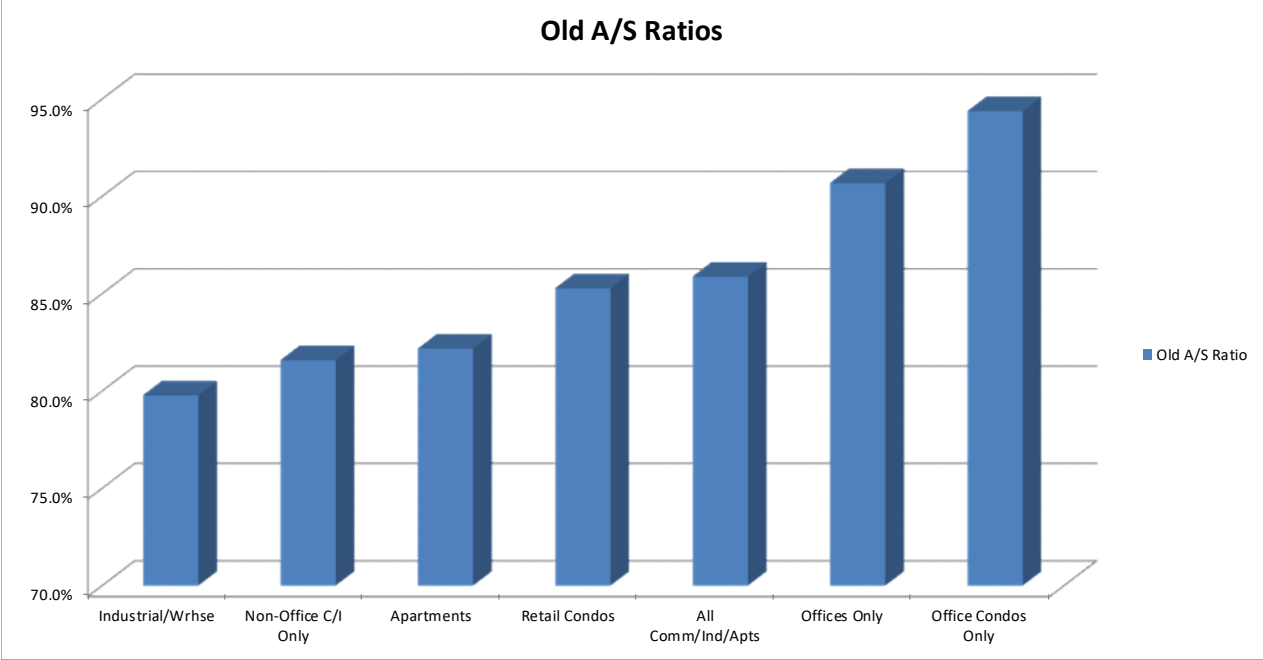


Section 8A
Old
Ratios



All

Portsmouth C/I Old Assessment Ratio 1/1/15 to 4/1/17

Map		Address	Type	Date	Sale Price	Old Assessed Value	A/S Ratio
106	6	132 Chapel St	Office	6/21/2016	\$725,000	\$555,900	76.7%
106	57A	117 Bow St #2A	Office Condo	5/22/2015	\$300,000	\$309,500	103.2%
107	9	79 Daniel St #1	Retail Condo	8/11/2016	\$440,000	\$386,800	87.9%
107	44	177 State St.	Retl/Apts	1/20/2016	\$800,000	\$1,179,600	147.5%
107	68	218 State St.	Retail Condo	11/30/2016	\$525,000	\$432,100	82.3%
107	69	238 State St	Restaurant	11/22/2016	\$250,000	\$196,100	78.4%
116	28	12 Fleet St.	Office/Apt	10/19/2015	\$350,000	\$393,800	112.5%
117	17	20 Ladd St. #G	Office Condo	4/17/2015	\$925,000	\$945,900	102.3%
117	17	Congress St. #H	Retail Condo	8/7/2015	\$259,000	\$233,500	90.2%
119	1B	59 Deer St. #1B	Retail Condo	1/27/2017	\$420,000	\$358,300	85.3%
119	1B	59 Deer St.#2B	Retail Condo	10/28/2015	\$375,000	\$330,800	88.2%
119	1B	59 Deer St.#3B	Retail Condo	9/3/2015	\$430,000	\$324,600	75.5%
120	2	500 Market St #1A	Office Condo	2/2/2016	\$377,500	\$289,000	76.6%
120	2	500 Market St #1F	Office Condo	2/2/2016	\$341,000	\$301,700	88.5%
123	12	203 Maplewood Ave.	Retail	5/27/2015	\$525,000	\$420,100	80.0%
124	14	233 Vaughan St. #102	Office Condo	2/4/2016	\$2,050,000	\$1,808,300	88.2%
125	4	78 Bnridge St	Retail/Apt	7/2/2015	\$550,000	\$447,600	81.4%
125	8	285 Hanover St.	Apartments	6/22/2015	\$500,000	\$387,500	77.5%
126	2	25 Maplewood Ave.	Office	1/6/2017	\$3,000,000	\$1,706,200	56.9%
130	45	229 Miller Ave	Apartments	10/5/2015	\$1,000,000	\$868,200	86.8%
135	10	34 Highland St.	Apartments	8/3/2015	\$745,500	\$679,400	91.1%
137	19	180 Islington St	Ret/Ofc	7/27/2015	\$545,000	\$465,200	85.4%
146	24	100 Albany St. #C	Retail Condo	8/10/2016	\$220,000	\$153,100	69.6%
151	6	230 Lafayette Rd. #D13	Office Condo	2/19/2015	\$125,000	\$124,200	99.4%
156	17	26 Columbia Ct	Apartments	9/28/2016	\$604,000	\$444,000	73.5%
