

2019
EQUALIZATION
MUNICIPAL ASSESSMENT DATA
CERTIFICATE



MUNICIPALITY: Allenstown

We the undersigned do hereby certify that the assessment and sales information provided by us on the NH Mosaic Equalization System has been thoroughly reviewed by this Board and is complete and accurate to the best of our knowledge.

We understand that this information will be used by the NH Department of Revenue Administration to calculate the municipality's equalization ratio. The equalization ratio will be used to calculate the total equalized valuation for this municipality.

SIGNATURE OF ASSESSING OFFICIALS

*(Selectmen if Town; must be signed by a majority)
(Assessor if City)*

DATE

NAME OF CONTACT PERSON:

Evan Roberge

EMAIL: Evan@Avitarassociates.com

OFFICE PHONE NUMBER: 798-4419

OFFICE HOURS: m-F 8-4:30

(Note: If your office keeps irregular hours, please provide an alternate means of contacting you.)

(Please check appropriate box, if applicable)

Full Reval

Cyclical Reval
(values updated)

Cyclical In Progress

Partial

Update/
Statistical

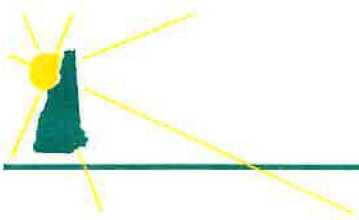
NAME OF COMPANY DOING REVALUATION WORK:

Avitar

(Please state if done in-house)

COMMENTS:

Please print, sign, scan and upload this page to <https://ratiostudy.org/>



Avitar Associates of New England, Inc.

A Municipal Services Company

November 4, 2019

**Town of Allenstown
Derik Goodine
Board of Selectmen
16 School Street
Allenstown, NH 03275**

Re: 2019 Equalization Process

Dear Derik & Board Members;

Enclosed is the preliminary 2019 sales to assessment ratio analysis for the Town of Allenstown for the 86 qualified sales using the DRA's normal qualification criteria, which excludes foreclosures, bank sales, family transactions, estate sales and the like. This preliminary analysis indicates median sales to assessment ratio of 87.7%, a coefficient of dispersion of 11.2 and a Price Related Differential of 0.97. With the Board's approval, I will be happy to forward this information electronically to the DRA for the department's use in establishing the actual ratio. The Selectmen will still need to sign the enclosed pink certification form. If you return it to me electronically, I will see that it gets submitted to the DRA.

Feel free to contact me, should you have any questions or comments.

Sincerely,

**Evan Roberge
Assessor Supervisor**

ESR/sjc
Enclosures



2019 Trial Ratio Study Report

10/22/2019 3:49:15 PM

Town Name: Allenstown, Merrimack County

Use Code: AA - Any & All

Date Range: 10-01-2018 through 09-30-2019

NOT FOR PUBLICATION

Ratios were created using stipulated year assessments.

Summary of Codes Used

Group Class: AA - Any & All	Property Codes: 11 = Single Family Home 12 = Multi Family 2-4 Units 14 = Single Res Condo Unit 18 = Mfg Housing Without Land 22 = Residential Land 26 = Mixed Use Cmcl/Ind Land 33 = Commercial L&B 34 = Industrial L&B
Modifier Codes: 00 = No Modifier Code 70 = Waterfront 74 = View Influence - Positive	Special Codes: 00 = No Special Code

Year	Indicated Ratio / Weighted Mean		
	2019	2018	2017
Indicated Ratio	88.4	93	97.4
Weighted Mean	88.4	93	97.4

Basic Statistics Section (Not Trimmed)

Sales In Date Range	Sales Used	Results
Total: 137 XX Moved: 0 Sales w/PA34: 103 %Sales w/PA34: 75.2%	Total Strata: 137 Sales Used: 86 %Sales Used: 62.8% Sales Used w/PA34: 66 %Sales Used w/PA34: 76.7%	%Mean: 85.9% %Median: 87.7% %WtMean: 88.4% COD (Median): 11.2 PRD: 0.97 Median Selling Price: \$207,500 Median Assessed Value: \$182,550

