100 -- LEVEL	100	300	0	N	300	
	0.450 ac									132,300			**132,300**	

PICTURE

OWNER

DEMARCO, DARRELLE N
DEMARCO, PATRICK F
1 SCHOOL STREET

ALLENSTOWN , NH 03275

TAXABLE DISTRICTS

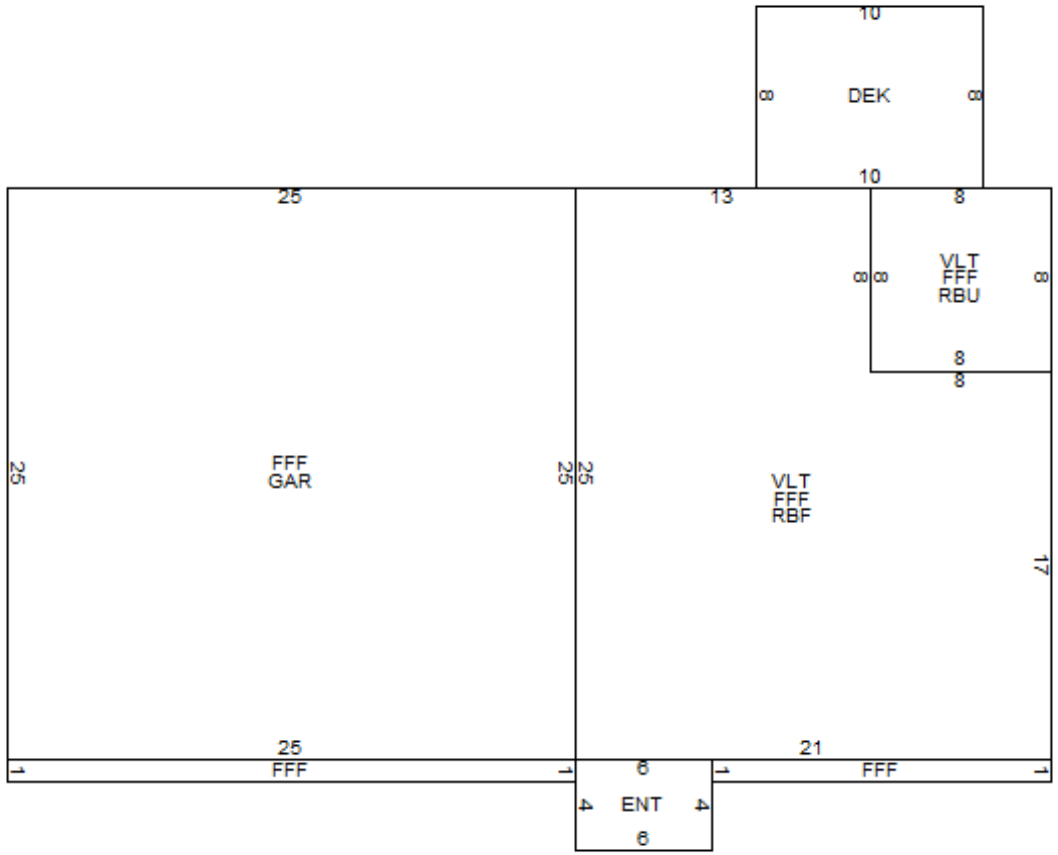
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
01/12/22	2022000013	ADD TO EXISTING ST	OFFICE IN BASEMENT-PAII
05/06/21	2021000101	NEW CONSTRUCTION	Build new split level home-PA

BUILDING DETAILS

Model: **2.00 STORY R-RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **LAMINATE/VINYL/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9825** Base Rate: **RSA 136.00**
Bldg. Rate: **1.1093**
Sq. Foot Cost: **$ 150.87**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1190	1.00	1190
GAR	GARAGE ATTCHD	625	0.45	281
ENT	ENTRY WAY	24	0.10	2
DEK	DECK/ENTRANCE	80	0.10	8
VLT	VAULTED	525	0.05	26
RBU	RAISED BSMNT	64	0.25	16
RBF	RAISED BSMNT	461	0.75	346
GLA:	**1,536**	**2,969**		**1,869**

2022 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 281,976**
Year Built: **2021**
Condition For Age: AVERAGE **1 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **1 %**

Building Value: **$ 279,200**

OWNER INFORMATION

DAY, EARL J
DAY, THERESA M
26 CROSS STREET

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/30/2022	3797	1741	Q I	410,000	PEREZ, DONNA M
11/16/2018	3615	485	Q I	225,000	SARGENT, BRIAN
11/02/1998	2125	0970	U I 99		??

PICTURE

LISTING HISTORY

07/22/20	RWVM	
01/01/20	INSP	MARKED FOR INSPECTION
06/30/14	JBVL	
02/05/14	INSP	MARKED FOR INSPECTION
06/17/10	RS	MISC REASON
06/15/10	GP	INT. INSPECT
01/30/06	JP	NOT AT HOME

NOTES

06/15/2010 - . FURNACE 2/3 YRS OLD. HC ELEVATOR OFF DECK.
-WHITE-06/14 FIX SKETCH FOR (RL, VLT, CTH, PU BMF. FIX POOL MEAS, 2 FIX BATH IN BMV. DNPU LOW VLT IN ENT. BMF LOW POSTED, NO RECENT UPDATES. LINO IN BMF. PU, PAT, ENT. DNPU POOL APRDN AS PAT. ONLY 1 FPL; 7/20; INT INFO @ DOOR; EXT COND STILL GD; APPRS WELL CARED FOR; DNPU KIDS PLAYSET; 5/22 FOR SALE PENDING $349,900 7DOM

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	200	10 x 20	140	10.00	25	700	ATT GAR
GARAGE-1 STY	560	20 x 28	89	30.00	50	7,476	
POOL-INGRND-VINYL	612	34 x 18	86	28.00	70	10,316	
SHED-WOOD	68	4 x 17	295	10.00	50	1,003	ATT GAR
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						22,500	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 119,400	$ 22,500	$ 86,600
		Parcel Total:	$ 228,500
2021	$ 119,400	$ 22,500	$ 86,600
		Parcel Total:	$ 228,500
2022	**$ 204,900**	**$ 22,500**	**$ 137,900**
		Parcel Total:	**$ 365,300**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.230 ac	132,000	F	110	100	100	100	95 -- MILD	100	137,900	0	N	137,900	
	0.230 ac									137,900			**137,900**	

PICTURE

OWNER

DAY, EARL J
DAY, THERESA M
26 CROSS STREET

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

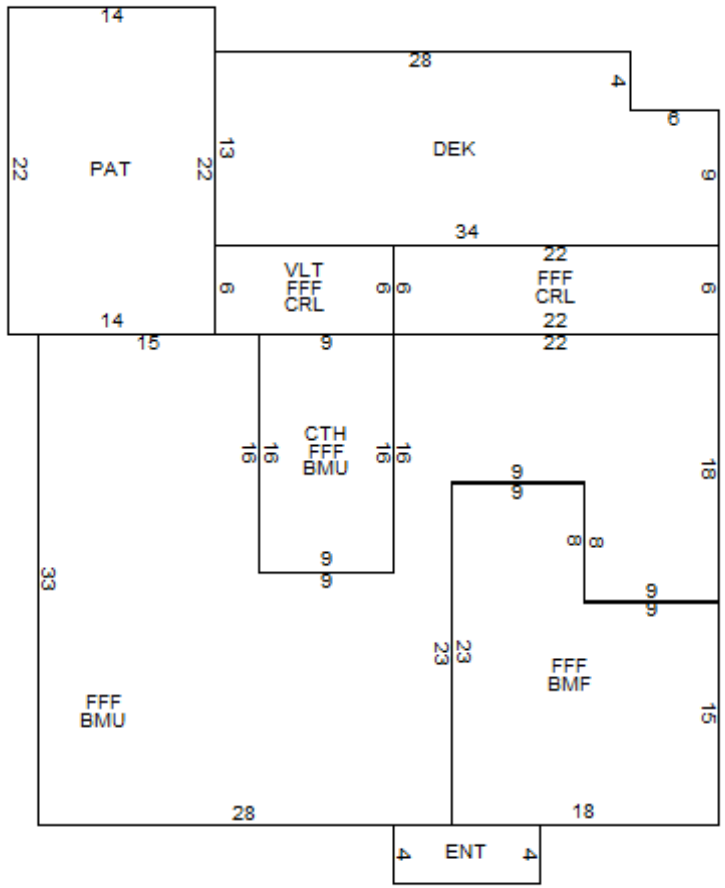
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **No** Generators: **1**
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9507** Base Rate: **RSA 136.00**
Bldg. Rate: **0.9412**
Sq. Foot Cost: **$ 128.00**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1722	1.00	1722
BMF	BSMNT FINISHED	342	0.30	103
BMU	BSMNT	1176	0.15	176
CTH	CATHEDRAL	144	0.10	14
ENT	ENTRY WAY	40	0.10	4
CRL	CRAWL SPACE	204	0.05	10
VLT	VAULTED	72	0.05	4
DEK	DECK/ENTRANCE	418	0.10	42
PAT	PATIO	308	0.10	31
GLA:	**1,722**	**4,426**		**2,106**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 269,568**
Year Built:		**1940**
Condition For Age:	GOOD	**23 %**
Physical:		
Functional:	BMF HT	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**24 %**
Building Value:		**$ 204,900**

OWNER INFORMATION

BEATTIE, SHAWN
BEATTIE, STEPHANIE
5 CROSS STREEY

ALLENSTOWN , NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/03/2022	3780	1404	Q I	300,000	MDR REHAB &
04/29/2021	3736	545	U I 13	172,533	PERKINS, AMY E
02/24/2016	3507	272	U I 38		HALL, AMY E.
08/25/2010	3209	1637	U I 37	48,800	FED HOME LOAN
06/03/2005	2846	0701	Q I	177,000	GOOD PERRY L & JANET?

PICTURE

LISTING HISTORY

04/22/22	ERVM	SALES VERIFICATION
07/22/20	RWVM	
01/01/20	INSP	MARKED FOR INSPECTION
07/01/14	JBVM	
02/05/14	INSP	MARKED FOR INSPECTION
06/17/10	RS	MISC REASON
06/14/10	GP	NOT AT HOME
05/29/02	BHC	INT. INSPECT

NOTES

TAN-07/14 NOH, SHEDS REMOVED; 7/20; INT INFO @ DOOR; BMU HAS DIRT FLR/WET BSMNT PER HO; 8X19 NDS NEW ROOF;4/22 NOH PER MLS/PICS FULL INT RENO AFTER 2021 SALE;V.GOOD COND OVERALL;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	176	16 x 11	151	30.00	50	3,986	
						4,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 85,100	$ 2,800	$ 80,400
		Parcel Total:	$ 168,300
2021	$ 85,100	$ 2,800	$ 80,400
		Parcel Total:	$ 168,300
2022	**$ 157,900**	**$ 4,000**	**$ 143,500**
		Parcel Total:	**$ 305,400**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.180 ac	130,461	F	110	100	100	100	100 -- LEVEL	100	143,500	0	N	143,500	
	0.180 ac									143,500			**143,500**	

PICTURE

OWNER

BEATTIE, SHAWN
BEATTIE, STEPHANIE
5 CROSS STREEY

ALLENSTOWN , NH 03275

TAXABLE DISTRICTS

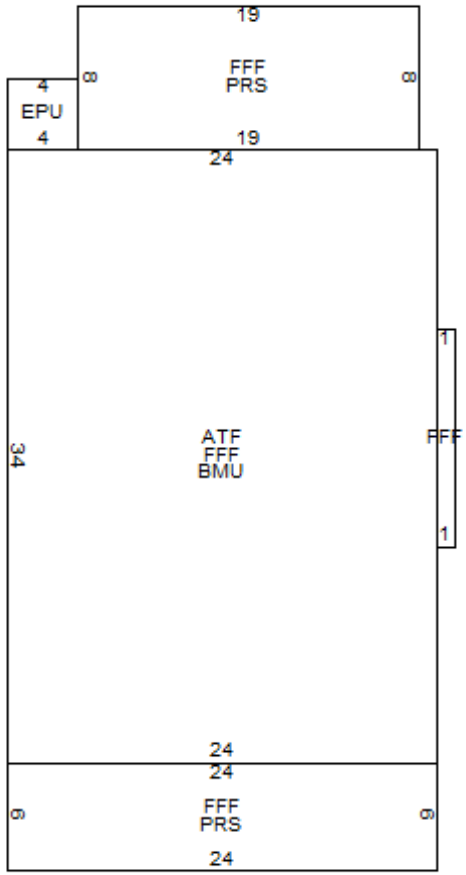
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.50 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **LAMINATE/VINYL/CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0664** Base Rate: **RSA 136.00**
Bldg. Rate: **0.9824**
Sq. Foot Cost: **$ 133.60**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATF	ATTIC FINISHED	816	0.25	204
FFF	FST FLR FIN	1124	1.00	1124
BMU	BSMNT	816	0.15	122
PRS	PIERS	296	-0.05	-15
EPU	COVERED BSMT	16	0.35	6
GLA:	**1,328**	**3,068**		**1,441**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 192,518**
Year Built:		**1929**
Condition For Age:	VERY GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 157,900**

OWNER INFORMATION

KAY, JAMES D
KAY, ELIZABETH M
6 NOTRE DAME AVENUE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/14/2022	3784	2398	Q I	365,933	JORDAN, BRIAN R. &
05/25/2016	3516	408	U I 81	158,000	HERBERT, ARTHUR

PICTURE

LISTING HISTORY

04/22/22	ERVL	SALES VERIFICATION
07/22/20	RWVE	
01/01/20	INSP	MARKED FOR INSPECTION
05/04/17	ERVM	SALES
10/29/14	ERCL	
07/01/14	JBVM	
02/05/14	INSP	MARKED FOR INSPECTION
06/24/10	RS	MISC REASON

NOTES

WHITE;0.22; 2/14/06 FURNACE 96, WINDOWS& SIDING 98, ROOF; WHITE-07/14, NOH, PAT COVERED IN MOSS. SHED HAS SMALL LOFT. PU ENT;10/14 BATH 2011; WELL MAINT, 1 BR W/O CLOSET;7/20; APPT ONLY=EST; EXT COND=GD; WELL MAINT;4/22 INT RENOVATED PER MLS, GRANITE C'TOPS, V.GOOD COND FOR AGE HSF MEAS 12'

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY/ATTIC	330	22 x 15	108	33.00	60	7,057	SML ATTIC
SHED-WOOD	120	12 x 10	193	10.00	100	2,316	LOFT/T-111
						9,400	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 85,500	$ 8,200	$ 82,100
		Parcel Total:	$ 175,800
2021	$ 85,500	$ 8,200	$ 82,100
		Parcel Total:	$ 175,800
2022	**$ 192,600**	**$ 9,400**	**$ 144,900**
		Parcel Total:	**$ 346,900**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.220 ac	131,692	F	110	100	100	100	100 -- LEVEL	100	144,900	0	N	144,900	
	0.220 ac									144,900			**144,900**	

PICTURE

OWNER

KAY, JAMES D
KAY, ELIZABETH M
6 NOTRE DAME AVENUE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

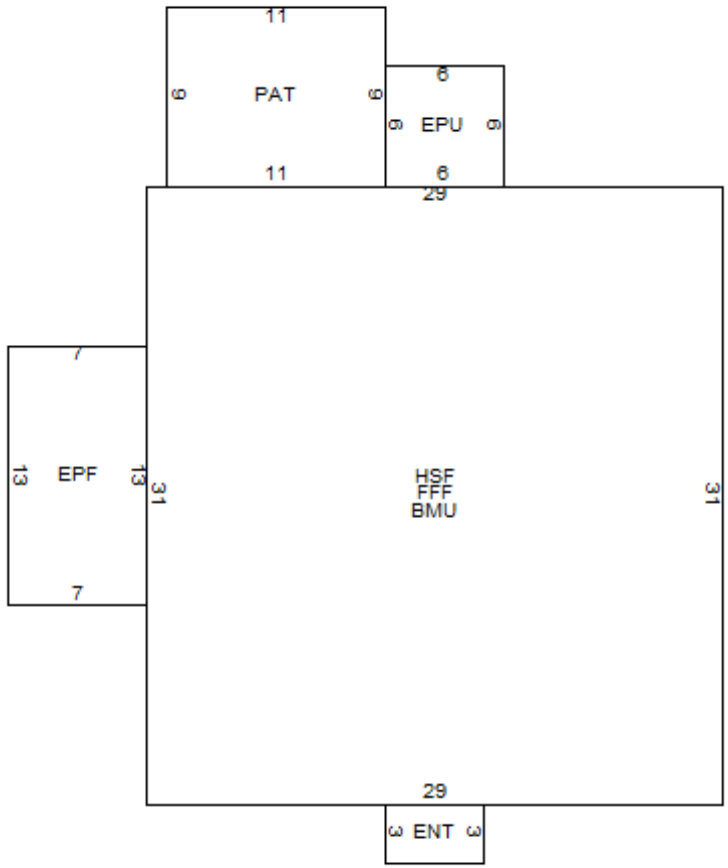
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.50 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL/PLASTERED**
Floor: **LAMINATE/VINYL**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures: **4**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0357** Base Rate: **RSA 136.00**
Bldg. Rate: **1.0718**
Sq. Foot Cost: **$ 145.77**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	899	0.50	450
FFF	FST FLR FIN	899	1.00	899
BMU	BSMNT	899	0.15	135
EPF	ENCLOSED	91	0.70	64
PAT	PATIO	99	0.10	10
EPU	COVERED BSMT	36	0.35	13
ENT	ENTRY WAY	15	0.10	2
GLA:	**1,349**	**2,938**		**1,573**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 229,296**
Year Built:		**1947**
Condition For Age:	VERY GOOD	**16 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 192,600**

OWNER INFORMATION

HAMMOND, KENT LLOYD
HAMMOND, ALLISON LEAH
6 LAFAYETTE STREET

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/02/2022	3794	414	Q I	307,000	RONDEAU, GERARD P &
10/27/2017	3574	2928	U I 38	1	RONDEAU, GERARD P.
10/07/2014	3458	95	U I 45		RONDEAU, GERARD P.

PICTURE

LISTING HISTORY

07/27/20	DMVM	
01/01/20	INSP	MARKED FOR INSPECTION
07/02/14	JBVL	
02/05/14	INSP	MARKED FOR INSPECTION
06/10/10	RS	MISC REASON
06/08/10	BL	INT. INSPECT
02/28/06	JP	NOT AT HOME

NOTES

BRN; 07/14 - 1 BED NO FULL SIZE CLOSET = UNDER EAVES. INOP TOILET IN BMU + UTIL SINK. DNPU, NO FIN FLR IN 1 RM. LOOSE CARPET ON FLR. HSE DATED BUT WELL MAINT; 7/20; ALL INFO FROM HO DAUGHTER DNVI; DNPU HC RAMP; WELL MAINT;5/22 FOR SALE AUC $249,900 9DOM NEEDS UPDATES/TLC ALL ORIG=AVE COND FOR AGE;,CK 23 FOR RENOS AFTER SALE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	330	22 x 15	108	30.00	60	6,415	
SHED-METAL	90	9 x 10	238	6.00	10	129	
						6,500	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 81,400	$ 6,500	$ 74,000
		Parcel Total:	$ 161,900
2021	$ 81,400	$ 6,500	$ 74,000
		Parcel Total:	$ 161,900
2022	**$ 154,100**	**$ 6,500**	**$ 141,500**
		Parcel Total:	**$ 302,100**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.120 ac	128,615	F	110	100	100	100	100 -- LEVEL	100	141,500	0	N	141,500	
	0.120 ac									141,500			**141,500**	

PICTURE

OWNER

HAMMOND, KENT LLOYD
HAMMOND, ALLISON LEAH
6 LAFAYETTE STREET

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

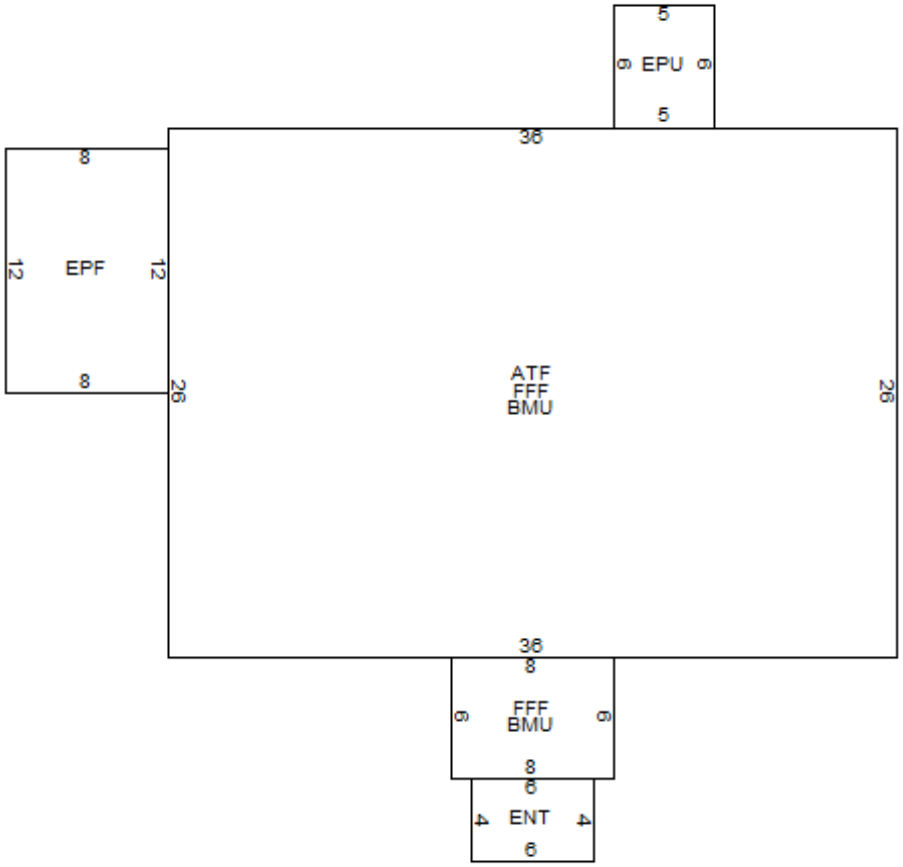
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.50 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **ASBEST SHNGL**
Int: **PLASTERED**
Floor: **HARDWOOD/PINE/SOFT WD**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0651** Base Rate: **RSA 136.00**
Bldg. Rate: **1.0448**
Sq. Foot Cost: **$ 142.10**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATF	ATTIC FINISHED	936	0.25	234
FFF	FST FLR FIN	984	1.00	984
BMU	BSMNT	984	0.15	148
EPF	ENCLOSED	96	0.70	67
EPU	COVERED BSMT	30	0.35	11
ENT	ENTRY WAY	24	0.10	2
GLA:	**1,218**	**3,054**		**1,446**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 205,477**
Year Built:		**1955**
Condition For Age:	AVERAGE	**25 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**25 %**
Building Value:		**$ 154,100**

OWNER INFORMATION

JUTRAS, ERIC
JUTRAS, TORI M
5-7 GRANITE STREET

ALLENSTOWN , NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/02/2022	3801	393	Q I	315,000	CLOUTIER, ROBERT J.
06/12/1998	2103	0592	U I 99		??

PICTURE

LISTING HISTORY

08/30/22	ERHC	
10/29/21	DMVM	
01/01/21	INSP	MARKED FOR INSPECTION
07/03/14	JBVM	
02/05/14	INSP	MARKED FOR INSPECTION
06/10/10	RS	MISC REASON
06/09/10	LL	INT. INSPECT
02/13/06	JP	NOT AT HOME

NOTES

BSMT DIRT FL,; UNFIN ATTIC, LEFT - 3BR, 1KITCH, 1DNG,; 1FB, 1FAMILY, RIGHT - 1LR, 1KITCH, 1RM, 1FB, 2BR/LL; TAN-07/14 NOH. EST CRL DNPU 2 FT ENTS. PAT=NV; 10/21; NOH; NC TO EXT; OLDER WINDOWS;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	360	18 x 20	104	30.00	50	5,616	
						5,600	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 117,700	$ 5,600	$ 78,600
		Parcel Total:	$ 201,900
2021	$ 117,700	$ 5,600	$ 78,600
		Parcel Total:	$ 201,900
2022	**$ 181,100**	**$ 5,600**	**$ 138,000**
		Parcel Total:	**$ 324,700**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	0.230 ac	132,000	F	110	100	100	100	95 -- MILD	100	137,900	0	N	137,900	
2F RES	0.100 ac	x 1,500	X	100				95 -- MILD	100	100	0	N	100	
	0.330 ac									138,000			**138,000**	

Map: 000112 Lot: 000150 Sub: 000000 Card: 1 of 1 5 GRANITE STREET ALLENSTOWN Printed: 08/30/2022

PICTURE

OWNER

JUTRAS, ERIC
JUTRAS, TORI M
5-7 GRANITE STREET

ALLENSTOWN , NH 03275

TAXABLE DISTRICTS

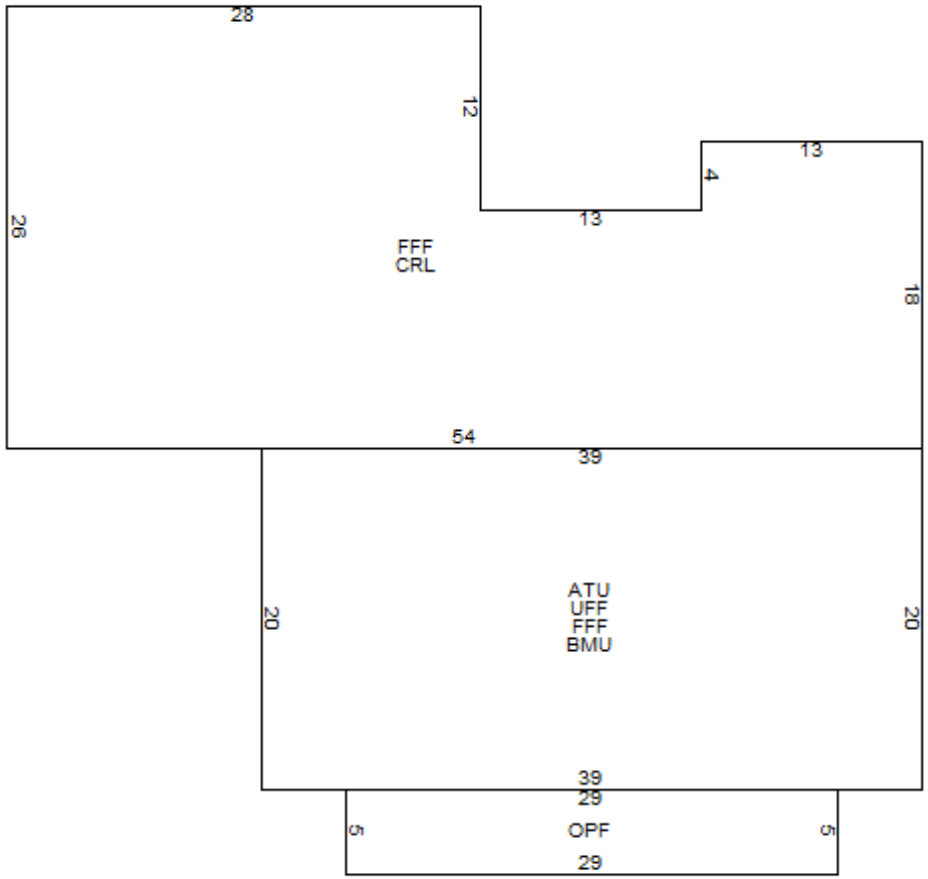
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY DUPLEX**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **UNSPECIFIED**
Floor: **UNSPECIFIED**
Heat: **GAS/FA DUCTED**
Bedrooms: **5** Baths: **2.0** Fixtures: **10**
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8765** Base Rate: **RMF 108.00**
Bldg. Rate: **0.9343**
Sq. Foot Cost: **$ 100.90**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	780	0.10	78
BMU	BSMNT	780	0.15	117
FFF	FST FLR FIN	1924	1.00	1924
OPF	OPEN PORCH FIN	145	0.25	36
UFF	UPPER FLR FIN	780	1.00	780
CRL	CRAWL SPACE	1144	0.05	57
GLA:	**2,704**	**5,553**		**2,992**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 301,893**
Year Built:		**1890**
Condition For Age:	GOOD	**40 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**40 %**
Building Value:		**$ 181,100**

OWNER INFORMATION

TORRES, NELSON
SEPE, LAUREN
19 AL'S AVENUE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/05/2022	3787	1559	Q I	370,000	CHAGNON, JOSHUA L.
07/12/2016	3522	0460	U I 33	159,133	RICHARD, RAYMOND B.
10/09/1998	2121	1542	U I 99		??

PICTURE

LISTING HISTORY

04/26/22	ERVM	
06/29/21	SLVM	
01/01/21	INSP	MARKED FOR INSPECTION
10/27/14	ERVM	
07/08/14	JBVE	
02/05/14	INSP	MARKED FOR INSPECTION
06/10/10	RS	MISC REASON
06/09/10	GP	INT. INSPECT

NOTES

GREY;GOOD COND FOR AGE, EST INT SAME;6/21; NOH; NC TO EXT;4/22 DNVI PER H.O, DATA EST, STATES BATH 2011+-, KITCH CABS APPEARS 80S, NEWER CTOPS. NEWER ROOF, FRONT DOOR, PAINT THROUGHOUT, REFINI FLOORS;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PATIO	208	16 x 13	137	7.00	30	598	ASPH/POOR COND
						600	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 103,700	$ 200	$ 83,100
		Parcel Total:	$ 187,000
2021	$ 103,700	$ 200	$ 83,100
		Parcel Total:	$ 187,000
2022	**$ 203,900**	**$ 600**	**$ 145,500**
		Parcel Total:	**$ 350,000**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.230 ac	132,000	F	110	100	100	100	100 -- LEVEL	100	145,200	0	N	145,200	
1F RES	0.240 ac	x 1,500	X	100				95 -- MILD	100	300	0	N	300	
	0.470 ac									145,500			**145,500**	

PICTURE

OWNER

TORRES, NELSON
SEPE, LAUREN
19 AL'S AVENUE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

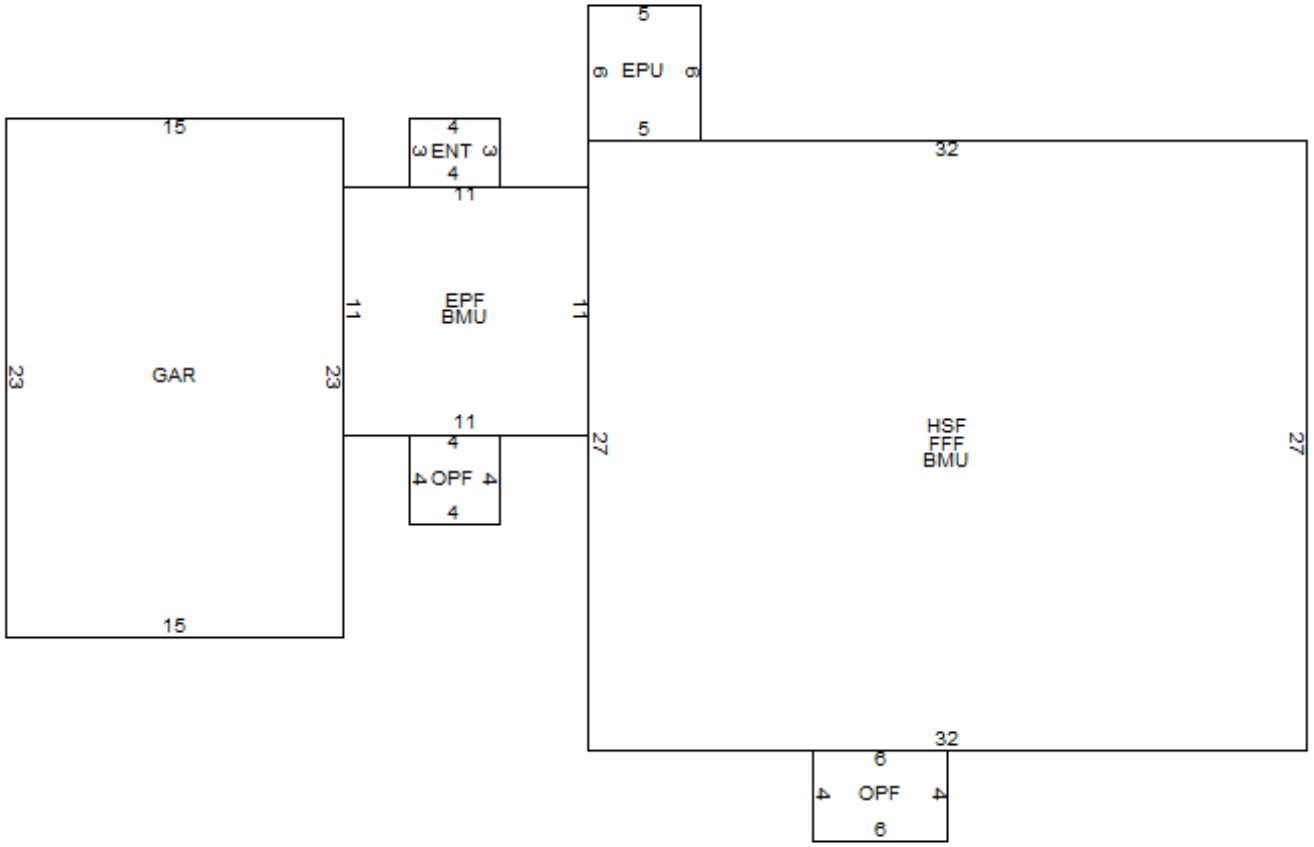
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.50 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/LAMINATE/VINYL**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0095** Base Rate: **RSA 136.00**
Bldg. Rate: **1.0338**
Sq. Foot Cost: **$ 140.60**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	864	0.50	432
ENT	ENTRY WAY	12	0.10	1
FFF	FST FLR FIN	864	1.00	864
BMU	BSMNT	985	0.15	148
EPF	ENCLOSED	121	0.70	85
GAR	GARAGE ATTCHD	345	0.45	155
EPU	COVERED BSMT	30	0.35	11
OPF	OPEN PORCH FIN	40	0.25	10
GLA:	**1,296**	**3,261**		**1,706**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 239,864**
Year Built:		**1953**
Condition For Age:	VERY GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 203,900**

OWNER INFORMATION

MOREAU, JASON

23 FERRY STREET

ALLENSTOWN , NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/08/2022	3780	2506	Q I	275,000	MDR REHAB &
05/12/2021	3738	1705	U I 25	112,000	BEAUCHESNE, JERRI LYNN
04/22/2021	3734	2857	U I 38	1	BEAUCHESNE, JERRI LYNN
03/16/2021	3728	2162	U I 38	1	BEAUCHESNE, EDWARD R.
08/31/1972	1143	0305	U I 99	??	

PICTURE

LISTING HISTORY

01/20/22	ERVM	
10/19/21	KCVM	
01/01/21	INSP	MARKED FOR INSPECTION
07/11/14	JBVL	
02/05/14	INSP	MARKED FOR INSPECTION
06/24/10	RS	MISC REASON
06/21/10	GP	INT. INSPECT
06/03/02	BHC	NOT AT HOME

NOTES

GRY; 1 BED NO CLOSET. HSF MEAS 8 FT; SOLD 3/21 ELD EX REMOVED; 10/21; INFO FROM HO, BEING RENO'D, NEW K&B, SIDING, FLRING, PAINT ETC; CK 22=VINYL SIDING, PLAST & DRYWALL, CARPET & LAM & BTH TO 1.5=5 FIX; RMV SHEDS & LNTO ADJ COND; PAT 9X9; 1/22; NOH; RMVD XFOBS, RENO'D INT, NEW WINDS/SIDING; EST V.GD COND/GRADE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 57,000	$ 4,400	$ 67,500
		Parcel Total:	$ 128,900
2021	$ 57,000	$ 4,400	$ 67,500
		Parcel Total:	$ 128,900
2022	**$ 148,800**	**$ 3,000**	**$ 125,400**
		Parcel Total:	**$ 277,200**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.230 ac	132,000	E	100	100	100	100	95 -- MILD	100	125,400	0	N	125,400	
1F RES	0.010 ac	x 1,500	X	100				90 -- ROLLING	100	0	0	N	0	
	0.240 ac									125,400			**125,400**	

PICTURE

OWNER

MOREAU, JASON

23 FERRY STREET

ALLENSTOWN , NH 03275

TAXABLE DISTRICTS

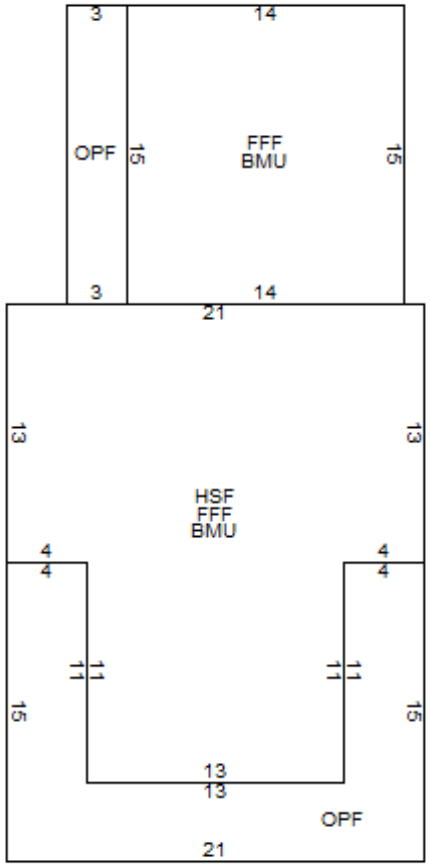
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.50 STORY OLD STYLE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **PLASTERED/DRYWALL**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2377** Base Rate: **RSA 136.00**
Bldg. Rate: **1.2809**
Sq. Foot Cost: **$ 174.20**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	416	0.50	208
FFF	FST FLR FIN	626	1.00	626
BMU	BSMNT	626	0.15	94
OPF	OPEN PORCH FIN	217	0.25	54
GLA:	**834**	**1,885**		**982**

2022 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 171,064**
Year Built: **1920**
Condition For Age: EXCELLENT **13 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **13 %**

Building Value: **$ 148,800**

OWNER INFORMATION

GONYEA, SAM M
GONYEA, ELAINE
11 FERRY STREET

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/17/2022	3795	2935	Q I	340,000	MONTY, ERIC S & DENNIS
07/27/2017	3564	1549	Q I	190,000	WARNER, JOSEPH H.
12/12/2013	3424	401	U I 14	167,000	LYNCH, DENNIS
03/29/2013			U I 37	50,000	BANK OF NEW YORK MELL?
12/11/2012	3355	1436	U I 51	74,800	SOUCY GERALD R?

