



# State of New Hampshire Department of Revenue Administration

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Commissioner

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Assistant Commissioner

MUNICIPAL AND PROPERTY  
DIVISION

Thomas P. Hughes  
Assistant Director

Jan 14, 2019

TOWN OF ALLENSTOWN  
OFFICE OF SELECTMEN  
16 SCHOOL STREET  
ALLENSTOWN, NH 03275

Dear Selectmen/Assessing Officials,

The Department of Revenue Administration is charged with the responsibility of annually equalizing the local assessed valuation of municipalities and unincorporated places throughout the state. The Department has conducted a sales-assessment ratio study using market sales, which have taken place in Allenstown between October 1, 2017 and September 30, 2018. Based on this information, we have determined the average level of assessment of land, buildings and manufactured housing as of April 1, 2018.

Based on the enclosed survey, we have determined a median ratio for the land, buildings and manufactured housing in Allenstown for Tax Year 2018 to be **94.3%**. The median ratio is the generally preferred measure of central tendency for assessment equity, monitoring appraisal performance, and determining reappraisal priorities, or evaluating the need for reappraisal. The median ratio, therefore, should be the ratio used to modify the market value of properties under review for abatement to adjust them in accordance with the overall ratio of all properties in Allenstown.

We have also determined the overall equalization assessment - sales ratio for the land, buildings and manufactured housing in Allenstown for Tax Year 2018 to be **93.0%**. This ratio will be used to equalize the modified local assessed valuation for all land, buildings and manufactured housing in Allenstown. This ratio does not include any public utility property in Allenstown, nor will it be used to equalize the net local assessed value of public utilities.

In an effort to provide municipalities with more detailed information regarding their level of assessment (i.e. equalization ratio) and dispersion (i.e. coefficient of dispersion and price-related differential), we have prepared separate analysis sheets for various property types (stratum). See attached summary sheet showing Allenstown's stratified figures and a further explanation of the DRA's stratified analysis.

**Please review the list of sales used in determining your assessment-sales ratio. If any incorrect data has been used, or if you would like to meet with me to discuss this ratio or an alternate ratio methodology as outlined in the accompanying information sheet, please contact me immediately.**

You will be notified of Allenstown's total equalized valuation when the Department has completed its process of calculating the total equalized valuation.

Linda Kennedy  
Supervisor

TDD Access: Relay NH 1-800-735-2964

*Individuals who need auxiliary aids for effective communication in programs and services of the Department of Revenue Administration are invited to make their needs and preferences known to the Department.*



# 2018 Final Ratio Study Report

1 of 8

1/10/2019 10:06:37 AM

Town Name: Allenstown, Merrimack County

Use Code: AA - Any & All

Date Range: 10-01-2017 through 09-30-2018

Ratios were created using stipulated year assessments.

*Mr. P. White 1-11-19*  
*Sandra C. Beaudry 1-10-19*

## Summary of Codes Used

<b>Group Class:</b> AA - Any & All	<b>Property Codes:</b> 11 = Single Family Home 12 = Multi Family 2-4 Units 13 = Apt Bldg 5+ Units 14 = Single Res Condo Unit 17 = Mfg Housing With Land 18 = Mfg Housing Without Land 22 = Residential Land 33 = Commercial L&B 34 = Industrial L&B
<b>Modifier Codes:</b> 00 = No Modifier Code 70 = Waterfront 74 = View Influence - Positive	<b>Special Codes:</b> 00 = No Special Code

### Indicated Ratio / Weighted Mean

Year	2018	2017	2016
Indicated Ratio	93	97.4	89.1
Weighted Mean	93	97.4	89.1

### Basic Statistics Section (Not Trimmed)

Sales In Date Range	Sales Used	Results
Total: 118 XX Moved: 0 Sales w/PA34: 101 %Sales w/PA34: 85.6%	Total Strata: 118 Sales Used: 77 %Sales Used: 65.3% Sales Used w/PA34: 68 %Sales Used w/PA34: 88.3%	%Mean: 96.8% %Median: 94.3% %WtMean: 93.7% COD (Median): 12.4 PRD: 1.03 Median Selling Price: \$175,000 Median Assessed Value: \$169,700