163	1	54 Bartlett St.	Service Shop	1/27/2017	\$765,600	\$541,600	70.7%
163	35	1 Cate St. #2	Office Condo	3/3/2017	\$250,000	\$248,700	99.5%
172	2	406 US Rte 1 Byp	Auto Sales/Rep	11/19/2015	\$1,100,000	\$804,800	73.2%
201	12	187 Wentworth House R	Marina	8/15/2016	\$3,000,000	\$2,447,600	81.6%
229	8	599 Lafayette Rd.	Shopping Center	1/30/2015	\$6,451,000	\$5,910,400	91.6%
231	58	150 US RTE 1 Byp	Office	1/19/2017	\$1,350,000	\$1,608,500	119.1%
238	10	14646 Woodbury Ave.	Restaurant	6/16/2016	\$3,295,000	\$2,117,900	64.3%
239	15	99 Durgin Ln	Hotel	3/25/2016	\$16,850,000	\$9,276,500	55.1%
240	2	330 Borthwick Ave #101	Office Condo	2/24/2016	\$750,000	\$708,000	94.4%
240	2	330 Borthwick Ave #202	Office Condo	2/24/2016	\$500,000	\$447,300	89.5%
240	2	330 Borthwick Ave #301	Office Condo	7/6/2016	\$384,000	\$332,300	86.5%
253	7	1 Mirona Rd.	Wrhse/Office	7/14/2016	\$1,000,000	\$798,400	79.8%
254	5	15 Banfield Rd.	Retail	6/29/2015	\$1,000,000	\$1,040,700	104.1%
263	1	218 Griffin Rd.	Wrhse	8/7/2016	\$3,535,000	\$2,619,800	74.1%
263	1	200 Griffin Rd.	Office Condo	12/16/2016	\$400,000	\$402,400	100.6%
267	7	1950 Lafayette Rd.	Office Condo	11/18/2016	\$1,550,000	\$1,131,500	73.0%
273	2	55 Constitution Ave #7	Office Condo	3/3/2017	\$80,000	\$95,100	118.9%
275	7	290 Heritage Ave	Vacant Commcl	1/15/2015	\$615,000	\$515,400	83.8%
284	2	235 Heritage Ave	Industrial	10/24/2016	\$3,475,000	\$3,376,400	97.2%
284	7	280 Heritage Ave #A	Indust Condo	12/30/2015	\$550,000	\$398,800	72.5%
284	7	280 Heritage Ave #D	Indust Condo	5/10/2016	\$260,000	\$226,900	87.3%
284	7	280 Heritage Ave #F	Indust Condo	5/10/2016	\$550,000	\$527,900	96.0%
285	5	85 Heritage Ave	Warehouse	5/13/2016	\$1,040,000	\$819,500	78.8%
286	1	2837 Lafayette Rd	Office	8/17/2016	\$750,000	\$680,100	90.7%
286	2	1 Robert Ave	Office/Wrhse	1/31/2017	\$480,000	\$365,600	76.2%
303	2	1 Internationall Dr.	Office Condo/Hotel	7/15/2016	\$11,000,000	\$8,661,600	78.7%
309	4	205 Flight Line Rd	Hangar Condo	5/14/2015	\$73,500	\$69,900	95.1%