PICTURE

LISTING HISTORY

10/29/21	DMVM	
01/01/21	INSP	MARKED FOR INSPECTION
10/28/14	ERCL	
03/28/14	JBVM	
02/05/14	INSP	MARKED FOR INSPECTION
06/24/10	RS	MISC REASON
06/18/10	GP	NOT AT HOME
06/22/02	BHC	INT. INSPECT

NOTES

WHITE; 3/06 NEW WINDOWS, SIDING, OLDER ROOF SHINGLES; DNPU 2 FT ENT; EST ADDED BTH & PLUMB REPLACED/UPDATED FROM PERMIT INFO;10/14GRANITE CTOPS,INT RENOV/UPDATED 2014; ATU=5'; 10/21; NOH; WELL MAINT; VINYL WINDS; PU SHED; ARCHED INT DOORWAYS, HARDWOOD FLOORS, GRANITE, BACKSPLASH;5/11/22 FOR SALE $299,900 1DOM, THEN CHANGED TO $349K AND AUC;FULLY UPDATED/WELL MAINT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	64	8 x 8	310	10.00	80	1,587	
						1,600	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 100,800	$ 0	$ 70,800
		Parcel Total:	$ 171,600
2021	$ 100,800	$ 0	$ 70,800
		Parcel Total:	$ 171,600
2022	**$ 207,900**	**$ 1,600**	**$ 128,600**
		Parcel Total:	**$ 338,100**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.120 ac	128,615	E	100	100	100	100	100 -- LEVEL	100	128,600	0	N	128,600	
	0.120 ac									128,600			**128,600**	

PICTURE

OWNER

GONYEA, SAM M
GONYEA, ELAINE
11 FERRY STREET

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

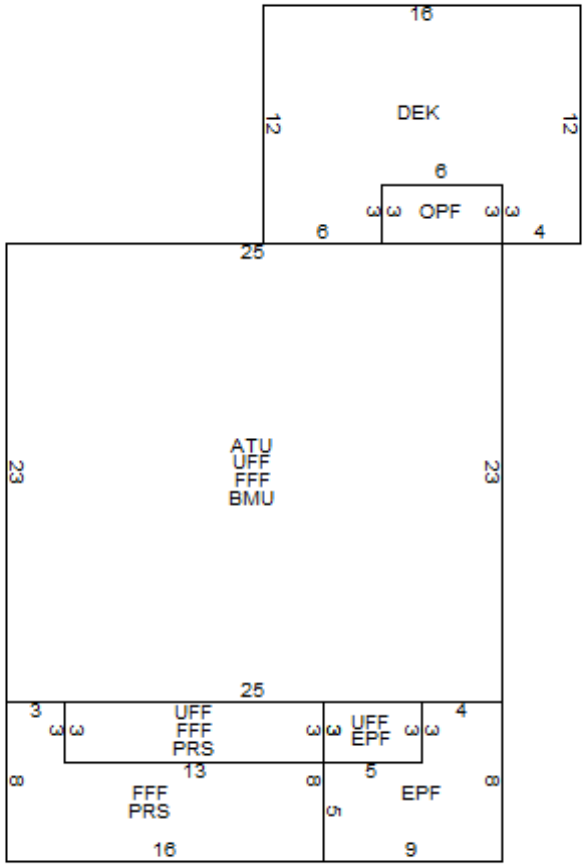
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
08/28/13	R-2013-82	OTHER	

BUILDING DETAILS

Model: **2.50 STORY OLD STYLE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0424** Base Rate: **RSA 136.00**
Bldg. Rate: **1.1527**
Sq. Foot Cost: **$ 156.77**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	575	0.10	58
UFF	UPPER FLR FIN	629	1.00	629
FFF	FST FLR FIN	703	1.00	703
BMU	BSMNT	575	0.15	86
PRS	PIERS	128	-0.05	-6
DEK	DECK/ENTRANCE	174	0.10	17
EPF	ENCLOSED	72	0.70	50
OPF	OPEN PORCH FIN	18	0.25	5
GLA:	**1,332**	**2,874**		**1,542**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 241,739**
Year Built:		**1895**
Condition For Age:	EXCELLENT	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 207,900**

OWNER INFORMATION

BELANGER, KEVIN JOSEPH
CATALDO, MARISSA LYNN
2 BAILEY AVENUE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/18/2022	3802	2531	Q I	399,000	BORJAS, NIXON
07/23/2021	3749	2866	Q I	330,000	MARTIN, MICHELLE L
11/01/2019	3653	1052	U I 38	1	MARTIN, MICHELLE L.
10/26/2016	3535	1196	U I 38	1	MARTIN, ALAN E
07/30/1987	1671	1033	U I 99	??	

PICTURE

LISTING HISTORY

07/20/22	ERHC	
12/01/21	ERVM	SALES VERIFICATION
01/01/20	ERCL	
09/19/19	KEVM	
01/07/19	INSP	MARKED FOR INSPECTION
07/22/14	JBVM	
02/05/14	INSP	MARKED FOR INSPECTION
06/17/10	RS	MISC REASON

NOTES

BROWN;WOB;9/19; NOH; PU NEW VINYL SID & NEW WINDOWS POST 4/1/19; PU ENT & LT EST B4 4/1; REMV DEK; EXT=V.GD; TD=MIN FIN @ EXT; CK 20 FOR FIN & PIC;12/19 KITCH ORIG, BATH 90S, LAM C'TOPS, EXT COND (V.GD) > INT COND (AVERAGE/WORN ETC.) GOOD COND OVERALL; BMF COND<REST; CENT VAC;PU FUN BSMNT, CORR FLORING; SIDING COMPLETE, REMOVED UC;12/21 NOH, BACKYARD EST/FENCING/LANDSC=GOOD;;PER MLS/PICS V.GOOD/EXC COND FOR AGE, UPDATED/RENOD INT/EXT, K+B, NEW FLRS, GRANITE C'TOPS;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	100	10 x 10	220	10.00	25	550	EST=FENCE
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
LEAN-TO	56	8 x 7	346	4.00	20	155	ATT FENCE/LOW-Q
						3,700	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 118,600	$ 3,900	$ 77,600
		Parcel Total:	$ 200,100
2021	$ 118,600	$ 3,900	$ 77,600
		Parcel Total:	$ 200,100
2022	**$ 218,300**	**$ 3,700**	**$ 144,200**
		Parcel Total:	**$ 366,200**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.210 ac	131,384	F	110	105	100	100	95 -- MILD	100	144,200	0	N	144,200	
	0.210 ac									144,200			**144,200**	

Map: 000113 Lot: 000026 Sub: 000000 Card: 1 of 1 2 BAILEY AVENUE ALLENSTOWN Printed: 08/30/2022

PICTURE

OWNER

BELANGER, KEVIN JOSEPH
CATALDO, MARISSA LYNN
2 BAILEY AVENUE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

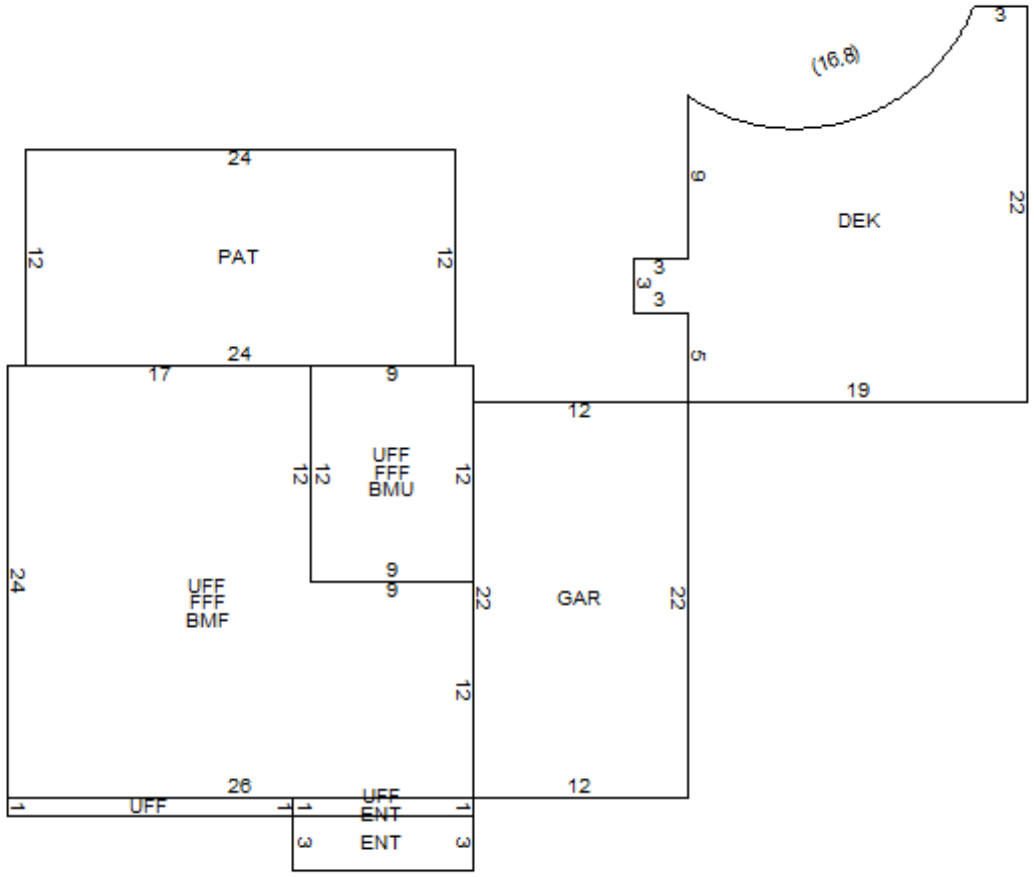
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **LAMINATE/VINYL/CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators: **1**
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0237** Base Rate: **RSA 136.00**
Bldg. Rate: **1.0814**
Sq. Foot Cost: **$ 147.07**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	340	0.10	34
ENT	ENTRY WAY	40	0.10	4
FFF	FST FLR FIN	624	1.00	624
BMU	BSMNT	108	0.15	16
BMF	BSMNT FINISHED	516	0.30	155
UFF	UPPER FLR FIN	650	1.00	650
PAT	PATIO	288	0.10	29
GAR	GARAGE ATTCHD	264	0.45	119
GLA:	**1,274**	**2,830**		**1,631**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 239,871**
Year Built:		**1978**
Condition For Age:	EXCELLENT	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 218,300**

OWNER INFORMATION

BRESLIN, DONALD ROY
BRESLIN, MICHELLE LYNN
41 RIDGE ROAD

ALLENSTOWN , NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/17/2022	3795	2784	Q I	375,000	BEATTIE, DENNIS
07/20/1982	1421	0021	U I 99		??

PICTURE

LISTING HISTORY

09/27/19	KEVM	
01/07/19	INSP	MARKED FOR INSPECTION
10/28/14	ERCL	
07/22/14	JBVM	
07/22/14	JBVM	
02/05/14	INSP	MARKED FOR INSPECTION
08/04/10	LL	INT. INSPECT
06/17/10	RS	MISC REASON

NOTES

WINDOWS 2000, WHIRLPOOL TUB; WHITE- 07/14 MOH PU PAT, DEK, ENT. SHED MEAS EST DUE TO DOGS. GAR+EPF ROOF=PREFAB METAL. FIX EPF MEAS;10/14 KITCH ORIG,BATH 2000,BMF NO FLOORING BUT 3 OF 4 IN POOR COND/LOW QUALITY FIN,INT GOOD VARIES AVG-GOOD, 26' REAR DORMER, HSF=17' WITH DORMER; 9/19; NOH; PU PREFAB MTL ROOF; EST REAR=FENCE;5/22 FOR SALE AUC $349,900 8DOM

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	10 x 8	260	10.00	25	520	EST FENCE
PATIO	286	13 x 22	116	7.00	50	1,161	EST SHAPE
						1,700	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 98,100	$ 1,700	$ 81,700
		Parcel Total:	$ 181,500
2021	$ 98,100	$ 1,700	$ 81,700
		Parcel Total:	$ 181,500
2022	**$ 216,000**	**$ 1,700**	**$ 144,500**
		Parcel Total:	**$ 362,200**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.210 ac	131,384	F	110	100	100	100	100 -- LEVEL	100	144,500	0	N	144,500	
	0.210 ac									144,500			**144,500**	

Map: 000113 Lot: 000029 Sub: 000000 Card: 1 of 1 41 RIDGE ROAD ALLENSTOWN Printed: 08/30/2022

PICTURE

OWNER

BRESLIN, DONALD ROY
BRESLIN, MICHELLE LYNN
41 RIDGE ROAD

ALLENSTOWN , NH 03275

TAXABLE DISTRICTS

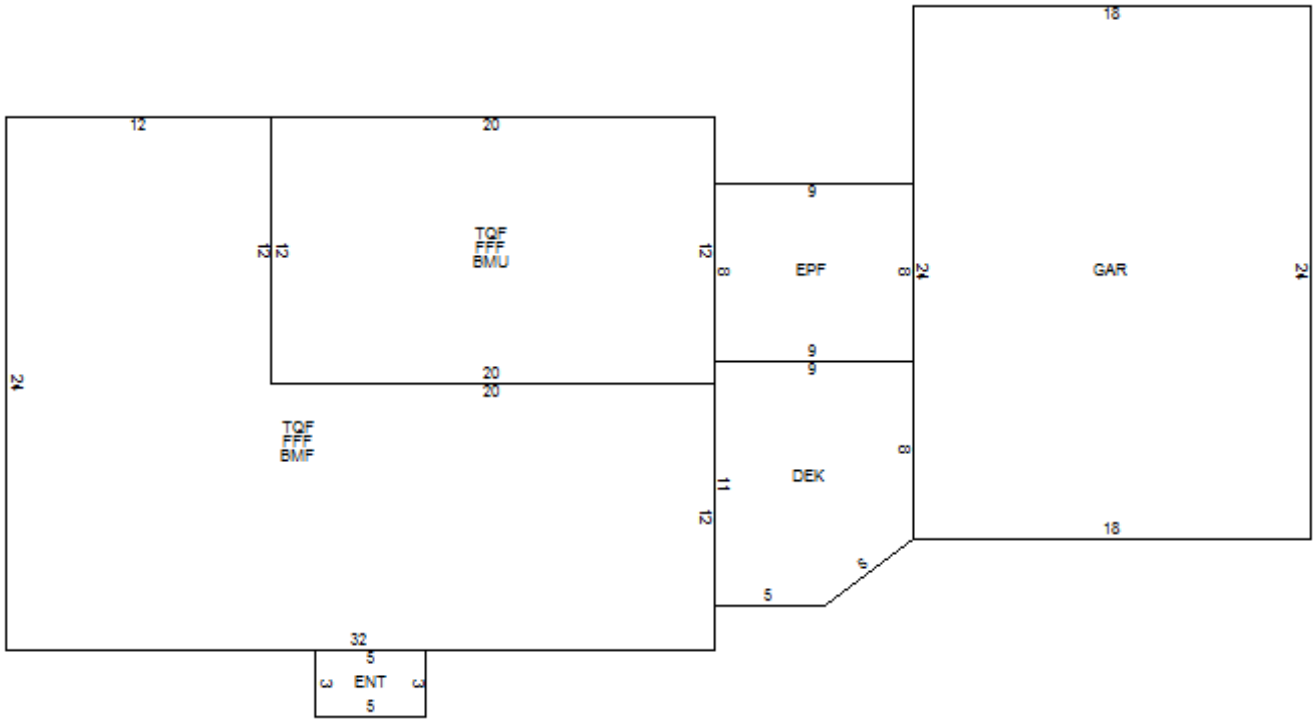
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.50 STORY CAPE**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **VINYL SIDING**
Int: **PLASTERED/DRYWALL**
Floor: **HARDWOOD/LAMINATE/VINYL**
Heat: **OIL/FA DUCTED**
Bedrooms: **4** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9945** Base Rate: **RSA 136.00**
Bldg. Rate: **1.0935**
Sq. Foot Cost: **$ 148.72**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	432	0.45	194
DEK	DECK/ENTRANCE	93	0.10	9
EPF	ENCLOSED	72	0.70	50
ENT	ENTRY WAY	15	0.10	2
TQF	3/4 STRY FIN	768	0.75	576
FFF	FST FLR FIN	768	1.00	768
BMF	BSMNT FINISHED	528	0.30	158
BMU	BSMNT	240	0.15	36
GLA:	**1,344**	**2,916**		**1,793**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 266,655**
Year Built:		**1962**
Condition For Age:	GOOD	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 216,000**

OWNER INFORMATION

MCCAIG, DAVID WAYNE
MCCAIG, STEPHANIE LEE
37 RIDGE ROAD

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/22/2022	3789	1233	Q I	455,000	O'BRIEN, ANN LOUISE
03/30/2011	3248	1484	U I 38	2,667	TOWLE, RODNEY A.?

PICTURE

LISTING HISTORY

04/25/22	ERVM	SALES VERIFICATION
09/27/19	KEVM	
01/07/19	INSP	MARKED FOR INSPECTION
10/28/14	ERCL	
07/22/14	JBVM	
02/05/14	INSP	MARKED FOR INSPECTION
08/03/10	RD	INT. INSPECT
06/17/10	RS	MISC REASON

NOTES

06 FURNACE 98, ROOF 05; 08/03/2010 IN LAW APT IN BSMT, GREEN-07/14 NOH. DNPU WIDE WALKWAY AS PAT. EST BMG=14X26 FIX XFOB'S. DNPU 2 FT ENT;10/14 FPL INOP,K&B ORIG BUT MAINT;PU XTRA KIT IN BMT,WOB, 2 BRS IN BMF; 9/19; NOH; EXT GD; PU SHED-WD;4/22 NOH, PU NEW DECK, OLDER WINS, EXT GOOD,INT DATED; INLAW IN BSMNT;OL $390,000;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1.5 STY	936	26 x 36	77	34.00	90	22,054	BUILT INTO HL/HT/WH
CARPORT METAL	240	20 x 12	127	8.00	30	732	
CONCRETE SLAB	588	14 x 42	87	5.00	60	1,535	SHAPE, ATT GAR
FIREPLACE 1-CUST	1		100	5,000.00	100	5,000	
SHED-WOOD	40	8 x 5	400	10.00	40	640	ATT GAR
						30,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 143,600	$ 22,100	$ 72,300
		Parcel Total:	$ 238,000
2021	$ 143,600	$ 22,100	$ 72,300
		Parcel Total:	$ 238,000
2022	**$ 267,500**	**$ 30,000**	**$ 132,000**
		Parcel Total:	**$ 429,500**

LAND VALUATION

LAST REVALUATION: 2022

Zone: R1 - RESIDENTIAL 1 **Minimum Acreage:** 0.23 **Minimum Frontage:** 100 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL/HARDPACK **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	0.230 ac	132,000	F	110	100	100	95	95 -- MILD	100	131,000	0	N	131,000	BASEMENT INLAW
2F RES	0.680 ac	x 1,500	X	100				95 -- MILD	100	1,000	0	N	1,000	
	0.910 ac									132,000			**132,000**	

PICTURE

OWNER

MCCAIG, DAVID WAYNE
MCCAIG, STEPHANIE LEE
37 RIDGE ROAD

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

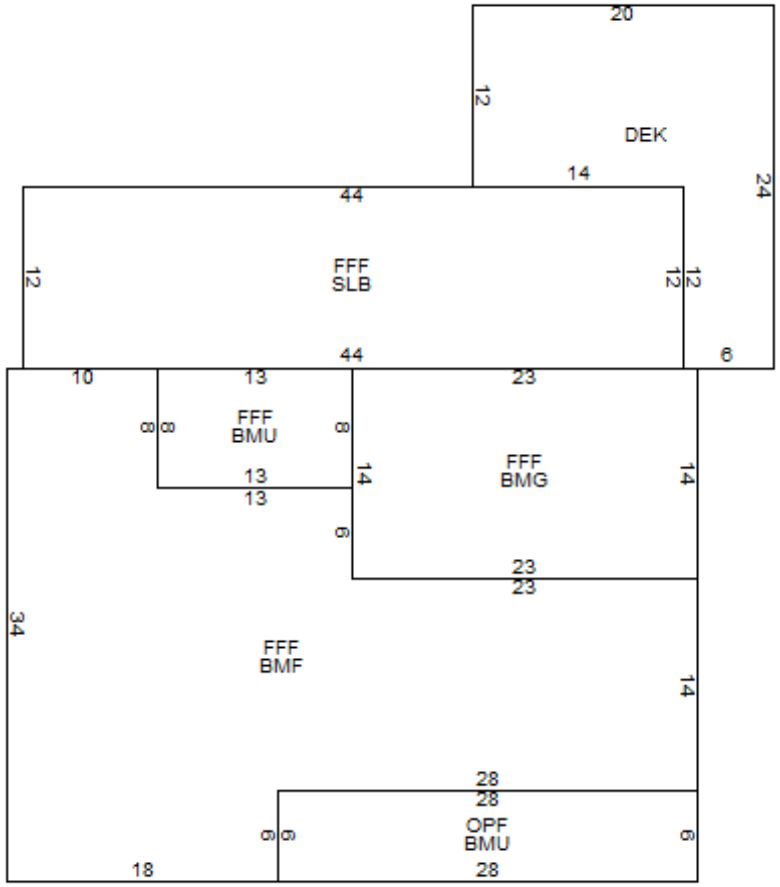
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BOARD/BATTEN**
Int: **DRYWALL**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.0** Fixtures: **6**
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9206** Base Rate: **RSA 136.00**
Bldg. Rate: **1.0025**
Sq. Foot Cost: **$ 136.34**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1924	1.00	1924
SLB	SLAB	528	0.00	0
DEK	DECK/ENTRANCE	312	0.10	31
OPF	OPEN PORCH FIN	168	0.25	42
BMU	BSMNT	272	0.15	41
BMF	BSMNT FINISHED	970	0.30	291
BMG	BASEMENT	322	0.20	64
GLA:	**1,924**	**4,496**		**2,393**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 326,262**
Year Built:		**1976**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 267,500**

OWNER INFORMATION

CANN, JESSICA

59 CHESTNUT DRIVE

ALLENSTOWN , NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/15/2022	3802	997	Q I	500,000	VENUTI, SYDNEY
02/01/2021	3721	22	Q I	415,000	SANFORD, SETH A
12/30/2019	3660	1512	Q I	329,933	DONIGIAN PROPERTIES, LLC
01/08/2003	2447	0935	U V 99		??

PICTURE

LISTING HISTORY

01/18/21	ERPR	
03/10/20	ERVM	
11/10/16	KCVL	
10/21/16	INSP	MARKED FOR INSPECTION
07/31/12	TC	MISC REASON

NOTES

TAN; SUB LOT 17; 3/20; PU NEW HSE, DNVI, DATA EST, CK 21 FOR PAVED DW; 1/21; PU PAVED DW; INT QUALITY>EXT SILESTONE C-TOPS W/ISLAND, SS APPL, ASH FLOORING;5/11/22 FOR SALE PENDING $474,900 1DOM UPGRADED INT FROM TYP BUILDER GRADE;OPEN CON/HIGH CEILS, 5' BRUCE GREY WOOD FLRS/QUARTZ C'TOPS WITH CERAMIC BACKSPLASH/FARMHOUSE SINK, TWO TONE CABS;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 176,400	$ 0	$ 94,100
		Parcel Total:	$ 270,500
2021	$ 176,400	$ 0	$ 99,100
		Parcel Total:	$ 275,500
2022	**$ 307,600**	**$ 0**	**$ 157,300**
		Parcel Total:	**$ 464,900**

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.300 ac	137,950	G	120	100	100	100	95 -- MILD	100	157,300	0	N	157,300	
	2.300 ac									157,300			**157,300**	

PICTURE

OWNER

CANN, JESSICA

59 CHESTNUT DRIVE

ALLENSTOWN , NH 03275

TAXABLE DISTRICTS

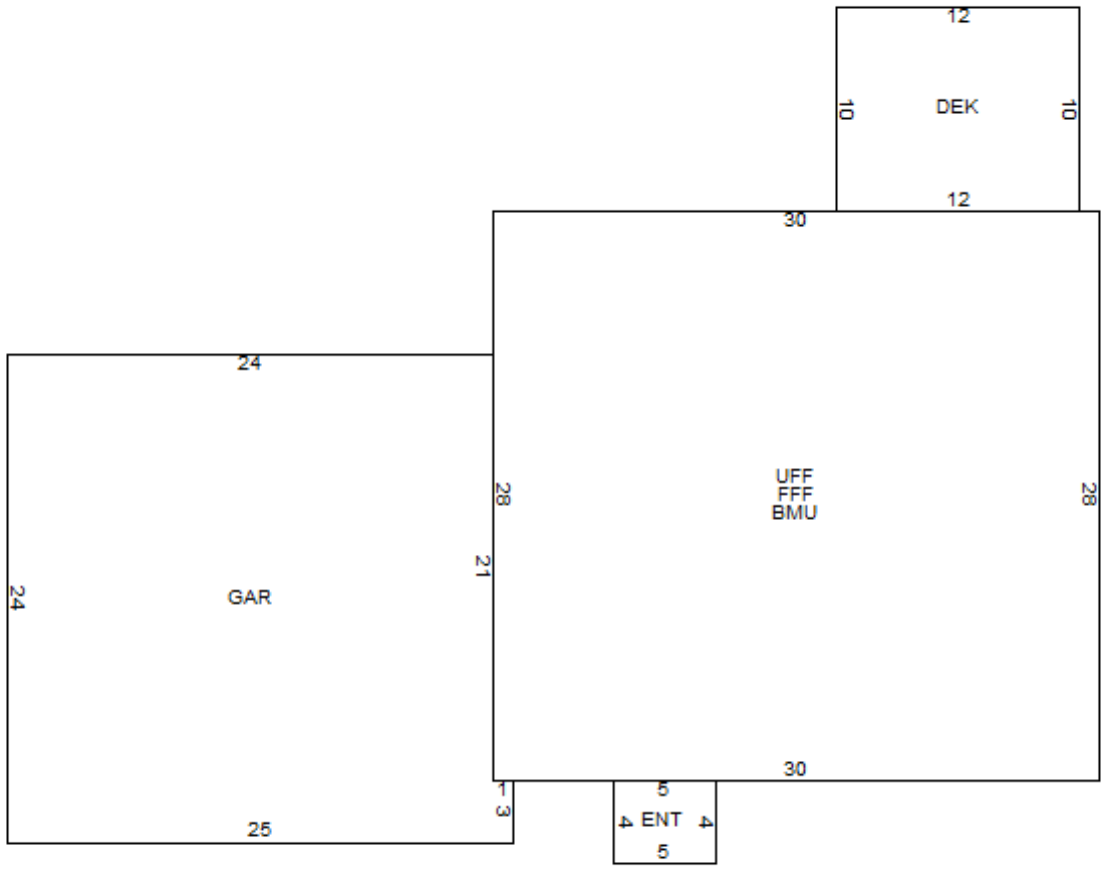
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
05/01/19	2019000093	NEW CONSTRUCTION	New Construction-3 BEDROO

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9537** Base Rate: **RSA 136.00**
Bldg. Rate: **1.1323**
Sq. Foot Cost: **$ 153.99**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	840	1.00	840
FFF	FST FLR FIN	840	1.00	840
BMU	BSMNT	840	0.15	126
DEK	DECK/ENTRANCE	120	0.10	12
GAR	GARAGE ATTCHD	579	0.45	261
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,680**	**3,239**		**2,081**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 320,453**
Year Built:		**2019**
Condition For Age:	AVERAGE	**4 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**4 %**
Building Value:		**$ 307,600**

OWNER INFORMATION

BEDFORD FAMILY TRUST
BEDFORD, VIVIAN & PATRCIA A TRUSTEES
2 DOWST ROAD

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/29/2022	3800	2761	Q I	350,000	CHRISTIE, JR., SCOTT A
10/07/2016	3533	341	U I 13	137,200	GLOVER, EDMUND
05/02/2003	2497	0523	U I 99		??

PICTURE

LISTING HISTORY

07/20/22	ERHC	
03/16/20	ERPM	
03/19/18	ERPR	
03/09/17	ERPR	
10/28/16	ERVM	
10/21/16	INSP	MARKED FOR INSPECTION
07/26/12	BH	NOT AT HOME
07/09/09	RS	MISC REASON

NOTES

GRY; CORNER LOT;3/17 FULL INT RENO, NEW ROOF & WINDOWS '16; REMOVED SHED; DNVI; INT EST PER Q'S @ DOOR; MINOR FIN WORK ON 4/1 TO BE COMPLETE; CK18; 3/18; NOH; EST INT RENO COMPLETE, REMOVED UC; 3/20; PU LNTO; 7/10/22 FOR SALE $325,000 5DOM AUC CORR FLR;EST RBF PER MLS;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SCREENHOUSE	120	12 x 10	193	14.00	20	648	BY DW
LEAN-TO	260	26 x 10	122	4.00	100	1,269	WD STO
						1,900	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 94,300	$ 1,900	$ 85,400
		Parcel Total:	$ 181,600
2021	$ 94,300	$ 1,900	$ 85,400
		Parcel Total:	$ 181,600
2022	**$ 182,000**	**$ 1,900**	**$ 136,500**
		Parcel Total:	**$ 320,400**

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL/HARDPACK **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.020 ac	137,530	F	110	100	100	95	95 -- MILD	100	136,500	0	N	136,500	
	2.020 ac									136,500			**136,500**	

PICTURE

OWNER

BEDFORD FAMILY TRUST
BEDFORD, VIVIAN & PATRCIA A TRUSTEE
2 DOWST ROAD

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

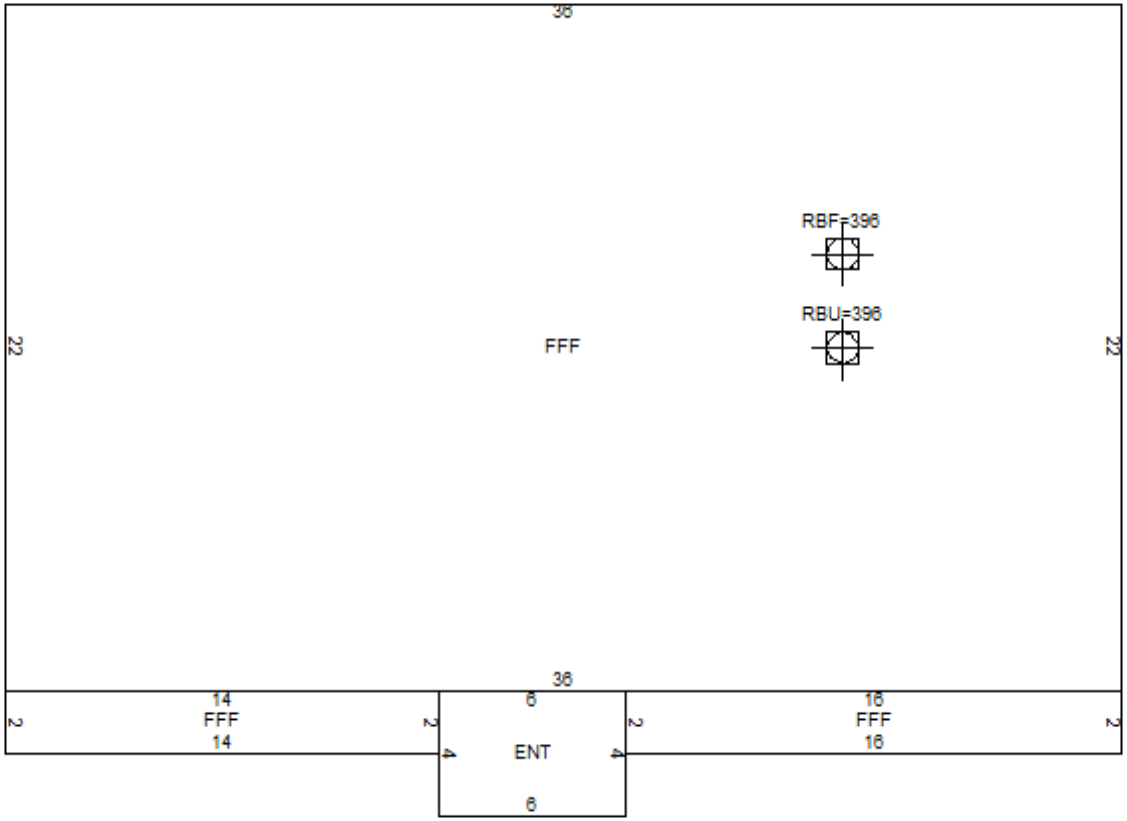
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
10/20/16	2016000206	ALTER EXISTING STR	REPLACING SHINGLED RO

BUILDING DETAILS

Model: **1.00 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **LAMINATE/VINYL/HARD TILE**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1224** Base Rate: **RSA 136.00**
Bldg. Rate: **1.2593**
Sq. Foot Cost: **$ 171.27**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	852	1.00	852
ENT	ENTRY WAY	24	0.10	2
RBF	RAISED BSMNT	396	0.75	297
RBU	RAISED BSMNT	396	0.25	99
GLA:	**1,149**	**1,668**		**1,250**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 214,088**
Year Built:		**1988**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 182,000**

OWNER INFORMATION

CASAGRANDE, CHRISTOPHER & CATHE

CASAGRANDE, ROBERT M & ROBIN L

409 DEERFIELD ROAD

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/29/2022	3797	852	Q I	775,000	PEFFER, RYAN
09/23/2020	3697	1749	U I 39	1	PEFFER, RYAN & LYNDA
12/13/2012	3356	1011	U I 38	3,267	PEFFER, RYAN?
10/02/2007	3022	1041	U V 17	107,533	L'HEUREUX, MARC A.?

