



# State of New Hampshire Department of Revenue Administration

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MUNICIPAL AND PROPERTY  
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Assistant Director

Feb 10, 2020

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, 2018 and September 30, 2019. Based on this information, we have determined the average level of assessment of land, buildings and manufactured housing as of April 1, 2019.

Based on the enclosed survey, we have determined a median ratio for the land, buildings and manufactured housing in Allenstown for Tax Year 2019 to be **87.7%**. 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 2019 to be **88.4%**. 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.*



# 2019 Final Ratio Study Report

2/7/2020 11:16:20 AM

Town Name: **Allenstown**, Merrimack County

Use Code: AA - Any & All

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

*Ratios were created using stipulated year assessments.*

*Sandra C. Kennedy 2.7.20*

## 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 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
<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	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: 114 %Sales w/PA34: 83.2%	Total Strata: 137 Sales Used: 86 %Sales Used: 62.8% Sales Used w/PA34: 74 %Sales Used w/PA34: 86.0%	%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
		<b>51</b>	<b>100.1</b>	<b>59.4</b>

### 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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Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
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				3/19; NOH; PU NEW HSE; INT DATA EST;
15	3612-2182	\$261,000	\$267,300	102.4	11				
16	3612-2303	\$95,000	\$76,600	80.6	18				PU FIREPLACE PER MLS INFO/PICS, ADJ FLOORING, WELL MAINT/GOOD COND FOR AGE
17	3613-2084	\$84,933	\$66,600	78.4	18				
18	3613-2248	\$225,000	\$189,900	84.4	11				11/18 CORR FLOORING PER MLS INFO
22	3614-1756	\$270,000	\$237,100	87.8	12				CORR BEDRM COUNT/INT DATA PER MLS PICS/INFO STATES FULLY REBUILT (STUDS OUT) AFTER 08 FIRE, I+E V.GO
24	3614-2455	\$159,933	\$197,400	123.4	11				5/19 INT AVERAGE COND<EXT, OLD/BROKEN WINS, INT NEEDS SCRAPE/PAINT, WORN ETC.=PD
28	3615-0485	\$225,000	\$228,500	101.6	11				
29	3615-0651	\$290,000	\$257,500	88.8	12				PER MLS UPDATED KITCHEN, BATHS, PAINT, FLOORING, I+E=V.GOOD COND FOR AGE
32	3615-1032	\$268,533	\$286,600	106.7	11				24 DOM, APPEARS SOLD LOW FOR A QUICK SALE
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				Warranty - no fiduciary covenants
46	3616-1895	\$289,933	\$270,100	93.2	11				12/18 CORR BED/BATH COUNT, FLRING PER MLS INFO/PICS, SOME CROWN, WAINS, RECESS LIGHTING, EXT OH/TRIM
47	3616-1969	\$200,000	\$177,000	88.5	11				PER MLS CORR FLOORING;
50	3617-0545	\$175,000	\$189,000	108	11				
56	3617-1693	\$32,000	\$30,200	94.4	18				ALSO DEED 3617-1696
59	3618-0474	\$217,000	\$193,200	89	11				PER MLS EXT PAINT, NEW KITCH+BATH, CORIAN CTOPS, ADJ COND, CORR FLOORING
62	3618-0971	\$285,000	\$319,500	112.1	11				2/19; NOH; EXT REPAIRED/PAINTED, REMOVED UC; Warranty w/Probate 317-2013-ET-174
67	3619-0012	\$234,933	\$232,900	99.1	11				Warranty - no fiduciary covenants