\$77,436,100 \$59,915,000

Average	3/19/2016	86.9%
Median	4/17/2016	85.9%
Weighted Mean		77.4%
Avg ABS Deviation		0.114
COD		13.32
PRD		1.12

Offices Only

Map	Address	Type	Date	Sale Price	Old Assessed Value	A/S Ratio
106 6	132 Chapel St	Office	6/21/2016	\$725,000	\$555,900	76.7%
106 57A 2	117 Bow St #2A	Office Condo	5/22/2015	\$300,000	\$309,500	103.2%
117 17 G	20 Ladd St. #G	Office Condo	4/17/2015	\$925,000	\$945,900	102.3%
120 2 1A	500 Market St #1A	Office Condo	2/2/2016	\$377,500	\$289,000	76.6%
120 2 1F	500 Market St #1F	Office Condo	2/2/2016	\$341,000	\$301,700	88.5%
124 14 102	233 Vaughan St. #102	Office Condo	2/4/2016	\$2,050,000	\$1,808,300	88.2%
126 2	25 Maplewood Ave.	Office	1/6/2017	\$3,000,000	\$1,706,200	56.9%
151 6 D13	230 Lafayette Rd. #D13	Office Condo	2/19/2015	\$125,000	\$124,200	99.4%
163 35 2	1 Cate St. #2	Office Condo	3/3/2017	\$250,000	\$248,700	99.5%
231 58	150 US RTE 1 Byp	Office	1/19/2017	\$1,350,000	\$1,608,500	119.1%
240 2 2101	330 Borthwick Ave #101	Office Condo	2/24/2016	\$750,000	\$708,000	94.4%
240 2 2202	330 Borthwick Ave #202	Office Condo	2/24/2016	\$500,000	\$447,300	89.5%
240 2 2301	330 Borthwick Ave #301	Office Condo	7/6/2016	\$384,000	\$332,300	86.5%
263 1 4F	200 Griffin Rd.	Office Condo	12/16/2016	\$400,000	\$402,400	100.6%
267 7 2	1950 Lafayette Rd.	Office Condo	11/18/2016	\$1,550,000	\$1,131,500	73.0%
273 2 5B7	55 Constitution Ave #7	Office Condo	3/3/2017	\$80,000	\$95,100	118.9%
286 1	2837 Lafayette Rd	Office	8/17/2016	\$750,000	\$680,100	90.7%

\$13,857,500 \$11,694,600

Average	92.0%
Median	90.7%
Weighted Mean	84.4%
Avg ABS Deviation	0.119
COD	13.07
PRD	1.09

Portsmouth C/I Old Assessment Ratio

Offices Condos Only

Map	Address	Type	Date	Sale Price	Old Assessed Value	A/S Ratio
106 57A 2	117 Bow St #2A	Office Condo	5/22/2015	\$300,000	\$309,500	103.2%
117 17 G	20 Ladd St. #G	Office Condo	4/17/2015	\$925,000	\$945,900	102.3%
120 2 1A	500 Market St #1A	Office Condo	2/2/2016	\$377,500	\$289,000	76.6%
120 2 1F	500 Market St #1F	Office Condo	2/2/2016	\$341,000	\$301,700	88.5%
124 14 102	233 Vaughan St. #102	Office Condo	2/4/2016	\$2,050,000	\$1,808,300	88.2%
151 6 D13	230 Lafayette Rd. #D13	Office Condo	2/19/2015	\$125,000	\$124,200	99.4%
163 35 2	1 Cate St. #2	Office Condo	3/3/2017	\$250,000	\$248,700	99.5%
240 2 2101	330 Borthwick Ave #101	Office Condo	2/24/2016	\$750,000	\$708,000	94.4%
240 2 2202	330 Borthwick Ave #202	Office Condo	2/24/2016	\$500,000	\$447,300	89.5%
240 2 2301	330 Borthwick Ave #301	Office Condo	7/6/2016	\$384,000	\$332,300	86.5%
263 1 4F	200 Griffin Rd.	Office Condo	12/16/2016	\$400,000	\$402,400	100.6%
267 7 2	1950 Lafayette Rd.	Office Condo	11/18/2016	\$1,550,000	\$1,131,500	73.0%
273 2 5B7	55 Constitution Ave #7	Office Condo	3/3/2017	\$80,000	\$95,100	118.9%