### Extended Statistics Section (Trimmed)

Town Code:	004	Weighted Mean:	93	COD:	9.4	PRD:	1.01
Valid Sales:	77	Wt.Mean Lo 90%CI:	91.2	COD Lo 90%CI:	8.1	PRD Lo 90%CI:	0.99
Trimmed:	3	Wt.Mean Up 90%CI:	94.8	COD Up 90%CI:	11.4	PRD Up 90%CI:	1.03
Untrimmed:	74	Median Ratio:	94.3	Weighted COD:	7.2	COV:	12.7
Trim Factor:	3	Median Lo 90%CI:	92.5	Med. Abs. Dev.:	11.5	25th Percentile:	86.1
Lo Trim Point:	62.9	Median Up 90%CI:	96.1	Med % Dev.:	12.2	75th Percentile:	101.5



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Up Trim Point:	136	Mean Ratio:	93.6	Coef. Conc. 10%:	58.4	Broaden Median:	94.3
Min Ratio:	62.9	Mean Lo 90%CI:	91.5	Coef. Conc. 15%:	76.6	Geometric Mean:	92.9
Max Ratio:	185	Mean Up 90%CI:	96	Coef. Conc. 20%:	90.9	Harmonic Mean:	92.2
Min Sale \$:	\$10,000	Avg. Sale Price:	\$175,472	Coef. Conc. 50%:	96.1	Std. Deviation:	11.9
Max Sale \$:	\$925,000	Avg. Appraised Val:	\$163,242	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
14	Improvements +/- (Post Assmt/Pre Sale)	1	2.4	1.3
15	Improvements +/- Incomplete at Assmt date	1	2.4	1.3
19	Multi-Town Property	1	2.4	1.3
21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately	3	7.3	3.9
25	Insufficient market Exposure	1	2.4	1.3
33	Landlord/Tenant as Grantor/Grantee	7	17.1	9.1
35	Government Agency as Grantor/Grantee	1	2.4	1.3
37	Financial Entity as Grantor/Grantee	4	9.8	5.2
38	Family/Relatives/Affil as Grantor/Grantee	6	14.6	7.8
40	Business Affiliates as Grantor/Grantee	4	9.8	5.2
45	Boundary adjustment	1	2.4	1.3
49	Deed In Lieu of Foreclosure	1	2.4	1.3
81	Estate Sale With Fiduciary Covenants	6	14.6	7.8
90	RSA 79-A Current Use	2	4.9	2.6
99	Unclassified Exclusion	2	4.9	2.6
		<b>41</b>	<b>99.8</b>	<b>53.3</b>



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## Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
5	3573-0430	\$25,000	\$22,800	91.2	18				
6	3573-0470	\$209,000	\$164,500	78.7	11				PU SHED;UPDATED KITCH + BATHS, GRANITE C'TOPS, BUILT INS/CEDAR CLOSET;INT QUALITY>EXT=A1; ADJ COND
8	3573-1569	\$99,000	\$85,200	86.1	18				
14	3574-1364	\$189,933	\$182,600	96.1	11				CORR INT DATA (BEDRM COUNT, FIX COUNT, WALLS, FLOORING, BMF MEAS)
15	3574-1517	\$225,000	\$209,300	93	11				INT QUAL>EXT, ADJ GRADE TO BE CONSISTANT WITH SIMILAR HOMES, VG COND FOR AGE;(INT > EXT;)
23	3575-2185	\$190,000	\$187,900	98.9	11				PER MLS/PICS CORR BEDRM COUNT, INT DATA;
24	3575-2326	\$365,000	\$359,000	98.4	12				WELL MAINT/GOOD COND FOR AGE
27	3576-0558	\$18,000	\$18,700	103.9	18				
29	3576-1041	\$62,533	\$110,700	177	17			Yes	HOME WAS VACANT, EVELYN GREENLAW MOVED OUT AND SON SUBSEQUENTLY SOLD, CASH SALE ONLY;MHD TO MHS
35	3577-0764	\$34,000	\$56,100	165	22			Yes	WAS ORIG LISTED FOR \$57,000 THEN SUBSEQUENTLY TERMINATED 9/29/17 AND SOLD OFF MARKET TO BUILDER
43	3578-0731	\$175,000	\$164,500	94	11	70			MAJOR UPDATES/RENOS AFTER 4/1/17, NEW ROOF, WINS, SIDING; EST INT DATA; EXT V.GD FOR AGE; ADJ COND/Q
44	3578-1417	\$250,000	\$232,200	92.9	11				ADJ BLDG GRADE TO BE CONSISTENT W/ SIMILAR HOMES;ADJ ATF TO HSF PER INTERIOR MEAS 10 + DORMS
47	3579-0818	\$290,000	\$278,600	96.1	11				INT UPDATED, CORR BD COUNT, ADJ GAR COND PER HEAT, INS, HEIGHT
56	3581-0918	\$75,000	\$80,000	106.7	18				
57	3581-0929	\$204,933	\$198,300	96.8	12				EST OVERALL COND GOOD PER RENO NOTE/EXT COND;
58	3581-1309	\$68,000	\$65,100	95.7	18				NEW KITCH CABS/CTOPS, FRIDGE, PAINT, BUILT IN TV UNIT, CHINA CLOSET, OVERALL GOOD COND FOR AGE;
62	3582-0449	\$124,000	\$116,900	94.3	14				1/18 HOME REHABBED AFTER 4/1/17 NEW KITCH,BATH, FLOORING, WINS ETC. INT V.GOOD COND FOR AGE
65	3583-2287	\$21,000	\$19,500	92.9	18				
67	3584-0498	\$295,000	\$299,400	101.5	11				
68	3584-1763	\$29,000	\$30,600	105.5	18				
73	3585-0587	\$111,333	\$110,500	99.2	14				



