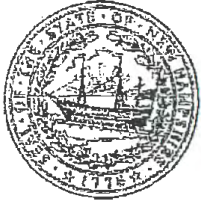
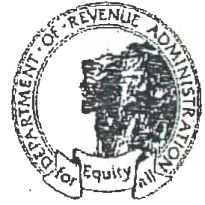


Appendix 'G': 2016 Equalization Study Report



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

John T. Beardmore
 Commissioner

 Lindsey M. Stepp
 Assistant Commissioner

3/17/2017

CITY OF PORTSMOUTH
 ASSESSING OFFICE
 ONE JUNKINS AVENUE
 PORTSMOUTH NH 03801

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 your municipality between October 1, 2015 and September 30, 2016. Based on this information, we have determined the average level of assessment of land, buildings and manufactured housing as of April 1, 2016.

The sales values have been determined from revenue stamps and verified whenever possible. When it appears that changes in the assessed values of properties have been made solely because of the sale price, the assessed values prior to the sale have been used.

Based on the enclosed survey, we have determined a median ratio for the land, buildings and manufactured housing in your municipality for Tax Year 2016 to be 86.6%. 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 your municipality.

We have also determined the overall equalization assessment - sales ratio for the land, buildings and manufactured housing in your municipality for Tax Year 2016 to be 84.9%. This ratio will be used to equalize the modified local assessed valuation for all land, buildings and manufactured housing in your municipality. This ratio does not include any public utility property in your municipality, 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 your municipality's stratified figures and a further explanation of the D.R.A.'s stratified analysis.

Please review the enclosed 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 your municipality's total equalized valuation when the Department has completed its process of calculating the total equalized valuation.

Sincerely,

 Linda C. Kennedy,
 Manager

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.



2016 Final Ratio Study Report

3/15/2017 3:15:30 PM

Town Name: Portsmouth, Rockingham County

Use Code: AA - Any & All

Date Range: 10-01-2015 through 09-30-2016

Ratios were created using stipulated year assessments.

SP 2/16/17 3/16/17
Linda C. Kennedy 3/15/17

Summary of Codes Used

Group Class: AA - Any & All	Property Codes:	11 = Single Family Home 12 = Multi Family 2-4 Units 13 = Apt Bldg 5+ Units 14 = Single Res Condo Unit 15 = Res Condo 2-4 Unit Bldg 18 = Mfg Housing Without Land 19 = Unclass/Unk Imp Res 22 = Residential Land 23 = Commercial Land 24 = Industrial Land 25 = Mixed Use Res/Cmcl Land 33 = Commercial L&B 34 = Industrial L&B 35 = Mixed Use Res/Cmcl L&B 44 = Commercial Condo 45 = Industrial Condo 57 = Unclass/Unk Other
Modifier Codes: 00 = No Modifier Code 70 = Waterfront 73 = Waterfront Influence 74 = View Influence - Positive	Special Codes: 00 = No Special Code	

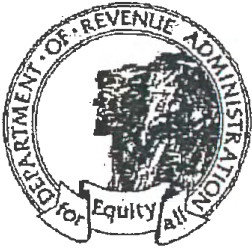
	2016	2015	2014
Indicated Ratio	84.9	93	86.4
Weighted Mean	84.9	93	86.4

Basic Statistics Section (Not Trimmed)

Sales In Date Range	Sales Used	Results
Total: 545 XX Moved: 0 Sales w/PA34: 463 %Sales w/PA34: 85.0%	Total Strata: 545 Sales Used: 367 %Sales Used: 67.3% Sales Used w/PA34: 321 %Sales Used w/PA34: 87.5%	%Mean: 86.4% %Median: 86.6% %WtMean: 85.0% COD (Median): 9.6 PRD: 1.02 Median Selling Price: \$375,000 Median Assessed Value: \$320,200

Extended Statistics Section (Trimmed)

Town Code:	178	Weighted Mean:	84.9	COD:	9.5	PRD:	1.01
Valid Sales:	367	Wt. Mean Lo 90%CI:	83.5	COD Lo 90%CI:	8.8	PRD Lo 90%CI:	1.01



2016 Final Ratio Study Report

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3/15/2017 3:15:30 PM

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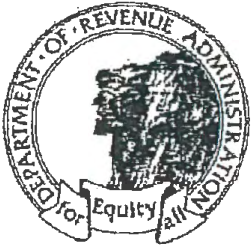
Ratios were created using stipulated year assessments.