Extended Statistics Section (Trimmed)

Town Code: 004	Weighted Mean: 88.4	COD: 11.2	PRD: 0.97
Valid Sales: 86	Wt.Mean Lo 90%CI: 86.5	COD Lo 90%CI: 9.7	PRD Lo 90%CI: 0.96
Trimmed: 0	Wt.Mean Up 90%CI: 90.4	COD Up 90%CI: 13.1	PRD Up 90%CI: 0.98
Untrimmed: 86	Median Ratio: 87.7	Weighted COD: 9.6	COV: 14.6
Trim Factor: 3	Median Lo 90%CI: 84.2	Med. Abs. Dev.: 10.8	25th Percentile: 78.2
Lo Trim Point: 55.4	Median Up 90%CI: 90	Med % Dev.: 12.3	75th Percentile: 93.6



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Up Trim Point:	123.4	Mean Ratio:	85.9	Coef. Conc. 10%:	62.8	Broaden Median:	87.7
Min Ratio:	55.4	Mean Lo 90%CI:	83.7	Coef. Conc. 15%:	76.7	Geometric Mean:	85
Max Ratio:	123.4	Mean Up 90%CI:	88.1	Coef. Conc. 20%:	89.5	Harmonic Mean:	84
Min Sale \$:	\$28,000	Avg. Sale Price:	\$194,225	Coef. Conc. 50%:	100	Std. Deviation:	12.6
Max Sale \$:	\$410,133	Avg. Appraised Val:	\$171,788	Coef. Conc. 100%:	100	Normality Test:	Reject

The general descriptive and median ratio statistics are not trimmed of outliers and are based on all valid sales in the sample.

Summary of Exclusion Codes Used

Codes	Description	Count	%Excluded	%Strata
13	Improvements +/- (Post Sale/PreAssmt) - Be	3	5.9	3.5
14	Improvements +/- (Post Assmt/Pre Sale)	2	3.9	2.3
15	Improvements +/- Incomplete at Assmt date	6	11.8	7.0
21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately	3	5.9	3.5
25	Insufficient market Exposure	13	25.5	15.1
33	Landlord/Tenant as Grantor/Grantee	2	3.9	2.3
37	Financial Entity as Grantor/Grantee	4	7.8	4.7
38	Family/Relatives/Affil as Grantor/Grantee	5	9.8	5.8
40	Business Affiliates as Grantor/Grantee	3	5.9	3.5
51	Foreclosure	1	2.0	1.2
66	Complex Commercial Sale	3	5.9	3.5
81	Estate Sale With Fiduciary Covenants	3	5.9	3.5
89	Resale in EQ Period	1	2.0	1.2
90	RSA 79-A Current Use	2	3.9	2.3
		51	100.1	59.4

Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
9	3611-0873	\$215,533	\$196,700	91.3	11				



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10	3611-0987	\$317,800	\$306,600	96.5	12				
11	3611-1586	\$55,000	\$38,000	69.1	18				
12	3611-1639	\$299,933	\$274,800	91.6	11				
15	3612-2182	\$261,000	\$267,300	102.4	11				
16	3612-2303	\$95,000	\$76,600	80.6	18				
17	3613-2084	\$84,933	\$66,600	78.4	18				
18	3613-2248	\$225,000	\$189,900	84.4	11				
22	3614-1756	\$270,000	\$237,100	87.8	12				
24	3614-2455	\$159,933	\$197,400	123.4	11				
28	3615-0485	\$225,000	\$228,500	101.6	11				
29	3615-0651	\$290,000	\$257,500	88.8	12				
32	3615-1032	\$268,533	\$286,600	106.7	11				
33	3615-1070	\$158,000	\$159,900	101.2	11				
34	3615-1139	\$49,933	\$38,200	76.5	18				
38	3615-2112	\$75,000	\$65,000	86.7	18				
44	3616-0932	\$59,933	\$42,100	70.2	18				
46	3616-1895	\$289,933	\$270,100	93.2	11				
47	3616-1969	\$200,000	\$177,000	88.5	11				
50	3617-0545	\$175,000	\$189,000	108	11				
56	3617-1693	\$32,000	\$30,200	94.4	18				
59	3618-0474	\$217,000	\$193,200	89	11				
62	3618-0971	\$285,000	\$319,500	112.1	11				
67	3619-0012	\$234,933	\$232,900	99.1	11				
70	3619-0516	\$234,933	\$227,500	96.8	11				
80	3620-2579	\$305,000	\$297,600	97.6	11				
81	3620-2985	\$330,000	\$308,000	93.3	12				