\$8,032,500 \$7,143,900

Average	93.9%
Median	94.4%
Weighted Mean	88.9%
Avg ABS Deviation	0.093
COD	9.90
PRD	1.06

Portsmouth C/I Old Assessment Ratio

Map			Address	Type	Date	Sale Price	Old Assessed Value	A/S Ratio
107	9	1	79 Daniel St #1	Retail Condo	8/11/2016	\$440,000	\$386,800	87.9%
107	44		177 State St.	Retl/Apts	1/20/2016	\$800,000	\$1,179,600	147.5%
107	68	101	218 State St.	Retail Condo	11/30/2016	\$525,000	\$432,100	82.3%
107	69		238 State St	Restaurant	11/22/2016	\$250,000	\$196,100	78.4%
116	28		12 Fleet St.	Office/Apt	10/19/2015	\$350,000	\$393,800	112.5%
117	17	H	Congress St. #H	Retail Condo	8/7/2015	\$259,000	\$233,500	90.2%
119	1B	1B	59 Deer St. #1B	Retail Condo	1/27/2017	\$420,000	\$358,300	85.3%
119	1B	2B	59 Deer St.#2B	Retail Condo	10/28/2015	\$375,000	\$330,800	88.2%
119	1B	3B	59 Deer St.#3B	Retail Condo	9/3/2015	\$430,000	\$324,600	75.5%
123	12		203 Maplewood Ave.	Retail	5/27/2015	\$525,000	\$420,100	80.0%
125	4		78 Bnridge St	Retail/Apt	7/2/2015	\$550,000	\$447,600	81.4%
125	8		285 Hanover St.	Apartments	6/22/2015	\$500,000	\$387,500	77.5%
130	45		229 Miller Ave	Apartments	10/5/2015	\$1,000,000	\$868,200	86.8%
135	10		34 Highland St.	Apartments	8/3/2015	\$745,500	\$679,400	91.1%
137	19		180 Islington St	Ret/Ofc	7/27/2015	\$545,000	\$465,200	85.4%
146	24	3	100 Albany St. #C	Retail Condo	8/10/2016	\$220,000	\$153,100	69.6%
156	17		26 Columbia Ct	Apartments	9/28/2016	\$604,000	\$444,000	73.5%
163	1		54 Bartlett St.	Service Shop	1/27/2017	\$765,600	\$541,600	70.7%
172	2		406 US Rte 1 Byp	Auto Sales/Rep	11/19/2015	\$1,100,000	\$804,800	73.2%
201	12	+17+18	187 Wentworth House R	Marina	8/15/2016	\$3,000,000	\$2,447,600	81.6%
229	8		599 Lafayette Rd.	Shopping Center	1/30/2015	\$6,451,000	\$5,910,400	91.6%
238	10	2	14646 Woodbury Ave.	Restaurant	6/16/2016	\$3,295,000	\$2,117,900	64.3%
239	15		99 Durgin Ln	Hotel	3/25/2016	\$16,850,000	\$9,276,500	55.1%
253	7		1 Mirona Rd.	Wrhse/Office	7/14/2016	\$1,000,000	\$798,400	79.8%
254	5		15 Banfield Rd.	Retail	6/29/2015	\$1,000,000	\$1,040,700	104.1%
263	1	5	218 Griffin Rd.	Wrhse	8/7/2016	\$3,535,000	\$2,619,800	74.1%
275	7		290 Heritage Ave	Vacant Commcl	1/15/2015	\$615,000	\$515,400	83.8%
284	2		235 Heritage Ave	Industrial	10/24/2016	\$3,475,000	\$3,376,400	97.2%
284	7	1	280 Heritage Ave #A	Indust Condo	12/30/2015	\$550,000	\$398,800	72.5%
284	7	4	280 Heritage Ave #D	Indust Condo	5/10/2016	\$260,000	\$226,900	87.3%
284	7	6	280 Heritage Ave #F	Indust Condo	5/10/2016	\$550,000	\$527,900	96.0%
285	5		85 Heritage Ave	Warehouse	5/13/2016	\$1,040,000	\$819,500	78.8%
286	2		1 Robert Ave	Office/Wrhse	1/31/2017	\$480,000	\$365,600	76.2%
303	2	1	1 Internationall Dr.	Condo/Hotel	7/15/2016	\$11,000,000	\$8,661,600	78.7%
309	4	10	205 Flight Line Rd	Hangar Condo	5/14/2015	\$73,500	\$69,900	95.1%