Trimmed:	1	Wt. Mean Up 90%CI:	86.1	COD Up 90%CI:	10.2	PRD Up 90%CI:	1.03
Untrimmed:	366	Median Ratio:	86.8	Weighted COD:	9.8	COV:	12.3
Trim Factor:	3	Median Lo 90%CI:	84.5	Med. Abs. Dev.:	9.8	25th Percentile:	79.5
Lo Trim Point:	44.4	Median Up 90%CI:	87.4	Med % Dev.:	11.3	75th Percentile:	92.6
Up Trim Point:	131.4	Mean Ratio:	86.2	Coef. Conc. 10%:	70.3	Broaden Median:	86.6
Min Ratio:	44.4	Mean Lo 90%CI:	85.3	Coef. Conc. 15%:	87.5	Geometric Mean:	85.5
Max Ratio:	157.8	Mean Up 90%CI:	87.1	Coef. Conc. 20%:	95.1	Harmonic Mean:	84.9
Min Sale \$:	\$12,000	Avg. Sale Price:	\$454,021	Coef. Conc. 50%:	99.7	Std. Deviation:	10.6
Max Sale \$:	\$3,535,000	Avg. Appraised Val:	\$385,619	Coef. Conc. 100%:	100	Normality Test:	Accept

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
12	Subdivided Post Asmt/Pre Sale	17	9.6	4.6
13	Improvements +/- (Post Sale/PreAssmt) - Be	18	10.1	4.9
14	Improvements +/- (Post Assmt/Pre Sale)	4	2.2	1.1
15	Improvements +/- Incomplete at Assmt date	5	2.8	1.4
21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately	7	3.9	1.9
22	Indeterminate Price/Consideration	1	0.6	0.3
24	Sale Between owners of Abutting Prop	12	6.7	3.3
25	Insufficient market Exposure	9	5.1	2.5
27	Less than 100% Interest Transferred	1	0.6	0.3
31	Easement	1	0.5	0.3
33	Landlord/Tenant as Grantor/Grantee	17	9.6	4.6
36	Relig/Char/edu as Grantor/Grantee	2	1.1	0.5
37	Financial Entity as Grantor/Grantee	5	2.8	1.4
38	Family/Relatives/Affil as Grantor/Grantee	26	14.6	7.1



2016 Final Ratio Study Report

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40	Business Affiliates as Grantor/Grantee	8	4.5	2.2
45	Boundary adjustment	10	5.6	2.7
66	Complex Commercial Sale	1	0.6	0.3
67	Unkn Value of Personal/Non-Taxable Prop	1	0.6	0.3
69	Assumed Lease With Unknown Terms	1	0.6	0.3
70	Substantial seller/Buyer Cost Shifting	1	0.6	0.3
81	Estate Sale With Fiduciary Covenants	23	12.9	6.3
89	Resale In EQ Period	4	2.2	1.1
99	Unclassified Exclusion	4	2.2	1.1
		178	100.1	48.8

Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
1	5658-2139	\$674,000	\$552,900	82	11	73			CHANGE IN VALUE DUE TO CORRECTION OF DATA PER LISTING- ADDED FIREPLACE
2	5658-2208	\$131,000	\$120,900	92.3	14				
3	5658-2297	\$279,000	\$258,900	92.8	11				
5	5658-2369	\$121,000	\$117,100	96.8	14				
15	5660-0274	\$327,533	\$295,400	90.2	14				
23	5661-1059	\$550,000	\$527,900	96	45				
26	5661-1554	\$575,000	\$457,100	79.5	11				
27	5661-2440	\$312,533	\$299,200	95.7	11				UPYR/CHANGE IN VALUE DUE TO BUILDING PERMITS- USE 2015 VALUE BECAUSE WORK WAS DONE AFTER THE SALE, PRE 2016 ASSESSMENT
33	5662-0405	\$228,000	\$236,000	103.5	11				Thursday, January 5, 2017 1:56 PM CHANGE IN VALUE DUE TO BUILDING PERMITS BEFORE THE SALE
36	5662-1717	\$285,000	\$295,700	103.8	14				
37	5662-1755	\$460,000	\$371,300	80.7	11				Tuesday, November 22, 2016 2:58 PM- UPDATES INCLUDING SPRAY FOAM INSULATION, NEW WINDOWS NOT PREVIOUSLY ASSESSED
38	5662-1880	\$205,000	\$204,800	99.9	14				



