

John T. Beardmore Commissioner Lindsey M. Stepp

Assistant Commissioner

### State of New Hampshire Department of Revenue Administration

109 Pleasant Street PO Box 487, Concord, NH 03302-0487 Telephone (603) 230-5000 www.revenue.nh.gov



MUNICIPAL AND PROPERTY DIVISION Stephan W. Hamilton Director

> Josephine Belville Assistant Director

September 1, 2017

Town of Allenstown ATTN: Board of Selectmen 16 School Street Allenstown NH 03275

Re: 2017 Sales monitoring

Dear Members of the Board,

As part of the Department's duty under RSA 21-J:11 II; I am forwarding the results of my monitoring activity of the 2017 sale property inspections in Allenstown. Enclosed, please find the PA 45/46 monitoring report. Note, only property record cards with points have been included.

If you have any questions regarding the enclosed information, please feel free to contact me. Thank you for your time and cooperation.

Sincere

Real Éstate Appraiser

Keith.Gagnon@DRA.NH.Gøv

603-419-9795

cc: File

Avitar Associates of New England



## NH DEPARTMENT OF REVENUE ADMINISTRATION MUNICIPAL and PROPERTY DIVISION

#### RESIDENTIAL MONITORING OF SALES REPORT

Allenstown				2017		Sales
Gagnon	7/28/201	7		E Robe	rge	
	Map/Lo	t Numbe	ers of Sa	mples		
Data Item	Points	106252	10558	1071247	1071218	Comments:
Owner/Land Section		1	2	3	4	106252
Address; if applicable	1					
Topography	1					
Parcel ID	1.					
Lot Size	1					
Card Number (of)	1					
Land-Use Code/Neighborhood	1/1					
Sale History Section						
Sale Date	2					
Sale Price	2					10558
Sale Validity	2	**				
Sales Notes if Non-Valid	1			- "	***	
Improvement Section						
Style Type	2					
Incorrect Photo	1			**		
Date of Visit / ID / Entry Code	1					
Foundation Type	2					
Story Height	2					
Exterior Wall	1					
Roof Style	2					1071247
Roof Cover	1					
Interior Wall	1					
Interior Floor	1	1'''				
Heating Type	1					
Central A/C	2					
Bedrooms	1					
Bathrooms	2					1
Fixture Count	1 per				i	
Depreciation / Func. Code / UC	, 2					
Year Built	2					1071218
Condition	2					
Grade	2					
Comments / Notes	1					
OB's if < 200 SF	1 per		-			
OB's if > 200 SF	3 per			· · · · · ·	$\neg \neg$	1
Extra Features	1 per					
Sketch Accuracy Up To 2'	1 Pt	7.00				· ·



# NH DEPARTMENT OF REVENUE ADMINISTRATION MUNICIPAL and PROPERTY DIVISION RESIDENTIAL MONITORING OF SALES REPORT

Gagnon 7/21/2017					1	Sales
	7/21/201	7/21/2017			erge	
		Map/Lo	t Numbe	rs of Sa	mples	
Data Item	Points	10712129	40288	40027	40256	Comments:
Owner/Land Section		1	2	3	40256	
Address; if applicable	1		<i>L</i> .	3	4	10712129
Topography	1	<del> </del>				
Parcel ID	1		*	-		
ot Size	1					
Card Number ( of )	1 1					
and-Use Code/Neighborhood	1/1	!- <u>-</u>				
Sale History Section						
Sale Date	2		<del></del>			
Sale Price	2	<u> </u>				
ale Validity	2					40288
ales Notes if Non-Valid	1					Property is again listed for sale. Kel
nprovement Section	<del>- </del>					Williams, \$239,900.
tyle Type	0.1	<del></del>				
correct Photo	2					
ate of Visit / ID / Entry Code	1					
oundation Type	1					
tory Height	2					•
xterior Wall	2					
oof Style	1					
oof Cover	2					40927
terior Wall	1		·			
terior Floor	1					
eating Type	1					
entral A/C	1					
edrooms	2					
ithrooms	1					
	2					
ture Count	1 per					
preciation / Func. Code / UC	, 2					
ar Built	2	T				40256
ndition	2					. 0 0
ade	2					
mments / Notes	1					
s if < 200 SF	1 per					
's if > 200 SF	3 per					
ra Features	1 per			-		
etch Accuracy Up To 2'	1 Pt					
etch Accuracy > 2'	1Pt/Ft					
etch Labeling < \$5,000 impact	2					
etch Labeling > \$5,000 impact	4					
erior Inspection				· ,,,,,,, 7 ,,		
Company Lister Y/N		у	n	n		
DRA Monitor Y/N		n	n	n		
al Points		0	0	0	0	