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82	3621-0185	\$271,000	\$264,200	97.5	12				
87	3622-0350	\$194,933	\$163,800	84	11				
92	3622-1967	\$205,000	\$171,300	83.6	12				
94	3623-1753	\$195,533	\$183,000	93.6	11				
96	3623-2378	\$174,933	\$176,100	100.7	14				
101	3624-0684	\$160,000	\$170,200	106.4	11	70			
103	3624-1063	\$308,000	\$268,900	87.3	22				
108	3624-2547	\$28,000	\$24,600	87.9	18				
110	3624-2635	\$94,533	\$96,800	102.4	18				
111	3624-2638	\$190,000	\$175,900	92.6	11				
113	3626-0228	\$54,000	\$40,500	75	18				
114	3626-0955	\$185,000	\$168,600	91.1	11				
116	3627-0940	\$265,000	\$248,700	93.8	11				
118	3627-2833	\$223,000	\$201,100	90.2	11				
120	3628-1801	\$182,000	\$161,100	88.5	11				
121	3628-2760	\$238,000	\$213,900	89.9	11				
122	3628-2973	\$124,000	\$113,200	91.3	11				
123	3629-0152	\$80,000	\$68,500	85.6	18				
125	3629-1927	\$220,000	\$182,100	82.8	11				
126	3629-1942	\$42,533	\$24,000	56.4	18				
128	3629-2547	\$193,000	\$151,000	78.2	11				
136	3631-0191	\$262,533	\$186,100	70.9	11				
138	3631-1253	\$87,000	\$59,600	68.5	18				
142	3631-2259	\$280,000	\$260,600	93.1	11				
143	3632-1668	\$275,000	\$224,900	81.8	11				
145	3632-2134	\$112,000	\$87,900	78.5	14				



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146	3633-0349	\$117,000	\$86,200	73.7	14				
151	3634-2085	\$218,000	\$201,800	92.6	11				
152	3634-2811	\$136,400	\$115,000	84.3	14				
153	3635-0092	\$123,000	\$68,200	55.4	18				
154	3635-0886	\$230,000	\$208,100	90.5	11				
157	3636-0751	\$319,000	\$262,900	82.4	11				
159	3636-1523	\$289,933	\$261,600	90.2	11				
160	3636-1697	\$175,000	\$168,500	96.3	14				
161	3636-1853	\$89,933	\$57,100	63.5	18				
162	3637-0111	\$228,400	\$166,200	72.8	11				
163	3637-0192	\$235,000	\$172,100	73.2	11				
165	3637-0584	\$245,000	\$193,600	79	11				
168	3637-1368	\$104,933	\$74,400	70.9	14				
169	3637-1428	\$382,000	\$358,500	93.8	11				
171	3638-0017	\$240,000	\$199,800	83.2	11				
176	3638-2225	\$289,933	\$261,300	90.1	11				
184	3640-0552	\$124,933	\$84,500	67.6	14				
186	3640-1078	\$210,000	\$183,900	87.6	11				
187	3640-1672	\$82,000	\$57,400	70	18				
189	3640-2692	\$270,000	\$219,300	81.2	12				
192	3641-0550	\$410,133	\$389,300	94.9	11				
193	3641-0974	\$305,000	\$248,700	81.5	12				
194	3641-1507	\$100,000	\$66,500	66.5	18				
200	3643-0982	\$79,933	\$55,400	69.3	18				
202	3643-2310	\$200,000	\$159,200	79.6	11				
203	3643-2453	\$57,533	\$36,300	63.1	18				