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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				DNVI PER MLS 2 UNITS RENOS, 1 W/ GRANITE C'TOPS, SS APPL, NEW CARPETS, FRESH PAINT ETC. ADJ COND
82	3621-0185	\$271,000	\$264,200	97.5	12				CORR HSF TO HSU, COMPLETELY UPDATED, KITCH, BATHS, DRYWALL, FLOORING, DOORS, WIRING, PLUMB ETC. ADJ
87	3622-0350	\$194,933	\$163,800	84	11				NEW VINYL SIDING AND WINDOWS EXT GOOD+ COND FOR AGE, MLS PICS/INFO INT COND SIMILAR=GOOD COND OVERA
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			MLS STATES 'PRICED TO MOVE'; CORR BED/BATH FIX COUNT
103	3624-1063	\$308,000	\$268,900	87.3	22				3/19; NOH; PU NEW HSE; INT DATA EST;
108	3624-2547	\$28,000	\$24,600	87.9	18				3/19 CORR BED COUNT, FLOORING, 2014 RENO OVERALL GOOD COND FOR AGE
110	3624-2635	\$94,533	\$96,800	102.4	18				
111	3624-2638	\$190,000	\$175,900	92.6	11				3/19 HOUSE UPDATED OVER THE YEARS, WINS, SIDING, BATH KITCHEN, OVERALL V.GOOD COND FOR AGE
113	3626-0228	\$54,000	\$40,500	75	18				4/19 CORR YEAR BUILT PER DEED;
114	3626-0955	\$185,000	\$168,600	91.1	11				3/19; NOH; EST RENO COMPLETE; CONV EPF TO OPF; ADJ COND/QUAL; DATA EST;
116	3627-0940	\$265,000	\$248,700	93.8	11				2/19; PU STANDBY GEN
118	3627-2833	\$223,000	\$201,100	90.2	11				CORR BATH PER MLS, COND, UPDATED KITCH WITH GRANITE C'TOPS/BACKSPLASH, TILE SHOWER, CROWN, NEW RO
120	3628-1801	\$182,000	\$161,100	88.5	11				CORR ACREAGE PER DEED 905/224 (109X90/.2252 AC - 90X8/.0165=.209); Warranty - no fiduciary covenants
121	3628-2760	\$238,000	\$213,900	89.9	11				
122	3628-2973	\$124,000	\$113,200	91.3	11				REMOVED UC FOR INT FLOORING, OVERALL AVERAGE COND FOR AGE, WORN INT, NEEDS UPDATES ETC
123	3629-0152	\$80,000	\$68,500	85.6	18				



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125	3629-1927	\$220,000	\$182,100	82.8	11				CORR BEDCNT, NEW PAINT/FLOORING THROUGHOUT, UPDATED INT/KITCHEN PER MLS, ADJ COND/ORIG LP WAS \$209K
126	3629-1942	\$42,533	\$24,000	56.4	18				PER EXT REVIEW/INT MLS PICS MH COND OVERALL GOOD FOR AGE
128	3629-2547	\$193,000	\$151,000	78.2	11				NEWER WINS, ROOF, PAINT, OVERALL GOOD CONDITION FOR AGE; INT AVG/GOOD, EXT V.GOOD
136	3631-0191	\$262,533	\$186,100	70.9	11				REMOVED BSMNT COND DEP PER RENO, ADDED HARDWOOD FLOORING; Resale of 72
138	3631-1253	\$87,000	\$59,600	68.5	18				
142	3631-2259	\$280,000	\$260,600	93.1	11				5/19 CORR INT DATA AND EST FIN BSMNT PER MLS/PICS
143	3632-1668	\$275,000	\$224,900	81.8	11				PU NEW HOUSE
145	3632-2134	\$112,000	\$87,900	78.5	14				
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				CORR FLOORING PER MLS, NEW ROOF, GRANITE KITCHEN/RENO IN 2017, V.GOOD COND FOR 1955
157	3636-0751	\$319,000	\$262,900	82.4	11				7/19 PER MLS CORR INT INFO, CTH, FPL
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				Warranty - no fiduciary covenants
162	3637-0111	\$228,400	\$166,200	72.8	11				PER MLS NEWLY RENOD HOME, KITCHEN, HEAT SYS, ELECT, PLUMB, PAINT, SIDING, ADJ COND/DATA; Resale of 61
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				CORR BED/BATH COUNT
171	3638-0017	\$240,000	\$199,800	83.2	11				