PICTURE

LISTING HISTORY

03/16/20	ERPX	
03/18/19	ERPM	
03/19/18	ERPR	
03/09/17	ERPM	GAR
03/28/16	ERPM	GAR, SHED
03/06/15	ERVM	
07/27/12	BH	NOT AT HOME
02/04/08	JP	INT. INSPECT

NOTES

GRN; PATIO EST=IRREG SHAPE; LOT IS ROCKY & BONEY RIGHT FRONT TO REAR, WOODED AROUND; PERIMETER, L0NG GRAVEL DRIVE; SETS BACK FROM ROAD; STARTS DIRT TO PAVED DW; INT DATA EST; 3/20; HO REFUSED EXT MEAS-EST POOL, DEK; EST UFF PER SHADES/AC; NC TO SHED;5/22 FOR SALE PENDING $749,900 4DOM PER MLS INLAW ABOVE GARAGE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	144	12 x 12	171	10.00	100	2,462	LEFT WOODS
SHED-WOOD	144	12 x 12	171	10.00	70	1,724	LEFT WDS/UNFIN
LEAN-TO	24	6 x 4	400	4.00	25	96	LEFT WDS/WOOD STO
POOL-ABOVE GROUND	720	30 x 24	82	6.00	100	3,542	ROUND
DECK	360	30 x 12	104	7.00	100	2,621	ATT POOL/EST MEAS
						10,400	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 291,800	$ 10,400	$ 96,400
		Parcel Total:	$ 398,600
2021	$ 291,800	$ 10,400	$ 96,400
		Parcel Total:	$ 398,600
2022	**$ 584,500**	**$ 10,400**	**$ 145,500**
		Parcel Total:	**$ 740,400**

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PART PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	5.000 ac	142,000	F	110	100	100	98	95 -- MILD	100	145,400	0	N	145,400	INLAW APT
2F RES	0.040 ac	x 1,500	X	100				95 -- MILD	100	100	0	N	100	
	5.040 ac									145,500			**145,500**	

PICTURE

OWNER

CASAGRANDE, CHRISTOPHER & CA
CASAGRANDE, ROBERT M & ROBIN L
409 DEERFIELD ROAD

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

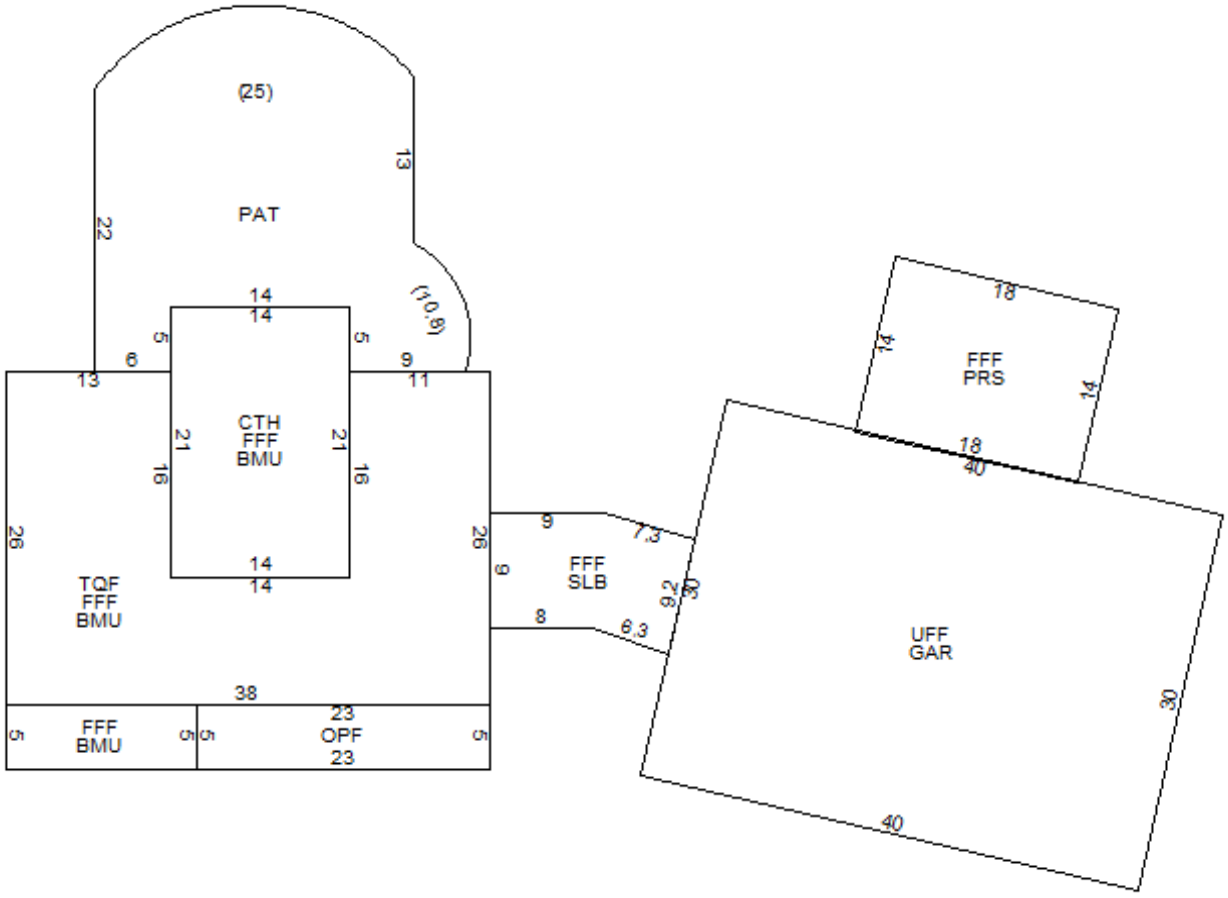
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
06/12/17	2017000116	NEW CONSTRUCTION	Building Sun Porch off of 2nd
05/26/16	2016000107	ADD TO EXISTING ST	NEW GARAGE - 1200SQ/FT-
07/24/14	2014000007	ADD TO EXISTING ST	
09/26/07	R-2007-09-15	OTHER	CUO ISSUED: MAR 28 2008

BUILDING DETAILS

Model: **1.75 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEMENT CLAPBOARDS**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/HOT WATER**
Bedrooms: **5** Baths: **3.5** Fixtures: **11**
Extra Kitchens: **1** Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.8283** Base Rate: **RSA 136.00**
Bldg. Rate: **1.1608**
Sq. Foot Cost: **$ 157.87**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	764	0.75	573
FFF	FST FLR FIN	1523	1.00	1523
BMU	BSMNT	1133	0.15	170
CTH	CATHEDRAL	294	0.10	29
OPF	OPEN PORCH FIN	115	0.25	29
SLB	SLAB	138	0.00	0
PAT	PATIO	632	0.10	63
UFF	UPPER FLR FIN	1200	1.00	1200
GAR	GARAGE ATTCHD	1200	0.45	540
PRS	PIERS	252	-0.05	-13
GLA:	**3,296**	**7,251**		**4,114**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 649,477**
Year Built:		**2007**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 584,500**

OWNER INFORMATION

HAMRICK, LINDSAY

371 DEERFIELD ROAD

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/01/2022	3797	2690	Q I	460,000	BYER, MEGAN L.
03/26/2015	3472	2259	Q I	239,933	BARKER, SAMUEL J.
08/21/2007	3013	0251	Q I	237,933	NAVARRO KATHLEEN?

PICTURE

LISTING HISTORY

11/01/16	ERVM	
10/21/16	INSP	MARKED FOR INSPECTION
07/27/12	BH	NOT AT HOME
12/17/10	BL	NO ENTRY
09/11/08	SH	INT. INSPECT

NOTES

TAN; FULL REAR DORMER; 11/16 NOH; PU SHED, LT, PAVING DW-PU
2017;5/17/22 FOR SALE AUC $449,999 1DOM

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	120	12 x 10	193	10.00	30	695	LEFT WDS
LEAN-TO	51	17 x 3	374	4.00	20	153	ATT GAR
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						3,800	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 150,800	$ 3,800	$ 90,100
		Parcel Total:	$ 244,700
2021	$ 150,800	$ 3,800	$ 90,100
		Parcel Total:	$ 244,700
2022	**$ 283,700**	**$ 3,800**	**$ 143,800**
		Parcel Total:	**$ 431,300**

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.070 ac	137,605	F	110	100	100	100	95 -- MILD	100	143,800	0	N	143,800	
	2.070 ac									143,800			**143,800**	

Map: 000402 Lot: 000164 Sub: 000000 Card: 1 of 1 371 DEERFIELD ROAD ALLENSTOWN Printed: 08/30/2022

PICTURE

OWNER

HAMRICK, LINDSAY

371 DEERFIELD ROAD

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

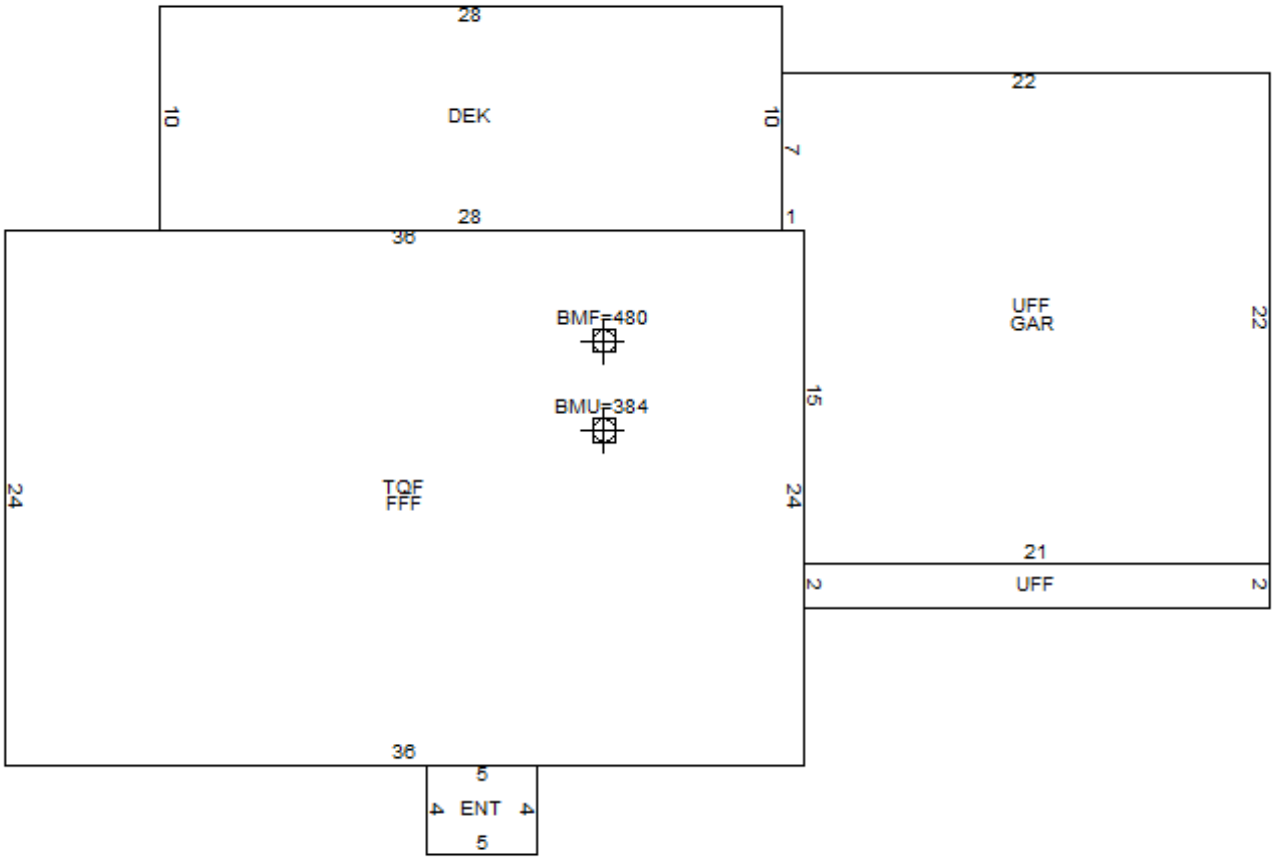
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
11/08/10	R-2010-11-4	ADD TO EXISTING ST	VARIANCE REASON: SIGN

BUILDING DETAILS

Model: **1.75 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEDAR/REDWD**
Int: **DRYWALL**
Floor: **HARDWOOD/LAMINATE/VINYL**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9141** Base Rate: **RSA 136.00**
Bldg. Rate: **0.9953**
Sq. Foot Cost: **$ 135.35**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	864	0.75	648
FFF	FST FLR FIN	864	1.00	864
DEK	DECK/ENTRANCE	280	0.10	28
UFF	UPPER FLR FIN	511	1.00	511
GAR	GARAGE ATTCHD	469	0.45	211
ENT	ENTRY WAY	20	0.10	2
BMF	BSMNT FINISHED	480	0.30	144
BMU	BSMNT	384	0.15	58
GLA:	**2,023**	**3,872**		**2,466**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 333,773**
Year Built:		**1988**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 283,700**

OWNER INFORMATION

OUELLETTE, ANDREA
JOBIN, KENNETH
266 DEERFIELD ROAD

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/28/2022	3797	209	U I 89	640,000	HAYES FAMILY REVOCABLE
04/20/2022	3789	672	Q I	600,000	DELMONTE, MATTHEW J
07/10/2019	3637	1428	Q I	382,000	SHOFFNER, DAVID G
01/17/2017	3544	1943	U I 33	330,000	GAMACHE BERNARD
12/14/2016	3540	2642	U I 54	1	MORTGAGE ELECTRONIC

PICTURE

LISTING HISTORY

04/22/22	ERVE	SALES VERIFICATION
11/07/16	ERVM	SALES
10/21/16	INSP	MARKED FOR INSPECTION
04/08/14	JBVE	
06/14/12	BH	NOT AT HOME
09/03/04	RS	MISC REASON

NOTES

WHT; HOME IN GD COND; APPRS BARN PART HEATED; 11/16 NOH; INT DATA EST; GRAVEL DW TO CONC PARKING AREA; UPDATED XFOBS; PU AC, GEN, EXT GD COND/WELL MAINT; DNPU SLBS BY BARN/DW; GRANITE CTOPS W/ LRG ISLAND;EXPOSED BEAMSSHED-EQ COLLAPSED-DNPU;MASTER BEDRM + GREAT ROOM WITH AC ONLY, CORR BED/BATH/INT DATA PER MLS DATA/PICS;INT CUST/RENOVATED V.GOOD COND OVERALL;DATA EST PER GATE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BARN-2STRY/LOFT	1,800	50 x 36	69	29.00	80	28,814	ATT HSE/WTR/ELEC
SHED-WOOD	144	12 x 12	171	10.00	70	1,724	
PATIO	1,152	48 x 24	74	7.00	50	2,984	BACKYARD/CONC
FIREPLACE 1-STAND	2		100	3,000.00	100	6,000	
						39,500	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 227,200	$ 39,500	$ 91,800
		Parcel Total:	$ 358,500
2021	$ 227,200	$ 39,500	$ 91,800
		Parcel Total:	$ 358,500
2022	**$ 413,800**	**$ 39,500**	**$ 151,700**
		Parcel Total:	**$ 605,000**

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** GOOD **Driveway:** PART PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	4.400 ac	141,100	F	110	105	100	98	95 -- MILD	100	151,700	0	N	151,700	PART CONC. DW
	4.400 ac									151,700			**151,700**	

PICTURE

OWNER

OUELLETTE, ANDREA
JOBIN, KENNETH
266 DEERFIELD ROAD

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

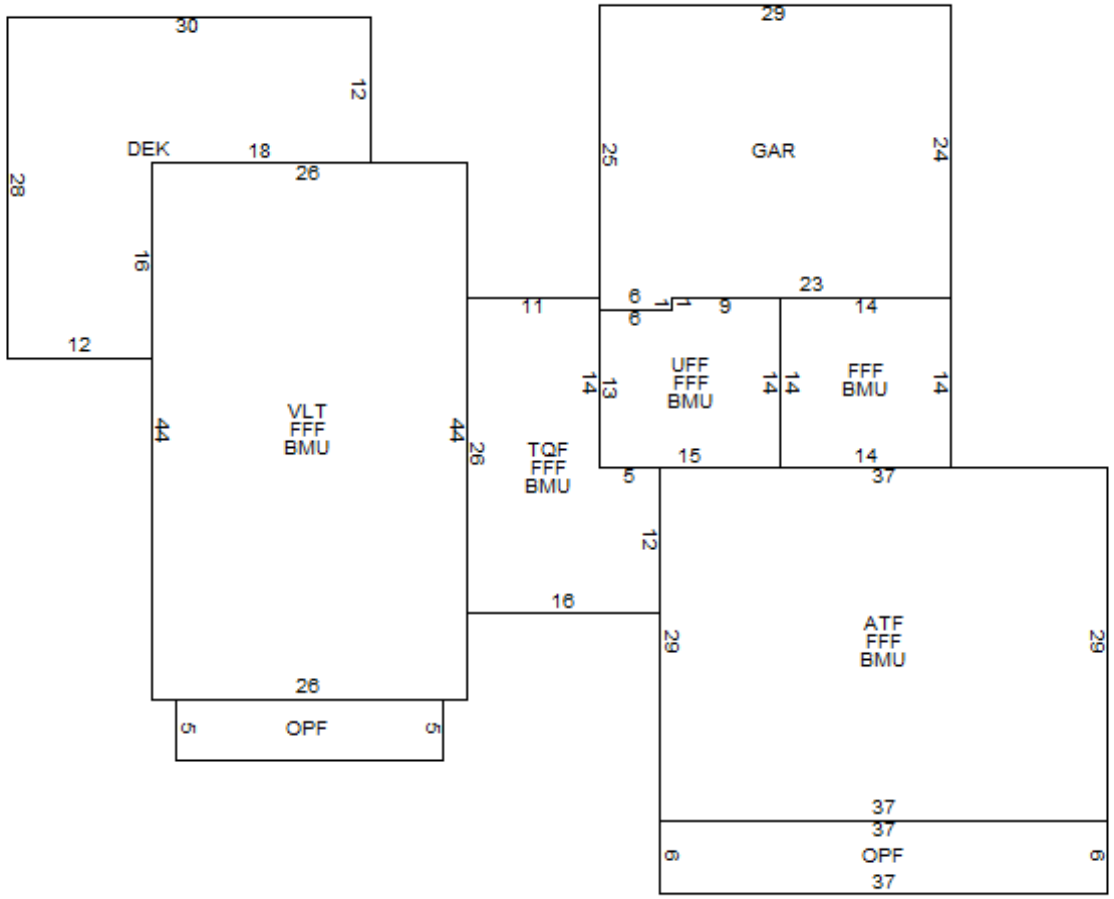
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.50 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **3.0** Fixtures: **12**
Extra Kitchens: Fireplaces:
A/C: **Yes 75.00 %** Generators: **1**
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.8135** Base Rate: **RSA 136.00**
Bldg. Rate: **1.1089**
Sq. Foot Cost: **$ 150.82**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATF	ATTIC FINISHED	1073	0.25	268
FFF	FST FLR FIN	2963	1.00	2963
BMU	BSMNT	2963	0.15	444
UFF	UPPER FLR FIN	204	1.00	204
GAR	GARAGE ATTCHD	702	0.45	316
OPF	OPEN PORCH FIN	332	0.25	83
TQF	3/4 STRY FIN	346	0.75	260
VLT	VAULTED	1144	0.05	57
DEK	DECK/ENTRANCE	552	0.10	55
GLA:	**3,695**	**10,279**		**4,650**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 701,313**
Year Built:		**1830**
Condition For Age:	VERY GOOD	**26 %**
Physical:		
Functional:		
Economic:	OB	**15 %**
Temporary:		
Total Depreciation:		**41 %**
Building Value:		**$ 413,800**

OWNER INFORMATION

DENNISON, WAYNE S REVOCABLE TRU
DENNISON, WAYNE S
27 HILLSIDE DRIVE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/02/2022	3790	1258	Q I	160,000	CONNOR, JILLIAN
08/30/2017	3568	1022	Q I	62,000	DIONNE, ANDREW G.
03/27/2012	3304	1692	U I 99		OLDE TOWN

PICTURE

LISTING HISTORY

11/08/16	ERVL	
10/21/16	INSP	MARKED FOR INSPECTION
07/16/12	BH	INT. INSPECT
04/18/11	BL	
04/28/09	DI	NOT AT HOME

NOTES

TAN; 2X6 CONST; BEAR BROOK GARDENS I; 11/16 CROWN MOLDING, LAM C-TOPS, DNPU RUBBERMAID SHED, CORR INT DATA, P/U DEK,GEN;1 DOM

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
OLDE TOWNE CO-OP	1		100	15,000.00	100	15,000	
						15,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 51,900	$ 0	$ 0
		Parcel Total: $ 51,900	
2021	$ 51,900	$ 0	$ 0
		Parcel Total: $ 51,900	
2022	**$ 118,200**	**$ 15,000**	**$ 0**
		Parcel Total: $ 133,200	

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL/HARDPACK **Road:** PAVED

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

DENNISON, WAYNE S REVOCABLE T
DENNISON, WAYNE S
27 HILLSIDE DRIVE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

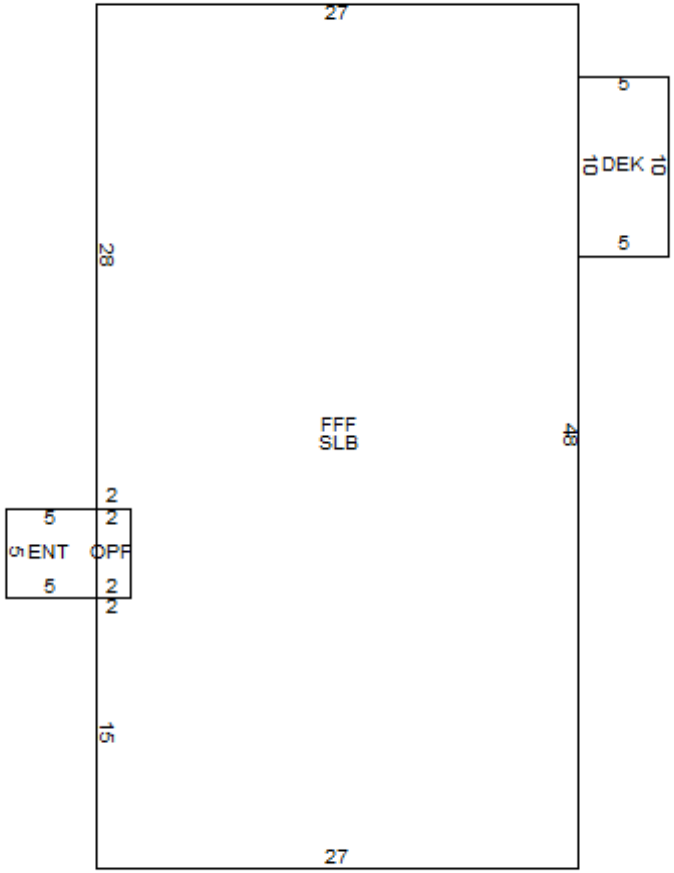
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
10/25/11	R-2011-041	OTHER	VARIANCE REASON: SIGN
10/05/11	R-2011-050	OTHER	VARIANCE REASON: SIGN

BUILDING DETAILS

Model: **1.00 STORY DOUBLE-WID**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL/WALL BOARD**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators: **1**
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9290** Base Rate: **MHD 111.00**
Bldg. Rate: **1.0015**
Sq. Foot Cost: **$ 111.16**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
SLB	SLAB	1286	0.00	0
OPF	OPEN PORCH FIN	10	0.25	3
ENT	ENTRY WAY	25	0.10	3
DEK	DECK/ENTRANCE	50	0.10	5
FFF	FST FLR FIN	1286	1.00	1286
GLA:	**1,286**	**2,657**		**1,297**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 144,175**
Year Built:		**2011**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 118,200**

OWNER INFORMATION

COGAN, EDWARD A

36 HILLSIDE DRIVE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/19/2021	3764	1179	Q I	92,000	LANK, KELSEY L.
06/02/2014	3439	1561	U I 23		PAIGE, SANDRA
03/28/2012	3305	0220	U I 37	10,000	DN&MB REAL ESTATE, LL?
03/07/2012	3301	0831	U I 99		ELLIOT, KATHERINE?
03/07/2012	3301	0833	U I 99	4,000	BRYANT, KATHERINE?

PICTURE

LISTING HISTORY

11/10/21	ERVM	SALES VERIFICATION
01/18/21	ERPM	
10/21/16	INSP	MARKED FOR INSPECTION
03/06/15	ERPR	
07/24/14	JBVM	
04/07/14	JBVL	SLB ONLY
07/16/12	TC	NOT AT HOME

NOTES

BEAR BROOK GARDENS I;7/14 NOH. PU HSE.INT INFO EST; 3/15 NOH; MH 100% COMPLETE/INSTALLED; REMOVE PRORATE DEP; PRS TO SLB; 1/21; PU EPF & DEK;11/21 NOH, NC TO EXT, DNPU CANVAS GAR; LIST PRICE WAS 119K THEN SOLD $92K AFTER 94 DOM

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
OLDE TOWNE CO-OP	1		100	15,000.00	100	15,000	
						15,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 42,300	$ 0	$ 0
		Parcel Total: $ 42,300	
2021	$ 45,000	$ 0	$ 0
		Parcel Total: $ 45,000	
2022	**$ 95,100**	**$ 15,000**	**$ 0**
		Parcel Total: $ 110,100	

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

COGAN, EDWARD A

36 HILLSIDE DRIVE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

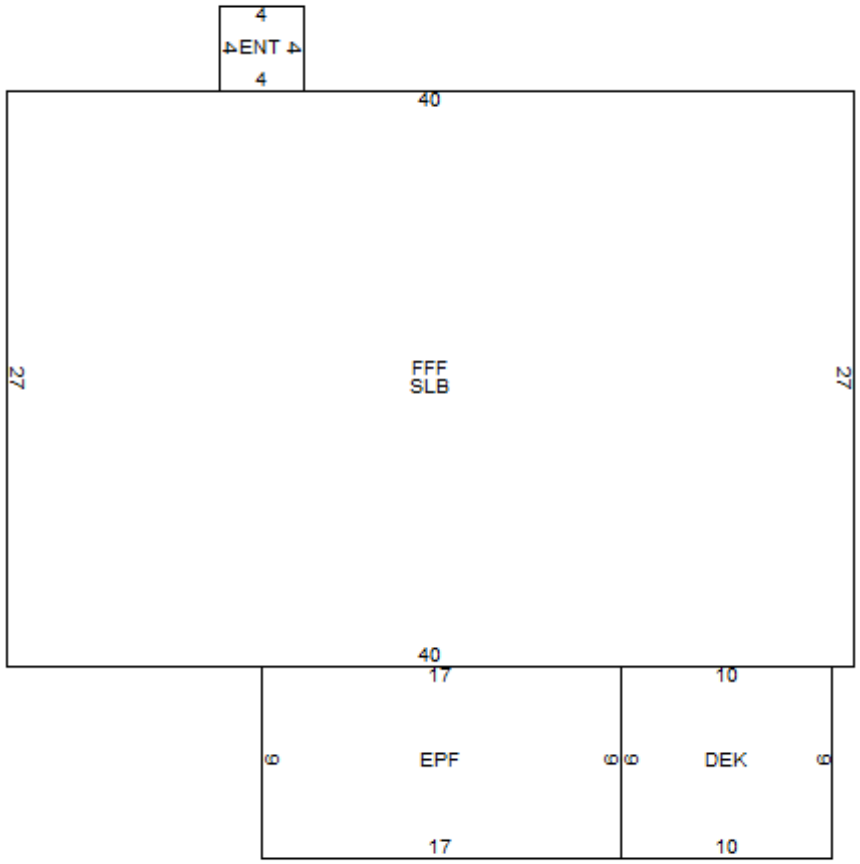
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
05/18/20	2020000065	ADD TO EXISTING ST	Adding a 12x16 foot inclosed p

BUILDING DETAILS

Model: **1.00 STORY DOUBLE-WID**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9479** Base Rate: **MHD 111.00**
Bldg. Rate: **0.8721**
Sq. Foot Cost: **$ 96.80**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	90	0.10	9
EPF	ENCLOSED	153	0.70	107
FFF	FST FLR FIN	1080	1.00	1080
SLB	SLAB	1080	0.00	0
ENT	ENTRY WAY	16	0.10	2
GLA:	**1,080**	**2,419**		**1,198**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 115,966**
Year Built:		**2014**
Condition For Age:	AVERAGE	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 95,100**

OWNER INFORMATION

COVEY, CARLEEN

12 WOODLAWN DRIVE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/22/2022	3796	1224	Q I	100,000	HALL CLIFTON J
09/03/2009	3154	0064	Q I	19,000	HORAN, RUSSELL?
02/08/2008	3045	1243	U I 38	10,000	FOGG, BRUCE & MARIE?

PICTURE

LISTING HISTORY

07/15/22	ERHC	
11/10/16	ERVM	
10/21/16	INSP	MARKED FOR INSPECTION
07/16/12	TC	NOT AT HOME

NOTES

WHT; NEWER WINDOWS & ROOF; NEW SIDING, WINDOWS; EXT GD FOR AGE; 11/16 NOH; PU LT; REMOVED ENT; EXT VGD COND FOR AGE; EST INT SIMILAR;EST FRONT DECK ON REVIEW;SML/LTD AMNT OF WINDOWS;CORR INT DATA/GRADE TO BE CONSTISTANT W/ SALES THAT ARE OLD B1/B2 MHS THAT HAVE BEEN COMPLETELY (INT/EXT) RENOVATED;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	144	12 x 12	171	10.00	50	1,231	
LEAN-TO	64	8 x 8	310	4.00	50	397	ATT 12X12
OLDE TOWNE CO-OP	1		100	15,000.00	100	15,000	
						16,600	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 18,700	$ 2,400	$ 0
		Parcel Total: $ 21,100	
2021	$ 18,700	$ 2,400	$ 0
		Parcel Total: $ 21,100	
2022	**$ 81,200**	**$ 16,600**	**$ 0**
		Parcel Total: $ 97,800	

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

COVEY, CARLEEN

12 WOODLAWN DRIVE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

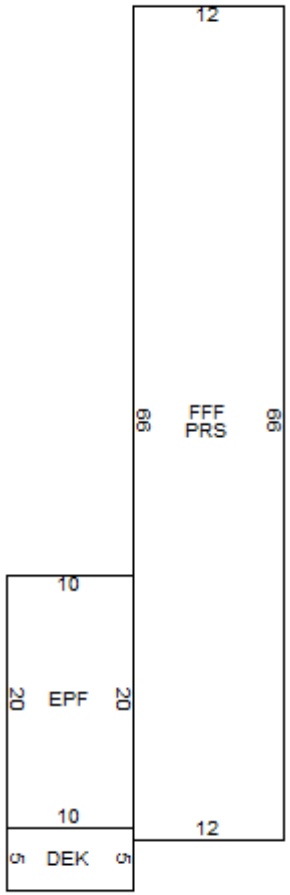
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY MOBILE HOM**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **LAMINATE/VINYL**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0311** Base Rate: **MHS 111.00**
Bldg. Rate: **1.0321**
Sq. Foot Cost: **$ 114.57**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	792	1.00	792
PRS	PIERS	792	-0.05	-40
EPF	ENCLOSED	200	0.70	140
DEK	DECK/ENTRANCE	50	0.10	5
GLA:	**792**	**1,834**		**897**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 102,769**
Year Built:		**1972**
Condition For Age:	EXCELLENT	**21 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 81,200**

OWNER INFORMATION

GRANDMAISON, RUTH ELLEN

1 MONROE AVENUE

ALLENSTOWN , NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/29/2022	3790	364	Q I	115,000	RUSSELL, RYAN
07/07/2021	3747	2125	U I 51	11,533	THURSTON, NADINE
07/18/2016	3523	125	Q I	13,000	SEVIGNY, ANTHONY
04/30/2015	3476	1032	Q I	13,000	BLACK, JUDITH A.
05/30/2001	2265	1966	U I 99	??	

PICTURE

LISTING HISTORY

11/15/16	ERVM	SALES
10/21/16	INSP	MARKED FOR INSPECTION
12/11/08	SH	INT. INSPECT
09/03/08	RB	NOT AT HOME

NOTES

WHT; 2X4 CONST;KIDS HOME/MEASURE ONLY/NO ENTRY; EXT COND & GRADE AVE /FLAT ROOF//JP; 4/6/07 911 CHANGE/PREV ADD 102 MONROE AVENUE-PST; MH IN AVG COND; FLRS= CPT/VINYL; NEW ROOF- REPLACED DUE TO SNOW DAMAGE LAST YEAR; REPLACING CEILING/ FLOORS SPONGY IN HALLWAY; 11/16 NOH; DNPU MTL ENT; PU ENT; SOME NEWER WINDOWS; ORIG CRANKOUTS-VERY LOW CEILINGS INT NEEDS SOME TLC;7/16 5 DOM MOTIV SELLER;PER MLS/PICS INT/EXT FULL RENOVATED;KITCHEN WITH ISLAND/INT ABV AVE FOR MH=GRADE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	12 x 8	227	10.00	20	436	
CATAMOUNT HILL CO-OP	1		100	15,000.00	100	15,000	
						15,400	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 15,500	$ 400	$ 0
		Parcel Total: $ 15,900	
2021	$ 15,500	$ 400	$ 0
		Parcel Total: $ 15,900	
2022	**$ 94,000**	**$ 15,400**	**$ 0**
		Parcel Total: $ 109,400	

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL/HARDPACK **Road:** PAVED

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

GRANDMAISON, RUTH ELLEN

1 MONROE AVENUE

ALLENSTOWN , NH 03275

TAXABLE DISTRICTS

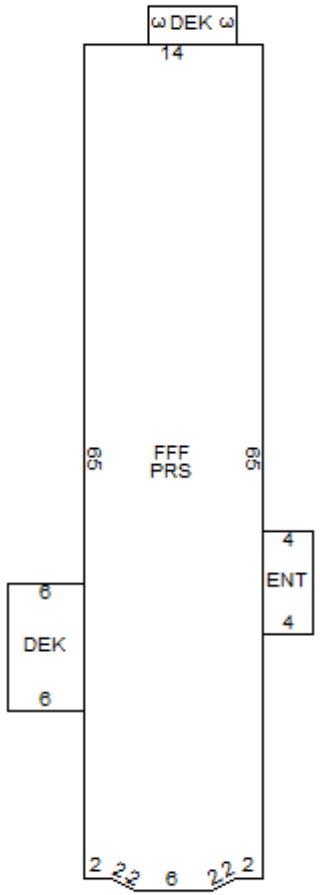
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY MOBILE HOM**
Roof: **FLAT/RUBBER MEMBRN**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **LAMINATE/VINYL**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0364** Base Rate: **MHS 111.00**
Bldg. Rate: **1.1691**
Sq. Foot Cost: **$ 129.77**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	918	1.00	918
DEK	DECK/ENTRANCE	81	0.10	8
PRS	PIERS	918	-0.05	-46
ENT	ENTRY WAY	32	0.10	3
GLA:	**918**	**1,949**		**883**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 114,587**
Year Built:		**1981**
Condition For Age:	EXCELLENT	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 94,000**

OWNER INFORMATION

PAQUETTE, ALLAN
PARKER, DEBORAH
23 MONROE AVENUE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/29/2021	3770	2581	Q I	115,000	WESTGATE, TIMOTHY P
01/12/2021	3717	2139	U I 38	2,667	LEBLANC, CAROL ANN
04/02/2008	3056	1086	Q I	30,000	BOISVERT, MINDY A?

PICTURE

LISTING HISTORY

01/10/22	ERVM	
11/16/16	ERVM	
10/21/16	INSP	MARKED FOR INSPECTION
09/03/08	RB	INT. INSPECT
07/15/04	JP	NOT AT HOME

NOTES

WHT; 2X6 CONST; 11/16 NOH; EXT NOT WELL MAINT; DMG SIDING/SKIRTING; AVG COND OVERALL; 1/22; DNVI, Q'S @ DOOR; PU 2 DEKS. NEW ROOF, NEW FLRING/WINS;EXT V.GOOD FOR AGE;SALE NOT ON MLS BUT APPEARS MKT COMPARED TO OTHER SIM SALES

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CATAMOUNT HILL CO-OP	1		100	15,000.00	100	15,000	
						15,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 23,900	$ 0	$ 0
		Parcel Total: $ 23,900	
2021	$ 23,900	$ 0	$ 0
		Parcel Total: $ 23,900	
2022	**$ 89,200**	**$ 15,000**	**$ 0**
		Parcel Total: $ 104,200	

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL/HARDPACK **Road:** PAVED

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

PAQUETTE, ALLAN
PARKER, DEBORAH
23 MONROE AVENUE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

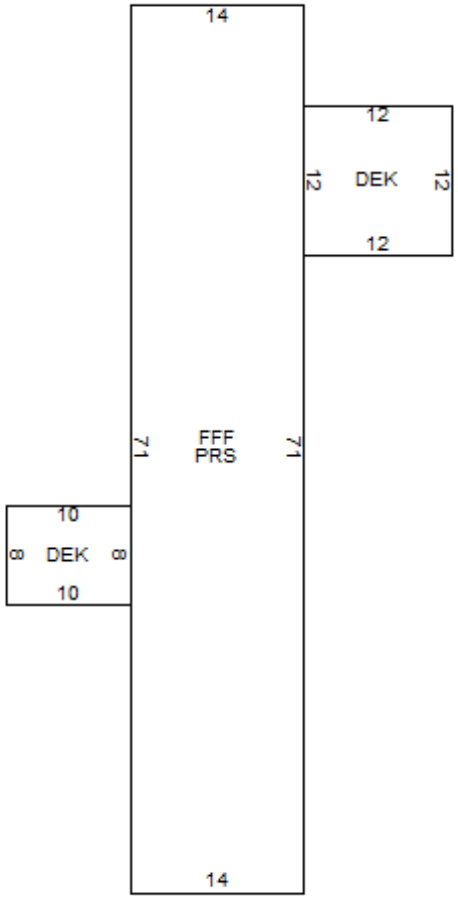
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
07/20/21	2021000169	ADD TO EXISTING ST	10x10 Deck to rear entrance of

BUILDING DETAILS

Model: **1.00 STORY MOBILE HOM**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **LAMINATE/VINYL**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0075** Base Rate: **MHS 111.00**
Bldg. Rate: **1.0528**
Sq. Foot Cost: **$ 116.86**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	994	1.00	994
PRS	PIERS	994	-0.05	-50
DEK	DECK/ENTRANCE	224	0.10	22
GLA:	**994**	**2,212**		**966**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 112,887**
Year Built:		**1999**
Condition For Age:	VERY GOOD	**21 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 89,200**

OWNER INFORMATION

CRAWFORD, TORRANCE M

29 CATAMOUNT HILL DRIVE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/04/2022	3783	2595	Q I	100,000	MALONEY, LEVI
05/07/2020	3675	1913	U I 33	7,000	CATAMOUNT HILL
02/24/2020	3666	1696	U I 33	1	PORTER, KRYSTAL
07/13/2012	3325	1206	U I 37	2,667	CATAMOUNT HILL COOP I?
07/27/2009	3148	1644	U I 37		KULA, WILLIAM D.?