2019 Trial Ratio Study Report

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Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
210	3645-0625	\$240,000	\$202,700	84.5	11				
211	3645-0721	\$270,000	\$195,600	72.4	11	70			
214	3646-1633	\$47,000	\$43,100	91.7	18				
215	3646-1938	\$330,000	\$284,400	86.2	11				
217	3647-1910	\$50,000	\$36,900	73.8	18				
218	3647-2567	\$335,000	\$318,165	95	11				
219	3648-0835	\$109,000	\$76,700	70.4	18				

Excluded Sales

Verno	Book Page	Sale Price	Assessed Vaue	Ratio	PC	MC	SC	EX	Notes
7	3610-2814	\$33,000	\$46,900	142.1	18			37	Financial Entity as Grantor/Grantee FINANCIAL CO GRNTR/E
14	3612-2137	\$160,000	\$177,900	111.2	11			81	Estate Sale With Fiduciary Covenants ESTATE SALE/FDCY COV
31	3615-0823	\$15,533	\$20,800	133.9	18			13	Improvements +/- (Post Sale/PreAssmt) - Be IMPROVED POST SALE
35	3615-1339	\$14,533	\$21,500	147.9	18			33	Landlord/Tenant as Grantor/Grantee LNDLRD/TENANT SALE
37	3615-1995	\$24,000	\$32,200	134.2	18			25	Insufficient market Exposure INSUF CNT MKT EXPOSUR
41	3616-0086	\$205,000	\$217,500	106.1	12			25	Insufficient market Exposure INSUF CNT MKT EXPOSUR
43	3616-0530	\$200,000	\$238,000	119	26			40	Business Affiliates as Grantor/Grantee BUSIN AFFIL GRNTR/E
45	3616-1722	\$210,000	\$168,100	80	11			25	Insufficient market Exposure INSUF CNT MKT EXPOSUR
48	3616-2016	\$120,200	\$184,400	153.4	11			37	Financial Entity as Grantor/Grantee FINANCIAL CO GRNTR/E
60	3618-0523	\$715,000	\$680,700	95.2	33			13	Improvements +/- (Post Sale/PreAssmt) - Be IMPROVED POST SALE
61	3618-0910	\$132,000	\$166,200	125.9	11			37	Financial Entity as Grantor/Grantee FINANCIAL CO GRNTR/E
64	3618-2158	\$29,830	\$38,100	127.7	18			38	Family/Relatives/Affil as Grantor/Grantee FAMILY/RELAT GRNTR/E
68	3619-0138	\$360,000	\$276,100	76.7	12			40	Business Affiliates as Grantor/Grantee BUSIN AFFIL GRNTR/E
71	3619-0910	\$7,000	\$18,800	268.6	18			33	Landlord/Tenant as Grantor/Grantee LNDLRD/TENANT SALE
72	3619-1222	\$148,533	\$186,100	125.3	11			89	Resale in EQ Period RESALE IN EQ PERIOD