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## Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
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				Warranty - no fiduciary covenants
189	3640-2692	\$270,000	\$219,300	81.2	12				7/19 CORR INT DATA WALL COVER, FLOORING, HEAT SYS PER MLS, UNITS UPDATED/V.GOOD COND FOR AGE;FFF GAS
192	3641-0550	\$410,133	\$389,300	94.9	11				
193	3641-0974	\$305,000	\$248,700	81.5	12				REMODELED IN 2012/2013 WITH NEW WINS,SIDING,ROOF, CABINETS ETC. ADDED FLOORING/INT WALLS, VGOOD COND
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				
210	3645-0625	\$240,000	\$202,700	84.5	11				
211	3645-0721	\$270,000	\$195,600	72.4	11	70			9/19 CORR INT DATA PER MLS/PICS, PU FIN BSMNT,NEWLY UPDATED, GRANITE C'TOPS CHERRY CABS, ADJ QUAL/CO
214	3646-1633	\$47,000	\$43,100	91.7	18				2/19; PU NEW SHED;
215	3646-1938	\$330,000	\$284,400	86.2	11				9/19 CORR INT DATA PER MLS, FLOORING, FIN BSMNT, HEAT SYS
217	3647-1910	\$50,000	\$36,900	73.8	18				10/19 CORR FLOORING PER MLS, WELL MAINT/GOOD COND, PUT METAL SHED
218	3647-2567	\$335,000	\$318,165	95	11				IN CURRENT USE, BUT ONLY WETLANDS=OKAY TO USE
219	3648-0835	\$109,000	\$76,700	70.4	18				They replaced the old mobile home with a new one for 2019.

## 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



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31	3615-0823	\$15,533	\$21,700	139.7	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	\$807,100	112.9	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
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 IMPRV MNT 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





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Verno	Book Page	Sale Price	Assessed Vaue	Ratio	PC	MC	SC	EX	Notes
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 COMM RCL SALE
131	3630-1473	\$239,933	\$175,900	73.3	11			15	Improvements +/- Incomplete at Assmt date IMPRV MNT U/C AT ASMT
132	3630-2157	\$400,000	\$512,900	128.2	33			66	Complex Commercial Sale COMPLEX COMM RCL 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 IMPRV MNT 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 IMPRV MNT U/C AT ASMT
158	3636-0953	\$350,000	\$199,400	57	11			15	Improvements +/- Incomplete at Assmt date IMPRV MNT U/C AT ASMT
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 SEP RTLY
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 SEP RTLY
204	3644-1545	\$200,000	\$1,346,500	673.2	34			66	Complex Commercial Sale COMPLEX COMM RCL SALE



## 2019 Final Ratio Study Report

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2/7/2020 11:16:20 AM

Town Name: Allenstown, Merrimack County

Use Code: AA - Any & All

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

*Ratios were created using stipulated year assessments.*

### Excluded Sales

Verno	Book Page	Sale Price	Assessed Vaue	Ratio	PC	MC	SC	EX	Notes
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



# 2019 Ratio Study Summary Report

2/7/2020 11:16:53 AM

Town Name: Allenstown, Merrimack County

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

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

Strata	Description	Mean Ratio	Median Ratio	WM Low CI	WM Ratio	WM High CI	COD	PRD	Total Strata	Sales PA34	Valid	Valid %	Valid PA34	Valid PA34 %	UT#	UT %
11	Single Family Home	90.90	90.81	88.34	90.67	92.98	8.33	1.00	69	62	48	69.6%	42	87.5%	48	100%
70	Waterfront	0	0	0	0	0	0	0	5	4	2	40.0%	1	50.0%	2	100%
12	Multi Family 2-4 Units	88.78	88.30	85.49	89.10	92.61	5.94	1.00	11	8	8	72.7%	6	75.0%	8	100%
14	Single Res Condo Unit	81.71	78.48	0	83.86	0	12.57	0.97	7	7	7	100%	7	100%	7	100%
18	Mfg Housing Without Land	75.25	72.09	69.96	74.12	79.01	13.27	1.02	38	29	22	57.9%	18	81.8%	22	100%
22	Residential Land	0	0	0	0	0	0	0	5	4	1	20.0%	1	100%	1	100%
AA	Any & All	85.91	87.69	86.51	88.45	90.40	11.23	0.97	137	114	86	62.8%	74	86.0%	86	100%
GC1	Area Improved Res	85.89	87.81	86.60	88.47	90.47	11.34	0.97	125	106	85	68.0%	73	85.9%	85	100%
GC3	Area Unimproved	0	0	0	0	0	0	0	7	5	1	14.3%	1	100%	1	100%