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### Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
74	3585-0683	\$73,000	\$65,000	89	18				
78	3586-1647	\$179,933	\$176,300	98	11	70			INT + EXT FULL RENO, HICKORY CABS, GRANITE C'TOPS W/ BACKSPLASH, INT QUAL>EXT, INFO PER H.O/MLS
80	3586-2129	\$269,933	\$281,300	104.2	11				PU NEW HOUSE FOR 2018
88	3588-1411	\$230,000	\$213,900	93	11				PER MLS/PICS INT QUAL>EXT, UPDATED INT, KITCH ISLAND, REAR DORMER/EST TQF, FINISHED BSMNT;JACUZ
90	3588-1722	\$191,000	\$197,800	103.6	12				
94	3589-0269	\$151,000	\$123,300	81.7	14				4/18 PER MLS/PICS; ITALIAN MARBLE,HARDWD/TILE FLRS, CHRRY CABS, TILE BCKSPLSH;INT V.GD COND>EXT, ADJ
98	3589-2071	\$79,933	\$59,600	74.6	18				4/18 PER MLS CORR BED CNT, DRYWALL, LAMINATE FLOORING, CUST KITCH CABS, SS, BACKSPLASH; INT QUAL>EXT
99	3589-2293	\$212,533	\$181,500	85.4	11				CORR BEDRM COUNT
100	3590-0047	\$158,933	\$170,600	107.3	11				
102	3590-0521	\$10,000	\$13,600	136	18				NOT LISTED ON THE MARKET FOR SALE (MLS, GOOGLE ETC.)
103	3590-1680	\$281,933	\$280,500	99.5	11				PU NEW HOUSE FOR 2018
105	3590-1750	\$270,000	\$273,100	101.2	11				PU NEW HOUSE FOR 2018
108	3591-0179	\$43,000	\$37,900	88.1	18				CORR FLOORING/BATH FIX; Resale of 61
115	3593-0024	\$85,000	\$68,600	80.7	22	74			VIEWS AT REAR OF LOT, OC, ADDED ROLLING HILL VIEW, ADJ SITE
119	3593-2534	\$925,000	\$840,000	90.8	13				ADJ GRADE TO BE CONSISTENT W/ APTS IN TOWN(OVRH/WINDOWS ALL AROUND, TRIMMED OUT, CEMENT CLAP, PINE F
120	3593-2911	\$125,000	\$99,800	79.8	17				CORR FLOORING, CONV EPF TO FFF
125	3594-1699	\$219,933	\$172,600	78.5	11				
126	3594-2460	\$197,000	\$169,700	86.1	11				
128	3594-2952	\$188,000	\$191,800	102	11				
131	3595-2027	\$28,000	\$30,700	109.6	18				
134	3596-0131	\$240,000	\$227,300	94.7	11				PU HARDWOOD FLOORS
137	3596-1711	\$232,000	\$210,700	90.8	11				PER H.O/MLS PICS FULL INT RENO BEFORE SALE, INT QUALITY/COND SUPERIOR TO EXT, ADJ COND/INT DATA; Resale of 69