\$63,578,600 \$48,220,400

Average	2/21/2016	84.4%
Median	3/25/2016	81.6%
Weighted Mean		75.8%
Avg ABS Deviation		0.101
COD		12.36
PRD		1.11

Portsmouth C/I Old Assessment Ratio

Apartments						Old Assessed Value	A/S Ratio
Map		Address	Type	Date	Sale Price		
125	8	285 Hanover St.	Apartments	6/22/2015	\$500,000	\$387,500	77.5%
130	45	229 Miller Ave	Apartments	10/5/2015	\$1,000,000	\$868,200	86.8%
135	10	34 Highland St.	Apartments	8/3/2015	\$745,500	\$679,400	91.1%
156	17	26 Columbia Ct	Apartments	9/28/2016	\$604,000	\$444,000	73.5%
						\$2,849,500	\$2,379,100
Average							82.2%
Median							82.2%
Weighted Mean							83.5%
Avg ABS Deviation							0.067
COD							8.20
PRD							0.99

Map		Address	Type	Date	Sale Price	Value	Ratio
253	7	1 Mirona Rd.	Wrhse/Office	7/14/2016	\$1,000,000	\$798,400	79.8%
263	1	218 Griffin Rd.	Wrhse	8/7/2016	\$3,535,000	\$2,619,800	74.1%
284	2	235 Heritage Ave	Industrial	10/24/2016	\$3,475,000	\$3,376,400	97.2%
284	7	280 Heritage Ave #A	Indust Condo	12/30/2015	\$550,000	\$398,800	72.5%
284	7	280 Heritage Ave #D	Indust Condo	5/10/2016	\$260,000	\$226,900	87.3%
284	7	280 Heritage Ave #F	Indust Condo	5/10/2016	\$550,000	\$527,900	96.0%
285	5	85 Heritage Ave	Warehouse	5/13/2016	\$1,040,000	\$819,500	78.8%
						\$10,410,000	\$8,767,700
Average				6/6/2016			83.7%
Median				5/13/2016			79.8%
Weighted Mean							84.2%
Avg ABS Deviation							0.079
COD							9.85
PRD							0.99

Retail Condos Only						Old Assessed Value	A/S Ratio
Map		Address	Type	Date	Sale Price		
107	9	79 Daniel St #1	Retail Condo	8/11/2016	\$440,000	\$386,800	87.9%
107	68	218 State St.	Retail Condo	11/30/2016	\$525,000	\$432,100	82.3%
117	17	Congress St. #H	Retail Condo	8/7/2015	\$259,000	\$233,500	90.2%
119	1B	59 Deer St. #1B	Retail Condo	1/27/2017	\$420,000	\$358,300	85.3%
119	1B	59 Deer St.#2B	Retail Condo	10/28/2015	\$375,000	\$330,800	88.2%
119	1B	59 Deer St.#3B	Retail Condo	9/3/2015	\$430,000	\$324,600	75.5%
146	24	100 Albany St. #C	Retail Condo	8/10/2016	\$220,000	\$153,100	69.6%
						\$2,669,000	\$2,219,200
Average				4/29/2016			82.7%
Median				8/10/2016			85.3%
Weighted Mean							83.1%
Avg ABS Deviation							0.056
COD							6.51
PRD							0.99