# 2019 Ratio Study Summary Report

2/7/2020 11:16:53 AM

Town Name: Allenstown, Merrimack County

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

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	84.17	87.69	90.00	0.96	0.97	0.98	11.23	86	
Group (GC1)	Area Improved Res	83.56	87.81	89.87	0.96	0.97	0.98	11.34	85	
Group (GC3)	Area Unimproved	0	0	0	0	0	0	0	1	
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-GC3	Median Confidence Interval should overlap overall median +/- 5%								N/A	

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
MUNICIPAL & PROPERTY DIVISION  
2019 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.

4. **Statistics calculated as part of the ratio study:** The report shows the statistics calculated prior to trimming for outliers and the statistics calculated after the trim procedure was used. Your final equalization ratio will be calculated after trimming. These statistics include, but are not limited to:

**Measures of assessment level**

- Median ratio
- Mean ratio
- Weighted mean (aggregate) ratio

**Measures of dispersion (equity)**

- Coefficient of dispersion
- Price-related differential

Measures of dispersion are *not* used to adjust figures as part of the equalization process.

**Measures of reliability**

- Confidence levels (90%)

**Miscellaneous information**

- Minimum and maximum sale price
- Minimum and maximum ratio
- Number of sales

*For a brief explanation of each statistic shown in the report, refer to “Assessment-Sales Ratio Study Glossary”*

5. **Sales used in the ratio study**

- The verification number of the sale
- If a PA-34 was received, it is coded with a Y
- The selling price
- The assessment
- The ratio for the individual sale
- Comments regarding the sale or assessment

6. **Sales not included in the ratio study and the reason why**

7. **Frequency distribution for the sales not used in the ratio study**

For example: 2 family sales, 3 sheriff's sales, etc.

8. **Time-trended Ratio Study (specific towns)**

The DRA will provide a time trended ratio study report for towns that meet specific criteria set forth in the 2014 Equalization Manual. This includes, but is not limited to, towns which have supplemental sales from prior equalization years added to it. The ability to produce a time-trended ratio study is dependent upon the ability to calculate a valid and reasonable time trending factor.

Unfortunately, in some cases, there were either no sales or not enough sales to give a reliable indicator of assessment or dispersion levels for a specific property type.

These reports are meant to be a tool to indicate to assessing officials the status of individual stratum. The Department of Revenue Administration is not suggesting, in any way, these ratios be used to factor classes of property up or down without further comprehensive study by the local assessing officials.