PICTURE

LISTING HISTORY

04/22/22	ERVM	SALES VERIFICATION
11/17/16	ERVM	
10/21/16	INSP	MARKED FOR INSPECTION
09/04/08	RB	NOT AT HOME
07/15/04	JP	INT. INSPECT

NOTES

BLUE; 1/22 NOH NICE LARGE SITE/YARD, PU DECK, NEW EXT PAINT ROOF + WINS-RENOVATED AFTER 2020 SALE-EST INT DATA;NOT ON MLS GOOGLE ETC. FULLY RENOVATED=GRADE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	160	20 x 8	160	10.00	80	2,048	
PATIO	48	8 x 6	393	7.00	50	660	CONC. REAR WDS
CATAMOUNT HILL CO-OP	1		100	15,000.00	100	15,000	
						17,700	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 12,500	$ 2,000	$ 0
		Parcel Total: $ 14,500	
2021	$ 12,500	$ 2,000	$ 0
		Parcel Total: $ 14,500	
2022	**$ 80,200**	**$ 17,700**	**$ 0**
		Parcel Total: $ 97,900	

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL/HARDPACK **Road:** PAVED

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

CRAWFORD, TORRANCE M

29 CATAMOUNT HILL DRIVE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

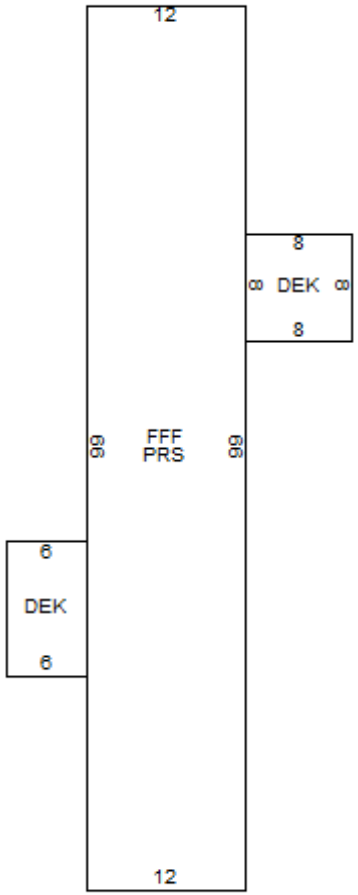
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY MOBILE HOM**
Roof: **GABLE OR HIP/RUBBER MEMBRN**
Ext: **PREFIN METAL**
Int: **WALL BOARD/DRYWALL**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0887** Base Rate: **MHS 111.00**
Bldg. Rate: **1.1976**
Sq. Foot Cost: **$ 132.93**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	792	1.00	792
PRS	PIERS	792	-0.05	-40
DEK	DECK/ENTRANCE	124	0.10	12
GLA:	**792**	**1,708**		**764**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 101,559**
Year Built:		**1973**
Condition For Age:	EXCELLENT	**21 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 80,200**

OWNER INFORMATION

DESANTIS 2018 TRUST
DESANTIS, PETER R & KERRY E TRUSTEES
92 NEW RYE ROAD

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type		Price	Grantor
02/09/2022	3781	113	U	I 38	1	DESANTIS, PETER R
10/18/2021	3764	721	Q	I	565,000	MCGOURTY, JR., JOHN J.
04/10/1998	2094	0785	U	I 99	??	

PICTURE

LISTING HISTORY

11/10/21	ERVL	SALES VERIFICATION
03/09/20	ERPR	
02/20/18	ERPM	
07/12/17	LMHC	
03/28/16	ERVL	
07/24/12	BH	NOT AT HOME
12/10/08	SH	INT. INSPECT
09/13/04	RS	MISC REASON

NOTES

BRN; 50; BOARDERS EPSOM T/L;DNPU STO-CONT OR HOT TUB; REC RM= SUSP CEIL, CH PANEL WALLS, VINYL TILE FLR; FLRS= SLATE, HDWD, VINYL; P.S. EASEMENT 1/3 OF LAND; 3/16 KIT '10; GRANITE CTOPS; WELL MAINT; INT>EXT; GD COND OVERALL; CORR INT DATA; BSMNT IN PR COND USED AS STO W/NO PLANS TO RENO=BMU; 2/18; NOH; PU OPF=SCREENED PORCH; 3/20; PU STANDBY-GEN;11/21 NO EXT ACC TO BSMNT;NC TO BMF COND, BATHS DATED, KITCH UPDATED LATE 2000S;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
POOL-INGRND-VINYL	648	36 x 18	85	28.00	50	7,711	
CARPORT WOOD	320	20 x 16	110	11.00	50	1,936	ON SLB
PATIO	550	50 x 11	89	7.00	50	1,713	@ POOL
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000	FFF/BMF
						16,400	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 222,800	$ 24,400	$ 115,526
		Parcel Total:	$ 362,726
2021	$ 222,800	$ 24,400	$ 114,702
		Parcel Total:	$ 361,902
2022	**$ 284,700**	**$ 16,400**	**$ 150,734(c)**
		Parcel Total:	**$ 540,134**

(Card Total: $ 451,834)

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	2.000 ac	137,500	F	110	100	100	100	95 -- MILD	100	143,700	0	N	143,700	2 SITES/ACC
UNMNGD PINE	30.000 ac	x 1,500	X	87				90 -- ROLLING	75	26,400	90	N	5,364	PLE
UNMNGD HARDWD	18.000 ac	x 1,500	X	87				85 -- MODERATE	100	20,000	90	N	1,670	
	50.000 ac									190,100			**150,734**	

PICTURE

OWNER

DESANTIS 2018 TRUST
DESANTIS, PETER R & KERRY E TRUSTEES
92 NEW RYE ROAD

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

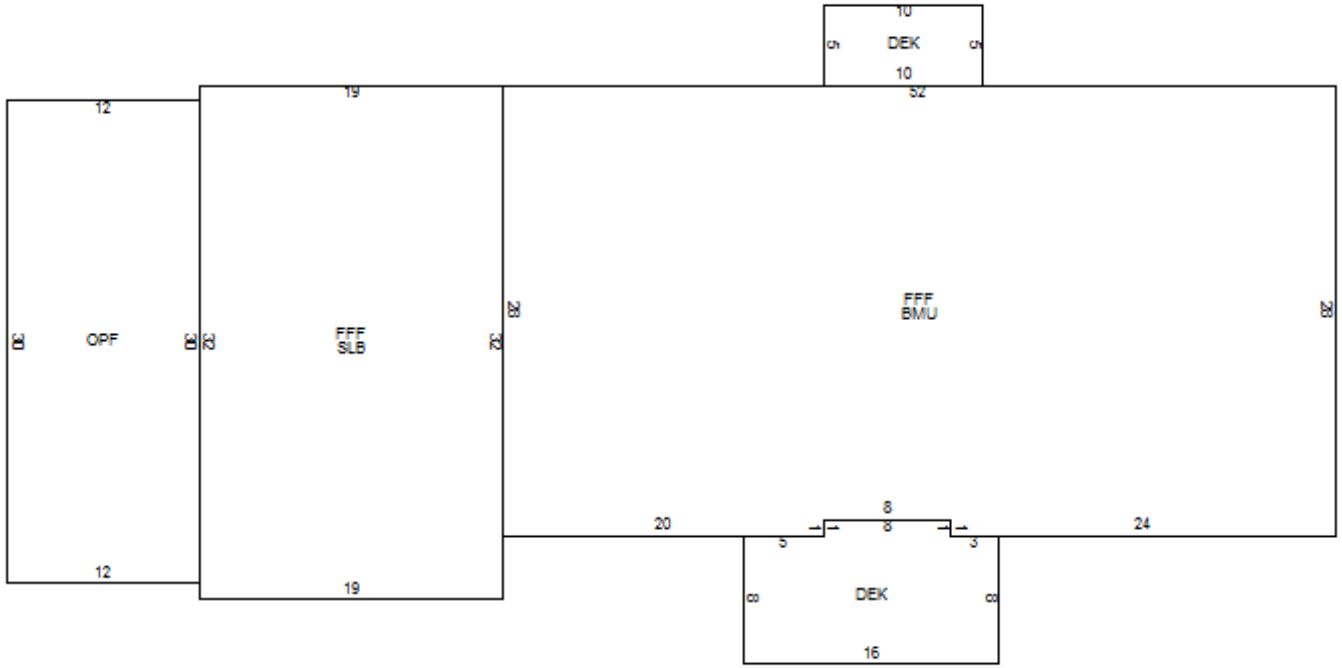
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
07/27/17	2017000152	ADD TO EXISTING ST	12'x30' screen porch - PAID E(
11/23/15	2015000155	ALTER EXISTING STR	PAID CHECK #14213 $250.0(

BUILDING DETAILS

Model: **1.00 STORY RANCH**
Roof: **GABLE OR HIP/STANDING SEAM**
Ext: **PREFAB WD PNL/T111**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes** **100.00 %** Generators: **1**
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9217** Base Rate: **RSA 136.00**
Bldg. Rate: **1.0848**
Sq. Foot Cost: **$ 147.54**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	2056	1.00	2056
SLB	SLAB	608	0.00	0
DEK	DECK/ENTRANCE	186	0.10	19
BMU	BSMNT	1448	0.15	217
OPF	OPEN PORCH FIN	360	0.25	90
GLA:	**2,056**	**4,658**		**2,382**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 351,440**
Year Built:		**1965**
Condition For Age:	GOOD	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 284,700**

OWNER INFORMATION	SALES HISTORY	PICTURE
DESANTIS 2018 TRUST DESANTIS, PETER R & KERRY E TRUSTEES 92 NEW RYE ROAD ALLENSTOWN, NH 03275	Date Book Page Type Price Grantor	

LISTING HISTORY	NOTES
11/10/21 ERVM 02/20/18 ERPR 03/28/16 ERVM 07/24/12 BH 12/10/08 SH 09/13/04 RS	50; BOARDERS EPSOM T/L; CHILD PLAYHSE-N/V; CONVERTED GARAGE; MTL ROOF; FULL INT RENO '15 DUE TO FIRE; INT DATA PER HO; ADJ COND; 2/18; CORR 1 BEDRM ADJ (MOVED FROM CARD 1 TO 2);11/21 DNVI, QS PER H.O

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2022	$ 88,300	$ 0	$ 0(c)

Parcel Total: $ 540,134

(Card Total: $ 88,300)

LAND VALUATION — **LAST REVALUATION: 2022**

Zone: **Minimum Acreage:** **Minimum Frontage:** **Site:** **Driveway:** **Road:**

Land Type 2F RES **Neighborhood:** F

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

DESANTIS 2018 TRUST
DESANTIS, PETER R & KERRY E TRUSTEES
92 NEW RYE ROAD

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

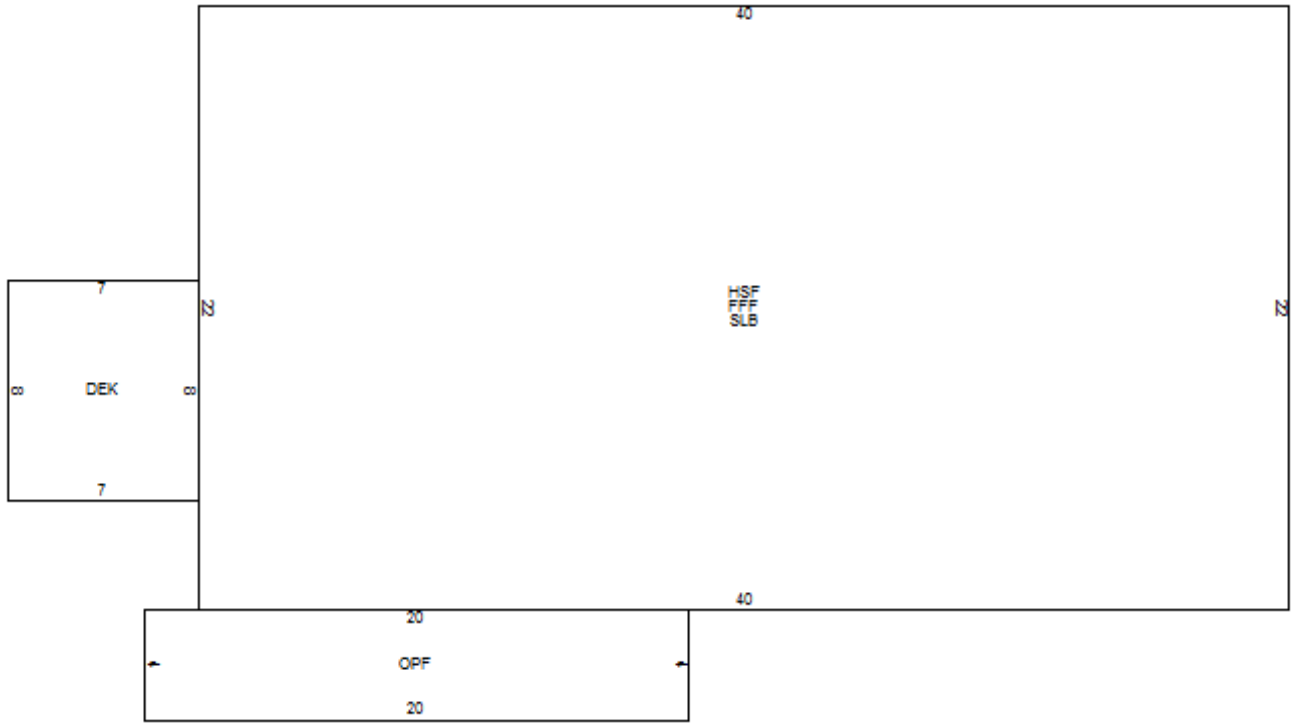
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.50 STORY OTHER**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BOARD/BATTEN**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **ELECTRIC/RAD ELECT**
Bedrooms: **1** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B2 AVG-20**
Com. Wall:
Size Adj: **1.0923** Base Rate: **RSA 136.00**
Bldg. Rate: **0.7536**
Sq. Foot Cost: **$ 102.49**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	56	0.10	6
HSF	1/2 STRY FIN	880	0.50	440
FFF	FST FLR FIN	880	1.00	880
SLB	SLAB	880	0.00	0
OPF	OPEN PORCH FIN	80	0.25	20
GLA:	**1,320**	**2,776**		**1,346**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 137,952**
Year Built:		**1980**
Condition For Age:	GOOD	**16 %**
Physical:		
Functional:		
Economic:	1 BR/LOD	**20 %**
Temporary:		
Total Depreciation:		**36 %**
Building Value:		**$ 88,300**

OWNER INFORMATION

LAVALLEY, LISA ANN

90 WING ROAD

ALLENSTOWN , NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/23/2022	3796	1865	Q I	261,000	FRITZ, KYLE
10/31/1991	1870	0636	U I 99		??

PICTURE

LISTING HISTORY

11/04/16	ERVM	
10/21/16	INSP	MARKED FOR INSPECTION
07/24/12	BH	INT. INSPECT
08/24/04	RS	MISC REASON
08/03/04	JP	NOT AT HOME

NOTES

GRY; WOB, PDS; 11/16 NOH; EXT GD COND FOR AGE; ADJ SITE/DW TO GRVL;INT DATED BUT MAINT;WALK UP FROM DW TO HOUSE=ROLL;5/9/22 FOR SALE PENDING LP$ 229,900 O DOM

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	168	14 x 12	155	10.00	50	1,302	
SHED-WOOD	36	6 x 6	400	10.00	15	216	
						1,500	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 79,800	$ 1,500	$ 83,300
		Parcel Total:	$ 164,600
2021	$ 79,800	$ 1,500	$ 83,300
		Parcel Total:	$ 164,600
2022	**$ 133,200**	**$ 1,500**	**$ 127,900**
		Parcel Total:	**$ 262,600**

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL/HARDPACK **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.990 ac	135,960	F	110	100	100	95	90 -- ROLLING	100	127,900	0	N	127,900	
	0.990 ac									127,900			**127,900**	

PICTURE

OWNER

LAVALLEY, LISA ANN

90 WING ROAD

ALLENSTOWN , NH 03275

TAXABLE DISTRICTS

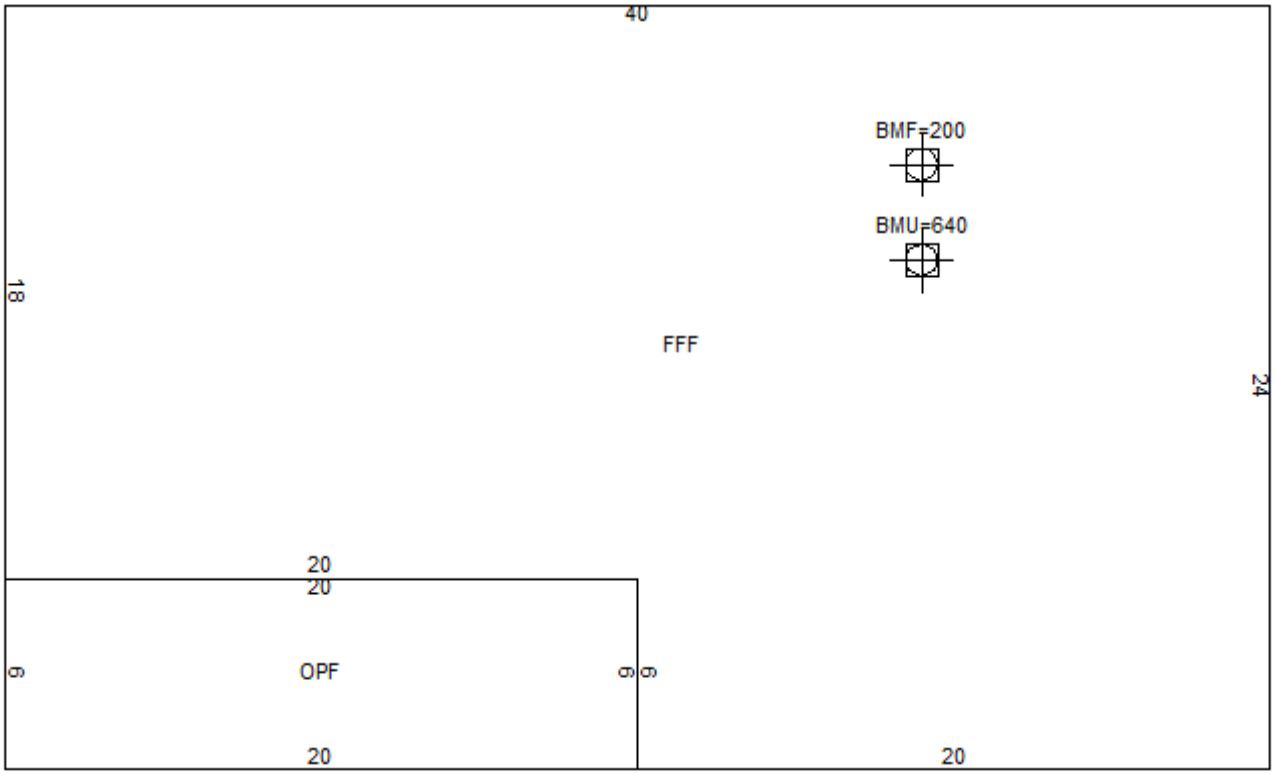
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY RANCH**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **VINYL SIDING**
Int: **UNSPECIFIED**
Floor: **UNSPECIFIED**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.2146** Base Rate: **RSA 136.00**
Bldg. Rate: **1.1782**
Sq. Foot Cost: **$ 160.23**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	840	1.00	840
OPF	OPEN PORCH FIN	120	0.25	30
BMF	BSMNT FINISHED	200	0.30	60
BMU	BSMNT	640	0.15	96
GLA:	**840**	**1,800**		**1,026**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 164,396**
Year Built:		**1968**
Condition For Age:	GOOD	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 133,200**

OWNER INFORMATION

738 NH 16 LLC

738 WHITE MOUNTAIN HIGHWAY

CHOCORUA , NH 03817

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/08/2022	3794	2797	Q I	2,000,000	PERIN, VICTOR
04/16/2003	2488	0755	Q V		PERIN, GIACOMO?

PICTURE

LISTING HISTORY

03/07/22	ERPM	
03/22/21	ERPR	
08/01/17	LMHC	
11/17/15	ERVM	
10/29/15	INSP	MARKED FOR INSPECTION

NOTES

"ALLENSTOWN SELF STORAGE"; MINI STORAGE WAREHOUSE; 47 UNITS (1-47); 11/15 FRONTAGE ON SUNCOOK RIVER-NV=COM/IND USE; NOH; FENCED/LOCKED W/ AUTO GATE; TOTAL OF (3) BLDGS/149 UNITS; EXTREMELY LOW PITCH=FLAT; COF ONLY AREA W/ HEAT & FIN; APPRS NO BTHRM; NC W/OUT TOUR;CORRECTED BASE RATE TO MINI STORAGE; 3/21; CONST FOR NEW BLDG NOT STARTED, CK 22; 3/22 PU NEW MINI STO BLDG CARD #4 APPEARS ALL 4 BLDGS TOTAL 161 UNITS (24,300 SQFT);

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PAVING	28,800	1 x 28800	61	3.25	75	42,822	EST
FENCE COMMERCIAL/FT	540		90	15.00	75	5,468	EST
						48,300	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 348,300	$ 32,200	$ 179,600
		Parcel Total:	$ 560,100
2021	$ 348,300	$ 32,200	$ 179,600
		Parcel Total:	$ 560,100
2022	**$ 392,700**	**$ 48,300**	**$ 515,100(c)**
		Parcel Total:	**$ 1,988,000**

(Card Total: $ 956,100)

LAND VALUATION

LAST REVALUATION: 2022

Zone: IND - INDUSTRIAL **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	1.000 ac	136,000	E	100	100	100	100	100 -- LEVEL	350	476,000	0	N	476,000	USE/LOC/4 BLDGS
COM/IND	1.200 ac	x 1,500	X	100				100 -- LEVEL	350	6,300	0	N	6,300	USE
COM/IND	75.000 ff	x 125	X	100				100 -- LEVEL	350	32,800	0	N	32,800	
	2.200 ac									515,100			**515,100**	

PICTURE

OWNER

738 NH 16 LLC

738 WHITE MOUNTAIN HIGHWAY

CHOCORUA , NH 03817

TAXABLE DISTRICTS

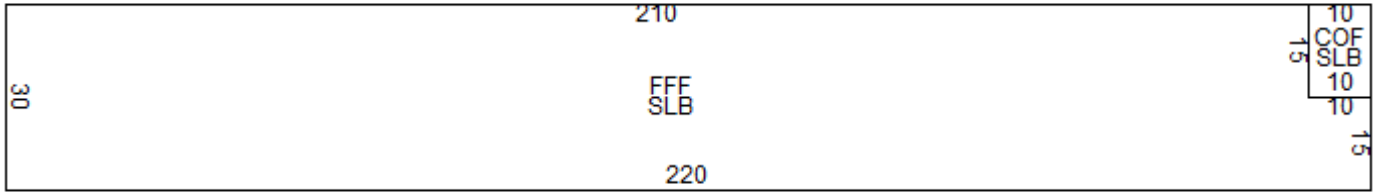
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
04/07/20	2020000044	NEW CONSTRUCTION	3,600 sq.ft. self storage buildir

BUILDING DETAILS

Model: **1.00 STORY MINI STG**
Roof: **FLAT/PREFAB METALS**
Ext: **PREFIN METAL**
Int: **AVERAGE 4 USE**
Floor: **CONCRETE**
Heat: **NONE/NONE**
Bedrooms: Baths: **BELOW AVG**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall: **STEEL, 8 FT.** **1.1500**
Size Adj: **0.8908** Base Rate: **CMS 80.00**
Bldg. Rate: **0.7394**
Sq. Foot Cost: **$ 68.02**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	6450	1.00	6450
SLB	SLAB	6600	0.00	0
COF	COM OFFICE	150	1.75	263
GLA:	**6,600**	**13,200**		**6,713**

2022 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 456,618**
Year Built: **2004**
Condition For Age: AVERAGE **14 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **14 %**

Building Value: **$ 392,700**

OWNER INFORMATION

738 NH 16 LLC

738 WHITE MOUNTAIN HIGHWAY

CHOCORUA , NH 03817

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

11/17/15 ERVM
10/29/15 INSP MARKED FOR INSPECTION

NOTES

MINI STORAGE WAREHOUSE; 50 UNITS (48-97); 11/15 EST INT DATA;
EXTREMELY LOW PITCH ROOF=FLAT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2022	$ 362,000	$ 0	$ 0(c)

Parcel Total: $ 1,988,000

(Card Total: $ 362,000)

LAND VALUATION

LAST REVALUATION: 2022

Zone: **Minimum Acreage:** **Minimum Frontage:** **Site:** **Driveway:** **Road:**

Land Type COM/IND **Neighborhood:**

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

738 NH 16 LLC

738 WHITE MOUNTAIN HIGHWAY

CHOCORUA , NH 03817

TAXABLE DISTRICTS

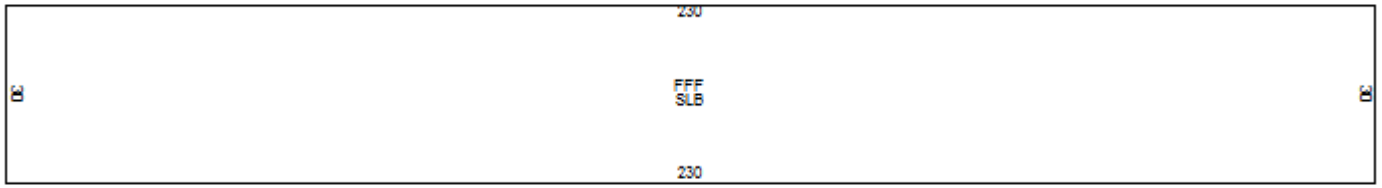
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY MINI STG**
Roof: **FLAT/PREFAB METALS**
Ext: **PREFIN METAL**
Int: **AVERAGE 4 USE**
Floor: **CONCRETE**
Heat: **NONE/NONE**
Bedrooms: Baths: Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall: **STEEL, 8 FT.** **1.1500**
Size Adj: **0.8857** Base Rate: **CMS 80.00**
Bldg. Rate: **0.6554**
Sq. Foot Cost: **$ 60.30**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	6900	1.00	6900
SLB	SLAB	6900	0.00	0
GLA:	**6,900**	**13,800**		**6,900**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 416,070**
Year Built:		**2005**
Condition For Age:	AVERAGE	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 362,000**

OWNER INFORMATION

738 NH 16 LLC

738 WHITE MOUNTAIN HIGHWAY

CHOCORUA , NH 03817

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

11/17/15 ERVM
10/29/15 INSP MARKED FOR INSPECTION

NOTES

MINI STORAGE WAREHOUSE; 52 UNITS (98-149); 11/15 DATA EST;
EXTREMELY LOW PITCH ROOF=FLAT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2022	$ 374,400	$ 0	$ 0(c)

Parcel Total: $ 1,988,000

(Card Total: $ 374,400)

LAND VALUATION

LAST REVALUATION: 2022

Zone: **Minimum Acreage:** **Minimum Frontage:** **Site:** **Driveway:** **Road:**

Land Type COM/IND **Neighborhood:**

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

738 NH 16 LLC

738 WHITE MOUNTAIN HIGHWAY

CHOCORUA , NH 03817

TAXABLE DISTRICTS

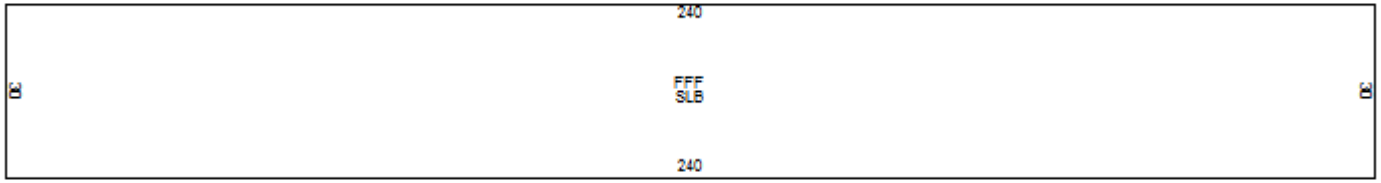
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY MINI STG**
Roof: **FLAT/PREFAB METALS**
Ext: **PREFIN METAL**
Int: **AVERAGE 4 USE**
Floor: **CONCRETE**
Heat: **NONE/NONE**
Bedrooms: Baths: Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall: **STEEL, 8 FT.** **1.1500**
Size Adj: **0.8779** Base Rate: **CMS 80.00**
Bldg. Rate: **0.6496**
Sq. Foot Cost: **$ 59.77**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	7200	1.00	7200
SLB	SLAB	7200	0.00	0
GLA:	**7,200**	**14,400**		**7,200**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 430,344**
Year Built:		**2005**
Condition For Age:	AVERAGE	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 374,400**

OWNER INFORMATION

738 NH 16 LLC

738 WHITE MOUNTAIN HIGHWAY

CHOCORUA , NH 03817

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

03/21/22	ERVM

NOTES

3/22 PU NEW MINI STOP BLDG W/ 12 UNITS; EST 10X20 OFFICE AREA; INT DATA EST;EST COF ONLY AREA WITH HEAT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2022	$ 295,500	$ 0	$ 0(c)

Parcel Total: $ 1,988,000

(Card Total: $ 295,500)

LAND VALUATION

LAST REVALUATION: 2022

Zone: **Minimum Acreage:** **Minimum Frontage:** **Site:** **Driveway:** **Road:**

Land Type COM/IND **Neighborhood:**

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

738 NH 16 LLC

738 WHITE MOUNTAIN HIGHWAY

CHOCORUA , NH 03817

TAXABLE DISTRICTS

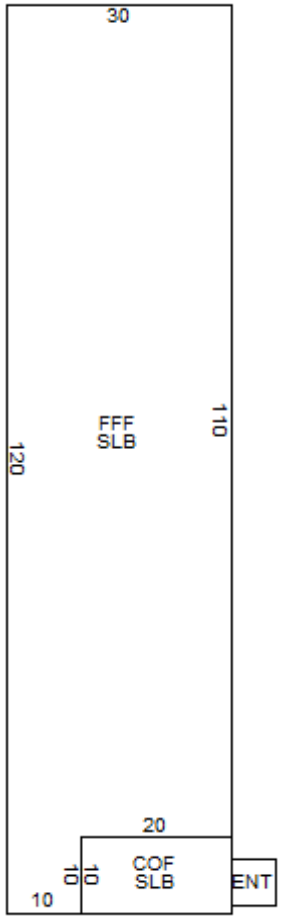
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY MINI STO**
Roof: **FLAT/PREFAB METALS**
Ext: **PREFIN METAL**
Int: **AVERAGE 4 USE**
Floor: **CONCRETE**
Heat: **NONE/NONE**
Bedrooms: Baths: **BELOW AVG**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall: **STEEL, 8 FT.** **1.1500**
Size Adj: **1.0412** Base Rate: **CMS 80.00**
Bldg. Rate: **0.8642**
Sq. Foot Cost: **$ 79.51**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
SLB	SLAB	3600	0.00	0
COF	COM OFFICE	200	1.75	350
ENT	ENTRY WAY	36	0.10	4
FFF	FST FLR FIN	3400	1.00	3400
GLA:	**3,600**	**7,236**		**3,754**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 298,481**
Year Built:		**2021**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 295,500**

OWNER INFORMATION

BRYANT, TINA MARIE
BRYANT JR, GEORGE WILLIAM
6 WASHINTON AVEUNE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/07/2022	3798	948	Q I	42,000	TANGUAY, JEFFREY A.
05/27/2015	3479	191	Q I	11,533	DAIGE, JUDITH A.
04/02/2010	3187	173	U I 99		??

PICTURE

LISTING HISTORY

07/15/22	ERHC	
11/20/15	ERVM	
10/29/15	INSP	MARKED FOR INSPECTION
09/08/08	RB	NOT AT HOME
09/05/06	JP	INT. INSPECT

NOTES

WHITE/GRY; 2X4 CONST; ROOF 1984, FURNACE 1992; 8X22 HAS HEAT VENTS BUT DON'T WORK; FLOOR IS BOWED; KIT 1/2 NEW INEXPENSIVE CABINETS; SEVERAL RMS MUDDED OVER PANEL/ADDITION UNHEATED BUT OPEN; 11/15 DNVI PER HO; STATES INT MOSTLY ORIG; EXT ORIG/FADED SIDING, ORIG CRANK-OUT WINS; OVERALL AVG COND FOR AGE; 22X8 & EPF VINYL SIDED ONLY; FOR SALE AUC $40,000 PER MLS PICS INT<EXT; WORN, NEEDS REPAIRS/UPDATES/FLOORING /PAINTETC=UC CK 23 SOLD AFTER ONLY 4DOM

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	130	13 x 10	183	10.00	40	952	
CATAMOUNT HILL CO-OP	1		100	15,000.00	100	15,000	
						16,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 15,100	$ 1,400	$ 0
		Parcel Total: $ 16,500	
2021	$ 15,100	$ 1,400	$ 0
		Parcel Total: $ 16,500	
2022	**$ 30,100**	**$ 16,000**	**$ 0**
		Parcel Total: $ 46,100	

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

BRYANT, TINA MARIE
BRYANT JR, GEORGE WILLIAM
6 WASHINTON AVEUNE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

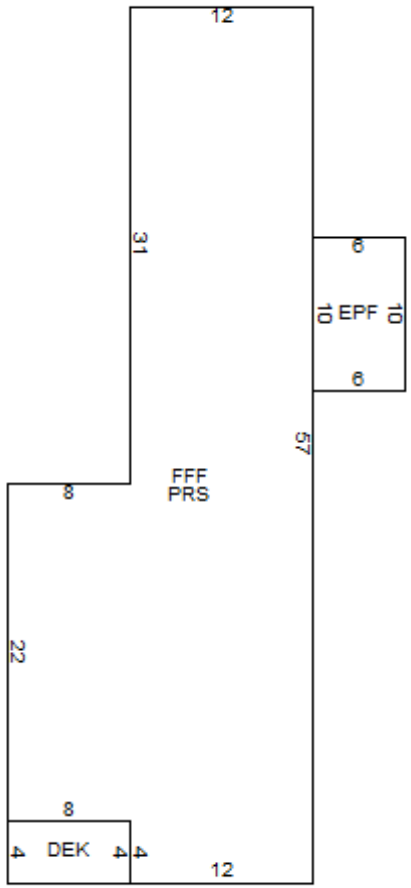
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY MOBILE HOM**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **PREFIN METAL**
Int: **WALL BOARD**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **1.0445** Base Rate: **MHS 111.00**
Bldg. Rate: **0.8742**
Sq. Foot Cost: **$ 97.04**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	860	1.00	860
PRS	PIERS	860	-0.05	-43
DEK	DECK/ENTRANCE	32	0.10	3
EPF	ENCLOSED	60	0.70	42
GLA:	**860**	**1,812**		**862**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 83,648**
Year Built:		**1969**
Condition For Age:	AVERAGE	**54 %**
Physical:		
Functional:		
Economic:		
Temporary:	C-NOTES	**10 %**
Total Depreciation:		**64 %**
Building Value:		**$ 30,100**

OWNER INFORMATION

GAGNE, CHARLES N

9 WASHINGTON AVENUE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/29/2021	3766	544	Q I	60,000	POITRAS, STACI
08/07/2019	3641	1552	U I 38	1	POITRAS, ROBIN
09/14/2017	3569	2858	U I 33	1,200	FRASER, ASHLEE M.
04/02/2009	3120	391	U I 38		POITRAS, RONALD?