Portsmouth C/I Old Assessment Ratio

2015 Sales							Old	A/S
Map	Address			Type	Date	Sale Price	Assessed Value	Ratio
275	7	290 Heritage Ave		Vacant Commcl	1/15/2015	\$615,000	\$515,400	83.8%
229	8	599 Lafayette Rd.		Shopping Center	1/30/2015	\$6,451,000	\$5,910,400	91.6%
151	6	D13	230 Lafayette Rd. #D13	Office Condo	2/19/2015	\$125,000	\$124,200	99.4%
117	17	G	20 Ladd St. #G	Office Condo	4/17/2015	\$925,000	\$945,900	102.3%
309	4	10	205 Flight Line Rd	Hangar Condo	5/14/2015	\$73,500	\$69,900	95.1%
106	57A	2	117 Bow St #2A	Office Condo	5/22/2015	\$300,000	\$309,500	103.2%
123	12	203 Maplewood Ave.		Retail	5/27/2015	\$525,000	\$420,100	80.0%
125	8	285 Hanover St.		Apartments	6/22/2015	\$500,000	\$387,500	77.5%
254	5	15 Banfield Rd.		Retail	6/29/2015	\$1,000,000	\$1,040,700	104.1%
125	4	78 Bnridge St		Retail/Apt	7/2/2015	\$550,000	\$447,600	81.4%
137	19	180 Islington St		Ret/Ofc	7/27/2015	\$545,000	\$465,200	85.4%
135	10	34 Highland St.		Apartments	8/3/2015	\$745,500	\$679,400	91.1%
117	17	H	Congress St. #H	Retail Condo	8/7/2015	\$259,000	\$233,500	90.2%
119	1B	3B	59 Deer St.#3B	Retail Condo	9/3/2015	\$430,000	\$324,600	75.5%
130	45	229 Miller Ave		Apartments	10/5/2015	\$1,000,000	\$868,200	86.8%
116	28	12 Fleet St.		Office/Apt	10/19/2015	\$350,000	\$393,800	112.5%
119	1B	2B	59 Deer St.#2B	Retail Condo	10/28/2015	\$375,000	\$330,800	88.2%
172	2	406 US Rte 1 Byp		Auto Sales/Rep	11/19/2015	\$1,100,000	\$804,800	73.2%
284	7	1	280 Heritage Ave #A	Indust Condo	12/30/2015	\$550,000	\$398,800	72.5%

\$16,419,000 \$14,670,300

Average	89.1%
Median	88.2%
Weighted Mean	89.3%
Avg ABS Deviation	0.091
COD	10.34
PRD	1.00

Portsmouth C/I Old Assessment Ratio

2016 Sales						Old	A/S	
Map		Address	Type	Date	Sale Price	Assessed Value	Ratio	
107	44	177 State St.	Retl/Apts	1/20/2016	\$800,000	\$1,179,600	147.5%	
120	2 1A	500 Market St #1A	Office Condo	2/2/2016	\$377,500	\$289,000	76.6%	
120	2 1F	500 Market St #1F	Office Condo	2/2/2016	\$341,000	\$301,700	88.5%	
124	14 102	233 Vaughan St. #102	Office Condo	2/4/2016	\$2,050,000	\$1,808,300	88.2%	
240	2 2101	330 Borthwick Ave #101	Office Condo	2/24/2016	\$750,000	\$708,000	94.4%	
240	2 2202	330 Borthwick Ave #202	Office Condo	2/24/2016	\$500,000	\$447,300	89.5%	
239	15	99 Durgin Ln	Hotel	3/25/2016	\$16,850,000	\$9,276,500	55.1%	
284	7 4	280 Heritage Ave #D	Indust Condo	5/10/2016	\$260,000	\$226,900	87.3%	
284	7 6	280 Heritage Ave #F	Indust Condo	5/10/2016	\$550,000	\$527,900	96.0%	
285	5	85 Heritage Ave	Warehouse	5/13/2016	\$1,040,000	\$819,500	78.8%	
238	10 2	14646 Woodbury Ave.	Restaurant	6/16/2016	\$3,295,000	\$2,117,900	64.3%	
106	6	132 Chapel St	Office	6/21/2016	\$725,000	\$555,900	76.7%	
240	2 2301	330 Borthwick Ave #301	Office Condo	7/6/2016	\$384,000	\$332,300	86.5%	
253	7	1 Mirona Rd.	Wrhse/Office	7/14/2016	\$1,000,000	\$798,400	79.8%	
303	2 1	1 Internationall Dr.	Office Condo/Hotel	7/15/2016	\$11,000,000	\$8,661,600	78.7%	
263	1 5	218 Griffin Rd.	Wrhse	8/7/2016	\$3,535,000	\$2,619,800	74.1%	
146	24 3	100 Albany St. #C	Retail Condo	8/10/2016	\$220,000	\$153,100	69.6%	
107	9 1	79 Daniel St #1	Retail Condo	8/11/2016	\$440,000	\$386,800	87.9%	
201	12 +17+18	187 Wentworth House Rc	Marina	8/15/2016	\$3,000,000	\$2,447,600	81.6%	
286	1	2837 Lafayette Rd	Office	8/17/2016	\$750,000	\$680,100	90.7%	
156	17	26 Columbia Ct	Apartments	9/28/2016	\$604,000	\$444,000	73.5%	
284	2	235 Heritage Ave	Industrial	10/24/2016	\$3,475,000	\$3,376,400	97.2%	
267	7 2	1950 Lafayette Rd.	Office Condo	11/18/2016	\$1,550,000	\$1,131,500	73.0%	
107	69	238 State St	Restaurant	11/22/2016	\$250,000	\$196,100	78.4%	
107	68 101	218 State St.	Retail Condo	11/30/2016	\$525,000	\$432,100	82.3%	
263	1 4F	200 Griffin Rd.	Office Condo	12/16/2016	\$400,000	\$402,400	100.6%	
						\$54,671,500	\$40,320,700	
Average							84.5%	
Median							81.9%	
Weighted Mean							73.8%	
Avg ABS Deviation							0.106	
COD							12.97	
PRD							1.15	