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## Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
138	3596-1756	\$250,000	\$249,700	99.9	11				
139	3596-1892	\$19,933	\$21,100	105.8	18				
143	3597-0998	\$340,000	\$314,300	92.4	11				PU HSF & BMF
144	3597-2260	\$290,533	\$234,400	80.7	11				ADD FRNT DEK & PAT;HDWD FLOORING/HD TILE
145	3597-2519	\$41,000	\$25,800	62.9	18				
147	3598-0057	\$313,000	\$330,200	105.5	13				ADJ QUALITY TO BE CONSISTENT WITH SIMILAR APARTMENT BUILDINGS (MAP 111-15 & 110-49)
148	3598-0193	\$25,000	\$30,500	122	18				
149	3598-0384	\$161,933	\$122,100	75.4	11				CORR INT DATA PER MLS/PHOTOS
151	3598-1810	\$215,000	\$197,600	91.9	11				
153	3599-0900	\$244,000	\$228,000	93.4	11				
154	3599-1033	\$235,000	\$186,700	79.4	11				CORR BEDROOM COUNT
155	3599-1394	\$133,933	\$129,200	96.5	11				
162	3601-1628	\$111,000	\$86,200	77.7	14				
163	3601-2299	\$242,533	\$244,500	100.8	12				PER BP BASEMENT RENO, EST COMPLETE/IN-LAW ADDED/BMF MEAS
164	3601-2396	\$215,000	\$203,400	94.6	11	70			PER MLS RENOD/UPDATED CONST OVER PAST 7 YEARS, CROWN MOLDING THROUGHOUT;INT DATA EST; ADJ COND
165	3601-2454	\$310,000	\$288,500	93.1	11				
167	3602-2452	\$206,900	\$189,200	91.4	11				CORR FLOORING AND FIRPELACE TO CUST
172	3603-2987	\$27,000	\$22,000	81.5	18				
173	3604-0666	\$160,000	\$176,400	110.2	12				
178	3605-0298	\$20,000	\$14,300	71.5	18				NOT LISTED FOR SALE ON THE OPEN MARKET (MLS/GOOGLE ETC) APPEARS PRIVATE SALE WITH UNKOWN CONDITIONS
179	3605-0717	\$295,900	\$283,300	95.7	11				ADJ ACREAGE PER PLAN #20321
180	3605-0754	\$10,000	\$18,500	185	18			Yes	NOT LISTED ON MARKET FORSALE (MLS/GOOGLE ETC) APPEARS PRIV SALE WITH UNKNOWN CONDITIONS/INFO
182	3605-1822	\$109,933	\$89,900	81.8	14				CHANGED COND PER MLS UPDATED/RENO INT WITH GRANITE CTOPS, NEW PAINT/FLOORING ETC



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### Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
183	3605-2013	\$39,933	\$37,900	94.9	18				
184	3605-2847	\$312,000	\$288,600	92.5	11				CORR INT DATA, FLOORING
187	3606-2002	\$225,000	\$169,800	75.5	11				
188	3606-2046	\$259,533	\$205,600	79.2	12				
189	3607-0266	\$210,000	\$192,000	91.4	11				
192	3607-2022	\$40,000	\$44,300	110.8	22				NEW LOT/RESTORED LOT 112-86 TO PRE INVOLUNTARY MERGER STATUS; Resale of 174
199	3608-2837	\$160,000	\$167,100	104.4	14				PU FIN BSMNT
200	3609-0653	\$72,000	\$78,800	109.4	18				
201	3609-0974	\$57,500	\$48,400	84.2	18				2/18; NOH; PU NEW DEK, EST GOOD COND OVERALL;
202	3609-1705	\$165,000	\$161,800	98.1	14				
203	3609-2398	\$121,000	\$107,100	88.5	14				

### Excluded Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	EX	Notes
1	3572-0445	\$6,533	\$17,800	272.5	18			33	Landlord/Tenant as Grantor/Grantee LNDLRD/TENANT SALE
3	3572-1117	\$230,000	\$237,800	103.4	12			33	Landlord/Tenant as Grantor/Grantee LNDLRD/TENANT SALE
4	3573-0103	\$21,000	\$2,721	13	22			38	Family/Relatives/Affil as Grantor/Grantee FAMILY/RELAT GRNTR/E
9	3573-2770	\$35,200	\$50,000	142	18			49	Deed In Lieu of Foreclosure DEED IN LIEU FORECLSR; Resale to 83
16	3574-2590	\$215,000	\$180,600	84	11			38	Family/Relatives/Affil as Grantor/Grantee FAMILY/RELAT GRNTR/E
18	3574-2858	\$15,000	\$14,500	96.7	18			81	Estate Sale With Fiduciary Covenants ESTATE SALE/FDCY COV
28	3576-0815	\$5,000	\$23,300	466	18			33	Landlord/Tenant as Grantor/Grantee LNDLRD/TENANT SALE
31	3576-2088	\$205,500	\$216,500	105.4	12			35	Government Agency as Grantor/Grantee
33	3576-2590	\$20,400	\$24,100	118.1	18			37	Financial Entity as Grantor/Grantee FINANCIAL CO GRNTR/E; Resale to 49
38	3577-1205	\$325,000	\$360,300	110.9	13			40	Business Affiliates as Grantor/Grantee See tn notes