PICTURE

LISTING HISTORY

11/10/21	ERVL	SALES VERIFICATION
11/20/15	ERVM	
10/29/15	INSP	MARKED FOR INSPECTION
09/08/08	RB	NOT AT HOME
07/12/04	JP	NOT AT HOME

NOTES

BRN/WHITE; 2X4 CONST; NEWER WINDOWS; 11/15 NOH; NEWER VINYL WINS; WELL MAINT, GOOD COND FOR AGE; CORR SHED MEAS; PU ENT;11/21 MIX OF LAMINATE/CRPET; WALLBRD/DRYWALL;K+B MIN UPDATES, ORIG CABS;UPDATED WINS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	10 x 8	260	10.00	75	1,560	
CATAMOUNT HILL CO-OP	1		100	15,000.00	100	15,000	
						16,600	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 14,500	$ 1,000	$ 0
		Parcel Total: $ 15,500	
2021	$ 14,500	$ 1,000	$ 0
		Parcel Total: $ 15,500	
2022	**$ 41,300**	**$ 16,600**	**$ 0**
		Parcel Total: $ 57,900	

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

GAGNE, CHARLES N

9 WASHINGTON AVENUE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

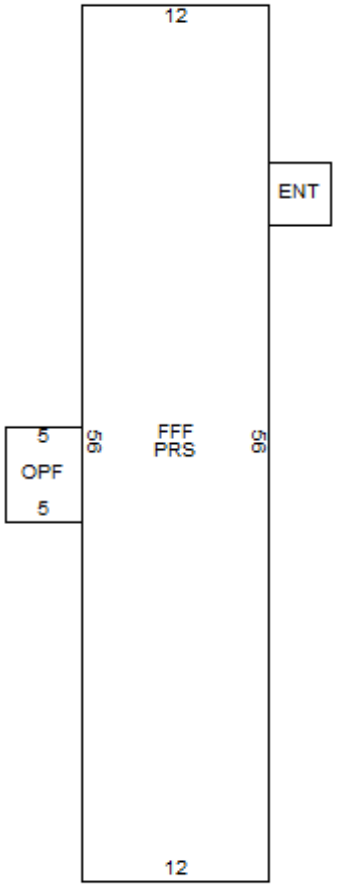
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY MOBILE HOM**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **ALUM SIDING/PREFIN METAL**
Int: **WALL BOARD/DRYWALL**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **1.1583** Base Rate: **MHS 111.00**
Bldg. Rate: **0.9903**
Sq. Foot Cost: **$ 109.93**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	16	0.10	2
FFF	FST FLR FIN	672	1.00	672
PRS	PIERS	672	-0.05	-34
OPF	OPEN PORCH FIN	30	0.25	8
GLA:	**672**	**1,390**		**648**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 71,235**
Year Built:		**1974**
Condition For Age:	GOOD	**42 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**42 %**
Building Value:		**$ 41,300**

OWNER INFORMATION

PROCTOR, RAMONA A

28 FULLAM CIRCLE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/18/2022	3802	2351	Q I	181,000	HIGGINS, ALISON
05/19/2021	3739	2535	U I 23	1	CONCORD HOME SALES
03/05/2020	3667	2704	U I 33	1	CHARTIER, THOMAS
10/30/2015	3496	625	U I 35		ALLENSTOWN, TOWN OF
08/07/2015	3487	1774	U I 50		CHARTIER, THOMAS

PICTURE

LISTING HISTORY

01/06/22	ERPM	
03/08/21	ERVM	
03/09/20	ERPR	
11/18/15	JDVM	
10/29/15	INSP	MARKED FOR INSPECTION
05/26/09	DI	NOT AT HOME

NOTES

TAN; BEAR VIEW CROSSING; 6-20-05; 3/20; HSE FIRE; TOTAL LOSS=NV/RMVD, NOW OWNED BY PARK, SHED VALUE ONLY; 3/21; DNVI, PU NEW MH, DATA EST; 1/22; PU SHED;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BEAR VIEW CROSSING	1		100	15,000.00	100	15,000	
SHED-WOOD	96	12 x 8	227	10.00	100	2,179	
						17,200	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 0	$ 1,100	$ 0
		Parcel Total: $ 1,100	
2021	$ 63,800	$ 10,000	$ 0
		Parcel Total: $ 73,800	
2022	**$ 138,800**	**$ 17,200**	**$ 0**
		Parcel Total: $ 156,000	

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

PROCTOR, RAMONA A

28 FULLAM CIRCLE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

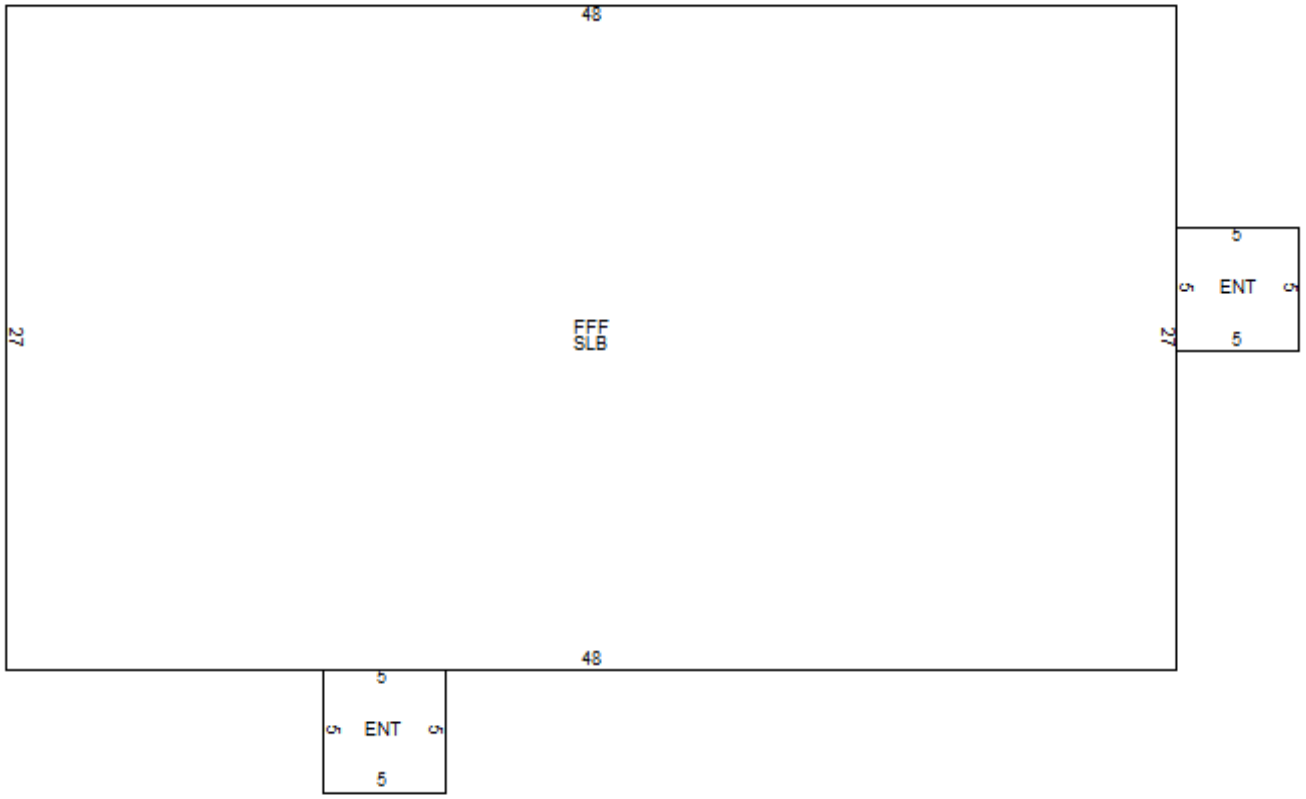
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
10/19/20	2020000142	NEW CONSTRUCTION	Replaces HUD home on existi

BUILDING DETAILS

Model: **1.00 STORY DBL-WIDE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LAMINATE/VINYL**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9283** Base Rate: **MHD 111.00**
Bldg. Rate: **0.9905**
Sq. Foot Cost: **$ 109.95**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1296	1.00	1296
SLB	SLAB	1296	0.00	0
ENT	ENTRY WAY	50	0.10	5
GLA:	**1,296**	**2,642**		**1,301**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 143,045**
Year Built:		**2021**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**3 %**
Building Value:		**$ 138,800**

OWNER INFORMATION

SITAULA, PRADIP

34 FULLAM CIRCLE

ALLENSTOWN, NH 03275

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/18/2021	3764	656	Q I	88,533	GRISSET, JAMES
07/02/2003	2527	0299	U I 99	64,000	WELCH, MATTHEW?
02/21/2003	2464	0736	Q I	58,333	EQUITY ONE CONSUMER L?
12/05/2001	2318	0732	Q I	60,000	MACNEIL, SUSAN?

PICTURE

LISTING HISTORY

11/05/21	ERVM	SALES VERIFICATION
02/10/15	ERVL	
04/03/13	BH	MISC REASON
07/20/09	DI	INT. INSPECT

NOTES

GREY; HOLIDAY ACRES; FLRS= CPT, VINYL; DMPU HANDI-CAP RAMP; 2X6 CONST; EXT AVG; NEW WTR HTR 2017;11/21 NOH NC TO EXT;INT DATED/ORIG AND UNIQUE COLORS+MLS STATES SOME AREAS SUBFLR BEING RE-DONE; DATED/NDS TLC=10%UC;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
BEAR VIEW CROSSING	1		100	15,000.00	100	15,000	
						18,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 45,400	$ 13,000	$ 0
		Parcel Total: $ 58,400	
2021	$ 45,400	$ 13,000	$ 0
		Parcel Total: $ 58,400	
2022	**$ 83,500**	**$ 18,000**	**$ 0**
		Parcel Total: $ 101,500	

LAND VALUATION

LAST REVALUATION: 2022

Zone: OSF - OPN SPACE/FRM **Minimum Acreage:** 5.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

Map: 000410 Lot: 000039 Sub: 000032 Card: 1 of 1 34 FULLAM CIRCLE ALLENSTOWN Printed: 08/30/2022

PICTURE

OWNER

SITAULA, PRADIP

34 FULLAM CIRCLE

ALLENSTOWN, NH 03275

TAXABLE DISTRICTS

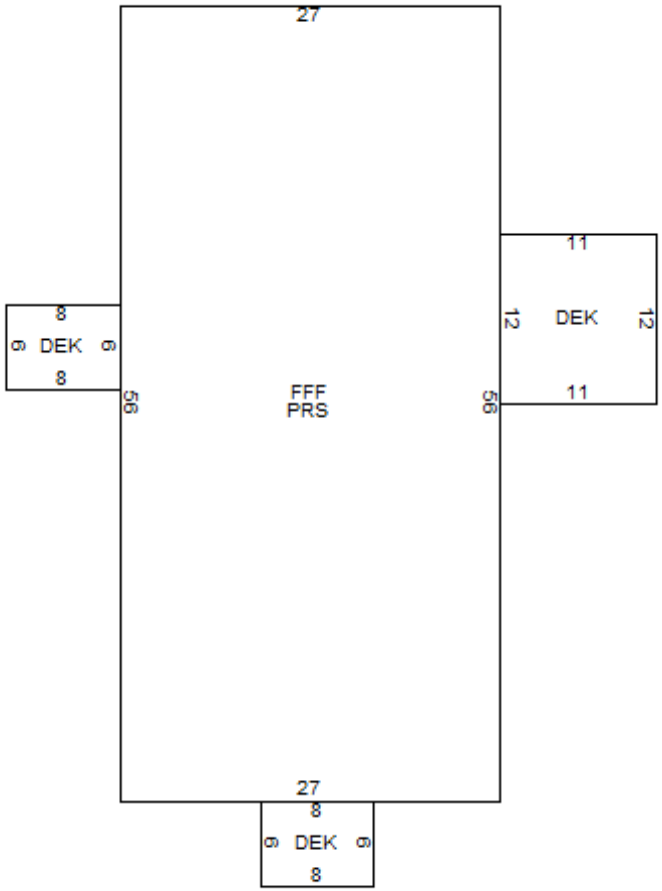
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY DOUBLE-WID**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9036** Base Rate: **MHD 111.00**
Bldg. Rate: **0.9045**
Sq. Foot Cost: **$ 100.40**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1512	1.00	1512
PRS	PIERS	1512	-0.05	-76
DEK	DECK/ENTRANCE	228	0.10	23
GLA:	**1,512**	**3,252**		**1,459**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 146,484**
Year Built:		**1995**
Condition For Age:	AVERAGE	**33 %**
Physical:		
Functional:		
Economic:		
Temporary:	C-NOTES	**10 %**
Total Depreciation:		**43 %**
Building Value:		**$ 83,500**

SECTION 9

C. FINAL VALUATION TABLES

Land Pricing Zones

Zone 01			
Description:	B - BUSINESS	$ 80,000 @	0.010 ac
Lot Size:	1.00	$ 128,000 @	0.100 ac
Frontage:	75	$ 132,000 @	0.230 ac
Lot Price:	$ 136,000	$ 134,000 @	0.500 ac
Excess Acreage:	$ 1,500	$ 136,000 @	1.000 ac
Excess Frontage:	$ 125	$ 136,000 @	1.000 ac
Water Frontage:	$ 100,000	$ 136,000 @	1.000 ac
View:	$ 50,000	$ 136,000 @	1.000 ac
		$ 136,000 @	1.000 ac

Zone 03			
Description:	CLI - COMM/LIGHT IND	$ 80,000 @	0.010 ac
Lot Size:	1.00	$ 128,000 @	0.100 ac
Frontage:	75	$ 132,000 @	0.230 ac
Lot Price:	$ 136,000	$ 134,000 @	0.500 ac
Excess Acreage:	$ 1,500	$ 136,000 @	1.000 ac
Excess Frontage:	$ 125	$ 136,000 @	1.000 ac
Water Frontage:	$ 100,000	$ 136,000 @	1.000 ac
View:	$ 50,000	$ 136,000 @	1.000 ac
		$ 136,000 @	1.000 ac

Zone 04			
Description:	IND - INDUSTRIAL	$ 80,000 @	0.010 ac
Lot Size:	1.00	$ 128,000 @	0.100 ac
Frontage:	75	$ 132,000 @	0.230 ac
Lot Price:	$ 136,000	$ 134,000 @	0.500 ac
Excess Acreage:	$ 1,500	$ 136,000 @	1.000 ac
Excess Frontage:	$ 125	$ 136,000 @	1.000 ac
Water Frontage:	$ 100,000	$ 136,000 @	1.000 ac
View:	$ 50,000	$ 136,000 @	1.000 ac
		$ 136,000 @	1.000 ac

Zone 05			
Description:	OSF - OPN SPACE/FRM	$ 80,000 @	0.010 ac
Lot Size:	5.00	$ 128,000 @	0.100 ac
Frontage:	200	$ 132,000 @	0.230 ac
Lot Price:	$ 142,000	$ 134,000 @	0.500 ac
Excess Acreage:	$ 1,500	$ 136,000 @	1.000 ac
Excess Frontage:	$ 75	$ 137,500 @	2.000 ac
Water Frontage:	$ 100,000	$ 139,000 @	3.000 ac
View:	$ 50,000	$ 140,500 @	4.000 ac
		$ 142,000 @	5.000 ac

Zone 06			
Description:	R1 - RESIDENTIAL 1	$ 80,000 @	0.010 ac
Lot Size:	0.23	$ 128,000 @	0.100 ac
Frontage:	100	$ 132,000 @	0.230 ac
Lot Price:	$ 132,000	$ 132,000 @	0.230 ac
Excess Acreage:	$ 1,500	$ 132,000 @	0.230 ac
Excess Frontage:	$ 125	$ 132,000 @	0.230 ac
Water Frontage:	$ 100,000	$ 132,000 @	0.230 ac
View:	$ 50,000	$ 132,000 @	0.230 ac
		$ 132,000 @	0.230 ac

Zone 07			
Description:	R2 - RESIDENTIAL 2	$ 80,000 @	0.010 ac
Lot Size:	0.92	$ 128,000 @	0.100 ac
Frontage:	200	$ 132,000 @	0.230 ac
Lot Price:	$ 135,500	$ 134,000 @	0.500 ac
Excess Acreage:	$ 1,500	$ 135,500 @	0.920 ac
Excess Frontage:	$ 75	$ 135,500 @	0.920 ac
Water Frontage:	$ 100,000	$ 135,500 @	0.920 ac
View:	$ 50,000	$ 135,500 @	0.920 ac
		$ 135,500 @	0.920 ac

Land Use Codes

Code	Description
79D	79-D HISTORIC BARN
79F	79-F FARM STRUCT
CI	COM/IND
EX-F	EXEMPT-FED
EX-M	EXEMPT-MUNIC
EX-P	EXEMPT-PILT
EX-S	EXEMPT-STATE
R1	1F RES
R1A	1F RES WTR ACS
R1W	1F RES WTRFRNT
R2	2F RES
R2A	2F RES WTR ACS
R2W	2F RES WTRFRNT
R3	3F RES
R3A	3F RES WTR ACS
R3W	3F RES WTRFRNT
R4	4F RES
R4A	4F RES WTR ACS
R4W	4F RES WTRFRNT
UTL	UTILITY-OTHER
UTLE	UTILITY-ELEC
UTLG	UTILITY-GAS
UTLW	UTILITY-WATER

Neighborhoods

Code	Adjustment	Factor
A	AVG -40	60
B	AVG -30	70
C	AVG -20	80
D	AVG -10	90
E	AVG	100
F	AVG +10	110
G	AVG +20	120
H	AVG +30	130
I	AVG +40	140
J	AVG +50	150
K	AVG +60	160
L	AVG +70	170
M	AVG +80	180
N	AVG +90	190
P	AVG +100	200
Q	SPECIAL	225
R	SPECIAL +50	250
S	SPECIAL +75	275
T	SPECIAL 300%	300
X	BACKLAND	100

Site Modifiers

Code	Description	Factor
A	AVERAGE	100
E	EXCELLENT	115
F	FAIR	95
G	GOOD	105
N	NATURAL	90
NA	N/A	100
P	POOR	80
U	UND/WDS	90
UN	UND/CLR	95
Y	VERY GOOD	110

Topography Modifiers

Code	Description	Factor
L	LEVEL	100
M	MILD	95
MO	MODERATE	85
R	ROLLING	90
S	STEEP	75
S1	VERY STEEP	65
SE	SEVERE	50

Road Modifiers

Code	Description	Factor
D	DIRT	95
G	DIRT/GRAVEL	95
K	N/A	100
P	PAVED	100

Driveway Modifiers

Code	Description	Factor
B	BRICK/COBBLESTONE	105
C	CONCRETE	105
D	DIRT	95
G	DIRT/GRAVEL/HARDPA	95
N/A	N/A	100
P	PAVED	100
PP	PART PAVED	98
U	UNDEVELOPED	90

Current Use Codes

Code	Description	Min. Value	Max. Value
CUDE	DISCRETNRY	$ 15.00	$ 60.00
CUFL	FARM LAND	$ 25.00	$ 425.00
CUMH	MNGD HARDWD	$ 38.00	$ 58.00
CUMO	MNGD OTHER	$ 24.00	$ 36.00
CUMW	MNGD PINE	$ 74.00	$ 111.00
CUUH	UNMNGD HARDWD	$ 64.00	$ 96.00
CUUL	UNPRODUCTIVE	$ 24.00	$ 24.00
CUUO	UNMNGD OTHER	$ 40.00	$ 60.00
CUUW	UNMNGD PINE	$ 123.00	$ 185.00
CUWL	WETLANDS	$ 24.00	$ 24.00

View Subjects

Code	Description	Factor
HLS	HILLS	50
MTS	MOUNTAINS	100
STR	STREAMS/RIVERS	50

View Widths

Code	Description	Factor
AVG	AVERAGE	80
NAR	NARROW	50
PAN	PANORAMIC	110
TUN	TUNNEL	25
WID	WIDE	100

View Depths

Code	Description	Factor
FULL	FULL	100
D25	TOP 25	25
D50	TOP 50	50
D75	TOP 75	75

View Distances

Code	Description	Factor
DST	DISTANT	100
EXT	EXTREME	150
CLS	NEAR OR CLOSE	50

Allenstown

Land Area Size Adjustment Factors

Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.
10	100.00	61	84.00	112	68.00	163	52.00	214	36.00
11	99.00	62	84.00	113	68.00	164	52.00	215	36.00
12	99.00	63	83.00	114	67.00	165	51.00	216	36.00
13	99.00	64	83.00	115	67.00	166	51.00	217	35.00
14	98.00	65	83.00	116	67.00	167	51.00	218	35.00
15	98.00	66	82.00	117	66.00	168	51.00	219	35.00
16	98.00	67	82.00	118	66.00	169	50.00	220	34.00
17	98.00	68	82.00	119	66.00	170	50.00	221	34.00
18	97.00	69	81.00	120	65.00	171	50.00	222	34.00
19	97.00	70	81.00	121	65.00	172	49.00	223	33.00
20	97.00	71	81.00	122	65.00	173	49.00	224	33.00
21	96.00	72	80.00	123	65.00	174	49.00	225	33.00
22	96.00	73	80.00	124	64.00	175	48.00	226	32.00
23	96.00	74	80.00	125	64.00	176	48.00	227	32.00
24	95.00	75	79.00	126	64.00	177	48.00	228	32.00
25	95.00	76	79.00	127	63.00	178	47.00	229	32.00
26	95.00	77	79.00	128	63.00	179	47.00	230	31.00
27	94.00	78	79.00	129	63.00	180	47.00	231	31.00
28	94.00	79	78.00	130	62.00	181	46.00	232	31.00
29	94.00	80	78.00	131	62.00	182	46.00	233	30.00
30	93.00	81	78.00	132	62.00	183	46.00	234	30.00
31	93.00	82	77.00	133	61.00	184	46.00	235	30.00
32	93.00	83	77.00	134	61.00	185	45.00	236	29.00
33	93.00	84	77.00	135	61.00	186	45.00	237	29.00
34	92.00	85	76.00	136	60.00	187	45.00	238	29.00
35	92.00	86	76.00	137	60.00	188	44.00	239	28.00
36	92.00	87	76.00	138	60.00	189	44.00	240	28.00
37	91.00	88	75.00	139	60.00	190	44.00	241	28.00
38	91.00	89	75.00	140	59.00	191	43.00	242	27.00
39	91.00	90	75.00	141	59.00	192	43.00	243	27.00
40	90.00	91	74.00	142	59.00	193	43.00	244	27.00
41	90.00	92	74.00	143	58.00	194	42.00	245	27.00
42	90.00	93	74.00	144	58.00	195	42.00	246	26.00
43	89.00	94	74.00	145	58.00	196	42.00	247	26.00
44	89.00	95	73.00	146	57.00	197	41.00	248	26.00
45	89.00	96	73.00	147	57.00	198	41.00	249	25.00
46	88.00	97	73.00	148	57.00	199	41.00	250	25.00
47	88.00	98	72.00	149	56.00	200	41.00		
48	88.00	99	72.00	150	56.00	201	40.00		
49	88.00	100	72.00	151	56.00	202	40.00		
50	87.00	101	71.00	152	55.00	203	40.00		
51	87.00	102	71.00	153	55.00	204	39.00		
52	87.00	103	71.00	154	55.00	205	39.00		
53	86.00	104	70.00	155	55.00	206	39.00		
54	86.00	105	70.00	156	54.00	207	38.00		
55	86.00	106	70.00	157	54.00	208	38.00		
56	85.00	107	70.00	158	54.00	209	38.00		
57	85.00	108	69.00	159	53.00	210	37.00		
58	85.00	109	69.00	160	53.00	211	37.00		
59	84.00	110	69.00	161	53.00	212	37.00		
60	84.00	111	68.00	162	52.00	213	37.00		

Printed: 08/30/2022 12:54:47 pm

Description	Rate	DPR
17-19 TOWNHOUSE ROAD	78,000.00 ea	0.00
50 PINEWOOD	30,000.00 ea	0.00
79-D HISTORIC BARN	0.00 sf	0.00
79-F FARM STRUCTURE	0.00 sf	0.00
BARN-1STRY	18.00 sf	40.00
BARN-1STRY/BSMNT	20.00 sf	40.00
BARN-1STRY/LOFT	22.00 sf	40.00
BARN-1STRY/LOFT/BSMT	24.00 sf	40.00
BARN-2STRY	26.00 sf	40.00
BARN-2STRY/BSMNT	28.00 sf	40.00
BARN-2STRY/LOFT	29.00 sf	40.00
BARN-2STRY/LOFT/BSMT	30.00 sf	40.00
BATH HOUSE	25.00 sf	50.00
BBALL COURT	18,000.00 ea	0.00
BEAR BROOK GARDEN II	15,000.00 ea	0.00
BEAR VIEW CROSSING	15,000.00 ea	0.00
BETTY LANE MH PARK	5,000.00 ea	0.00
BOAT DOCK-COMM	10.00 sf	50.00
BOAT HOUSE	30.00 sf	0.00
CABANA	30.00 sf	0.00
CABIN	25.00 sf	60.00
CAMP SITES	2,000.00 ea	0.00
CAMPER	40.00 sf	0.00
CANOPY	23.00 sf	60.00
CARPORT METAL	8.00 sf	50.00
CARPORT WOOD	11.00 sf	50.00
CATAMOUNT HILL CO-OP	15,000.00 ea	0.00
CHRONIAKS MH PARK	5,000.00 ea	0.00
COLD STORAGE	50.00 sf	0.00
COMM-GENERATOR	10,000.00 ea	0.00
COMMON LAND	50,000.00 ea	0.00
CONCRETE SLAB	5.00 sf	0.00
COOPS-POULTRY	10.00 sf	40.00
DECK	7.00 sf	50.00
DRIVE UP WINDOW	10,000.00 ea	0.00
D-UP W/PNEUMATIC	19,000.00 ea	0.00
ELEVATOR/FREIGHT	30,000.00 ea	0.00
ELEVATOR/PASSENGER	20,000.00 ea	0.00
FENCE COMMERCIAL/FT	15.00 ea	75.00
FIREPLACE 1-CUST	5,000.00 ea	0.00
FIREPLACE 1-STAND	3,000.00 ea	0.00
FIREPLACE 2-CUST	8,500.00 ea	0.00
FIREPLACE 2-STAND	5,000.00 ea	0.00
FIREPLACE 3-CUST	12,000.00 ea	0.00
FIREPLACE 3-STAND	6,500.00 ea	0.00
FIREPLACE 4-CUST	15,000.00 ea	0.00
FIREPLACE 4-STAND	8,000.00 ea	0.00
FIREPLACE 5-CUST	17,500.00 ea	0.00
FIREPLACE 5-STAND	9,500.00 ea	0.00
FIREPLACE 6-CUST	19,000.00 ea	0.00
FIREPLACE 6-STAND	11,000.00 ea	0.00
FOUNDATION	20.00 sf	60.00
GARAGE-1 STY	30.00 sf	60.00
GARAGE-1 STY/ATTIC	33.00 sf	60.00
GARAGE-1 STY/BSMT	34.00 sf	60.00
GARAGE-1.5 STY	34.00 sf	60.00
GARAGE-1.5 STY/BSMT	35.00 sf	60.00
GARAGE-1.75 STY	35.00 sf	0.00
GARAGE-1.75 STY/BSMT	38.00 sf	0.00
GARAGE-2 STY	36.00 sf	60.00
GARAGE-2 STY/BSMT	39.00 sf	60.00
GARAGE-ATTIC/BSMT	35.00 sf	0.00
GAZEBO	12.00 sf	0.00
GREENHOUSE-GLASS	24.00 sf	40.00
GREENHOUSE-POLY	5.00 sf	0.00
HERITAGE	78,000.00 ea	0.00
HOT TUB	1,500.00 ea	0.00
HOULE	78,000.00 ea	0.00
KENNELS	12.00 sf	50.00
LEAN-TO	4.00 sf	50.00
LETENDRE COM LAND	78,000.00 ea	0.00
LIFTS-COMMERCIAL	4,000.00 ea	60.00
LIGHTS-PKG LOT/DBL	2,700.00 ea	0.00
LIGHTS-PKG LOT/QUAD	4,700.00 ea	0.00

Description	Rate	DPR
LIGHTS-PKG LOT/SINGL	1,700.00 ea	0.00
LIGHTS-PKG LOT/TRIPL	3,700.00 ea	0.00
LOAD LEVELER	2,900.00 ea	0.00
LOADING DOCKS	5,000.00 ea	50.00
MH SITES	42,500.00 ea	0.00
OLDE TOWNE CO-OP	15,000.00 ea	0.00
PATIO	7.00 sf	50.00
PAVING	3.25 sf	60.00
POLE BARN	8.00 sf	0.00
POOL-ABOVE GROUND	6.00 sf	60.00
POOL-ENCLOSED	30.00 sf	0.00
POOL-INGRND-GUNITE	33.00 sf	60.00
POOL-INGRND-VINYL	28.00 sf	60.00
PORCH	15.00 sf	0.00
PUMP-GAS/OIL-DOUBLE	9,400.00 ea	75.00
PUMP-GAS/OIL-MIXING	8,200.00 ea	75.00
PUMP-GAS/OIL-SINGLE	7,500.00 ea	75.00
RIDING ARENA	18.00 sf	0.00
RIVER PINES CO-OP	10,000.00 ea	0.00
SALLY SUNCOOK NO VU	100,000.00 ea	0.00
SALLYS SUNCOOK RIVER	105,000.00 ea	0.00
SAUNA	75.00 sf	50.00
SCALE 40 TON	43,000.00 ea	0.00
SCALE 50 TON	48,700.00 ea	0.00
SCALE 60 TON	55,000.00 ea	0.00
SCALE 70 TON	63,500.00 ea	0.00
SCREENHOUSE	14.00 sf	50.00
SHED-EQUIPMENT	8.00 sf	0.00
SHED-METAL	6.00 sf	60.00
SHED-VINYL	7.00 sf	0.00
SHED-WOOD	10.00 sf	50.00
SHOP-AVG	18.00 sf	60.00
SHOP-EX	25.00 sf	60.00
SHOP-GOOD	21.00 sf	60.00
SILO-BRICK	32.00 sf	40.00
SILO-CONCRETE	27.00 sf	40.00
SILO-STEEL	32.00 sf	40.00
SILO-WOOD	22.00 sf	40.00
SOLAR ELECT PANEL	400.00 ea	0.00
SOLAR H20 PANEL	400.00 ea	0.00
SPRINKLERED AREA	3.00 sf	0.00
STABLES	21.00 sf	50.00
SWIFTWATER CL	48,000.00 ea	0.00
TANKS-FUEL/WATER	3.00 ea	50.00
TENNIS COURT(S)	18,000.00 ea	50.00
TOWER ADDTL TENANTS	100,000.00 ea	0.00
TOWER SITE	225,000.00 ea	0.00
TOWER TELECOM	150,000.00 ea	0.00
TOWNHOUSE	78,000.00 ea	0.00
TUNNEL	400.00 sf	0.00
UTILITY-DISTRIBUTION	1.00 ea	0.00
UTILITY-GENERATION	1.00 ea	0.00
UTILITY-TRANSMISSION	1.00 ea	0.00
VAULTS	150.00 sf	75.00

Allenstown

Features & Outbuildings Size Adjustment Factors

Area	Adj.	Area	Adj.	Area	Adj.	Area	Adj.	Area	Adj.
	4.00	165	1.57	285	1.16	495	0.92	1,885	0.68
50	3.80	170	1.54	290	1.15	510	0.91	2,135	0.67
55	3.51	175	1.51	295	1.14	525	0.90	2,465	0.66
60	3.27	180	1.49	300	1.13	545	0.89	2,910	0.65
65	3.06	185	1.46	305	1.12	565	0.88	3,560	0.64
70	2.89	190	1.44	315	1.11	585	0.87	4,575	0.63
75	2.73	195	1.42	320	1.10	605	0.86	6,405	0.62
80	2.60	200	1.40	325	1.09	630	0.85	10,670	0.61
85	2.48	205	1.38	330	1.08	655	0.84	32,005	0.60
90	2.38	210	1.36	340	1.07	685	0.83		
95	2.28	215	1.34	345	1.06	715	0.82		
100	2.20	220	1.33	355	1.05	745	0.81		
105	2.12	225	1.31	360	1.04	785	0.80		
110	2.05	230	1.30	370	1.03	825	0.79		
115	1.99	235	1.28	380	1.02	865	0.78		
120	1.93	240	1.27	390	1.01	915	0.77		
125	1.88	245	1.25	400	1.00	970	0.76		
130	1.83	250	1.24	410	0.99	1,035	0.75		
135	1.79	255	1.23	420	0.98	1,105	0.74		
140	1.74	260	1.22	430	0.97	1,190	0.73		
145	1.70	265	1.20	440	0.96	1,285	0.72		
150	1.67	270	1.19	455	0.95	1,395	0.71		
155	1.63	275	1.18	465	0.94	1,525	0.70		
160	1.60	280	1.17	480	0.93	1,685	0.69		

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Building Base Rate Codes & Values

Code	Description	Stand. Dpr.	Rate	SA
CAP	APARTMENT	1.25	110.00	COM
CDC	DAYCARE CENTER	1.25	100.00	COM
CDS	DRUGSTORE	1.25	120.00	COM
CGS	GARAGE/SERVICE SHOP	1.25	50.00	COM
CHS	COMM HOUSE	1.25	136.00	RES
CHU	CHURCH	1.25	100.00	COM
CLC	LODGE/CLUBS	1.25	84.00	COM
CMC	MEDICAL CONDO OFFICE	1.25	125.00	RES
CMD	COMM MH DOUBLEWIDE	2.50	111.00	MFH
CMF	COMM MULTI FAMILY	1.75	108.00	RES
CMH	COMM MH SINGLE	3.00	111.00	MFH
CMM	MINI MARKET W/GAS	1.25	170.00	COM
CMO	VETERINARY CLINIC	1.25	120.00	COM
CMS	MINI STORAGE	1.25	80.00	COM
COC	OFFICE CONDO	1.25	55.00	RES
COF	OFFICES	1.25	100.00	COM
CPE	PRIVATE EDUCATION	1.25	150.00	COM
CRA	RETAIL/APTS	1.25	80.00	COM
CRM	DORMITORY	1.25	125.00	COM
CRS	RESTAURANTS	1.25	125.00	COM
CSL	SENIOR LIVING CENTER	1.25	175.00	COM
CSM	LIGHT MFG	1.25	52.00	COM
CST	STORES/RETAIL	1.25	72.00	COM
CWH	WAREHOUSE	1.25	38.00	COM
ECL	EX LODGE/CLUB	1.25	84.00	COM
EFS	EX FIRE STATION	1.25	135.00	COM
EHG	EX GARAGE/SERVICE	1.25	50.00	COM
EHS	EX RESIDENTIAL	1.25	136.00	RES
ELB	EX LIBRARY	1.25	145.00	COM
EMD	EX MH DOUBLE WIDE	2.50	111.00	MFH
EMF	EX MULTI FAMILY 2-4	1.75	108.00	RES
EMS	EX MH SINGLE WIDE	3.00	111.00	MFH
EOF	EX OFFICE	1.25	100.00	COM
EPS	EX POLICE STATION	1.25	100.00	COM
ESC	EX SCHOOLS/COLLEGE	1.25	150.00	COM
ESP	EX PUMP STATION	1.00	75.00	COM
ETH	EX TOWN HALL/OFFICE	1.25	100.00	COM
EWH	EX WAREHOUSE	1.25	38.00	COM
EWW	EX WASTE WATER PLANT	1.25	95.00	COM
IFA	MILL FACTORIES	1.15	50.00	IND
MHD	DBL WIDE MH	2.50	111.00	MFH
MHS	MOBILE HOMES	3.00	111.00	MFH
MRV	CAMPER	6.50	80.00	MFH
RCD	CONDOMINIUM	1.25	136.00	RES
RMF	MULTI FAMILY 2-4	1.75	108.00	RES
RSA	RESIDENTIAL	1.25	136.00	RES

Building Sub Area Codes & Values

Code	Description	Factor
ATF	ATTIC FINISHED	0.25
ATU	ATTIC UNFINISHED	0.10
BMF	BSMNT FINISHED	0.30
BMG	BASEMENT GARAGE	0.20
BMU	BSMNT UNFINISHED	0.15
CAN	CANOPY	0.10
COF	COM OFFICE AREA	1.75
CPT	CARPORT ATTACHED	0.10
CRL	CRAWL SPACE	0.05
CTH	CATHEDRAL CEILING	0.10
DEK	DECK/ENTRANCE	0.10
ENT	ENTRY WAY	0.10
EPF	ENCLOSED PORCH	0.70
EPU	COVERED BSMT ENT	0.35
FFF	FST FLR FIN	1.00
FFU	FST FLR UNFIN	0.50
GAR	GARAGE ATTCHD	0.45
HSF	1/2 STRY FIN	0.50
HSU	1/2 STRY UNFIN	0.15
LDK	LOADING AREA	0.20
OFF	OFFICE AREA	1.00
OPF	OPEN PORCH FIN	0.25
PAT	PATIO	0.10
PRS	PIERS	-0.05
RBF	RAISED BSMNT FIN	0.75
RBU	RAISED BSMNT UNFIN	0.25
SFA	SEMI-FINISH AREA	0.75
SLB	SLAB	0.00
STO	STORAGE AREA	0.25
TQF	3/4 STRY FIN	0.75
TQU	3/4 STRY UNFIN	0.20
UFF	UPPER FLR FIN	1.00
UFU	UPPER FLR UNFIN	0.25
VLT	VAULTED CEILING	0.05

Building Quality Adjustments

Code	Description	Factor
A0	AVG	1.00
A1	AVG+10	1.10
A2	AVG+20	1.20
A3	AVG+30	1.30
B1	AVG-10	0.90
B2	AVG-20	0.80
B3	AVG-30	0.70
B4	AVG-40	0.60
B5	AVG-50	0.50
A4	EXC	1.40
A5	EXC+10	1.50
A6	EXC+20	1.60
A7	EXC+40	1.80
A8	EXC+60	2.00
A9	LUXURIOUS	2.50
AA	SPECIAL USE	3.00

Building Story Codes & Values

Code	Description	Factor
A	1.00 STORY	1.00
B	1.50 STORY	0.98
C	1.75 STORY	0.98
D	2.00 STORY	0.97
E	2.50 STORY	0.95
F	2.75 STORY	0.92
G	3.00 STORY	0.92
H	3.5+ STORY	0.85
I	SPLT LVL	1.00

Building Roof Structures

Code	Description	Points
A	FLAT	2.00
B	SHED	2.00
C	GABLE OR HIP	3.00
D	WOOD TRUSS	4.00
E	SALT BOX	4.00
F	MANSARD	5.00
G	GAMBREL	5.00
H	IRREGULAR	6.00

Building Roof Materials

Code	Description	Points
A	METAL/TIN	2.00
B	ROLLED/COMPO	2.00
C	ASPHALT	3.00
D	TAR/GRAVEL	3.00
F	ASBESTOS	3.00
G	CLAY/TILE	7.00
H	WD SHINGLE	5.00
I	SLATE	6.00
J	CORRUGATED COMP	3.00
K	PREFAB METALS	6.00
L	RUBBER MEMBRN	5.00
N	HIGH QUALITY COMP	7.00
S	STANDING SEAM	7.00

Building Exterior Wall Materials

Code	Description	Points
1	CEMENT CLAPBOARDS	36.00
2	DECORATIVE BLOCK	36.00
5	STONE VENEER	38.00
A	MINIMUM	18.00
B	BELOW AVG	24.00
C	NOVELTY	34.00
D	AVERAGE	34.00
E	BOARD/BATTEN	34.00
F	ASBEST SHNGL	30.00
G	LOGS	34.00
H	ABOVE AVG	37.00
I	CLAP BOARD	34.00
J	CEDAR/REDWD	37.00
K	PREFAB WD PNL/T111	32.00
L	WOOD SHINGLE	37.00
M	CNCRT OR BLK	28.00
N	CB STUCCO	34.00
O	ASPHALT	30.00
P	BRK VENEER	37.00
Q	BR ON MASONRY	40.00
R	STN ON MASONRY	42.00
S	VINYL SIDING	35.00
T	ALUM SIDING	33.00
U	PREFIN METAL	38.00
V	GLASS/THERMO	40.00
Y	MASONITE	28.00

Building Frame Materials

Code	Description	Factor
A	WOOD	100.00
B	MASONRY	110.00
C	REIN-CONCRETE	110.00
D	STEEL	115.00
E	SPECIAL	115.00

Commercial Wall Factor Increases 2.1% per foot above 12 feet.