Portsmouth C/I Old Assessment Ratio

2017 Sales						Old	A/S	
Map		Address	Type	Date	Sale Price	Assessed Value	Ratio	
126	2	25 Maplewood Ave.	Office	1/6/2017	\$3,000,000	\$1,706,200	56.9%	
231	58	150 US RTE 1 Byp	Office	1/19/2017	\$1,350,000	\$1,608,500	119.1%	
119	1B 1B	59 Deer St. #1B	Retail Condo	1/27/2017	\$420,000	\$358,300	85.3%	
163	1	54 Bartlett St.	Service Shop	1/27/2017	\$765,600	\$541,600	70.7%	
286	2	1 Robert Ave	Office/Wrhse	1/31/2017	\$480,000	\$365,600	76.2%	
163	35 2	1 Cate St. #2	Office Condo	3/3/2017	\$250,000	\$248,700	99.5%	
273	2 5B7	55 Constitution Ave #7	Office Condo	3/3/2017	\$80,000	\$95,100	118.9%	
						\$6,345,600	\$4,924,000	
Average							89.5%	
Median							85.3%	
Weighted Mean							77.6%	
Avg ABS Deviation							0.191	
COD							22.39	
PRD							1.15	

Portsmouth C/I Old Assessment Ratio

4/1/15- 4/1/16

Map	Address	Type	Date	Sale Price	Old Assessed Value	A/S Ratio
117 17 G	20 Ladd St. #G	Office Condo	4/17/2015	\$925,000	\$945,900	102.3%
309 4 10	205 Flight Line Rd	Hangar Condo	5/14/2015	\$73,500	\$69,900	95.1%
106 57A 2	117 Bow St #2A	Office Condo	5/22/2015	\$300,000	\$309,500	103.2%
123 12	203 Maplewood Ave.	Retail	5/27/2015	\$525,000	\$420,100	80.0%
125 8	285 Hanover St.	Apartments	6/22/2015	\$500,000	\$387,500	77.5%
254 5	15 Banfield Rd.	Retail	6/29/2015	\$1,000,000	\$1,040,700	104.1%
125 4	78 Bnridge St	Retail/Apt	7/2/2015	\$550,000	\$447,600	81.4%
137 19	180 Islington St	Ret/Ofc	7/27/2015	\$545,000	\$465,200	85.4%
135 10	34 Highland St.	Apartments	8/3/2015	\$745,500	\$679,400	91.1%
117 17 H	Congress St. #H	Retail Condo	8/7/2015	\$259,000	\$233,500	90.2%
119 1B 3B	59 Deer St.#3B	Retail Condo	9/3/2015	\$430,000	\$324,600	75.5%
130 45	229 Miller Ave	Apartments	10/5/2015	\$1,000,000	\$868,200	86.8%
116 28	12 Fleet St.	Office/Apt	10/19/2015	\$350,000	\$393,800	112.5%
119 1B 2B	59 Deer St.#2B	Retail Condo	10/28/2015	\$375,000	\$330,800	88.2%
172 2	406 US Rte 1 Byp	Auto Sales/Rep	11/19/2015	\$1,100,000	\$804,800	73.2%
284 7 1	280 Heritage Ave #A	Indust Condo	12/30/2015	\$550,000	\$398,800	72.5%
107 44	177 State St.	Retl/Apts	1/20/2016	\$800,000	\$1,179,600	147.5%
120 2 1A	500 Market St #1A	Office Condo	2/2/2016	\$377,500	\$289,000	76.6%
120 2 1F	500 Market St #1F	Office Condo	2/2/2016	\$341,000	\$301,700	88.5%
124 14 102	233 Vaughan St. #102	Office Condo	2/4/2016	\$2,050,000	\$1,808,300	88.2%
240 2 2101	330 Borthwick Ave #101	Office Condo	2/24/2016	\$750,000	\$708,000	94.4%
240 2 2202	330 Borthwick Ave #202	Office Condo	2/24/2016	\$500,000	\$447,300	89.5%
239 15	99 Durgin Ln	Hotel	3/25/2016	\$16,850,000	\$9,276,500	55.1%
				\$30,896,500	\$22,130,700	