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### Excluded Sales

Verno	Book Page	Sale Price	Assessed Vaue	Ratio	PC	MC	SC	EX	Notes
39	3577-1492	\$329,933	\$284,700	86.3	11			19	Multi-Town Property
49	3580-0989	\$16,533	\$24,100	145.8	18			37	Financial Entity as Grantor/Grantee FINANCIAL CO GRNTR/E; Resale of 33
60	3581-1756	\$7,533	\$32,200	427.4	18			40	Business Affiliates as Grantor/Grantee BUSIN AFFIL GRNTR/E
61	3581-1759	\$7,533	\$37,900	503.1	18			40	Business Affiliates as Grantor/Grantee BUSIN AFFIL GRNTR/E; Resale to 108
69	3584-1983	\$130,221	\$210,700	161.8	11			37	Financial Entity as Grantor/Grantee FINANCIAL CO GRNTR/E; Resale to 137
70	3584-2643	\$5,000	\$30,200	604	18			99	Unclassified Exclusion Outlier? Ratio 604? See tn notes
83	3587-0232	\$42,533	\$50,000	117.6	18			37	Financial Entity as Grantor/Grantee FINANCIAL CO GRNTR/E; Resale of 9
86	3588-0384	\$89,933	\$70,000	77.8	18			33	Landlord/Tenant as Grantor/Grantee LNDLRD/TENANT SALE
87	3588-0428	\$310,000	\$335,000	108.1	11			81	Estate Sale With Fiduciary Covenants ESTATE SALE/FDCY COV
95	3589-1385	\$7,000	\$29,000	414.3	18			33	Landlord/Tenant as Grantor/Grantee LNDLRD/TENANT SALE
96	3589-1756	\$165,000	\$187,800	113.8	11			38	Family/Relatives/Affil as Grantor/Grantee FAMILY/RELAT GRNTR/E
101	3590-0496	\$5,000	\$11,100	222	18			38	Family/Relatives/Affil as Grantor/Grantee FAMILY/RELAT GRNTR/E
106	3590-2717	\$1,500,000	\$1,548,400	103.2	34			21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately See 107
107	3590-2719	\$1,500,000	\$1,548,400	103.2	33			21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately MPC-CAN SELL SEPRPLY; See 106
109	3591-0895	\$90,000	\$3,588	4	22			90	RSA 79-A Current Use RSA 79-A CURRENT USE
110	3591-1144	\$269,933	\$242,600	89.9	11			14	Improvements +/- (Post Assmt/Pre Sale) SP included improvements not yet assessed
114	3592-2824	\$152,900	\$204,400	133.7	11			81	Estate Sale With Fiduciary Covenants ESTATE SALE/FDCY COV
116	3593-0481	\$14,000	\$18,900	135	18			25	Insufficient market Exposure See tn notes
124	3594-1686	\$269,933	\$211,000	78.2	11			15	Improvements +/- Incomplete at Assmt date IMPRVMNT U/C AT ASMT
129	3595-0256	\$323,000	\$351,800	108.9	12			33	Landlord/Tenant as Grantor/Grantee LNDLRD/TENANT SALE
140	3596-1913	\$35,000	\$486,891	1391.1	22			45	Boundary adjustment BOUNDARY ADJUSTMT
156	3599-1997	\$350,000	\$326,578	93.3	11			90	RSA 79-A Current Use RSA 79-A CURRENT USE
158	3600-1747	\$128,000	\$216,600	169.2	11			81	Estate Sale With Fiduciary Covenants ESTATE SALE/FDCY COV





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Verno	Book Page	Sale Price	Assessed Vaue	Ratio	PC	MC	SC	EX	Notes
166	3602-1054	\$245,000	\$212,600	86.8	12			81	Estate Sale With Fiduciary Covenants ESTATE SALE/FDCY COV
168	3602-2795	\$13,000	\$30,000	230.8	18			38	Family/Relatives/Affil as Grantor/Grantee See tn notes
169	3603-1022	\$80,000	\$44,300	55.4	22			21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately MPC-CAN SELL SEPRTLY
171	3603-2240	\$100,000	\$132,800	132.8	11			40	Business Affiliates as Grantor/Grantee See tn notes
174	3604-1329	\$22,000	\$44,300	201.4	22			38	Family/Relatives/Affil as Grantor/Grantee FAMILY/RELAT GRNTR/E; Resale to 192
185	3606-1025	\$500,000	\$571,500	114.3	33			33	Landlord/Tenant as Grantor/Grantee LNDLRD/TENANT SALE
191	3607-1395	\$146,000	\$171,200	117.3	11			81	Estate Sale With Fiduciary Covenants ESTATE SALE/FDCY COV
197	3608-1686	\$27,000	\$19,900	73.7	18			99	Unclassified Exclusion See tn notes: what is correct sale price?