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  
2019  
STRATIFIED ASSESSMENT-SALES ANALYSIS REPORTS  
GLOSSARY**

<b>Assessment</b>	The gross local assessed value of a property prior to any adjustments for exemptions such as blind, elderly, etc.
<b>Average Sale Price</b>	The average (mean) sale price among valid sales in the municipality for that year.
<b>Average Market Value \$</b>	The average (mean) assessed value among valid sales in the municipality for that year.
<b>Bootstrap</b>	A computer intensive statistical procedure designed to provide numerous random samples from the original data set that are in turn used to generate the statistics of interest, such as point estimates and confidence intervals. This procedure is particularly helpful when the original set of data is small, in order to give more accurate statistics.
<b>Broadened Median</b>	The broadened median attempts to preserve the resistance of the median to outliers while also achieving insensitivity to rounding and grouping.
<b>Coefficient of Concentration</b>	The percentage of observations falling within a specified percentage (i.e. 15%) of a measure of central tendency (median ratio).
<b>Coefficient of Dispersion [COD]</b>	The COD is a measure of assessment equity and represents the average deviation of a group of ratios from the median ratio expressed as a percentage of the median. A COD is calculated for the entire sampling and for each stratum.
<b>Coefficient of Variation [COV]</b>	The COV is a measure of relative dispersion of the sample data about the mean of the data. The COV is the standard deviation divided by the mean ratio, expressed as a percentage.
<b>Confidence Intervals</b>	For a given confidence level, the range within which one can conclude that a measure of the population (such as the median) lies.
<b>Confidence Levels</b>	The required degree of confidence in a statistical test or confidence level. A 90% confidence level means that one can be 90% confident that the statistic falls within the indicated range.
<b>Equalization Ratio</b>	The DRA will use the weighted mean ratio to equalize the modified assessed value for each 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.
<b>Geometric Mean Ratio</b>	The nth root of the product (multiplication) of the ratios, where n is the number of ratios. This is another measure of assessment level, one that is less sensitive than the mean to extreme ratios.
<b>Harmonic Mean Ratio</b>	Calculated by taking the sum of the reciprocals of each ratio. (The "reciprocal" of a number is the inverse of the number, or 1 divided by the number.) The sum is then divided by the number of ratios, and the reciprocal of that quotient is the harmonic mean.



**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
2019  
STRATIFIED SALES-ASSESSMENT ANALYSIS REPORTS  
GLOSSARY**

<b>Maximum Ratio</b>	The highest ratio for the sales used in the sampling.
<b>Maximum Sale Price</b>	The highest sales price for the sales used in the sampling.
<b>Mean Ratio</b>	The average ratio - the sum of ratios divided by the number of ratios.
<b>Median Absolute Deviation [MAD]</b>	The median of the absolute deviations from the median ratio. The MAD like the COD is a measure of variability.
<b>Median Ratio</b>	The middle ratio when a set of ratios is arrayed in order of magnitude.
<b>Minimum Ratio</b>	The lowest ratio for the sales used in the sampling.
<b>Minimum Sale Price</b>	The lowest sales price for the sales used in the sampling.
<b>Percentile - 25<sup>th</sup> &amp; 75<sup>th</sup></b>	The values that divide a set of data into specified percentages when the data are arrayed in ascending order: 25 <sup>th</sup> - the lowest 25% of the ratios 75 <sup>th</sup> - the lowest 75% of the ratios
<b>Modified Assessed Value</b>	The sum of all local assessed values in the municipality minus the value of property exempted under RSA 72:12-a, 72:37-a and 72:23 IV and 72:36-a.
<b>Normality Test</b>	A test to determine if the data is considered to be normally distributed or conforms to the bell-shaped curve (Gaussian shape).  <i>Note: Typically, ratio study data does not follow the bell curve. Utilizing the "bootstrap" technique (as defined above) helps to improve the reliability of the measures calculated.</i>
<b>Price-Related Differential [PRD]</b>	The PRD is calculated by dividing the mean ratio by the weighted mean ratio. It measures vertical inequities (differences in the appraisal of low-value and high-value properties) in assessments. PRDs > 1.03 tend to indicate assessment regressivity (lower-value properties assessed at higher ratios). PRDs < .98 tend to indicate assessment progressivity (lower-value properties assessed at lower ratios than higher-value properties).
<b>Property Types</b>	The property types are listed as 4-letter abbreviations on the top of each stratified report. For example: resl = residential land; coml = commercial land. For a full listing of property types, refer to property-type listing sent with original municipal assessment sheets.
<b>Ratio</b>	The ratio for a single sale means the assessment divided by the sale price.
<b>Sales In Dates &amp; Sales in Strata</b>	The number of sales in dates and number of sales in strata equals the number of sales in the entire sampling or in an individual stratum prior to excluding any sales as invalid.

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION**  
**2019**  
**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 2019 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>	   	   	   
<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>	   	   	   
<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>	   	   	   
<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>	   	   	   

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 our office at 230-5950.