2016 Final Ratio Study Report

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Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
39	5662-2252	\$559,933	\$511,800	89.8	11				CHANGE IN VALUE DUE TO BUILDING PERMITS BEFORE THE SALE
42	5663-0426	\$215,000	\$231,400	107.6	11				
49	5663-1501	\$402,000	\$379,500	94.4	14				
53	5663-2071	\$127,533	\$122,400	96	14				
57	5663-2985	\$160,000	\$109,700	68.6	18				
58	5664-0012	\$310,000	\$276,300	89.1	11				CHANGE IN VALUE DUE TO BUILDING PERMIT & CORRECTION OF DATA PER MLS LISTING
61	5664-0760	\$382,000	\$293,900	78.9	14				
62	5664-0947	\$409,000	\$390,100	95.4	11				
63	5664-0962	\$247,000	\$217,700	88.1	14				
64	5664-1008	\$216,000	\$190,900	88.4	11				
65	5664-1503	\$500,000	\$542,300	108.5	22	70			CHANGE IN VALUE DUE TO BUILDING PERMITS- NEW CONSTRUCTION- LAND SALE - USE 2015 VALUE
66	5664-1719	\$178,800	\$152,500	85.3	14				
70	5664-2782	\$189,000	\$193,700	102.5	14				
71	5665-0463	\$740,000	\$645,700	87.3	11				CHANGE IN VALUE DUE TO CORRECTION OF DATA (GRADE) PER LISTING SHEET
72	5665-0500	\$1,250,000	\$762,500	62.6	14	74			
74	5665-0950	\$410,000	\$416,100	101.5	14				CHANGE IN VALUE DUE TO CORRECTION OF DATA PER CONDO AMENDMENT- REMOVED 1 DEEDED PARKING SPACE
75	5665-1818	\$215,000	\$177,200	82.4	14				
76	5665-1954	\$180,000	\$152,500	84.7	14				
78	5665-2647	\$396,000	\$388,500	98.1	11				
80	5665-2859	\$375,000	\$330,800	88.2	44				
81	5666-0367	\$249,933	\$251,400	100.6	14				
82	5666-0459	\$365,000	\$347,800	95.3	14				
86	5666-1153	\$214,000	\$183,700	85.6	14				
95	5667-2377	\$325,000	\$334,400	102.9	11				
96	5667-2679	\$210,000	\$201,400	95.9	11				



2016 Final Ratio Study Report

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Date Range: 10-01-2015 through 09-30-2016

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Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
110	5669-0369	\$66,000	\$68,700	79.9	18				CHANGE IN VALUE DUE TO BUILDING PERMITS
115	5669-0880	\$1,033,000	\$947,500	91.7	14				CHANGE IN VALUE DUE TO NEW CONSTRUCTION & NEW CONDO FOR 2016
116	5669-1126	\$575,000	\$512,500	89.1	11				
118	5669-1849	\$334,000	\$296,800	88.9	11				
124	5670-2830	\$265,000	\$269,100	101.4	11				
130	5671-0672	\$635,000	\$520,000	81.9	14				CHANGE IN VALUE DUE TO CORRECTION OF PHYSICAL DATA DURING SALES REVIEW (PICK UP WB FIREPLACE & OPENING)
131	5671-0882	\$575,000	\$483,500	84.1	11				
135	5671-1802	\$395,000	\$401,300	101.6	11				
136	5571-2150	\$1,100,000	\$804,800	73.2	33				
139	5672-0178	\$343,000	\$264,400	77.1	44				UPYR/CHANGE IN VALUE DUE TO BUILDING PERMITS & CHANGE IN USE TO RESIDENTIAL CONDO
140	5672-0724	\$280,000	\$223,000	79.6	14				
142	5672-1080	\$1,175,000	\$1,039,400	88.5	11				
145	5672-1517	\$177,533	\$152,500	85.9	14				
146	5672-1606	\$649,000	\$513,700	79.2	11				
147	5672-2065	\$559,000	\$439,000	78.5	11				CHANGE IN VALUE DUE TO BUILDING PERMITS
149	5672-2465	\$248,000	\$227,500	91.7	14				
150	5673-0520	\$280,000	\$230,500	82.3	11				CHANGE IN VALUE DUE TO SALES REVIEW- CORRECTION OF DATA: REMOVED 1/2 BATH, UPDATED CONDITION: KITCHEN/BATH/NEW ROOF UPDATED PER LISTING (ALL WITHOUT PERMITS)
157	5674-0234	\$489,000	\$448,000	91.6	14				
160	5674-1513	\$860,000	\$778,400	90.5	11				CHANGE IN VALUE DUE TO CORRECTION OF DATA FROM SALES REVIEW- ADDED FINISHED BASEMENT & CHANGED GRADE COMPARED TO OTHERS SIMILAR
161	5674-1820	\$665,000	\$622,700	93.6	14				
167	5675-1376	\$45,000	\$45,500	101.1	18				



2016 Final Ratio Study Report

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Town Name: Portsmouth, Rockingham County

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Date Range: 10-01-2015 through 09-30-2016