# 2018 Ratio Study Summary Report

1/10/2019 10:07:15 AM

Town Name: Allenstown, Merrimack County

Date Range: 10/01/2017 through 09/30/2018

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Strata	Description	Mean Ratio	Median Ratio	WM Low CI	WM Ratio	WM High CI	COD	PRD	Total Strata	Sales PA34	Valid %	Valid PA34 %	UT#	UT %
11	Single Family Home	92.45	93.06	90.29	92.59	94.53	6.28	1.00	47	43	35 74.5%	31 88.6%	35	100%
70	Waterfront	0	0	0	0	0	0	0	3	3	3 100%	3 100%	3	100%
12	Multi Family 2-4 Units	98.16	99.59	0	97.09	0	6.74	1.01	10	9	6 60.0%	6 100%	6	100%
13	Apt Bldg 5+ Units	0	0	0	0	0	0	0	3	3	2 66.7%	2 100%	2	100%
14	Single Res Condo Unit	90.70	91.39	85.90	91.41	96.88	9.08	0.99	8	8	8 100%	8 100%	8	100%
17	Mfg Housing With Land	0	0	0	0	0	0	0	2	2	2 100%	2 100%	2	100%
18	Mfg Housing Without Land	95.58	94.91	87.12	92.68	98.16	14.26	1.03	37	28	21 56.8%	17 81.0%	20	95.2%
22	Residential Land	0	0	0	0	0	0	0	8	5	3 37.5%	2 66.7%	3	100%
74	View Influence - Positive	0	0	0	0	0	0	0	1	0	1 100%	0 0%	1	100%
AA	Any & All	93.64	94.27	91.25	93.03	94.75	9.43	1.01	118	101	77 65.3%	68 88.3%	74	96.1%
GC1	Area Improved Res	93.46	94.13	90.97	92.90	94.67	9.29	1.01	104	90	72 69.2%	64 88.9%	70	97.2%
GC2	Area Improved Non-Res	0	0	0	0	0	0	0	6	6	2 33.3%	2 100%	2	100%
GC3	Area Unimproved	0	0	0	0	0	0	0	8	5	3 37.5%	2 66.7%	3	100%



# 2018 Ratio Study Summary Report

1/10/2019 10:07:15 AM

Town Name: Allenstown, Merrimack County

Date Range: 10/01/2017 through 09/30/2018

NH Dept of Revenue Administration. Ratios were created using stipulated year assessments.

Type	Description	Median Low CI	Median Ratio	Median High CI	PRD Low CI	PRD	PRD High CI	COD	UT#
All (AA)	Any & All	92.50	94.27	96.07	0.99	1.01	1.03	9.43	74
Group (GC1)	Area Improved Res	92.66	94.13	96.07	0.99	1.01	1.03	9.29	70
Group (GC2)	Area Improved Non-Res	0	0	0	0	0	0	0	2
Group (GC3)	Area Unimproved	0	0	0	0	0	0	0	3

Title	Description	Criteria Met
Strata-Any and All (Median)	Overall Median Point Estimate confidence interval should overlap range of 90-110	True
Strata-Any and All (PRD)	Overall PRD Confidence Interval should overlap range of .98-1.03	True
Strata-Any and All (COD)	Coefficient of Dispersion < 20.0	True
Strata-GC1	Median Confidence Interval should overlap overall median +/- 5%	True
Strata-GC2	Median Confidence Interval should overlap overall median +/- 5%	N/A
Strata-GC3	Median Confidence Interval should overlap overall median +/- 5%	N/A

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
MUNICIPAL & PROPERTY DIVISION  
2018 ASSESSMENT-SALES ANALYSIS REPORTS**

An assessment-sales analysis report has been prepared for the entire sampling of sales in a municipality as well as for each class of property (stratum singular, strata plural) a municipality has provided property-type codes for. Stratified reports are available on the NH Mosaic Equalization System for each municipality.