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73	3619-1297	\$294,933	\$228,355	77.4	11			90	RSA 79-A Current Use RSA 79-A CURRENT USE
75	3619-2237	\$50,000	\$54,900	109.8	18			25	Insufficient market Exposure INSUF CNT MKT EXPOSUR
83	3621-2114	\$95,000	\$98,300	103.5	33			15	Improvements +/- Incomplete at Assmt date IMPRVMNT U/C AT ASMT
85	3622-0023	\$208,533	\$159,527	76.5	11			38	Family/Relatives/Affil as Grantor/Grantee FAMILY/RELAT GRNTR/E
88	3622-0634	\$9,000	\$22,500	250	18			81	Estate Sale With Fiduciary Covenants ESTATE SALE/FDCY COV
89	3622-0702	\$17,533	\$36,200	206.5	18			25	Insufficient market Exposure INSUF CNT MKT EXPOSUR
90	3622-1330	\$14,000	\$16,700	119.3	18			13	Improvements +/- (Post Sale/PreAssmt) - Be IMPROVED POST SALE
98	3623-2945	\$110,000	\$202,000	183.6	11			51	Foreclosure FORECLOSURE
99	3624-0356	\$5,000	\$28,600	572	18			25	Insufficient market Exposure INSUF CNT MKT EXPOSUR
100	3624-0490	\$146,000	\$191,200	131	11			37	Financial Entity as Grantor/Grantee FINANCIAL CO GRNTR/E
112	3625-1778	\$130,000	\$138,200	106.3	22	70		40	Business Affiliates as Grantor/Grantee BUSIN AFFIL GRNTR/E
115	3626-1003	\$138,000	\$166,200	120.4	11			25	Insufficient market Exposure INSUF CNT MKT EXPOSUR
117	3627-2339	\$5,000	\$22,600	452	18			25	Insufficient market Exposure INSUF CNT MKT EXPOSUR
127	3629-2061	\$20,000	\$142,700	713.5	11	70		38	Family/Relatives/Affil as Grantor/Grantee FAMILY/RELAT GRNTR/E
129	3629-2913	\$1,320,000	\$1,744,300	132.1	33			66	Complex Commercial Sale COMPLEX COMMRCAL SALE
131	3630-1473	\$239,933	\$175,900	73.3	11			15	Improvements +/- Incomplete at Assmt date IMPRVMNT U/C AT ASMT
132	3630-2157	\$400,000	\$512,900	128.2	33			66	Complex Commercial Sale COMPLEX COMMRCAL SALE
137	3631-0976	\$110,000	\$175,600	159.6	11			25	Insufficient market Exposure INSUF CNT MKT EXPOSUR
141	3631-1927	\$175,000	\$191	0.1	22	74		25	Insufficient market Exposure INSUF CNT MKT EXPOSUR
144	3632-1834	\$244,933	\$150,900	61.6	11			15	Improvements +/- Incomplete at Assmt date IMPRVMNT U/C AT ASMT
149	3633-1474	\$8,000	\$18,200	227.5	18			25	Insufficient market Exposure INSUF CNT MKT EXPOSUR
150	3634-1118	\$245,000	\$224,900	91.8	11			38	Family/Relatives/Affil as Grantor/Grantee FAMILY/RELAT GRNTR/E
155	3635-1242	\$255,000	\$151,000	59.2	11			15	Improvements +/- Incomplete at Assmt date IMPRVMNT U/C AT ASMT
158	3636-0953	\$350,000	\$199,400	57	11			15	Improvements +/- Incomplete at Assmt date IMPRVMNT U/C AT ASMT



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173	3638-0823	\$13,500,000	\$9,635,200	71.4	26			21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately MPC-CAN SELL SEPRTLY
175	3638-0971	\$84,933	\$181,100	213.2	18			21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately INC 107-12-2, 107-12-148, 107-12-182, 109-21-1, 411-6-4;
183	3639-1766	\$180,000	\$184,400	102.4	11			38	Family/Relatives/Affil as Grantor/Grantee FAMILY/RELAT GRNTR/E
190	3640-2752	\$25,000	\$492	2	22			90	RSA 79-A Current Use RSA 79-A CURRENT USE
191	3640-2964	\$204,000	\$166,200	81.5	11			14	Improvements +/- (Post Assmt/Pre Sale) IMPROVED POST ASMT
197	3642-0031	\$10,933	\$17,300	158.2	18			25	Insufficient market Exposure INSUF CNT MKT EXPOSUR
198	3642-0234	\$243,000	\$191,200	78.7	11			14	Improvements +/- (Post Assmt/Pre Sale) IMPROVED POST ASMT
201	3643-1077	\$50,000	\$382	0.8	22			21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately MPC-CAN SELL SEPRTLY
204	3644-1545	\$200,000	\$1,346,500	673.2	34			66	Complex Commercial Sale COMPLEX COMMRL SALE
205	3644-1746	\$279,000	\$142,700	51.2	11	70		15	Improvements +/- Incomplete at Assmt date IMPRVMNT U/C AT ASMT
212	3645-2226	\$35,000	\$20,800	59.4	18			25	Insufficient market Exposure INSUF CNT MKT EXPOSUR
216	3646-2759	\$50,000	\$127,100	254.2	12			81	Estate Sale With Fiduciary Covenants ESTATE SALE/FDCY COV