Building Interior Wall Materials

Code	Description	Points
A	MINIMUM	8.00
B	WALL BOARD	22.00
C	PLASTERED	27.00
D	DRYWALL	27.00
E	WOOD/LOG	30.00
F	PLYWOOD/PANEL	27.00
G	AVERAGE 4 USE	22.00
I	CONCRETE	8.00
X	UNSPECIFIED	27.00

Building Interior Floor Materials

Code	Description	Points
A	MIN PLYWD	5.00
B	CONCRETE	6.00
C	HARD TILE	12.00
D	LINOLEUM OR SIM	7.00
E	PINE/SOFT WD	10.00
F	HARDWOOD	11.00
G	PARQUET	12.00
H	CARPET	9.00
J	LAMINATE/VINYL	9.00
K	VCT	12.00
X	UNSPECIFIED	9.00

Building Heating Fuel Types

Code	Description	Points
A	WOOD/COAL	0.50
B	OIL	1.00
C	GAS	1.00
D	ELECTRIC	1.00
E	SOLAR	1.10
F	NONE	0.00

Building Heating System Types

Code	Description	Points
A	NONE	0.00
B	CONVECTION	2.00
C	FA NO DUCTS	3.00
D	FA DUCTED	6.00
E	HOT WATER	6.00
F	STEAM	5.00
G	RAD ELECT	3.00
H	RAD WATER	6.00
J	HEAT PUMP	8.00

Building Accessories

Description	Points
CENTRAL AIR CONDITIONING	4.00
EXTRA KITCHEN	2.00
FIREPLACE	0.00
GENERATOR	3.00

Building Bedroom & Bathroom Points

Bathrooms	Bedrooms 0	1	2	3	4	> 4
0.0	0	2	3	4	5	6
0.5	6	7	7	8	8	9
1.0	9	10	10	11	11	12
1.5	12	11	12	13	14	15
2.0	13	12	13	14	15	16
2.5	14	13	13	14	15	16
3.0	15	14	14	15	16	17
3.5	16	14	14	15	16	17
4.0	17	14	15	16	17	18
> 4.0	18	14	15	16	17	18

Standard Age Only Building Depreciation Schedule

Building Age Condition Classifications

For Standard Depreciation 1.00 %

Age	Very Poor	Poor	Fair	Average	Good	Very Good	Excellent
1	-5	-4	-3	-1	-1	-1	-1
5	-11	-9	-7	-5	-4	-3	-2
10	-16	-13	-9	-8	-6	-5	-3
15	-19	-15	-12	-10	-8	-6	-4
20	-22	-18	-13	-11	-9	-7	-4
30	-27	-22	-16	-14	-11	-8	-5
40	-32	-25	-19	-16	-13	-9	-6
50	-35	-28	-21	-18	-14	-11	-7
60	-39	-31	-23	-19	-15	-12	-8
70	-42	-33	-25	-21	-17	-13	-8
80	-45	-36	-27	-22	-18	-13	-9
90	-47	-38	-28	-24	-19	-14	-9
100	-50	-40	-30	-25	-20	-15	-10
125	-56	-45	-34	-28	-22	-17	-11
150	-61	-49	-37	-31	-24	-18	-12
175	-66	-53	-40	-33	-26	-20	-13
200	-71	-57	-42	-35	-28	-21	-14
225	-75	-60	-45	-38	-30	-23	-15
250	-79	-63	-47	-40	-32	-24	-16
275	-83	-66	-50	-41	-33	-25	-17
300	-87	-69	-52	-43	-35	-26	-17

Depreciation can also be added for physical, functional, or economic reasons or conditions over and above the normal age depreciation.

The standard age depreciation can be further adjusted based on the standard depreciation rate of various buildings. The standard depreciation rate of residential buildings is typically 1%, while manufactured housing might be 3%. As such, a 10 year-old house in good condition would have 6% total depreciation, while similar manufactured homes would have 18% depreciation. See Building Base Rate Codes & Values chart for unique depreciation by type.

Allenstown

Residential Building Area Size Adjustment Factors

Median Effective Area = 1760sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
160	4.00	225	3.05	311	2.40	503	1.75	1,320	1.10
161	3.98	226	3.04	312	2.39	508	1.74	1,354	1.09
162	3.96	227	3.03	314	2.38	513	1.73	1,389	1.08
163	3.94	228	3.02	316	2.37	518	1.72	1,427	1.07
164	3.92	229	3.01	318	2.36	523	1.71	1,467	1.06
165	3.90	230	3.00	320	2.35	528	1.70	1,509	1.05
166	3.89	231	2.99	322	2.34	533	1.69	1,553	1.04
167	3.87	232	2.98	324	2.33	539	1.68	1,600	1.03
168	3.85	233	2.97	326	2.32	544	1.67	1,650	1.02
169	3.83	234	2.96	328	2.31	550	1.66	1,703	1.01
170	3.81	235	2.95	330	2.30	556	1.65	1,760	1.00
171	3.79	236	2.94	332	2.29	562	1.64	1,821	0.99
172	3.77	237	2.93	334	2.28	568	1.63	1,886	0.98
173	3.76	238	2.92	336	2.27	574	1.62	1,956	0.97
174	3.74	239	2.91	338	2.26	580	1.61	2,031	0.96
175	3.72	240	2.90	341	2.25	587	1.60	2,112	0.95
176	3.70	241	2.89	343	2.24	593	1.59	2,200	0.94
177	3.69	242	2.88	345	2.23	600	1.58	2,296	0.93
178	3.67	243	2.87	347	2.22	607	1.57	2,400	0.92
179	3.65	244	2.86	350	2.21	614	1.56	2,514	0.91
180	3.64	246	2.85	352	2.20	621	1.55	2,640	0.90
181	3.62	247	2.84	354	2.19	629	1.54	2,779	0.89
182	3.60	248	2.83	357	2.18	636	1.53	2,933	0.88
183	3.59	249	2.82	359	2.17	644	1.52	3,106	0.87
184	3.57	250	2.81	362	2.16	652	1.51	3,300	0.86
185	3.56	251	2.80	364	2.15	660	1.50	3,520	0.85
186	3.54	253	2.79	367	2.14	668	1.49	3,771	0.84
187	3.53	254	2.78	369	2.13	677	1.48	4,062	0.83
188	3.51	255	2.77	372	2.12	686	1.47	4,400	0.82
189	3.50	256	2.76	374	2.11	695	1.46	4,800	0.81
190	3.48	258	2.75	377	2.10	704	1.45	5,280	0.80
191	3.47	259	2.74	380	2.09	714	1.44	5,867	0.79
192	3.45	260	2.73	383	2.08	723	1.43	6,600	0.78
193	3.44	261	2.72	385	2.07	733	1.42	7,543	0.77
194	3.42	263	2.71	388	2.06	744	1.41	8,800	0.76
195	3.41	264	2.70	391	2.05	754	1.40	10,560	0.75
196	3.40	265	2.69	394	2.04	765	1.39	13,200	0.74
197	3.38	267	2.68	397	2.03	776	1.38	17,600	0.73
198	3.37	268	2.67	400	2.02	788	1.37	26,400	0.72
199	3.35	269	2.66	403	2.01	800	1.36	52,800	0.71
200	3.34	271	2.65	406	2.00	812	1.35	100,000	0.71
201	3.33	272	2.64	409	1.99	825	1.34	200,000	0.7026
202	3.32	274	2.63	412	1.98	838	1.33	300,000	0.7018
203	3.30	275	2.62	416	1.97	852	1.32	400,000	0.7013
204	3.29	276	2.61	419	1.96	866	1.31	500,000	0.7011
205	3.28	278	2.60	422	1.95	880	1.30	600,000	0.7009
206	3.26	279	2.59	426	1.94	895	1.29	700,000	0.7008
207	3.25	281	2.58	429	1.93	910	1.28	800,000	0.7007
208	3.24	282	2.57	433	1.92	926	1.27	900,000	0.7006
209	3.23	284	2.56	436	1.91	943	1.26	1,000,000	0.7005
210	3.22	285	2.55	440	1.90	960	1.25		
211	3.20	287	2.54	444	1.89	978	1.24		
212	3.19	289	2.53	447	1.88	996	1.23		
213	3.18	290	2.52	451	1.87	1,015	1.22		
214	3.17	292	2.51	455	1.86	1,035	1.21		
215	3.16	293	2.50	459	1.85	1,056	1.20		
216	3.15	295	2.49	463	1.84	1,078	1.19		
217	3.13	297	2.48	467	1.83	1,100	1.18		
218	3.12	298	2.47	471	1.82	1,123	1.17		
219	3.11	300	2.46	476	1.81	1,148	1.16		
220	3.10	302	2.45	480	1.80	1,173	1.15		
221	3.09	303	2.44	484	1.79	1,200	1.14		
222	3.08	305	2.43	489	1.78	1,228	1.13		
223	3.07	307	2.42	493	1.77	1,257	1.12		
224	3.06	309	2.41	498	1.76	1,288	1.11		

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Allenstown

Commercial Building Area Size Adjustment Factors

Median Effective Area = 4270sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
388	4.00	495	3.29	681	2.58	1,095	1.87	2,785	1.16
389	3.99	497	3.28	685	2.57	1,104	1.86	2,847	1.15
391	3.98	498	3.27	689	2.56	1,114	1.85	2,911	1.14
392	3.97	500	3.26	692	2.55	1,124	1.84	2,979	1.13
393	3.96	502	3.25	696	2.54	1,134	1.83	3,050	1.12
394	3.95	504	3.24	700	2.53	1,144	1.82	3,124	1.11
395	3.94	506	3.23	704	2.52	1,154	1.81	3,202	1.10
397	3.93	508	3.22	708	2.51	1,165	1.80	3,285	1.09
398	3.92	510	3.21	712	2.50	1,175	1.79	3,371	1.08
399	3.91	512	3.20	716	2.49	1,186	1.78	3,462	1.07
400	3.90	514	3.19	720	2.48	1,197	1.77	3,558	1.06
402	3.89	517	3.18	724	2.47	1,208	1.76	3,660	1.05
403	3.88	519	3.17	728	2.46	1,220	1.75	3,768	1.04
404	3.87	521	3.16	732	2.45	1,232	1.74	3,882	1.03
405	3.86	523	3.15	736	2.44	1,244	1.73	4,003	1.02
407	3.85	525	3.14	740	2.43	1,256	1.72	4,132	1.01
408	3.84	527	3.13	745	2.42	1,268	1.71	4,270	1.00
409	3.83	529	3.12	749	2.41	1,281	1.70	4,417	0.99
411	3.82	532	3.11	754	2.40	1,294	1.69	4,575	0.98
412	3.81	534	3.10	758	2.39	1,307	1.68	4,744	0.97
413	3.80	536	3.09	763	2.38	1,321	1.67	4,927	0.96
415	3.79	538	3.08	767	2.37	1,334	1.66	5,124	0.95
416	3.78	541	3.07	772	2.36	1,348	1.65	5,338	0.94
417	3.77	543	3.06	776	2.35	1,363	1.64	5,570	0.93
419	3.76	545	3.05	781	2.34	1,377	1.63	5,823	0.92
420	3.75	547	3.04	786	2.33	1,392	1.62	6,100	0.91
421	3.74	550	3.03	791	2.32	1,408	1.61	6,405	0.90
423	3.73	552	3.02	796	2.31	1,423	1.60	6,742	0.89
424	3.72	555	3.01	801	2.30	1,439	1.59	7,117	0.88
426	3.71	557	3.00	806	2.29	1,456	1.58	7,535	0.87
427	3.70	559	2.99	811	2.28	1,472	1.57	8,006	0.86
428	3.69	562	2.98	816	2.27	1,490	1.56	8,540	0.85
430	3.68	564	2.97	821	2.26	1,507	1.55	9,150	0.84
431	3.67	567	2.96	826	2.25	1,525	1.54	9,854	0.83
433	3.66	569	2.95	832	2.24	1,543	1.53	10,675	0.82
434	3.65	572	2.94	837	2.23	1,562	1.52	11,645	0.81
436	3.64	574	2.93	843	2.22	1,581	1.51	12,810	0.80
437	3.63	577	2.92	848	2.21	1,601	1.50	14,233	0.79
439	3.62	580	2.91	854	2.20	1,622	1.49	16,012	0.78
440	3.61	582	2.90	860	2.19	1,642	1.48	18,300	0.77
442	3.60	585	2.89	866	2.18	1,664	1.47	21,350	0.76
443	3.59	588	2.88	871	2.17	1,686	1.46	25,620	0.75
445	3.58	590	2.87	877	2.16	1,708	1.45	32,025	0.74
446	3.57	593	2.86	883	2.15	1,731	1.44	42,700	0.73
448	3.56	596	2.85	890	2.14	1,755	1.43	64,050	0.72
449	3.55	599	2.84	896	2.13	1,779	1.42	128,100	0.7100
451	3.54	601	2.83	902	2.12	1,804	1.41	200,000	0.7064
453	3.53	604	2.82	909	2.11	1,830	1.40	300,000	0.7043
454	3.52	607	2.81	915	2.10	1,857	1.39	400,000	0.7032
456	3.51	610	2.80	922	2.09	1,884	1.38	500,000	0.7026
457	3.50	613	2.79	928	2.08	1,912	1.37	600,000	0.7021
459	3.49	616	2.78	935	2.07	1,941	1.36	700,000	0.7018
461	3.48	619	2.77	942	2.06	1,971	1.35	800,000	0.7016
462	3.47	622	2.76	949	2.05	2,002	1.34	900,000	0.7014
464	3.46	625	2.75	956	2.04	2,033	1.33	1,000,000	0.7013
466	3.45	628	2.74	963	2.03	2,066	1.32		
468	3.44	631	2.73	970	2.02	2,100	1.31		
469	3.43	634	2.72	978	2.01	2,135	1.30		
471	3.42	637	2.71	985	2.00	2,171	1.29		
473	3.41	640	2.70	993	1.99	2,209	1.28		
474	3.40	644	2.69	1,001	1.98	2,247	1.27		
476	3.39	647	2.68	1,009	1.97	2,287	1.26		
478	3.38	650	2.67	1,017	1.96	2,329	1.25		
480	3.37	654	2.66	1,025	1.95	2,372	1.24		
482	3.36	657	2.65	1,033	1.94	2,417	1.23		
483	3.35	660	2.64	1,041	1.93	2,463	1.22		
485	3.34	664	2.63	1,050	1.92	2,512	1.21		
487	3.33	667	2.62	1,059	1.91	2,562	1.20		
489	3.32	671	2.61	1,068	1.90	2,614	1.19		
491	3.31	674	2.60	1,076	1.89	2,669	1.18		
493	3.30	678	2.59	1,086	1.88	2,726	1.17		

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Allenstown

Industrial Building Area Size Adjustment Factors

Median Effective Area = 9850sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
895	4.00	1,141	3.29	1,572	2.58	2,526	1.87	6,424	1.16
898	3.99	1,145	3.28	1,580	2.57	2,547	1.86	6,567	1.15
901	3.98	1,150	3.27	1,589	2.56	2,570	1.85	6,716	1.14
904	3.97	1,154	3.26	1,597	2.55	2,592	1.84	6,872	1.13
906	3.96	1,159	3.25	1,606	2.54	2,615	1.83	7,036	1.12
909	3.95	1,163	3.24	1,615	2.53	2,638	1.82	7,207	1.11
912	3.94	1,168	3.23	1,624	2.52	2,662	1.81	7,387	1.10
915	3.93	1,173	3.22	1,633	2.51	2,686	1.80	7,577	1.09
918	3.92	1,177	3.21	1,642	2.50	2,711	1.79	7,776	1.08
921	3.91	1,182	3.20	1,651	2.49	2,736	1.78	7,986	1.07
923	3.90	1,187	3.19	1,660	2.48	2,762	1.77	8,208	1.06
926	3.89	1,192	3.18	1,669	2.47	2,788	1.76	8,443	1.05
929	3.88	1,196	3.17	1,679	2.46	2,814	1.75	8,691	1.04
932	3.87	1,201	3.16	1,689	2.45	2,841	1.74	8,955	1.03
935	3.86	1,206	3.15	1,698	2.44	2,869	1.73	9,234	1.02
938	3.85	1,211	3.14	1,708	2.43	2,897	1.72	9,532	1.01
941	3.84	1,216	3.13	1,718	2.42	2,926	1.71	9,850	1.00
944	3.83	1,221	3.12	1,728	2.41	2,955	1.70	10,190	0.99
947	3.82	1,226	3.11	1,738	2.40	2,985	1.69	10,554	0.98
950	3.81	1,231	3.10	1,749	2.39	3,015	1.68	10,944	0.97
953	3.80	1,236	3.09	1,759	2.38	3,046	1.67	11,365	0.96
956	3.79	1,242	3.08	1,769	2.37	3,078	1.66	11,820	0.95
959	3.78	1,247	3.07	1,780	2.36	3,111	1.65	12,313	0.94
963	3.77	1,252	3.06	1,791	2.35	3,144	1.64	12,848	0.93
966	3.76	1,257	3.05	1,802	2.34	3,177	1.63	13,432	0.92
969	3.75	1,263	3.04	1,813	2.33	3,212	1.62	14,071	0.91
972	3.74	1,268	3.03	1,824	2.32	3,247	1.61	14,775	0.90
975	3.73	1,274	3.02	1,835	2.31	3,283	1.60	15,553	0.89
978	3.72	1,279	3.01	1,847	2.30	3,320	1.59	16,417	0.88
982	3.71	1,285	3.00	1,858	2.29	3,358	1.58	17,382	0.87
985	3.70	1,290	2.99	1,870	2.28	3,397	1.57	18,469	0.86
988	3.69	1,296	2.98	1,882	2.27	3,436	1.56	19,700	0.85
992	3.68	1,302	2.97	1,894	2.26	3,476	1.55	21,107	0.84
995	3.67	1,308	2.96	1,906	2.25	3,518	1.54	22,731	0.83
998	3.66	1,313	2.95	1,919	2.24	3,560	1.53	24,625	0.82
1,002	3.65	1,319	2.94	1,931	2.23	3,604	1.52	26,864	0.81
1,005	3.64	1,325	2.93	1,944	2.22	3,648	1.51	29,550	0.80
1,009	3.63	1,331	2.92	1,957	2.21	3,694	1.50	32,833	0.79
1,012	3.62	1,337	2.91	1,970	2.20	3,741	1.49	36,937	0.78
1,015	3.61	1,343	2.90	1,983	2.19	3,788	1.48	42,214	0.77
1,019	3.60	1,349	2.89	1,997	2.18	3,838	1.47	49,250	0.76
1,022	3.59	1,356	2.88	2,010	2.17	3,888	1.46	59,100	0.75
1,026	3.58	1,362	2.87	2,024	2.16	3,940	1.45	73,875	0.74
1,030	3.57	1,368	2.86	2,038	2.15	3,993	1.44	98,500	0.73
1,033	3.56	1,374	2.85	2,052	2.14	4,048	1.43	147,750	0.7200
1,037	3.55	1,381	2.84	2,066	2.13	4,104	1.42	295,500	0.7100
1,040	3.54	1,387	2.83	2,081	2.12	4,162	1.41	300,000	0.7099
1,044	3.53	1,394	2.82	2,096	2.11	4,221	1.40	400,000	0.7074
1,048	3.52	1,400	2.81	2,111	2.10	4,283	1.39	500,000	0.7059
1,052	3.51	1,407	2.80	2,126	2.09	4,346	1.38	600,000	0.7049
1,055	3.50	1,414	2.79	2,141	2.08	4,410	1.37	700,000	0.7042
1,059	3.49	1,421	2.78	2,157	2.07	4,477	1.36	800,000	0.7037
1,063	3.48	1,428	2.77	2,173	2.06	4,546	1.35	900,000	0.7033
1,067	3.47	1,434	2.76	2,189	2.05	4,617	1.34	1,000,000	0.7030
1,071	3.46	1,441	2.75	2,205	2.04	4,690	1.33		
1,075	3.45	1,449	2.74	2,222	2.03	4,766	1.32		
1,078	3.44	1,456	2.73	2,239	2.02	4,844	1.31		
1,082	3.43	1,463	2.72	2,256	2.01	4,925	1.30		
1,086	3.42	1,470	2.71	2,273	2.00	5,008	1.29		
1,090	3.41	1,477	2.70	2,291	1.99	5,095	1.28		
1,094	3.40	1,485	2.69	2,309	1.98	5,184	1.27		
1,099	3.39	1,492	2.68	2,327	1.97	5,277	1.26		
1,103	3.38	1,500	2.67	2,345	1.96	5,373	1.25		
1,107	3.37	1,508	2.66	2,364	1.95	5,472	1.24		
1,111	3.36	1,515	2.65	2,383	1.94	5,575	1.23		
1,115	3.35	1,523	2.64	2,402	1.93	5,683	1.22		
1,119	3.34	1,531	2.63	2,422	1.92	5,794	1.21		
1,124	3.33	1,539	2.62	2,442	1.91	5,910	1.20		
1,128	3.32	1,547	2.61	2,463	1.90	6,031	1.19		
1,132	3.31	1,555	2.60	2,483	1.89	6,156	1.18		
1,137	3.30	1,563	2.59	2,504	1.88	6,287	1.17		

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Allenstown

Manufactured Building Area Size Adjustment Factors

Median Effective Area = 990sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
90	4.00	146	2.74	208	2.13	341	1.57	958	1.01
91	3.98	147	2.72	209	2.12	345	1.56	990	1.00
92	3.94	148	2.71	211	2.11	349	1.55	1,024	0.99
93	3.91	149	2.69	212	2.10	354	1.54	1,061	0.98
94	3.87	150	2.68	214	2.09	358	1.53	1,100	0.97
95	3.84	151	2.67	215	2.08	362	1.52	1,142	0.96
96	3.80	152	2.66	217	2.07	367	1.51	1,188	0.95
97	3.77	153	2.64	218	2.06	371	1.50	1,238	0.94
98	3.74	154	2.63	220	2.05	376	1.49	1,291	0.93
99	3.71	155	2.62	222	2.04	381	1.48	1,350	0.92
100	3.68	156	2.60	223	2.03	386	1.47	1,414	0.91
101	3.65	157	2.59	225	2.02	391	1.46	1,485	0.90
102	3.62	158	2.58	227	2.01	396	1.45	1,563	0.89
103	3.59	159	2.57	228	2.00	401	1.44	1,650	0.88
104	3.56	160	2.56	230	1.99	407	1.43	1,747	0.87
105	3.54	161	2.55	232	1.98	413	1.42	1,856	0.86
106	3.51	162	2.53	234	1.97	418	1.41	1,980	0.85
107	3.48	163	2.52	236	1.96	424	1.40	2,121	0.84
108	3.46	164	2.51	238	1.95	430	1.39	2,285	0.83
109	3.43	165	2.50	240	1.94	437	1.38	2,475	0.82
110	3.41	166	2.49	241	1.93	443	1.37	2,700	0.81
111	3.38	167	2.48	243	1.92	450	1.36	2,970	0.80
112	3.36	168	2.47	245	1.91	457	1.35	3,300	0.79
113	3.34	169	2.46	248	1.90	464	1.34	3,712	0.78
114	3.31	170	2.45	250	1.89	471	1.33	4,243	0.77
115	3.29	171	2.44	252	1.88	479	1.32	4,950	0.76
116	3.27	172	2.43	254	1.87	487	1.31	5,940	0.75
117	3.24	173	2.42	256	1.86	495	1.30	7,425	0.74
118	3.22	174	2.41	258	1.85	503	1.29	9,900	0.73
119	3.20	175	2.40	261	1.84	512	1.28	14,850	0.72
120	3.18	176	2.39	263	1.83	521	1.27	29,700	0.71
121	3.16	177	2.38	265	1.82	530	1.26	100,000	0.70
122	3.14	178	2.37	268	1.81	540	1.25	200,000	0.7015
123	3.12	179	2.36	270	1.80	550	1.24	300,000	0.7010
124	3.10	180	2.35	272	1.79	560	1.23	400,000	0.7007
125	3.08	181	2.34	275	1.78	571	1.22	500,000	0.7006
126	3.06	182	2.33	278	1.77	582	1.21	600,000	0.7005
127	3.04	183	2.32	280	1.76	594	1.20	700,000	0.7004
128	3.02	184	2.31	283	1.75	606	1.19	800,000	0.7004
129	3.01	186	2.30	286	1.74	619	1.18	900,000	0.7003
130	2.99	187	2.29	288	1.73	632	1.17	1,000,000	0.7003
131	2.97	188	2.28	291	1.72	646	1.16		
132	2.95	189	2.27	294	1.71	660	1.15		
133	2.94	190	2.26	297	1.70	675	1.14		
134	2.92	192	2.25	300	1.69	691	1.13		
135	2.90	193	2.24	303	1.68	707	1.12		
136	2.89	194	2.23	306	1.67	724	1.11		
137	2.87	195	2.22	309	1.66	742	1.10		
138	2.86	197	2.21	313	1.65	762	1.09		
139	2.84	198	2.20	316	1.64	782	1.08		
140	2.82	199	2.19	319	1.63	803	1.07		
141	2.81	201	2.18	323	1.62	825	1.06		
142	2.79	202	2.17	326	1.61	849	1.05		
143	2.78	203	2.16	330	1.60	874	1.04		
144	2.76	205	2.15	334	1.59	900	1.03		
145	2.75	206	2.14	337	1.58	928	1.02		

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Code	Description
11	NOT ASSESSD SEPARATE
12	SUBDIVIDED POST ASMT
13	IMPROVED POST SALE
14	IMPROVED POST ASMT
15	IMPRVMNT U/C AT ASMT
16	L/O ASMT - L/B SALE
17	L/B ASMT - L/O SALE
18	MULTIPLE PARCELS
19	MULTI-TOWN PROPERTY
20	MPC-CANT SELL SEPRTL
21	MPC-CAN SELL SEPRTLY
22	INDETERMINATE PRICE
23	NO STAMP PER DEED
24	ABUTTER SALE
25	INSUFCNT MKT EXPOSUR
26	MINERAL RIGHTS ONLY
27	LESS THAN 100% INT
28	LIFE EST/DEFER 1YR+
29	PLOTAGE/ASMBL IMPACT
30	TIMESHARE
31	EASEMENT/BOATSLIPS
32	TIMBER RIGHTS
33	LNDLRD/TENANT SALE
34	PUBLIC UTIL GRNTR/E
35	GOVMT AGENCY GRNTR/E
36	REL/CHAR/EDU GRNTR/E
37	FINANCIAL CO GRNTR/E
38	FAMILY/RELAT GRNTR/E
39	DIVORCE PRTY GRNTR/E
40	BUSIN AFFIL GRNTR/E
41	GOV REL ENT/NHH/FNMA
43	SHORT SALE RQ 3RDPTY
44	NONMKT TRUST GRNTR/E
45	BOUNDARY ADJUSTMT
47	OTHR SALE OF CONVENC
48	COURT/SHERIFF SALE
49	DEED INLIEU FORECLSR
50	TAX SALE
51	FORECLOSURE
52	OTHER FORCED SALE
54	DEED TO QUIET TITLE
55	UNSPECFIED DEED CONV
56	OTHER DOUBTFUL TITLE
57	LARGE VALUE IN TRADE
58	INSTALLMENT SALE
60	UNIDENT IN ASSR RECS
66	COMPLEX COMMRCL SALE
67	UNK PERSONAL PROPRTY
69	LEASE W/ UNK TERMS
70	BUYR/SELR COST SHIFT
77	ASSMNT ENCUMBRANCES
80	SUBSID/ASSIST HOUSNG
81	ESTATE SALE/FDCY COV
82	DEED DATE TOO OLD
83	CEMETERY LOTS
87	XS LOCALE IN SAMPLE
88	XS PRP TYP IN SAMPLE
89	RESALE IN EQ PERIOD
90	RSA 79-A CURRENT USE
97	RSA 79-B CONSRV ESMT
98	SALE RELATD ASMT CHG
99	UNCLASSFYD EXCLUSION

SOLAR PANELS

Market data suggests solar panels contribute to market value. Government and other incentives commonly available to the property owner are taken into consideration when developing the initial assessed value. Industry representatives suggest that newly installed panels have a life expectancy of at least 25 years, so the following depreciation schedule is used with a floor factor of 25%:

Age	Condition Factor
1-5 Years	100
6-10 Years	85
11-15 Years	70
16-20 Years	55
21-25 Years	40
25+ Years	25

It should be noted that Solar Panels may have differing condition factors to account for atypical sizes or noted physical condition issues.

SECTION 10

WATERFRONT, VIEW & BUILDING GRADE INFORMATION

A. WATERFRONT

B. VIEW REPORT

C. BUILDING GRADE REPORT

FOLLOWED BY PICTURE CATALOG

A. WATERFRONT

Grading waterfront, although somewhat objective due to the amount of waterfront, topography and presence or lack of a beach, the overall value different buyers are willing to spend for the same property varies dramatically due to individual likes and dislikes making the purchase somewhat emotional and to a degree subjective. This makes the assessing process more subjective than one may like, but it is a fact that buying and selling of property is not 100% objective. Docks are not separately assessed, as the value is inherent in the waterfront value.

Although the total market value of the property is expressed or displayed in separate parts, such as land, building, views and waterfront, it is the total value of the property that is most important. You may feel the view, waterfront, building or land is high or low, but if the total value represents market value and is equitable with similar properties, then your assessment is reasonable and fair.

The quality and desirability of waterfront varies widely as does the value attributed to various bodies of water and even the same body of water in two different municipalities.

Topography and access to the site, as well as to the waterfront itself varies and can greatly affect the market value. Because of this, it is rare to find two properties that are identical and as such adjustments must be made for water quality and access based on 3rd party data such as, NH DES when sales are lacking or limited.

Despite the possible lack of sales data, the assessor must still produce an equitable opinion of value for each and every property in town; sometimes making subjective adjustments for differences from property to property for what they feel affects the market value positively and/or negatively. This unfortunately may not always be demonstrated in sales data due to the lack of sales, so experience and common sense play a large part in this process, when local direct sales are lacking.

The following illustrates the waterfront properties in town on properties where pictures were available. These properties illustrate the values associated as developed for this town wide update and lacking sufficient recent sales provides testing against older sales when available.

There are 80 out of 1,965 total properties with a waterfront adjustment ranging in contributory value of $4,300 to $47,500. These properties are largely on the Suncook River. The properties on the Iris Pond section have consistently sold for more and as such, the waterfront contributory value is higher. Due to the varierty of different waterfronts, the base waterfront value is adjusted by site specific adjustments, topography and location (Iris Pond, cove, river, etc.).

Allenstown Waterfront Report

Sorted By Waterfront Value

Map Lot Sub: 000102 000027 000000
Location: 2 ALBIN AVENUE
Owner: ALLENSTOWN, TOWN OF
Waterfront Value: $ 4,300

Condition: 5
Notes: WF/FP

Map Lot Sub: 000102 000028 000000
Location: 4 ALBIN AVENUE
Owner: ALLENSTOWN, TOWN OF
Waterfront Value: $ 4,300

Condition: 5
Notes: 160'/SUNCOOK RIVER

Map Lot Sub: 000409 000004 000000
Location: 61 CLEMENT ROAD
Owner: JACKSON, DAVID
Waterfront Value: $ 4,300

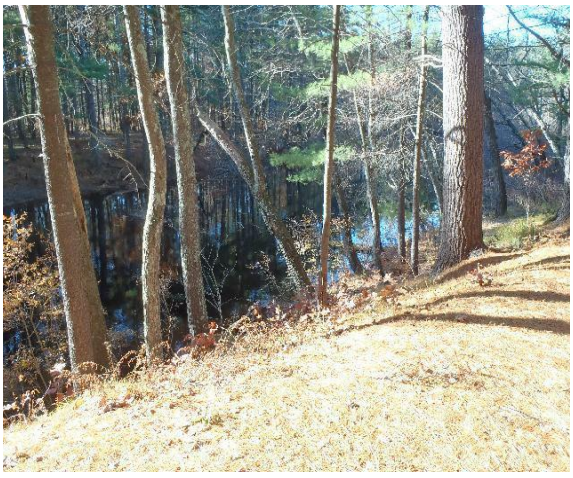
Condition: 5
Notes: 892'/FP/UND/SUNCOO

Map Lot Sub: 000102 000004 000000
Location: 70 RIVERSIDE DRIVE
Owner: O'CONNOR, DILLON
Waterfront Value: $ 4,500

Condition: 5
Notes: 84'/SUNCOOK COVE W

Map Lot Sub: 000102 000005 000000
Location: 76 RIVERSIDE DRIVE
Owner: CARTER, PAUL FRANKLIN
Waterfront Value: $ 4,500

Condition: 5
Notes: 256'/SUNCOOK/COVE



Map Lot Sub: 000102 000007 000000
Location: 154 PINEWOOD ROAD
Owner: DOBE, WILLIAM
Waterfront Value: $ 4,500

Condition: 5
Notes: 352'/SUNCOOK/COVE

Map Lot Sub: 000103 000002 000000
Location: 32 RIVERSIDE DRIVE
Owner: ALLENSTOWN, TOWN OF
Waterfront Value: $ 4,800

Condition: 5
Notes: 90'/FP/UND/SUNCOO

Map Lot Sub: 000103 000013 000000
Location: 54 RIVERSIDE DRIVE
Owner: ALLENSTOWN, TOWN OF
Waterfront Value: $ 4,800

Condition: 5
Notes: 80'/FP/UND/SUNCOOK

Map Lot Sub: 000103 000016 000000
Location: 60 RIVERSIDE DRIVE
Owner: TOUSIGNANT, GEORGE
Waterfront Value: $ 4,800

Condition: 5
Notes: 182'/THE COVE WF

Map Lot Sub: 000104 000011 000000
Location: 2 RIVERSIDE DRIVE
Owner: ALLENSTOWN, TOWN OF
Waterfront Value: $ 4,800

Condition: 5
Notes: 100'/FP/UND/SUNCOO

Map Lot Sub: 000104 000012 000000
Location: 4 RIVERSIDE DRIVE
Owner: ALLENSTOWN, TOWN OF
Waterfront Value: $ 4,800

Condition: 5
Notes: 75'/FP/UND/SUNCOOK

Map Lot Sub: 000104 000015 000000
Location: 10 RIVERSIDE DRIVE
Owner: ALLENSTOWN, TOWN OF
Waterfront Value: $ 4,800

Condition: 5
Notes: 104'/FP/UND/SUNCOO

Map Lot Sub: 000104 000018 000000
Location: 14 RIVERSIDE DRIVE
Owner: ALLENSTOWN, TOWN OF
Waterfront Value: $ 4,800

Condition: 5
Notes: 125'/FP/UND/SUNCOO

Map Lot Sub: 000104 000019 000000
Location: 16 RIVERSIDE DRIVE
Owner: ALLENSTOWN, TOWN OF
Waterfront Value: $ 4,800

Condition: 5
Notes: 510'/FP/UND/SUNCOO

Map Lot Sub: 000104 000020 000000
Location: 18 RIVERSIDE DRIVE
Owner: MCLAUGHLIN, GLENN D.
Waterfront Value: $ 4,800

Condition: 5
Notes: 100'//FP/UND/SUNCO

Map Lot Sub: 000104 000021 000000
Location: 20 RIVERSIDE DRIVE
Owner: ALLENSTOWN, TOWN OF
Waterfront Value: $ 4,800

Condition: 5
Notes: 85'/FP/UND/SUNCOO

Map Lot Sub: 000104 000022 000000
Location: 22 RIVERSIDE DRIVE
Owner: ALLENSTOWN, TOWN OF
Waterfront Value: $ 4,800

Condition: 5
Notes: 92'/FP/UND/SUNCOO

Map Lot Sub: 000101 000009 000000
Location: 12 ALBIN AVENUE
Owner: BENTLEY, SHERYL
Waterfront Value: $ 11,300

Condition: 15
Notes: 160'/SUNCOOK RIVER

Map Lot Sub: 000101 000010 000000
Location: 14 ALBIN AVENUE
Owner: FORTIN, DANIEL C.
Waterfront Value: $ 11,300

Condition: 15
Notes: 60+/-; SUNCOOK RV

Map Lot Sub: 000101 000011 000000
Location: 16 ALBIN AVENUE
Owner: RAYMOND, ARNOLD
Waterfront Value: $ 11,300

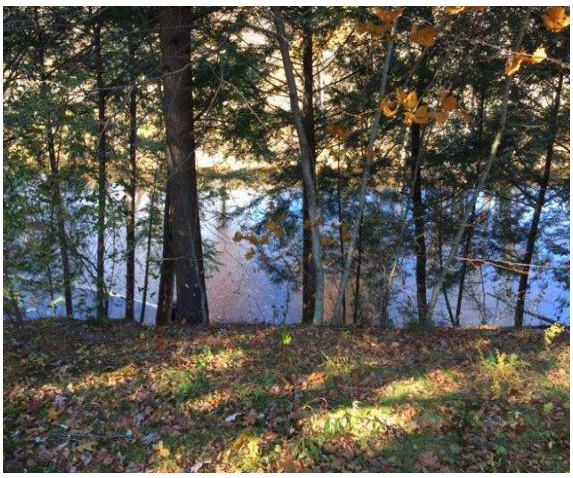
Condition: 15
Notes: 80'/SUNCOOK RIVER

Map Lot Sub: 000101 000012 000000
Location: 18 ALBIN AVENUE
Owner: GEOFFREY M. & ANNE-RENATE KRIS
Waterfront Value: $ 11,300

Condition: 15
Notes: 80'/SUNCOOK RIVER

Map Lot Sub: 000101 000013 000000
Location: 20 ALBIN AVENUE
Owner: VALE, COREY B
Waterfront Value: $ 11,300

Condition: 15
Notes: 160'/SUNCOOK RIVER



Map Lot Sub: 000101 000014 000000
Location: 24 ALBIN AVENUE
Owner: NOEL, JAMES G REVOCABLE TRUST
Waterfront Value: $ 11,300

Condition: 15
Notes: 180+/- SUNCOOK RVR

Map Lot Sub: 000104 000024 000000
Location: 26 RIVERSIDE DRIVE
Owner: FOURNIER, SAMANTHA R
Waterfront Value: $ 11,300

Condition: 15
Notes: 94'/SUNCOOK RIVER

Map Lot Sub: 000409 000007 000000
Location: 34 ROY LANE
Owner: BOY SCOUTS OF AMERICA, TROUP 2
Waterfront Value: $ 11,300

Condition: 15
Notes: ACC/SUNCOOK RIVER

Map Lot Sub: 000409 000012 000000
Location: 1 ROY LANE
Owner: DUFRESNE, ARMAND JOSEPH
Waterfront Value: $ 11,300