Each report includes the following:

1. **Equalization summary sheet:** summarizes each stratum, and pertinent statistics for that stratum, as well as statistics for the overall sampling.
2. **Assessment review summary sheet:** summarizes the three strata used for assessment review and whether they meet the assessment review guidelines adopted by the Assessing Standards Board. This sheet includes a graph that visually shows the statistics calculated for the assessment review process.
3. **Equalization Ratio (weighted mean):** The weighted mean ratio will be used to adjust the modified local assessed value of your municipality in order to calculate the total equalized value of your municipality. The Assessing Standards Board adopted the use of the weighted mean for equalization only. It has not been adopted or recommended for use for any other purpose.

If it can be determined that the weighted mean does not reflect an accurate measure of the municipality's assessment level, another factor may be used. This is rare and generally occurs when there are insufficient sales in the ratio study.

**Alternate Ratio Methodology:** The DRA may consider one of the following as an alternate ratio methodology to the weighted mean:

- The DRA may consider other factors if the sampling of the sales is not generally reflective of the make-up of the municipality. To challenge the representativeness of the ratio study, the municipality must provide data and information as to the correct representativeness and the ratio samples that fall into each category.
- The DRA may consider separate assessment ratios for categories unduly affected by bi-modal or multi-modal assessments in a municipality. Consideration will be dependent upon data and information provided by the municipality and verified by the DRA.
- A municipality may request the DRA to consider using separate ratios for each stratum in their overall ratio study that contains at least 20 valid sales in a stratum, and shows a confidence interval, calculated with a 90% confidence level that is wholly outside the confidence level of other strata.

Applying the separate ratios, when justified, the DRA will arrive at a single weighted overall ratio for the municipality based upon the separate ratios and the total assessed valuation of each. This single weighted overall ratio shall be used by the DRA to adjust payments-in-lieu-of-taxes, railroad tax monies, shared revenues, current use values and to compute the municipality's total equalized valuation, where applicable.

For each alternate ratio methodology listed above, the municipality must be able to provide the DRA with accurate assessed value information, subject to verification, for all properties within the strata. Absent the necessary data and information, the weighted mean will be used.

When reviewing the information for sales used in the overall sampling and sales used in the individual strata, it is important to remember you are looking at two different pictures. The statistics for the overall sampling are calculated using all the sales in the sampling and present a picture of what is happening throughout the municipality. The statistics for the individual strata are calculated using only those sales identified as being a part of that stratum and present a picture of what is happening in just the specific property type. Sales that may be trimmed from the overall sampling may have been left in the stratum or vice versa.

### ASSESSMENT REVIEW PROCESS

The Assessing Standards Board has adopted the following statistical guidelines for municipalities in their year of assessment review:

1. A median ratio between .90 and 1.10 with a 90% confidence level for the overall sample;
2. An overall coefficient of dispersion (COD) of the municipality's median ratio of not greater than 20.0 without the use of the confidence level;
3. A median ratio for the three strata adopted by the Assessing Standards Board with a 90% confidence level within 5% of the overall median point estimate; and

For example: If a municipality's median point estimate were 1.00, the 5% range would be from .95 to 1.05. The median point estimates with 90% confidence intervals for the three assessment review strata would have to cross the .95 - 1.05 range.

4. A price-related differential (PRD) between .98 and 1.03 with a 90% confidence interval.

The minimum sample size for calculating a statistic for any of the categories is eight. Failure to calculate statistics due to insufficient sample size shall not have an adverse effect in meeting assessment review guidelines.

Refer to the "Sales-Assessment Sheet Glossary" included with these education handouts for some general definitions for terms used in this report.

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
2018  
STRATIFIED SALES-ASSESSMENT ANALYSIS REPORTS  
GLOSSARY**

<b>Sales Used # and %</b>	The number and percent of sales used for the entire sampling or individual stratum.
<b>% Sales w/PA-34</b>	The % of sales used for which an Inventory of Property Transfer, Form PA-34, was received.
<b>Standard Deviation</b>	The square root of the following quantity: the sum of the squares of the differences between the ratios and their mean, divided by the number of ratios minus one. The standard deviation is a measure of uniformity, but is rarely used in sales ratio data, since much of its interpretation depends on the data having a normal distribution.
<b>Strata</b>	(stratum, sing.) A class or subset of the population being studied. For example: residential land or waterfront.
<b>Stratified Analysis</b>	The statistical calculations and report prepared for individual stratum in a municipality.
<b>Trim Method "Outliers"</b>	A 3.0 trim procedure was used for identifying and removing sales from the sampling as outliers. These sales are identified by a "Yes" in the Trim column of the analysis sheet.
<b>Total Equalized Valuation</b>	The total equalized value of all property in the municipality as determined in accordance with RSA 21-J:3, XIII. The total equalized valuation includes the equalized valuation of a municipality's assessed values and the equalized value of payments made in lieu of taxes.
<b>Weighted Mean</b>	(a.k.a. aggregate) The sum of the assessments divided by the sum of the sales prices in a ratio study.