DRA Form: PA 45 Rev Nov 1, 2013



## NH DEPARTMENT OF REVENUE ADMINISTRATION MUNICIPAL and PROPERTY DIVISION RESIDENTIAL MONITORING OF SALES REPORT

		$\overline{}$				
Allenstown	····		<u> </u>	2017	7 Sales	
Gagnon	7/28/201	17		E Robe	ərge	
		Map/L	ot Numbe	ers of S	amples	
Data Item	Points	11114	112111	109 7	109 81	Comments:
Owner/Land Section	T	1	2	3	4	11114
Address; if applicable	1		T	T	<del>1</del>	.,,,,
Topography	1		+	-	<del> </del>	1
Parcel ID	1			+	+	1
Lot Size	1	-	<del> </del>	+	+	1
Card Number (_of)	1	·		+	+	1
Land-Use Code/Neighborhood	1/1	1	1	<del> </del>	+	1
Sale History Section	1	1				1
Sale Date	2	4	T	<del></del>	T	ł
Sale Price	2		+	<del> </del>	<del>                                     </del>	112111
Sale Validity	2		+			116::1
Sales Notes if Non-Valid	1		+			1
Improvement Section	+		ــــــــــــــــــــــــــــــــــــــ	<u></u>	4	1
Style Type	2	Т	T			1
Incorrect Photo	1		<del>  </del>	<del> </del>	<del>   </del>	4
Date of Visit / ID / Entry Code	1		<del>                                     </del>	<del> </del>	<del>                                     </del>	•
Foundation Type	2				+	1
Story Height	2		<del>                                     </del>	<del></del>		<b>1</b> '
Exterior Wall	1 1		<del>                                     </del>	<del>  </del>	<del>  </del>	<i>l</i>
Roof Style	2		<del></del>		<del>                                     </del>	109 7
Roof Cover	1		<del></del>	<del></del> -		l soi
Interior Wall	1	<del></del>	<del>                                     </del>	<del></del>	<del>  </del>	1
Interior Floor	1	<del></del>	<del>                                     </del>		1	1
Heating Type	1	<del></del>		į — — — — — — — — — — — — — — — — — — —	<del>  </del>	1
Central A/C	2	<del></del>	<del></del>	r <del></del>		1
Bedrooms	1	<del></del>		<i>r</i> — — — — — — — — — — — — — — — — — — —		<i>i</i>
Bathrooms	2	<del></del>		<del></del>	<del></del>	1
Fixture Count	1	<del></del>		<i>i</i> ——	<del></del>	I
Depreciation / Func. Code / UC	1 per 2	<del></del>		<del></del>	<del></del>	1
Year Built	2	,	<del>+</del>			400.04
Condition					<del></del>	109 81
Grade	2					
Comments / Notes	2				·	
OB's if < 200 SF					·	
OB's if > 200 SF	1 per	<del></del>			·	
Extra Features	3 per					
Sketch Accuracy Up To 2'	1 per	<del></del>				
Sketch Accuracy of 16 2	1 Pt 1Pt/Ft				,	
Sketch Labeling < \$5,000 impact						
Sketch Labeling > \$5,000 impact	2 4					•
Interior Inspection						
By Company Lister Y/N	<del>                                     </del>					
By DRA Monitor Y/N	<del></del>	n	n	n	n	
	<del></del>	n	n	n	n	
Total Points	ι I	0	0	0	0	

Points on Residential monitoring should total less than 6

DRA Form: PA 45 Rev Nov 1, 2013