Average	10/4/2015	89.5%
Median	10/5/2015	88.2%
Weighted Mean		71.6%
Avg ABS Deviation		0.116
COD		13.12
PRD		1.25

Portsmouth C/I Old Assessment Ratio

4/1/16- 4/1/17

Map	Address	Type	Date	Sale Price	Old Assessed Value	A/S Ratio
284 7 4	280 Heritage Ave #D	Indust Condo	5/10/2016	\$260,000	\$226,900	87.3%
284 7 6	280 Heritage Ave #F	Indust Condo	5/10/2016	\$550,000	\$527,900	96.0%
285 5	85 Heritage Ave	Warehouse	5/13/2016	\$1,040,000	\$819,500	78.8%
238 10 2	14646 Woodbury Ave.	Restaurant	6/16/2016	\$3,295,000	\$2,117,900	64.3%
106 6	132 Chapel St	Office	6/21/2016	\$725,000	\$555,900	76.7%
240 2 2301	330 Borthwick Ave #301	Office Condo	7/6/2016	\$384,000	\$332,300	86.5%
253 7	1 Mirona Rd.	Wrhse/Office	7/14/2016	\$1,000,000	\$798,400	79.8%
303 2 1	1 Internationall Dr.	Office Condo/Hotel	7/15/2016	\$11,000,000	\$8,661,600	78.7%
263 1 5	218 Griffin Rd.	Wrhse	8/7/2016	\$3,535,000	\$2,619,800	74.1%
146 24 3	100 Albany St. #C	Retail Condo	8/10/2016	\$220,000	\$153,100	69.6%
107 9 1	79 Daniel St #1	Retail Condo	8/11/2016	\$440,000	\$386,800	87.9%
201 12 +17+18	187 Wentworth House R	Marina	8/15/2016	\$3,000,000	\$2,447,600	81.6%
286 1	2837 Lafayette Rd	Office	8/17/2016	\$750,000	\$680,100	90.7%
156 17	26 Columbia Ct	Apartments	9/28/2016	\$604,000	\$444,000	73.5%
284 2	235 Heritage Ave	Industrial	10/24/2016	\$3,475,000	\$3,376,400	97.2%
267 7 2	1950 Lafayette Rd.	Office Condo	11/18/2016	\$1,550,000	\$1,131,500	73.0%
107 69	238 State St	Restaurant	11/22/2016	\$250,000	\$196,100	78.4%
107 68 101	218 State St.	Retail Condo	11/30/2016	\$525,000	\$432,100	82.3%
263 1 4F	200 Griffin Rd.	Office Condo	12/16/2016	\$400,000	\$402,400	100.6%
126 2	25 Maplewood Ave.	Office	1/6/2017	\$3,000,000	\$1,706,200	56.9%
231 58	150 US RTE 1 Byp	Office	1/19/2017	\$1,350,000	\$1,608,500	119.1%
119 1B 1B	59 Deer St. #1B	Retail Condo	1/27/2017	\$420,000	\$358,300	85.3%
163 1	54 Bartlett St.	Service Shop	1/27/2017	\$765,600	\$541,600	70.7%
286 2	1 Robert Ave	Office/Wrhse	1/31/2017	\$480,000	\$365,600	76.2%
163 35 2	1 Cate St. #2	Office Condo	3/3/2017	\$250,000	\$248,700	99.5%
273 2 5B7	55 Constitution Ave #7	Office Condo	3/3/2017	\$80,000	\$95,100	118.9%

\$39,348,600 \$31,234,300

Average	9/30/2016	84.0%
Median	9/7/2016	80.7%
Weighted Mean		79.4%
Avg ABS Deviation		0.108
COD		13.44
PRD		1.06