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
MUNICIPAL & PROPERTY DIVISION  
EQUALIZATION BUREAU  
RATIO AND COEFFICIENT OF DISPERSION GUIDELINES**

The Department of Revenue Administration, in its role of assisting and educating municipalities on any issue relating to the assessment of the property tax, is providing information regarding the level of assessment and equity in your municipality as part of the annual equalization process.

RSA 75:1 requires that all municipalities shall appraise all taxable property at its full and true market value – 100%. The equalization ratio that the Department of Revenue Administration has calculated for your municipality is a measure of the assessments versus the market value of sale properties.

The New Hampshire Constitution, Pt 1, Article 12, 102, requires that all assessments be proportional. The New Hampshire Supreme Court decision, Appeal of Andrews, 136 N.H. 61 (1992) states that, “In order to be proportional, all taxpayers must be assessed at the same ratio.” The New Hampshire Board of Tax and Land Appeals decision, Birch Pond Office Park Association vs. City of Nashua, No. 4246-88, states “...there should only be one general level of assessment per town, i.e., two or more ratios or levels of assessment by classes of property is impermissible...”

The DRA calculates the ratios, coefficient of dispersion and price-related differential to determine the level of assessment and equity that exists in each municipality. The coefficient of dispersion and price related differential are two statistics that measure equity and proportionality among taxpayers. In order to help municipalities achieve the highest proportionality among its taxpayers, the Department of Revenue Administration is recommending the following national standards as guidelines for assessing officials.

<b>C.O.D. AND P.R.D. GUIDELINES SUMMARY</b> <i>(See International Association of Assessing Officers Standards 2018 for complete standards)</i>			
TYPE OF PROPERTY	MEASURE OF CENTRAL TENDENCY (RATIO)	COEFFICIENT OF DISPERSION	PRICE-RELATED DIFFERENTIAL
<b>Residential Improved (single family, condos, manuf. housing, 2-4 multi-family units)</b> <ul style="list-style-type: none"> <li>• Very large jurisdictions, new properties</li> <li>• Large to mid-size jurisdictions, older &amp; newer properties</li> <li>• Rural/small jurisdictions, older properties</li> </ul>	 .90 - 1.10 .90 - 1.10 .90 - 1.10	 5.0 - 10.0 5.0 - 15.0 5.0 - 20.0	 .98 - 1.03 .98 - 1.03 .98 - 1.03
<b>Income Producing Properties</b> <ul style="list-style-type: none"> <li>• Very large jurisdictions, newer properties</li> <li>• Large to mid-size jurisdictions older &amp; new props.</li> <li>• Rural residential , older properties</li> </ul>	 .90 - 1.10 .90 - 1.10 .90 - 1.10	 5.0 - 15.0 5.0 - 20.0 5.0 - 25.0	 .98 - 1.03 .98 - 1.03 .98 - 1.03
<b>Residential Vacant Land</b> <ul style="list-style-type: none"> <li>• Very large jurisdictions, rapid development</li> <li>• Large to mid-size jurisdictions, slower development</li> <li>• Rural/small jurisdictions/little development</li> </ul>	 .90 - 1.10 .90 - 1.10 .90 - 1.10	 5.0 - 15.0 5.0 - 20.0 5.0 - 25.0	 .98 - 1.03 .98 - 1.03 .98 - 1.03
<b>Other(non-agricultural) vacant land</b> <ul style="list-style-type: none"> <li>• Very large jurisdictions; rapid development</li> <li>• Large to mid-size jurisdictions</li> <li>• Rural/small jurisdictions; little development</li> </ul>	 .90 - 1.10 .90 - 1.10 .90 - 1.10	 5.0 - 20.0 5.0 - 25.0 5.0 - 30.0	 .98 - 1.03 .98 - 1.03 .98 - 1.03

The statistics calculated during the conduct of your municipality’s equalization study are very important and should be understood thoroughly. The Department of Revenue Administration, Municipal & Property Division field staff will meet with assessing officials to explain the significance of these statistics to the municipality and what steps should be taken to either improve upon or to maintain good assessment proportionality in compliance with RSA 75:1 and the New Hampshire Constitution.

If you would like to set up an appointment for your municipality to meet with a member of our field staff, please call Stephan Hamilton, Director, Municipal & Property Division, at 230-5950.