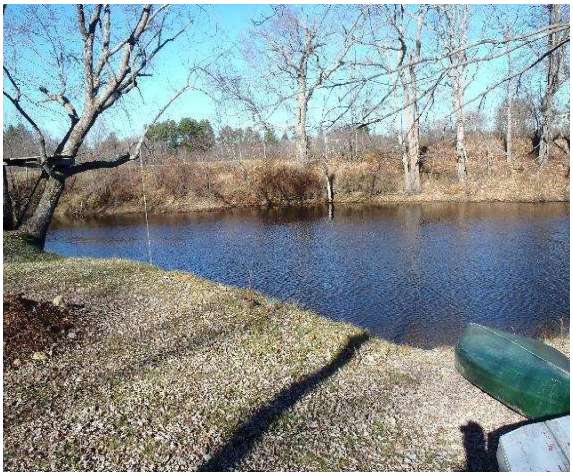
Condition: 15
Notes: DTW/SUNCOOK RIVER

Map Lot Sub: 000409 000001 000000
Location: 46 CLEMENT ROAD
Owner: PATRYN, KENNETH S
Waterfront Value: $ 12,800

Condition: 15
Notes: SUNCOOK RVR WF

Map Lot Sub: 000409 000003 000000
Location: 60 CLEMENT ROAD
Owner: GRIFFIN, CONOR M
Waterfront Value: $ 12,800

Condition: 15
Notes: 100'/SUNCOOK RIVER



Map Lot Sub: 000409 000006 000000
Location: 14 BOURQUE ROAD
Owner: MASON JR., DAVID H
Waterfront Value: $ 12,800

Condition: 15
Notes: SUNCOOK RIVER WF

Map Lot Sub: 000409 000014 000000
Location: 276 PINEWOOD ROAD
Owner: FORTIN, THERESE L. & ROBERT J.
Waterfront Value: $ 13,500

Condition: 15
Notes: DTW/SUNCOOK RIVER

Map Lot Sub: 000103 000003 000000
Location: 34 RIVERSIDE DRIVE
Owner: SINGHSRI, DUANGJUN
Waterfront Value: $ 14,300

Condition: 15
Notes: 94'/SUNCOOK RIVER

Map Lot Sub: 000103 000007 000001
Location: 40 RIVERSIDE DRIVE
Owner: MEALEY, MEAGHAN NICOLE
Waterfront Value: $ 14,300

Condition: 15
Notes: 125'/SUNCOOK RIVER

Map Lot Sub: 000103 000009 000000
Location: 48 RIVERSIDE DRIVE
Owner: FAY, DOLORES S
Waterfront Value: $ 14,300

Condition: 15
Notes: 105'/SUNCOOK RVR

Map Lot Sub: 000104 000002 000000
Location: 21 FANNY DRIVE
Owner: BRENNAN, MAUREEN REVOCABLE T
Waterfront Value: $ 14,300

Condition: 15
Notes: 240'/SUNCOOK RIVER

Map Lot Sub: 000104 000013 000000
Location: 6 RIVERSIDE DRIVE
Owner: PARADIS, & QUINTAL FAMILY TRUS
Waterfront Value: $ 14,300

Condition: 15
Notes: 125'/SUNCOOK RVR

Map Lot Sub: 000104 000014 000000
Location: 8 RIVERSIDE DRIVE
Owner: MARQUIS, STEVE J
Waterfront Value: $ 14,300

Condition: 15
Notes: 83'/SUNCOOK RIVER

Map Lot Sub: 000104 000017 000000
Location: 12 RIVERSIDE DRIVE
Owner: BLODGETT, DAMIAN VAUGHN
Waterfront Value: $ 14,300

Condition: 15
Notes: 105'/SUNCOOK RIVER

Map Lot Sub: 000104 000023 000000
Location: 24 RIVERSIDE DRIVE
Owner: SHULTZ JR., WILLIAM F
Waterfront Value: $ 14,300

Condition: 15
Notes: 87'/SUNCOOK RIVER

Map Lot Sub: 000409 000002 000000
Location: 50 CLEMENT ROAD
Owner: JACKSON, DAVID
Waterfront Value: $ 14,300

Condition: 15
Notes: 422'/SUNCOOK/XS WF

Map Lot Sub: 000409 000016 000111
Location: JASPER DRIVE
Owner: ALLENSTOWN, TOWN OF
Waterfront Value: $ 14,300

Condition: 15
Notes: SUNCOOK RIVER WF

Map Lot Sub: 000109 000008 000000
Location: 60 SCHOOL STREET
Owner: DAGESSE, DANIEL
Waterfront Value: $ 19,000

Condition: 20
Notes: WEEDS/MARSH/IRIS P

Map Lot Sub: 000109 000009 000000
Location: 64 SCHOOL STREET
Owner: FRENCH, MEAGAN M
Waterfront Value: $ 20,000

Condition: 20
Notes: WEEDS/MARSH/IRIS P

	Date	Book/Page	Type	Price
Most Recent Sale:	11/01/21	3766/1986	Q I	$220,000
Current Assessment:				$226,900

Map Lot Sub: 000109 000005 000000
Location: 50 SCHOOL STREET
Owner: CHEVRETTE FAMILY 2011 TRUST
Waterfront Value: $ 23,800

Condition: 25
Notes: WF

Map Lot Sub: 000109 000006 000000
Location: 54 SCHOOL STREET
Owner: PLOURDE, WILLIAM
Waterfront Value: $ 23,800

Condition: 25
Notes: IRIS POND WF

Map Lot Sub: 000109 000007 000000
Location: 58 SCHOOL STREET
Owner: CHEBOOK, WILLIAM R
Waterfront Value: $ 23,800

Condition: 25
Notes: IRIS POND WF

Map Lot Sub: 000115 000003 000000
Location: 80 FERRY STREET
Owner: LOT 3 FERRY STREET, LLC
Waterfront Value: $ 23,800

Condition: 25
Notes: XCS WF

B. VIEWS

Views, by their nature are subjective. However, isn't buying and selling of real estate also subjective? Is it not all based on the likes and dislikes of the market? And, do we not all like and dislike differently?

While there are some subjective measures involved in buying and selling of real estate, a large portion of the purchase price is based on likes and dislikes and the emotion of the buyer and seller.

Like land and building values, the contributory value of a view is extracted from the actual sales data. If you review *Section 7*, you can see how these values are developed, when sales data is available. However, it is a known fact and part of historical sales data, that views can and do contribute to the total market value. The lack of sales data in any particular neighborhood of properties with views does not mean views have no contributing value but rather that the need for the use of historic data, experience and common sense must prevail.

Once various views are analyzed and the market contributory value extracted, the assessor can then apply that value whenever the same view occurs, similar to land and building values. That part is easy. It becomes more difficult when more or less substantial views or total different views are found in the town then were found in the sales data. When this occurs, the assessor, using all the sales data available, must then give an opinion of the value of the view. To assist in that process, the views are further defined by their width, depth, distance and subject matter as outlined in *Section 1. D.* Here experience and common sense play a large part in this process.

The following report of all views is provided, to show consistency in the application of views, as well as document the contributory value assessed in each one.

The following illustrates the view properties in town on properties where pictures were available. These properties illustrate the values associated as developed for this town wide update and lacking sufficient recent sales provides testing against older sales when available.

There are 4 out of 1,965 total properties that have views associated with them. Only those with pictures are displayed on the following pages. Views of substantially greater degree, depth, width and subject matter were found during the field review, and while not all were represented by local sales, they were clearly of value and needed to be addressed. Comparing pictures of the sales to these properties and drawing upon our experience from surrounding areas, we developed an opinion of the contributory value of those views.

Allenstown View Report

Sorted By View Value

Map Lot Sub: 000113 000040 000000
Location: MAIN STREET
Owner: LOT 3 FERRY STREET, LLC
View Value: $ 5,000 CU
Subject: HILLS
Width: AVERAGE
Depth: TOP 50
Distance: NEAR OR CLOSE
Condition: 100
Notes: VU

Map Lot Sub: 000113 000041 000000
Location: MAIN STREET
Owner: MCNAMARA, JEFFREY R & DEANNE M
View Value: $ 5,000 CU
Subject: HILLS
Width: AVERAGE
Depth: TOP 50
Distance: NEAR OR CLOSE
Condition: 100
Notes: VU

Map Lot Sub: 000401 000004 000000
Location: 213 WING ROAD
Owner: BEAUCHER, DAVID W
View Value: $ 10,000
Subject: MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:

C. BUILDING GRADING

B5 – Bare Minimum House – Minimum camp. Typically no interior finish, foundation, central heat, plumbing or electric service.

B4 – Below Minimum House – Basic camp style construction, typically no interior finish, may lack central heat. May lack plumbing and/or electric service. Typically no foundation.

B3 - Minimum House – Average camp style construction. No specific style and having minimal interior and/or exterior finish and features. May not have enclosed foundation and may lack water, sewer or electric.

B2 - Basic Weather Tight House - Very plain shelter with few doors or windows, low grade design interior and exterior. Typically without an enclosed foundation.

B1 - Below Average House - Basic box, minimal to no fenestration, little to no design, low quality materials and windows may consist of a mix of average grade material and low grade design, or may be an average house without an enclosed foundation.

A0 - Average House - Basic box, reasonable number of windows, may be double hung single pane with or without storm windows or double pane windows, no extras, plain interior and exterior.

A1 - Above Average House - Typically more than a box with some design features, roof overhang, and upgraded windows or not, may have some angles or roof cuts, appealing layout of windows and initial appeal somewhat better than average. Generally above average materials for trim and floor finish.

A2 - Good Quality House - Generally of good to high quality materials or a mix of average and high, has good exterior trim design normally with roof overhang, some designer roof cover and/or trim accents, not plain, windows are typically casement or thermopane, entrance may be elaborate, roof may have multiple angles.

A3 - Very Good Quality House - All of A2 above, but also custom work on trim, kitchen & baths, recessed lighting, high quality floor cover, exterior high quality and design, exterior and interior trim of good quality and design, may have features like window "eyebrows" and a splash board around the lower exterior walls. May have some custom windows and cathedral areas typically with good lighting.

A4 - Excellent Quality House - All of the above, but with greater fenestration and attention to detail, custom trim, custom kitchen and/or baths. Multiple high quality floor cover, excellent design and curb appeal. Generally multi floor with angles and/or roof cuts. Generally high quality usually includes built-ins cabinets, bookcases and shelving.

A5 - Excellent + Quality House - All of the features of an A4 (Excellent) house, but with some additional custom details and design features. Typically older homes of high quality, center chimney, detailed cove molding, excellent roof overhang on four sides with custom design and molding, wide or detailed corner boards and window trim, generally multi-story with good fenestration having great curb presentation.

Grades Above A5 - Generally have all the features of the A5 grade, including some or all of the following: multi-story, angles, roof cuts, recessed lighting inside and out, built-ins, great curb presentation and marketability, features and appeal that in the marketplace make this building somewhat more desirable than the A5 grade building in stages up to luxurious which may contain all of the features above with a progressively higher degree of quality and design found in town.

Manufactured Homes

B3 – Generally 8' wide or less 2x4 or 2x3 construction.
B2 – Generally 10' wide, 2x4 or 2x3 construction.
B1 – Generally 12' wide, 2x4 construction.
A0 – Generally 14' wide with gable roof, could be 2x4 or 2x6 construction.
A1 – Generally 14' wide with added ornamentation or detail or 2x6 construction.
A2 – Generally 16' wide with 2x6 construction.

This is merely a guideline and a home's quality could be adjusted up or down for the presence (or lack of) the following: upgraded windows, gable or pitched roof, foundation or basement.

The following pictures samples will help, as words do not always express or capture the essence of the building as much as pictures do. The above text is meant as a guideline and not meant, nor would it be possible to describe or include every possible situation.

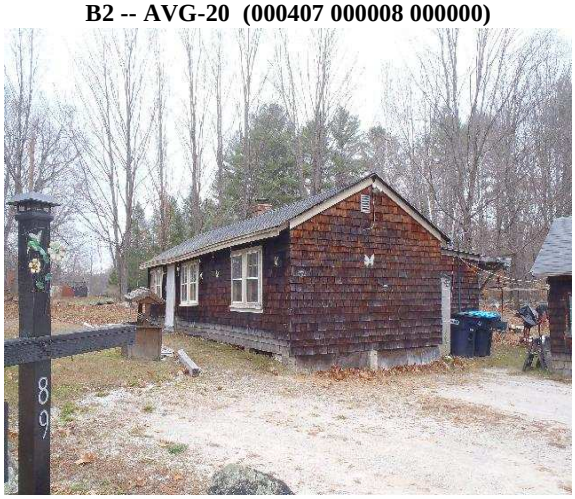
B4 -- AVG-40 (000409 000001 000000)

B3 -- AVG-30 (000102 000005 000000)

B2 -- AVG-20 (000109 000092 000000)

B2 -- AVG-20 (000407 000008 000000)

B2 -- AVG-20 (000407 000037 000000)

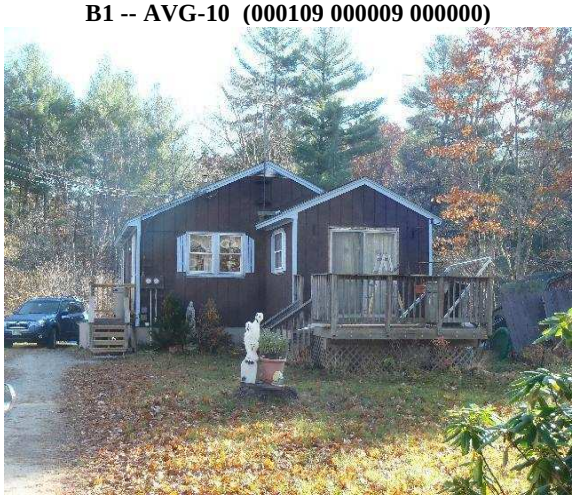


B2 -- AVG-20 (000408 000012 000000)

B1 -- AVG-10 (000110 000029 000000)

B1 -- AVG-10 (000109 000009 000000)

B1 -- AVG-10 (000109 000041 000000)



B1 -- AVG-10 (000103 000016 000000)

B1 -- AVG-10 (000104 000004 000000)

A0 -- AVG (000105 000096 000000)

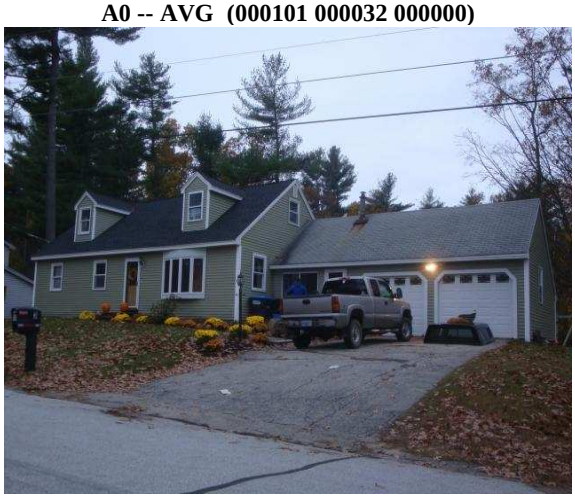
A0 -- AVG (000109 000087 000000)

A0 -- AVG (000109 000090 000000)

A0 -- AVG (000112 000011 000000)

A0 -- AVG (000101 000032 000000)

A1 -- AVG+10 (000112 000050 000000)



A1 -- AVG+10 (000113 000023 000000)

A1 -- AVG+10 (000113 000026 000000)

A1 -- AVG+10 (000402 000064 000000)

A1 -- AVG+10 (000402 000164 000000)

A1 -- AVG+10 (000108 000035 000000)

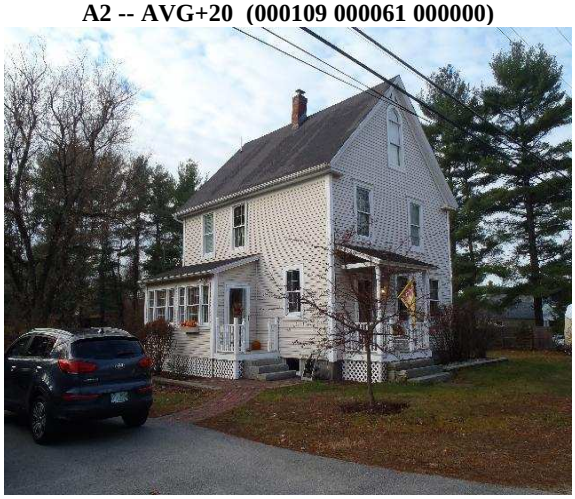
A1 -- AVG+10 (000108 000055 000000)

A1 -- AVG+10 (000108 000056 000000)

A1 -- AVG+10 (000110 000035 000000)

A2 -- AVG+20 (000109 000061 000000)

A2 -- AVG+20 (000109 000062 000000)



A2 -- AVG+20 (000105 000095 000000)

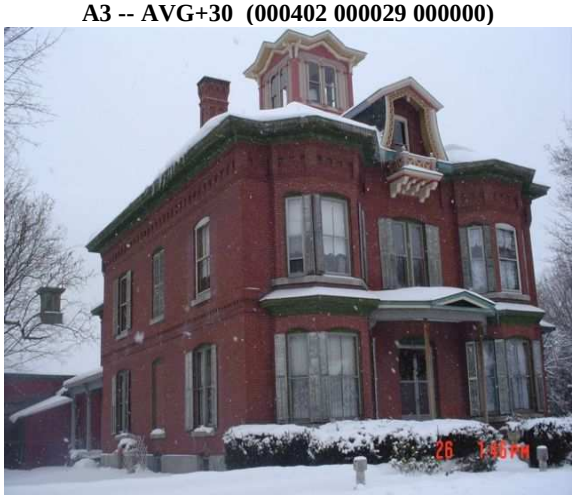
A2 -- AVG+20 (000402 000024 000000)

A2 -- AVG+20 (000112 000068 000000)

A3 -- AVG+30 (000112 000213 000000)

A3 -- AVG+30 (000402 000029 000000)

A3 -- AVG+30 (000402 000158 000002)



A3 -- AVG+30 (000111 000018 000000)

A4 -- EXC (000402 000172 000000)

SECTION 11

PUBLIC UTILITY VALUATION

Avitar Associates of New England, Inc.
Municipal Services Company

PUBLIC UTILITY TRANSMISSION ASSETS ASSESSMENT REPORT For Town of Allenstown 2022

Utility: Liberty Utilities
Utility: NHEC
Utility: PSNH dba Eversource
Utility: Tenneco Inc.
Utility: Unitil Energy Systems

Evan Roberge, Sr. Assessor
NH DRA Certified Assessor Supervisor

Avitar Associates of New England, Inc.
150 Suncook Valley Highway • Chichester, NH 03258 • (603) 798-4419
www.avitarassociates.com

Avitar Associates of New England, Inc.

Municipal Services Company

September 1, 2022

Town of Allenstown
Board of Selectmen
16 School Street
Allenstown, NH 03275

Re: Assessment of Your Public Utilities

Dear Board Members:

As Public Utility distribution assets are valued via the NH Legislative Formula commonly referred to as HB700 and not Market Value, they are not included in this Assessment Report. Only the Transmission assets are still assessed via an opinion of Market Value and therefore further detailed in the enclosed report Public Utilities Assessment Report.

The attached report is a complete review and explanation of my market value opinion as of 4/1/2022, as well as pertinent facts resulting in this opinion.

I have relied upon the data provided by the following identifying all their property in the town. No field data collection was undertaken by me or anyone from my office.

Utility: Liberty Utilities
Utility: PSNH dba Eversource
Utility: Unitil Energy Systems
Utility: NHEC
Utility: Tenneco Inc.

All assumptions and limiting conditions are identified in this report.

Sincerely,

Evan Roberge, Sr. Assessor
Avitar Associates of NE, Inc.

ER/sjc

PUBLIC UTILITY VALUATION

As New Hampshire law, HB700, dictates how all "distribution assets" of a public utility are to be assessed, all utilities are first classified and/or separated into three categories, as follows:

1. **Distribution Assets**
   All assets used to distribute and deliver the service to the user.

2. **Transmission Assets**
   These are assets used to send the power, water, gas or oil from generation point to point across state or country to a point wherein a distribution system takes over to deliver to the user.

3. **Generation Assets**
   As the name implies, this is all the assets used for generation and/or to create the service being transmitted elsewhere or distributed locally.

For the years of 2020 thru 2024, the law provides a phased in use of HB700. What this means is that in 2020, each municipality will use 80% of the 2018 MS-1 reported utility value plus 20% of the HB700 value. In 2021, each municipality will use 60% of the 2018 MS-1 reported utility value plus 40% of the HB700 value, then 40-60, 20-80 and in 2025 100% HB700 value. This applies only to the distribution assets of all public utilities.

Distribution assets will be valued based on HB700 which requires the assessor to annually combine 70% of the original cost and 30% of the netbook value for Electric and Oil or Gas Pipelines. That total is them multiplied by 1.03 for the use of the Public Right-of-Way, to arrive at the taxable value.

For public Water Utilities, HB700 requires the assessor to annually combine 25% of the original costs and 75% of the netbook value. That total is them multiplied by 1.03 for the use of the Public Right-of-Way, to arrive at the taxable value.

Transmission assets will be valued based on the Replacement Cost New approach to value using the original cost data and year in service provided by the utility and the use of Whitman, Requardt & Associates, LLP Handy-Whitman Index of Public Utility Construction Costs. This is a well-recognized authority in cost trending that uses data from across the country and is updated annually. It is proprietary and copy protected for which Avitar holds and maintains a license to use.

Generation assets will be valued by either the Income Approach to Value, if data is available or based on the Replacement Cost New approach to value using the original cost data and year in service provided by the utility and the use of Whitman, Requardt & Associates, LLP Handy-Whitman Index of Public Utility Construction Costs. This is a well-recognized authority in cost trending that uses data from across the country and is updated annually. It is proprietary and copy protected for which Avitar holds and maintains a license to use.

Or when possible, both approaches are used, with the assessor determining the final opinion of value being one or the other or a combination of both and noting such on the assessment record card.

Transmission & Generation Assets

Assumptions

a) Report of inventory provided by each utility is accurate.
b) If no original year in service provided, an estimate will be made.

Methodology – Replacement Cost New Less Depreciation

The nationally recognized Whitman, Requardt & Associates, LLP Handy-Whitman Index of Public Utilities Construction Costs manual will be used to trend original costs forward to the present year or the valuation base year for the municipality. As an example:

Towers – Reported Original Cost $150,000 Year in Service 1984
1984 Index = 233
2009 Base Year Index = 553
150,000 ÷ 2.33 = 64,377.68 x 5.53 = $356,008.57 Replacement Cost New
This replacement cost must then be depreciated for age.
If that depreciation was 59%, the value would be $356,008 x 41% Good = $145,964 or $146,000, rounded.

As all Public Utility distribution assets are now assessed via NH legislative formula and not market value, only Transmission assets are detailed further via the enclosed Assessment Report.

Objective

To determine the fair market value of the public utility transmission assets in your town for the following:

Utility Name: Liberty Utilities	Map/Lot: 400-1
Utility Name: NHEC	Map/Lot: 200-1
Utility Name: PSNH dba Eversource	Map/Lot: 300-1
Utility Name: Tenneco Inc.	Map/Lot: 500-1
Utility Name: Unitil Energy Systems	Map/Lot: 100-1

Fair Market Value

Market Value – Market value is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined. A current economic definition agreed upon by agencies that regulate federal financial institutions in the United States is: The most probable price (in terms of money) which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: The buyer and seller are typically motivated.

Both parties are well informed or well advised, and acting in what they consider their best interests.

A reasonable time is allowed for exposure in the open market.

Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto.

The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. As defined by the "Glossary for Property Appraisal and Assessment".

These are three accepted approaches to fair market value:

1. Comparable Sales Approach
2. Capitalized Income Approach
3. Replacement Cost Less Depreciation Approach

Although only one approach applies in the writer's opinion, all three are discussed and an explanation provided as to why they do or do not apply in this situation.

Highest & Best Use

A principle of appraisal and assessment requiring that each property be appraised as though it were being put to its most profitable use (highest possible present net worth), given probable legal, physical, and financial constraints. The principle entails first identifying the most appropriate market, and second, the most profitable use within the market.[1] As a legally permitted use required for the heath and wellbeing of the general public, the current use of the subject properties is estimated to be their highest and best use.

[1] Glossary for Property Appraisal and Assessment

Comparable Sales Approach

This approach assumes the existence of similar properties which have sold and the assessor/appraiser can review and make adjustments to the comparables to develop an opinion of value for the subject property. Implicit in this approach is the existence of arms-length, fair market sales data. Since all public utility property sales are heavily regulated by the local and/or Federal Public Utilities Commission, they are not arms-length fair market transactions. They are rather closely related to Netbook Value, which is the remaining value of the original cost and any added infrastructure investment that has not been recaptured. It has nothing to do with the value of the remaining assets still in service and generating income. **As such, it is my opinion that the Comparable Sales Approach to develop an opinion of market value is not valid.**

Capitalized Income Approach

This approach assumes the availability of accurate income and expense information for the property being assessed and that market data can be found for similar properties to correlate the subject's income and expense information that is provided to be market related. It further assumes normal market conditions, such as risk and no outside forces regulating income. Here again, the problem with using this approach is that the income is governmentally regulated, as well as virtually guaranteed and as such does not follow generally accepted rules of the market income approach. A rate of return of and on the investment is fairly guaranteed and total failure is not allowable for the good of the public. This is unlike reality for other income producing properties in the fair and open market for which the income approach to value was developed. Further, while we can hypothesize the income and expenses within the taxing jurisdiction, due to the interaction with other utilities within the New England Grid with pole and line sharing, as well as power pass through, local assets can be providing income elsewhere, while local income can be dependent on assets of others elsewhere. This intermingling for the good of the public, is what makes the income approach very speculative due to the assumptions, estimates and allocations necessary. This is true in my opinion whether you look at the valuation locally or even statewide because the UNIT, so to speak, is not one company but rather all of them working together to maintain the Electrical Grid for the betterment of the public beyond the local community, as well as beyond the state boundaries. One cannot exist without the other and as such, the so called UNIT is not any one company. As such, it is my opinion that to attempt to use the Income Approach, beyond the known problems of protected return, regional monopoly and protection against failure issues that do not exist for the properties that the market income approach was developed for, the amount of estimates, hypotheses and allocations that are needed make the results highly unreliable. It is therefore my opinion that this approach to value for transmission assets is also inappropriate, however, it may be useful on generation assets if accurate income and expense data is provided.

Replacement Cost Less Depreciation

This approach is based on the principal of substitution. It assumes that a prudent purchaser will pay no more for any real property then the cost of acquiring an equally desirable substitute. And, in this case, acquiring a substitute means determining the replacement cost and depreciating for age. This approach is very useful when confronted with unique properties such as Public Utility Companies, where no substitutes exist or arm's length sales exist. As such, to develop an opinion of market value for the property, one must develop what it would cost to replace it and then allow depreciation for age to arrive at a reasonable opinion of market value for the property that exists in that jurisdiction. This approach values what actually exists in the local jurisdiction. As a rate of return of and on the investment is virtually guaranteed, as well as the fact that if any part is destroyed by accident or nature, it will be promptly rebuilt, as such this approach is very

appropriate. Cost data and accurate age life depreciation data is readily available. Therefore, it is the most practical and accurate method of developing an opinion of market value in my judgment whether locally, statewide or even New England wide.

Age / Life depreciation data is readily available within the data of the utility companies themselves. As a rate of return is virtually guaranteed of and on the investment, the need for any type of economic depreciation is nullified in my opinion, because, while the rate of return is controlled and may be below general market investor desired returns at times, the risk inherent in normal investments has been removed as has normal market competition! As such, in my opinion, regulation is as positive, if not more positive, than the regulated rate of return is negative and no economic adjustment is needed. However, as repeated Superior and Supreme Court decisions have found in favor of some amount of economic depreciation, I have allowed some minor additional economic depreciation

The "Encyclopedia of Real Estate Appraising", Third Edition 1978, by Edith J. Friedman, Published by Prentice Hall, Inc., states on Page 68,

"The cost approach is often the only method suitable for estimating the value of special purpose properties such as churches, funeral homes and schools. Similarly, in the case of residential properties, unique or highly individualized structure for which there are no effective market comparisons can frequently be appraised only by the Cost Approach." *(Underline added for emphasis)*. In the writers' opinion, public utilities clearly fall into this group.

Assumptions & Limiting Conditions

1. The data provided by the local Public Utilities was a complete and accurate inventory for the Town.
2. No asset still in use will depreciate more than 80% despite actual age.
3. No item of the inventory should depreciate to zero value until it has failed.
4. As this is a highly regulated public utility, it is my opinion that I am limited to the use of only the Replacement Cost New Less Depreciation Approach to establish an opinion of market value as discussed on the prior pages of this report.
5. Non-Utility land, owned by the local Public Utilities is valued similarly to all other land in the town.

Replacement Cost New Less Depreciation Approach to Value, (RCNLD)

The first step in this approach is to inventory or acquire an inventory of all of the subject property assets by category, original year in service and original cost. This was not done by the writer, but rather provided by the local Public Utilities and assumed to be complete and accurate. That provided report can be found in the Exhibits section.

The original costs by classification were then trended forward from the original year, by using a nationally recognized utility cost trend manual, The Handy-Whitman Index of Public Utility Construction Costs, published annually by Whitman, Requardt & Associates, LLP, to arrive at the total replacement cost.
The average life expectancy, based on the data provide by other utilities varies by classification. The following is the depreciation schedule developed from the most recent data:

Electrical

Transmission Plant	1.65% Per Year =	60 Year Average Life
Trans Towers & Fixtures	1.65% Per Year =	60 Year Average Life
Trans Poles & Fixtures	1.65% Per Year =	60 Year Average Life
Trans Overhead Conductor	1.65% Per Year =	60 Year Average Life
Trans Underground Conduit	1.65% Per Year =	60 Year Average Life
Generation	2.00% Per Year=	50 Year Average Life

Gas

Transmission Plant	1.50% Per Year =	66.6 Year Average Life
Trans Structures & Improve	1.50% Per Year =	66.6 Year Average Life
Trans Mains	1.50% Per Year =	66.6 Year Average Life
Trans Meas & Reg Equip	1.50% Per Year =	66.6 Year Average Life
Productions	1.50% Per Year =	66.6 Year Average Life

Water

Transmission Tanks	3.00% Per Year =	33.3 Year Average Life
Trans Concrete Reservoir	2.00% Per Year =	50 Year Average Life
Tans Mains	2.00% Per Year =	50 Year Average Life

Max Depreciation – All Utility Categories is 80%

As a regulated utility, it is virtually guaranteed a rate of a return of/on the investment at an accelerated rate, meaning their investment is returned long before the items life expires and/or needs to be replaced. What this means is that the company carries a zero value for that item, despite it still being in use and earning income. This is the reason "Netbook" is not an opinion of market value. It only represents the value of the utility yet to be returned, while all other parts of the utility carry a "zero value". Not a realistic approach to market value.

Public Right of Way (PRW) & Utilities Valuation

PRW

Assumptions

a.) DOT miles of road to be accurate and complete.

b.) Data provided by companies to be accurate and complete.

c.) Width of Public Right-of-Way (PRW) to be 10 feet.

d.) Linear feet of PRW used x 10 feet width ÷ 43,560 = acres. Value of PRW acre = average 1 acre residential site x 10% of right of way value x .25% for shape & limited use. Example: $40,000 residential site value x 10% right of way value x .25% (-75% limited use) limited use = $1,000.

Final Opinion of Market Value 4/1/2022

Utility: Liberty Utilities	**Map/Lot: 400-1**	**Value: $2,366,500**
Utility: NHEC	**Map/Lot: 200-1**	**Value: $829,700**
Utility: PSNH dba Eversource	**Map/Lot: 300-1**	**Value: $3,882,400**
Utility: Tenneco Inc.	**Map/Lot: 500-1**	**Value: $979,700**
Utility: Unitil Energy	**Map/Lot: 100-1**	**Value: $75,000**

Land rights or easements are not included here, but listed and valued on each property record card, according to the concurrent town wide revaluation.

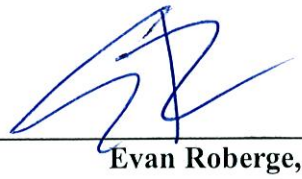
The following spreadsheets showing the Replacement Cost New Less Depreciation (RCNLD) approach to value, document the final values stated above.

Once the final values are established, the Towns prior year Median Equalization Ratio is applied to arrive at the final assessment. This ensures all of the utility assets, distribution, transmission and generation are equitably assessed, as by law the distribution assets are required to be equalized in that manner. Even in a revaluation year, the prior year ratio should be used and not the assumed 100% of the revaluation update year in our opinion as that would result in the equalization ratio 100% being used two years in a row, once in the year of the revaluation and again in the following year when you then apply the prior year ratio.

Certification (Resume Located on Page 3)

I certify that to the best of my knowledge and belief,

1. The statements contained herein are accurate and true.
2. The analysis and results are my personal unbiased professional opinion and conclusions.
3. I have no present or prospective interest in the property.
4. I am aware of no bias with respect to this property or any part of this report.
5. My analysis, opinion and conclusions are my own.



Evan Roberge,
DRA Certified Real Property Assessor Supervisor
Avitar Associates, Inc.

OWNER INFORMATION

LIBERTY UTILITIES

ATTN: ACCOUNTS PAYABLE
15 BUTTRICK ROAD
LONDONDERRY, NH 03053

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

04/01/20 LMUL
08/01/17 GRUL

NOTES

GAS LINE; GENERAL;4/15 PRW ADDED BACK TO SYSTEM PER ATTORNEY; EFF 4/20 VALUES UPDATED PER HB 700 (IF APPLICABLE);

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
UTILITY-DISTRIBUTION	2,366,500		100	1.00	100	2,366,500	
						2,366,500	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 0	$ 2,292,400	$ 0
		Parcel Total: $ 2,292,400	
2021	$ 0	$ 1,912,600	$ 0
		Parcel Total: $ 1,912,600	
2022	**$ 0**	**$ 2,366,500**	**$ 0**
		Parcel Total: $ 2,366,500	

LAND VALUATION

LAST REVALUATION: 2022

Zone: CLI - COMM/LIGHT IND **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** **Driveway:** **Road:**

Land Type UTILITY-GAS **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

LIBERTY UTILITIES

ATTN: ACCOUNTS PAYABLE
15 BUTTRICK ROAD
LONDONDERRY, NH 03053

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:
Roof:
Ext:
Int:
Floor:
Heat:
Bedrooms: Baths: Fixtures:
Extra Kitchens: Fireplaces:
A/C: Generators:
Quality:
Com. Wall:
Stories:
Base Type:

BUILDING SUB AREA DETAILS

2022 BASE YEAR BUILDING VALUATION

Year Built:
Condition For Age: %
Physical:
Functional:
Economic:
Temporary:
%

8/29/2022

PA-82

GAS UTILITY COMPANY REPORT OF UTILITY COMPANY ASSETS

TO BE FILED BY ALL GAS DISTRIBUTION COMPANIES ANNUALLY BY MAY 1ST

(See RSA 72:8-d: N.H. Admin Rule Rev 1907

CURRENT TAX YEAR: **2022** **4/22/2022**

ALLENSTOWN NH

Municipality

A. COMPANY INFORMATION:

Name of Uitlity Company	Liberty Utilities ENG Corp.
Name of Owner:	
Business Adress:	15 Buttrick Rd., Londondery NH, 03053
Billing Address (if different):	
Authorized Agent Name & Title:	Cynthia Trottier, Director of Finance E.R.
Agents Phone Number:	603-216-3539
Agents E-mail:	cynthia.trottier@libertyutilities.com

B.SUMMARY. SEE 72:8-D, VI(a). Lines 1(a), 3(b) and 4(b) to be completed by Assessing Officials.

	Utility Company Assets (a)	Formula (b)	Value (c)
(1) Final Locally Assessed Value 2018	2,308,908		
(2) 2018 Adjustment (sec. D, line 7(c)	351,275		
(3) TAX YEAR 2018 (add lines 1and 2)	2,660,183	**40%**	1,064,073
(4) CURRENT TAX YEAR (sec. C, line 5(c))	2,170,725	**60%**	1,302,435
(5) CURRENT YEAR VALUE OF UTILITY COMPANY ASSETS (add lines (3)(c) and (4)(c))			2,366,508

C. CURRENT TAX YEAR. See RSA 72:8-d, ii(c)

	Utility Company ssets (a)	Formula (b)	Value (c)
(1) Original Cost (sec E, line 24(b))	2,396,614	**70%**	1,677,630
(2) Net Book Value (sec E, line 24(d))	1,432,900	**30%**	429,870
		(3) Weighted Average (add lines (1)(c) and (2)(c))	2,107,500
(4) Public Rights of Way Assessment (multiply line (3)(c) by line (4)(b))		**3%**	63,225
		(5) TOTAL (add lines (3)(c) and (4)(c))	**2,170,725**

D. TAX YEAR 2018 ADJUSTMENT. See RSA 72:8-d, VI(a)(5).

	Original Costs (a)	Net Book Value (b)	Weighted Average (c)
(1) Current Tax Year (sec E, line 24)	2,396,614	1,432,900	
(2) Tax Year 2018 (Form PA-84-4, line 8)	2,013,638	1,189,699	
(3) Change (subtract line 2 from line 1)	382,976	243,201	
(4) RSA 72:8-d, II(a)(1) Formula	**70%**	**30%**	
(5) Adjustment (multiply line 3 by line4)	268,083	72,960	341,044
)6) Public Rights of Way (multiply line (5)(c) by line (6)(b))		**3%**	10,231
		(7) TOTAL (add lines (5)(c) and (6)(c))	**351,275**

ADDITIONAL NOTES

LN 13, $1,984 WAS ADDED TO LN 8 TOTAL TAXABLE VALUE

LNS 38 & 41, 278,659 WAS ADDED TO LN 23 FOR TOTAL DISTRIBUTION VALUE

FINAL ASSESSMENT MUST BE EQUALIZED BY THE PRIOR YEAR RATIO EVEN IN REVALUATION YEARS

	PR YR RATIO				
DISTRIBUTION ASSESSMENT:	**1.000**	**2,366,508**		**FINAL ASSESSMENT:**	$2,366,500
TRANMISSION ASSESSMENT:	**1.000**			**FINAL ASSESSMENT:**	$0
CROSS COUNTRY EASESMENTS:	**ACRES=**	**0**	**$/ACRE**	**$3,000**	$0
			FINAL TOTAL ASSESSMENT=		**$2,366,500**

OWNER INFORMATION

NH ELECTRIC COOPERATIVE INC.

ATTN: THOMAS BOURNE
579 TENNEY MOUNTAIN HIGHWAY
PLYMOUTH, NH 03264-9420

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

04/01/20 LMUL
08/01/17 GRUL

NOTES

ELEC LINES; EFF 4/20 VALUES UPDATED PER HB 700(IF APPLICABLE);

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
UTILITY-DISTRIBUTION	829,700		100	1.00	100	829,700	
						829,700	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 0	$ 718,100	$ 0
		Parcel Total: $ 718,100	
2021	$ 0	$ 635,300	$ 0
		Parcel Total: $ 635,300	
2022	**$ 0**	**$ 829,700**	**$ 0**
		Parcel Total: $ 829,700	

LAND VALUATION

LAST REVALUATION: 2022

Zone: CLI - COMM/LIGHT IND **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** **Driveway:** **Road:**

Land Type UTILITY-ELEC **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

NH ELECTRIC COOPERATIVE INC.

ATTN: THOMAS BOURNE
579 TENNEY MOUNTAIN HIGHWAY
PLYMOUTH, NH 03264-9420

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:
Roof:
Ext:
Int:
Floor:
Heat:
Bedrooms: Baths: Fixtures:
Extra Kitchens: Fireplaces:
A/C: Generators:
Quality:
Com. Wall:
Stories:
Base Type:

BUILDING SUB AREA DETAILS

2022 BASE YEAR BUILDING VALUATION

Year Built:
Condition For Age: %
Physical:
Functional:
Economic:
Temporary:
%

PA-81

ELECTRIC UTILITY COMPANY REPORT OF UTILITY COMPANY ASSETS

TO BE FILED BY ALL ELECTRIC DISTRIBUTION COMPANIES ANNUALLY BY MAY 1ST

(See RSA 72:8-d: N.H. Admin Rule Rev 1907

CURRENT TAX YEAR: **2022**

ALLENSTOWN NH

Municipality

A. COMPANY INFORMATION:

Name of Uitlity Company	NH Electric Cooperative
Name of Owner:	
Business Adress:	579 Tenney Mountain Highway, Plymouth NH 03264-3154
Billing Address (if different):	
Authorized Agent Name & Title:	Karen Hanks, Fianancial Analyst
Agents Phone Number:	603-536-8788
Agents E-mail:	hanksk@nhec.com

B.SUMMARY. SEE 72:8-D, VI(a). Lines 1(a), 3(b) and 4(b) to be completed by Assessing Officials.

	Utility Company Assets (a)	Formula (b)	Value (c)
(1) Final Locally Assessed Value 2018	769,883		
(2) 2018 Adjustment (sec. D, line 7(c)	121,551		
(3) TAX YEAR 2018 (add lines 1and 2)	891,434	**40%**	356,574
(4) CURRENT TAX YEAR (sec. C, line 5(c))	788,471	**60%**	473,083
(5) CURRENT YEAR VALUE OF UTILITY COMPANY ASSETS (add lines (3)(c) and (4)(c))			829,656

C. CURRENT TAX YEAR. See RSA 72:8-d, ii(c)

	Utility Company ssets (a)	Formula (b)	Value (c)
(1) Original Cost (sec E, line 24(b))	873,765	**70%**	611,636
(2) Net Book Value (sec E, line 24(d))	512,902	**30%**	153,871
		(3) Weighted Average (add lines (1)(c) and (2)(c))	765,506
(4) Public Rights of Way Assessment (multiply line (3)(c) by line (4)(b))		**3%**	22,965
		(5) TOTAL (add lines (3)(c) and (4)(c))	**788,471**

D. TAX YEAR 2018 ADJUSTMENT. See RSA 72:8-d, VI(a)(5).

	Original Costs (a)	Net Book Value (b)	Weighted Average (c)
(1) Current Tax Year (sec E, line 24)	873,765	512,902	
(2) Tax Year 2018 (Form PA-84-4, line 8)	750,658	406,783	
(3) Change (subtract line 2 from line 1)	123,107	106,119	
(4) RSA 72:8-d, II(a)(1) Formula	**70%**	**30%**	
(5) Adjustment (multiply line 3 by line4)	86,175	31,836	118,011
)6) Public Rights of Way (multiply line (5)(c) by line (6)(b))		**3%**	3,540
		(7) TOTAL (add lines (5)(c) and (6)(c))	121,551

ADDITIONAL NOTES

Company changed 2018 based data of 15,143 to 38,139! Assessor did not.
company had 23,945 on ln 42 CIAC, assessor added to line 21.
COMPANY SHOWED 2018 FUL VALUE AS 816,419 BUT ASSESSOR USED CORRECT 769,883

FINAL ASSESSMENT MUST BE EQUALIZED BY THE PRIOR YEAR RATIO EVEN IN REVALUATION YEARS

	PR YR RATIO				
DISTRIBUTION ASSESSMENT:	**1.000**	**829,656**		**FINAL ASSESSMENT:**	$829,700
TRANMISSION ASSESSMENT:	**1.000**			**FINAL ASSESSMENT:**	$0
CROSS COUNTRY EASESMENTS:	**ACRES=**	**0**	**$/ACRE**	**$3,000**	$0
			FINAL TOTAL ASSESSMENT=		**$829,700**

OWNER INFORMATION

PUBLIC SERVICE OF NH
DBA EVERSOURCE ENERGY
PO BOX 270

HARTFORD , CT 06141

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/27/2019	3625	2758	U V 99	1	PUBLIC SERVICE OF NH
08/27/2018	3605	2629	U V 31	693,533	EVERSOURCE ENERGY

PICTURE

LISTING HISTORY

04/20/20 LMUL
08/01/17 GRUL

NOTES

ELEC LINES; AGGREGATE VALUE INCLUDES TRANSMISSION,; DISTRIBUTION, SUBSTATIONS, EASEMENTS, AND LAND; ON PARCELS (112/237 (OLD PID 0014-0024-000 (.75 ACRES) THIS APPEARS TO HAVE BEEN SOLD TO THE TOWN BY LADD SEE DEEDS ION FILE) 112/245 (OLD PID 0014-0045-0000; (4.12 ACRES) , AND 111/4 (OLD PID 0014-0092-000 (.59 ACRES); EFF 4/22 VALUES UPDATED PER HB 700 (IF APPLICABLE);

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
UTILITY-TRANSMISSION	1,503,600		100	1.00	100	1,503,600	
UTILITY-TRANSMISSION	225,000		100	1.00	100	225,000	CCESMT75ACX3000/AC
UTILITY-DISTRIBUTION	3,882,400		100	1.00	100	3,882,400	
						5,611,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 0	$ 4,720,500	$ 95,200
		Parcel Total:	$ 4,815,700
2021	$ 0	$ 4,200,100	$ 95,200
		Parcel Total:	$ 4,295,300
2022	**$ 0**	**$ 5,611,000**	**$ 142,700**
		Parcel Total:	**$ 5,753,700**

LAND VALUATION

LAST REVALUATION: 2022

Zone: CLI - COMM/LIGHT IND **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
UTILITY-ELEC	1.000 ac	136,000	E	100	100	100	100		100	136,000	0	N	136,000	
UTILITY-ELEC	4.460 ac	x 1,500	X	100					100	6,700	0	N	6,700	
	5.460 ac									142,700			**142,700**	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	PUBLIC SERVICE OF NH DBA EVERSOURCE ENERGY PO BOX 270 HARTFORD , CT 06141	**District** **Percentage**	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: Generators: Quality: Com. Wall: Stories: Base Type:

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

2022 BASE YEAR BUILDING VALUATION

Year Built:
Condition For Age: %
Physical:
Functional:
Economic:
Temporary:
%

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

(Using Handy Whitman Cost Index Manual -- North Atlantic Section)

UTILITY NAME: ALLENSTOWN PSNH-TRANS 2022

UTILITY VALUATION YEAR: 2022

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
E350 TRANSMISSION PLANT	**$ 249,827**	**$ 567,030**	*% 0.313500*	**$ 389,266**
E355 TRANS, POLES & FIXTURES	**$ 797,174**	**$ 1,231,386**	*% 0.261872*	**$ 908,920**
E356 TRANS, OVER CONDUCT & DE	**$ 355,668**	**$ 510,364**	*% 0.270056*	**$ 372,537**

GRAND TOTALS FOR ALLENSTOWN PSNH-TRANS 2022:

	$ 1,402,669	**$ 2,308,780**	**$ 1,670,700***

*** Value Rounded To Nearest Hundred**

ECONOMIC	**0.9000**
	$ 1,503,600

PA-81

ELECTRIC UTILITY COMPANY REPORT OF UTILITY COMPANY ASSETS

TO BE FILED BY ALL ELECTRIC DISTRIBUTION COMPANIES ANNUALLY BY MAY 1ST

(See RSA 72:8-d: N.H. Admin Rule Rev 1907

CURRENT TAX YEAR: **2022**

ALLENSTOWN NH

Municipality

A. COMPANY INFORMATION:

Name of Uitlity Company	**Public Service Co of NH dba Eversource**
Name of Owner:	
Business Adress:	PO Box 270 Hartford, CT 06141
Billing Address (if different):	
Authorized Agent Name & Title:	Richard Heitz, Tax Manager or Nancy Cadwallader, Senor Tax Accountant
Agents Phone Number:	860-665-2746 0r 860-665-2323
Agents E-mail:	richard.heitz@eversource.com or nancy.cadwallader@eversource.com

B.SUMMARY. SEE 72:8-D, VI(a). Lines 1(a), 3(b) and 4(b) to be completed by Assessing Officials.

	Utility Company Assets (a)	Formula (b)	Value (c)
(1) Final Locally Assessed Value 2018	**3,983,987**		
(2) 2018 Adjustment (sec. D, line 7(c)	496,081		
(3) TAX YEAR 2018 (add lines 1and 2)	4,480,068	**40%**	1,792,027
(4) CURRENT TAX YEAR (sec. C, line 5(c))	3,483,922	**60%**	2,090,353
(5) CURRENT YEAR VALUE OF UTILITY COMPANY ASSETS (add lines (3)(c) and (4)(c))			**3,882,381**

C. CURRENT TAX YEAR. See RSA 72:8-d, ii(c)

	Utility Company ssets (a)	Formula (b)	Value (c)
(1) Original Cost (sec E, line 24(b))	3,704,609	**70%**	2,593,226
(2) Net Book Value (sec E, line 24(d))	2,630,742	**30%**	789,223
		(3) Weighted Average (add lines (1)(c) and (2)(c))	3,382,449
(4) Public Rights of Way Assessment (multiply line (3)(c) by line (4)(b))		**3%**	101,473
		(5) TOTAL (add lines (3)(c) and (4)(c))	3,483,922

D. TAX YEAR 2018 ADJUSTMENT. See RSA 72:8-d, VI(a)(5).

	Original Costs (a)	Net Book Value (b)	Weighted Average (c)
(1) Current Tax Year (sec E, line 24)	3,704,609	2,630,742	
(2) Tax Year 2018 (Form PA-84-4, line 8)	3,223,450	2,148,006	
(3) Change (subtract line 2 from line 1)	481,159	482,736	
(4) RSA 72:8-d, II(a)(1) Formula	**70%**	**30%**	
(5) Adjustment (multiply line 3 by line4)	336,811	144,821	481,632
)6) Public Rights of Way (multiply line (5)(c) by line (6)(b))		**3%**	14,449
		(7) TOTAL (add lines (5)(c) and (6)(c))	496,081

ADDITIONAL NOTES

company madechanges to 2018 base data, assessor ignored using 2018 original data

0

FINAL ASSESSMENT MUST BE EQUALIZED BY THE PRIOR YEAR RATIO EVEN IN REVALUATION YEARS

	PR YR RATIO				
DISTRIBUTION ASSESSMENT:	**1.000**	**3,882,381**		**FINAL ASSESSMENT:**	$3,882,400
TRANMISSION ASSESSMENT:	**1.000**	**1,503,600**		**FINAL ASSESSMENT:**	$1,503,600
CROSS COUNTRY EASESMENTS:	**ACRES=**	**75.000**	**$/ACRE**	**$3,000**	$225,000
		FINAL TOTAL ASSESSMENT=			**$5,611,000**

OWNER INFORMATION

TENNECO INC.
TENNESSEE GAS PIPELINE COMPANY
ATTN: RW BAILEY - TAX ADV
PO BOX 4372
HOUSTON, TX 77210

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

04/01/20	LMUL
08/01/17	GRUL
04/01/97	GES

NOTES

NO PRW. ESMT GOES FROM 115/3 SOUTH ACROSS 114/2 TO THE HOOKSETT TOWN LINE, EFF 4/22 VALUES UPDATED PER HB 700 (IF APPLICABLE);

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
UTILITY-TRANSMISSION	968,900		100	1.00	100	968,900	
UTILITY-TRANSMISSION	10,800		100	1.00	100	10,800	CCESMT
						979,700	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 0	$ 705,000	$ 0
		Parcel Total: $ 705,000	
2021	$ 0	$ 659,000	$ 0
		Parcel Total: $ 659,000	
2022	**$ 0**	**$ 979,700**	**$ 0**
		Parcel Total: $ 979,700	

LAND VALUATION

LAST REVALUATION: 2022

Zone: CLI - COMM/LIGHT IND **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** **Driveway:** **Road:**

Land Type UTILITY-GAS **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

TENNECO INC.
TENNESSEE GAS PIPELINE COMPANY
ATTN: RW BAILEY - TAX ADV
PO BOX 4372
HOUSTON, TX 77210

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:
Roof:
Ext:
Int:
Floor:
Heat:
Bedrooms: Baths: Fixtures:
Extra Kitchens: Fireplaces:
A/C: Generators:
Quality:
Com. Wall:
Stories:
Base Type:

BUILDING SUB AREA DETAILS

2022 BASE YEAR BUILDING VALUATION

Year Built:
Condition For Age: %
Physical:
Functional:
Economic:
Temporary:
%

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

(Using Handy Whitman Cost Index Manual -- North Atlantic Section)

UTILITY NAME: ALLENSTOWN-TENN GAS 2022

UTILITY VALUATION YEAR: 2022

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
G367 TRANS. MAINS	**$ 434,455**	**$ 4,401,997**	*% 0.757436*	**$ 1,067,767**
G369 TRANS. MEAS. & REG. EQUIP	**$ 75,969**	**$ 282,113**	*% 0.492083*	**$ 143,290**
GRAND TOTALS FOR ALLENSTOWN-TENN GAS 2022:				
	$ 510,424	**$ 4,684,110**		**$ 1,211,100***
				*** Value Rounded To Nearest Hundred**
			economic 15%+5% xs age	**0.8000**
				$ 968,900

OWNER INFORMATION

UNITIL ENERGY SYSTEMS, INC

ATTN: PROPERTY TAX
6 LIBERTY LANE WEST
HAMPTON, NH 03842

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

04/01/20 LMUL
08/01/17 GRUL

NOTES

ELEC POWER LINES- EFF YR 1970; POWER LINES/POLES/ROWS; EFF 4/20
VALUES UPDATED PER HB 700 (IF APPLICABLE);

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
UTILITY-DISTRIBUTION	75,000		100	1.00	100	75,000	
						75,000	

MUNICIPAL SOFTWARE BY AVITAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 0	$ 72,800	$ 0
		Parcel Total: $ 72,800	
2021	$ 0	$ 63,100	$ 0
		Parcel Total: $ 63,100	
2022	**$ 0**	**$ 75,000**	**$ 0**
		Parcel Total: $ 75,000	

LAND VALUATION — **LAST REVALUATION: 2022**

Zone: CLI - COMM/LIGHT IND **Minimum Acreage:** 1.00 **Minimum Frontage:** 75 **Site:** **Driveway:** **Road:**

Land Type UTILITY-ELEC **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

UNITIL ENERGY SYSTEMS, INC

ATTN: PROPERTY TAX
6 LIBERTY LANE WEST
HAMPTON, NH 03842

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:
Roof:
Ext:
Int:
Floor:
Heat:
Bedrooms: Baths: Fixtures:
Extra Kitchens: Fireplaces:
A/C: Generators:
Quality:
Com. Wall:
Stories:
Base Type:

BUILDING SUB AREA DETAILS

2022 BASE YEAR BUILDING VALUATION

Year Built:
Condition For Age: %
Physical:
Functional:
Economic:
Temporary:
%

PA-81

ELECTRIC UTILITY COMPANY REPORT OF UTILITY COMPANY ASSETS

TO BE FILED BY ALL ELECTRIC DISTRIBUTION COMPANIES ANNUALLY BY MAY 1ST

(See RSA 72:8-d: N.H. Admin Rule Rev 1907

CURRENT TAX YEAR: **2022**

ALLENSTOWN NH

Municipality

A. COMPANY INFORMATION:

Name of Uitlity Company	Unitil Energy Systems, Inc
Name of Owner:	
Business Adress:	6 liberty Land West Hampton, nh 03842
Billing Address (if different):	
Authorized Agent Name & Title:	Jonathan A. Giegerich Tax Manager
Agents Phone Number:	605-772-0775
Agents E-mail:	goegerichj@unitil.com

B.SUMMARY. SEE 72:8-D, VI(a). Lines 1(a), 3(b) and 4(b) to be completed by Assessing Officials.

	Utility Company Assets (a)	Formula (b)	Value (c)
(1) Final Locally Assessed Value 2018	84,836		
(2) 2018 Adjustment (sec. D, line 7(c)	5,935		
(3) TAX YEAR 2018 (add lines 1and 2)	90,771	**40%**	36,308
(4) CURRENT TAX YEAR (sec. C, line 5(c))	64,564	**60%**	38,738
(5) CURRENT YEAR VALUE OF UTILITY COMPANY ASSETS (add lines (3)(c) and (4)(c))			**75,047**

C. CURRENT TAX YEAR. See RSA 72:8-d, ii(c)

	Utility Company ssets (a)	Formula (b)	Value (c)
(1) Original Cost (sec E, line 24(b))	73,591	**70%**	51,514
(2) Net Book Value (sec E, line 24(d))	37,233	**30%**	11,170
		(3) Weighted Average (add lines (1)(c) and (2)(c))	62,684
(4) Public Rights of Way Assessment (multiply line (3)(c) by line (4)(b))		**3%**	1,881
		(5) TOTAL (add lines (3)(c) and (4)(c))	**64,564**

D. TAX YEAR 2018 ADJUSTMENT. See RSA 72:8-d, VI(a)(5).

	Original Costs (a)	Net Book Value (b)	Weighted Average (c)
(1) Current Tax Year (sec E, line 24)	73,591	37,233	
(2) Tax Year 2018 (Form PA-84-4, line 8)	66,770	33,942	
(3) Change (subtract line 2 from line 1)	6,821	3,291	
(4) RSA 72:8-d, II(a)(1) Formula	**70%**	**30%**	
(5) Adjustment (multiply line 3 by line4)	4,775	987	5,762
)6) Public Rights of Way (multiply line (5)(c) by line (6)(b))		**3%**	173
		(7) TOTAL (add lines (5)(c) and (6)(c))	5,935

ADDITIONAL NOTES
0
0

FINAL ASSESSMENT MUST BE EQUALIZED BY THE PRIOR YEAR RATIO EVEN IN REVALUATION YEARS

	PR YR RATIO				
DISTRIBUTION ASSESSMENT:	1.000	**75,047**	**FINAL ASSESSMENT:**		$75,000
TRANMISSION ASSESSMENT:	1.000		**FINAL ASSESSMENT:**		$0
CROSS COUNTRY EASESMENTS:	**ACRES=**	**0**	**$/ACRE**	**$3,000**	$0
		FINAL TOTAL ASSESSMENT=			**$75,000**

Town Of

ALLENSTOWN

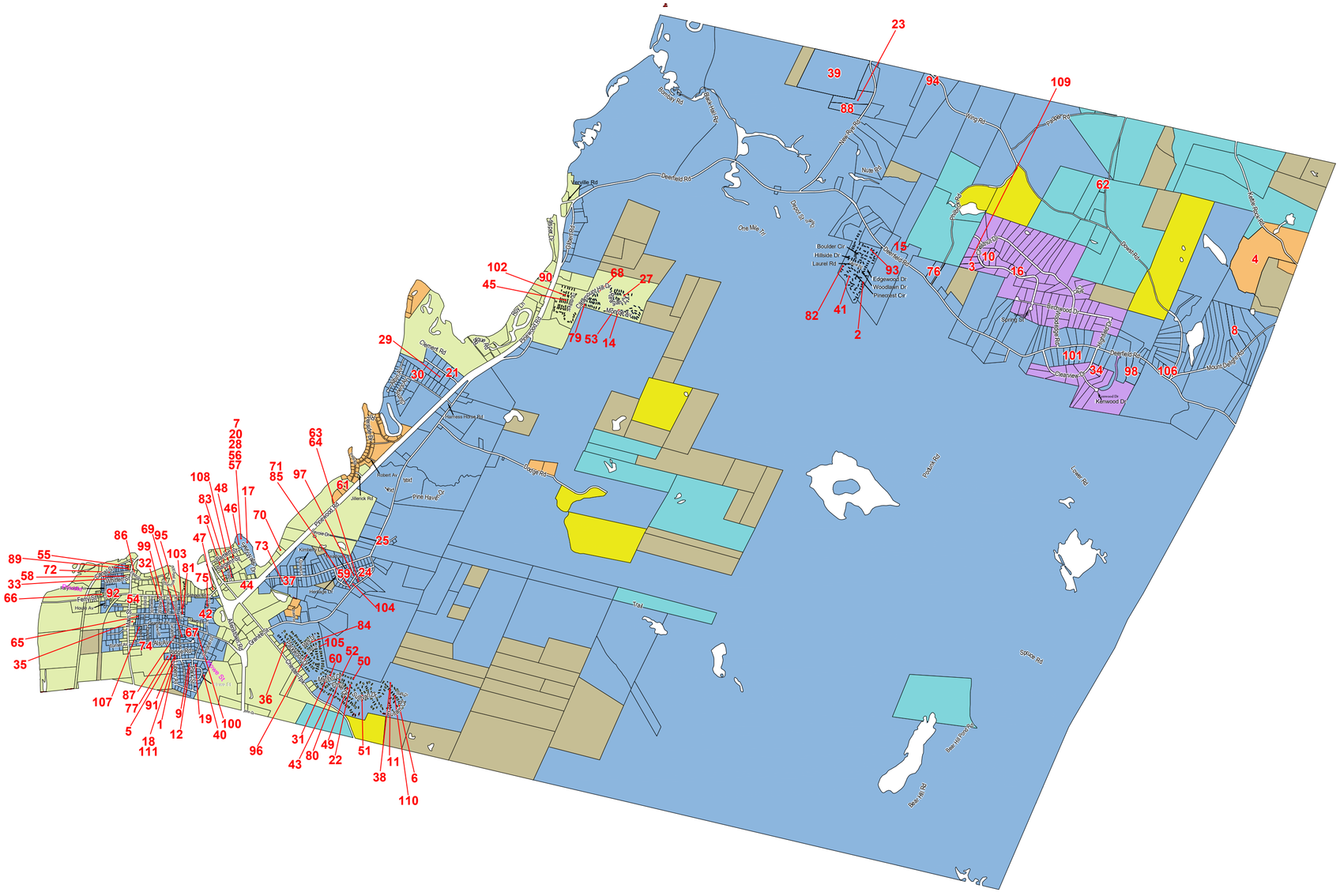
Merrimack County
New Hampshire

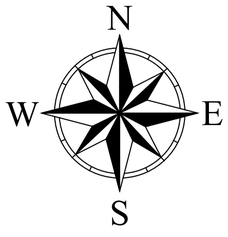
A NEIGHBORHOOD AND SALES MAP

2022

LEGEND

A: AVERAGE -40%	
B: AVERAGE -30%	
C: AVERAGE -20%	
D: AVERAGE -10%	
E: AVERAGE	
F: AVERAGE +10%	
G: AVERAGE +20%	
X: BACKLAND	
SALE ID #	1-111





Terra–Map
A Division Of
Avitar Associates of New England, Inc.

Map information was taken from GRANIT with some info added by Terra-Map.
Sale information was acquired from Avitar.

ALLENSTOWN SALES 2022

SALE ID #	PID	DATED	BOOK	PAGE	QUAL	PRICE	GRANTOR
1	000113000023000000	2021-04-01	3731	2078	Q	$ 368,000.00	MEARLS, AMANDA
2	000407000026000089	2021-04-05	3732	239	Q	$ 95,000.00	PASQUAROSA, DAWN M.
3	000402000024000000	2021-04-05	3732	566	Q	$ 476,000.00	MOURA, JENNIFER
4	000402000143000000	2021-04-16	3734	149	Q	$ 550,000.00	CANN ROBERT N JR TRUST
5	000113000030000000	2021-04-19	3734	778	Q	$ 354,933.00	GENDRON, JAYSON T
6	000410000039000016	2021-05-17	3739	926	Q	$ 79,000.00	HIGGINS, DONALD A.
7	000110000054000040	2021-05-21	3740	868	Q	$ 175,000.00	LOVE, KRISTIN PAULINE
8	000402000134000000	2021-05-27	3741	377	Q	$ 357,000.00	IRVINE, JAMES & SANDRA
9	000108000056000000	2021-05-28	3741	1616	Q	$ 321,000.00	MDR REHAB & DEVELOPMENT LLC
10	000402000061000000	2021-06-04	3742	1518	Q	$ 435,533.00	DONIGIAN PROPERTIES, LLC
11	000410000039000036	2021-06-09	3743	356	Q	$ 90,000.00	STURGIS, PAUL G
12	000108000055000000	2021-06-28	3746	810	Q	$ 352,533.00	CAULER, BRIAN A.
13	000110000041000000	2021-06-29	3746	1215	Q	$ 437,533.00	MICHAUD, DANIEL J
14	000407000040000038	2021-07-02	3747	952	Q	$ 83,533.00	HOUGH, GARY A
15	000407000012000002	2021-07-07	3747	2608	Q	$ 140,000.00	RANDLETT, MARK
16	000402000064000000	2021-07-09	3748	637	Q	$ 475,000.00	O'BRIEN, BRANDON S
17	000110000054000032	2021-07-22	3749	2657	Q	$ 171,000.00	MOORE, LEEANN K
18	000113000026000000	2021-07-23	3749	2866	Q	$ 330,000.00	MARTIN, MICHELLE L REVOCABLE TRUST
19	000108000030000000	2021-07-23	3749	2927	Q	$ 330,000.00	OLMSTEAD, DENNIS
20	000110000054000034	2021-07-29	3751	276	Q	$ 140,000.00	LYNN, PAUL J
21	000101000032000000	2021-08-03	3751	2649	Q	$ 299,933.00	DEMCHAK, RICHARD L.
22	000107000012000094	2021-08-03	3751	2680	Q	$ 120,000.00	BERLAN, JOYCE I, IRREVOC TRUST
23	000408000002000001	2021-08-20	3754	2050	Q	$ 470,000.00	THORPE. CHELIA M
24	000105000051000000	2021-08-25	3755	1061	Q	$ 350,000.00	PRITCHARD, MICHELLE A.
25	000410000019000000	2021-08-25	3755	1285	Q	$ 350,000.00	JUDD, HUNTER
26	000107000012000183	2021-08-25	3755	1522	Q	$ 129,000.00	KENNEDY, KELLY J
27	000407000040000085	2021-08-26	3755	1973	Q	$ 78,000.00	GULLIFA, JOSEPH
28	000110000054000033	2021-08-27	3755	2089	Q	$ 160,000.00	TIERNEY, ROBIN A
29	000101000024000000	2021-09-01	3756	1844	Q	$ 365,000.00	TOROSIAN III, CHARLES G.
30	000101000021000000	2021-09-01	3756	1957	Q	$ 355,000.00	STECHER, MONICA
31	000107000012000059	2021-09-01	3756	2224	Q	$ 120,000.00	ROBY, JOHN J.
32	000112000050000000	2021-09-02	3756	2646	Q	$ 305,000.00	FEEHAN, ERIC J.
33	000111000006000000	2021-09-10	3758	153	Q	$ 350,000.00	GETMAN, JESSICA N.
34	000402000172000000	2021-09-15	3758	2435	Q	$ 700,000.00	LESSARD, SCOTT
35	000112000101000000	2021-09-23	3760	357	Q	$ 360,000.00	BERNARD FAMILY TRUST
36	000106000038000042	2021-09-23	3760	647	Q	$ 140,000.00	PUTNAM, JOHN A.

37	000105000095000000	2021-09-30	3761	1399	Q	$	372,000.00	CHAPUT, DENNIS A.
38	000410000039000032	2021-10-18	3764	656	Q	$	88,533.00	GRISSET, JAMES
39	000408000003000000	2021-10-18	3764	721	Q	$	565,000.00	MCGOURTY, JR., JOHN J.
40	000108000035000000	2021-10-18	3764	942	Q	$	330,000.00	BOUDREAU, GEORGETTE J.
41	000407000026000018	2021-10-19	3764	1179	Q	$	92,000.00	LANK, KELSEY L.
42	000109000087000000	2021-10-21	3764	2828	Q	$	290,000.00	PROULX, BLANCHE
43	000107000012000156	2021-10-26	3765	1850	Q	$	100,000.00	KIRKHUFF, MICHAEL L.
44	000109000015000000	2021-10-28	3766	225	Q	$	700,000.00	ALLENSTOWN ANIMAL HOSPITAL
45	000409000033000023	2021-10-29	3766	544	Q	$	60,000.00	POITRAS, STACI
46	000110000054000036	2021-10-29	3766	816	Q	$	185,000.00	MCGARR, KASANDRA N
47	000109000009000000	2021-11-01	3766	1986	Q	$	220,000.00	STEADMAN, DAVID JOSEPH
48	000110000029000000	2021-11-03	3767	377	Q	$	208,933.00	STONE, TRAVIS W.
49	000107000012000074	2021-11-05	3767	1929	Q	$	155,000.00	HODGDON, ELIZABETH
50	000107000012000067	2021-11-10	3768	895	Q	$	148,000.00	QUESNELL, JULIE A
51	000107000012000175	2021-11-22	3770	105	Q	$	85,000.00	SOYARS, NANCY
52	000107000012000072	2021-11-24	3770	1653	Q	$	142,000.00	EGGERS, RAVEN BLANK
53	000407000040000012	2021-11-29	3770	2581	Q	$	115,000.00	WESTGATE, TIMOTHY P
54	000112000068000000	2021-12-01	3771	1183	Q	$	395,000.00	MDR REHAB & DEVELOPMENT LLC
55	000111000034000000	2021-12-15	3773	2259	Q	$	300,000.00	DESMARAIS, VERONIQUE A., TRUST
56	000110000054000038	2021-12-21	3774	1827	Q	$	148,000.00	PECK, NATHAN J
57	000110000054000037	2021-12-21	3774	1916	Q	$	182,000.00	BERGQUIST, AMY E.
58	000111000017000000	2021-12-28	3775	1459	Q	$	335,000.00	BOUCHER, ERIC A
59	000105000074000000	2021-12-28	3775	1689	Q	$	350,000.00	CHARRETTE, RICHARD J.
60	000107000012000060	2021-12-29	3775	2433	Q	$	75,000.00	BEAUREGARD, MANON
61	000104000004000000	2022-01-07	3777	182	Q	$	294,933.00	MOORE, JAMES LAWRENCE ROLFE
62	000402000117000000	2022-01-14	3777	2868	Q	$	13,533.00	LITTLEWOODS LLC
63	000105000054000002	2022-01-24	3778	2884	Q	$	230,000.00	MDR REHAB & DEVELOPMENT LLC
64	000105000054000001	2022-01-24	3778	2901	Q	$	230,000.00	MDR REHAB & DEVELOPMENT LLC
65	000112000099000000	2022-02-03	3780	1404	Q	$	300,000.00	MDR REHAB & DEVELOPMENT LLC
66	000112000253000000	2022-02-08	3780	2506	Q	$	275,000.00	MDR REHAB & DEVELOPMENT LLC
67	000109000062000000	2022-02-16	3781	2678	Q	$	345,000.00	HUBER, PAUL
68	000407000040000062	2022-03-04	3783	2595	Q	$	100,000.00	MALONEY, LEVI
69	000112000119000000	2022-03-14	3784	2398	Q	$	365,933.00	JORDAN, BRIAN R. & CHRISTEN M.
70	000105000001000004	2022-03-17	3785	772	Q	$	75,000.00	MIDZIC, JUSUF
71	000106000025000001	2022-03-22	3785	1986	Q	$	215,000.00	BECK, KRISTA L & CHRISTIAN E
72	000111000010000000	2022-03-29	3786	1471	Q	$	310,000.00	MDR REHAB & DEVELOPMENT LLC
73	000105000096000000	2022-04-05	3787	1229	Q	$	300,000.00	DION, ALEXANDRA
74	000112000186000000	2022-04-05	3787	1559	Q	$	370,000.00	CHAGNON, JOSHUA L.
75	000109000090000000	2022-04-18	3788	2546	Q	$	330,000.00	ROBERTS FAMILY REVOCABLE TRUST

76	000407000015000000	2022-04-20	3789	672	Q	$	600,000.00	DELMONTE, MATTHEW J
77	000113000031000000	2022-04-22	3789	1233	Q	$	455,000.00	O'BRIEN, ANN LOUISE TOWLE
78	000106000023000004	2022-04-25	3789	1611	Q	$	240,000.00	NADEAU, JEREMY
79	000407000040000002	2022-04-29	3790	364	Q	$	115,000.00	RUSSELL, RYAN
80	000107000012000114	2022-04-29	3790	460	Q	$	150,000.00	PARADIS-MCGRATH, DONNA J.
81	000112000011000000	2022-04-29	3790	679	Q	$	260,000.00	MAJOR, JOHN B & DIANE T
82	000407000026000013	2022-05-02	3790	1258	Q	$	160,000.00	CONNOR, JILLIAN
83	000110000035000000	2022-05-06	3790	2959	Q	$	340,000.00	LAMBRINOS, BRANDON
84	000106000038000025	2022-05-09	3791	575	Q	$	106,000.00	PROVOST, ROBERT
85	000106000025000004	2022-05-16	3792	610	Q	$	220,000.00	PROULX, RICHARD
86	000111000040000000	2022-06-01	3793	2889	Q	$	160,000.00	GRISWOLD, FRED H
87	000112000128000000	2022-06-02	3794	414	Q	$	307,000.00	RONDEAU, GERARD P & PALMIRE E JNT REV TR
88	000408000002000002	2022-06-03	3794	1019	Q	$	110,000.00	ORDWAY, BEN
89	000111000033000000	2022-06-06	3794	1370	Q	$	485,000.00	BERGEVIN STELLA REV TRUST
90	000409000015000001	2022-06-08	3794	2797	Q	$	2,000,000.00	PERIN, VICTOR
91	000113000029000000	2022-06-17	3795	2784	Q	$	375,000.00	BEATTIE, DENNIS
92	000112000272000000	2022-06-17	3795	2935	Q	$	340,000.00	MONTY, ERIC S & DENNIS
93	000407000026000048	2022-06-22	3796	1224	Q	$	100,000.00	HALL CLIFTON J
94	000408000010000000	2022-06-23	3796	1865	Q	$	261,000.00	FRITZ, KYLE
95	000112000026000000	2022-06-24	3796	2283	Q	$	400,000.00	LAVACK, CODY E.
96	000107000012000036	2022-06-28	3797	281	Q	$	163,000.00	MALIK, SHANA
97	000105000056000004	2022-06-29	3797	493	Q	$	250,000.00	SANG, KATHLEEN
98	000402000158000002	2022-06-29	3797	852	Q	$	775,000.00	PEFFER, RYAN
99	000112000081000000	2022-06-30	3797	1741	Q	$	410,000.00	PEREZ, DONNA M
100	000109000061000000	2022-07-01	3797	2167	Q	$	465,000.00	COLLINS FAMILY REVOCABLE TRUST OF 2018
101	000402000164000000	2022-07-01	3797	2690	Q	$	460,000.00	BYER, MEGAN L.
102	000409000033000016	2022-07-07	3798	948	Q	$	42,000.00	TANGUAY, JEFFREY A.
103	000112000013000000	2022-07-12	3798	2401	Q	$	335,000.00	MALONEY, DAVID A.
104	000106000024000004	2022-07-20	3799	2069	Q	$	249,000.00	LINCOLN, ELIZABETH A REVOCABLE TRUST
105	000107000012000001	2022-07-28	3800	1813	Q	$	153,000.00	HILL, JENNIFER L
106	000402000099000000	2022-07-29	3800	2761	Q	$	350,000.00	CHRISTIE, JR., SCOTT A
107	000112000150000000	2022-08-02	3801	393	Q	$	315,000.00	CLOUTIER, ROBERT J.
108	000110000047000000	2022-08-04	3801	1298	Q	$	360,000.00	PATSFIELD, OLIVIA
109	000402000025000000	2022-08-15	3802	997	Q	$	500,000.00	VENUTI, SYDNEY
110	000410000039000023	2022-08-18	3802	2351	Q	$	181,000.00	HIGGINS, ALISON CAMPBELL
111	000113000026000000	2022-08-18	3802	2531	Q	$	399,000.00	BORJAS, NIXON