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Included Sales									
Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
168	5675-1560	\$176,000	\$152,500	86.6	14				
170	5675-2554	\$1,560,000	\$1,142,900	73.3	14				
172	5676-0354	\$562,000	\$520,200	92.6	11	73			
176	5676-1433	\$149,000	\$118,700	79.7	18				CHANGE IN VALUE DUE TO BUILDING PERMITS
177	5676-2330	\$200,000	\$206,300	103.2	11				
180	5677-0259	\$158,000	\$145,700	92.2	14				
181	5677-0335	\$453,000	\$467,400	103.2	12				TWO SINGLE FAMILY HOMES ON ONE LOT. CHANGE IN VALUE DUE TO BUILDING PERMITS- KITCHEN & BATH REMODEL, PERMITS PULLED BY THE BUYER AFTER THE SALE BUT INCOMPLETE AS OF ASSESSMENT DATE.
182	5677-1501	\$575,000	\$415,800	72.3	11				
185	5678-0426	\$280,000	\$252,200	90.1	14				
186	5678-1249	\$798,133	\$700,200	87.7	14				CHANGE IN VALUE DUE TO NEW CONDO FOR 2016
191	5678-1791	\$295,000	\$211,400	71.7	11				
193	5678-2397	\$445,000	\$363,500	81.7	14				
197	5679-0929	\$360,000	\$258,400	71.8	11				
200	5679-1116	\$270,000	\$217,800	80.7	14				
201	5679-1236	\$520,000	\$456,200	88.1	11				CHANGE IN VALUE DUE TO NEW CONSTRUCTION
206	5680-0475	\$345,000	\$295,400	85.6	14				
207	5680-0561	\$335,933	\$272,100	81	11				
208	5680-0751	\$459,933	\$359,100	78.1	11				
217	5680-2977	\$216,533	\$172,600	79.7	14				
219	5681-0372	\$218,000	\$195,500	89.7	11				
221	5681-1536	\$550,000	\$398,800	72.5	44				
222	5681-1540	\$181,000	\$152,500	84.2	14				
223	5681-1544	\$465,000	\$465,600	93.9	11				
231	5682-0543	\$175,000	\$147,100	84.1	14				



2016 Final Ratio Study Report

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3/15/2017 3:15:30 PM

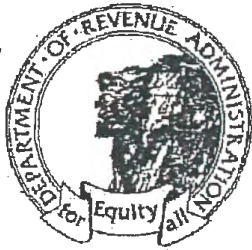
Town Name: Portsmouth, Rockingham County

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Included Sales									
Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
248	5684-0840	\$590,000	\$457,700	77.6	12				Monday, December 5, 2016 5:31 PM CHANGE CONDITION TO GD NEW ROOF, NEW WINDOWS NEW HEATING SYSTEM, KITCHENS NEED UPDATING; ADD FAT OVER BAS 24X24 NOT PREVIOUSLY ASSESSED
249	5684-1148	\$380,000	\$348,200	91.6	14				CHANGE IN VALUE DUE TO NEW CONDO FOR 2016
250	5684-1841	\$525,000	\$442,100	84.2	14				
252	5684-2695	\$397,000	\$327,200	82.4	12				
253	5684-2697	\$174,000	\$97,200	55.9	18				
254	5685-1137	\$295,000	\$245,100	83.1	11				
255	5685-1156	\$405,000	\$333,000	82.2	11				
260	5685-2414	\$550,000	\$535,600	97.4	11				
261	5685-2436	\$879,000	\$704,300	80.1	14				
262	5685-2441	\$309,933	\$263,700	85.1	11				
263	5685-2454	\$360,000	\$319,800	88.8	11				
264	5685-2540	\$375,000	\$403,300	107.6	11				Tuesday, December 6, 2016 8:46 AM Spoke realtor interior of dwelling was dated and in fair. Roof was leaking, overall structure needed updates. Change grade and condition adjusted for deferred maintenance
265	5685-2541	\$330,533	\$320,200	96.9	11				
266	5685-2542	\$260,000	\$242,400	93.2	11				
270	5685-2909	\$237,000	\$222,000	93.7	11				CHANGE IN VALUE DUE TO BUILDING PERMITS- NEW DECK & SHED DONE BY BUYER- USE PRIOR YEAR VALUE
273	5686-0689	\$800,000	\$836,300	104.5	25				CHANGE IN VALUE DUE TO CORRECTION OF DATA AFTER SPEAKING WITH REALTOR- CORRECTED CONDITION, ROOM COUNT & GRADE
274	5686-0707	\$240,000	\$215,500	89.8	11				
278	5686-1491	\$335,000	\$317,800	94.9	14				CHANGE IN VALUE DUE TO NEW CONDO FOR 2016
283	5686-1892	\$366,000	\$331,700	90.6	14				
286	5686-2764	\$282,000	\$230,800	81.8	14				



2016 Final Ratio Study Report

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3/15/2017 3:15:30 PM

Town Name: Portsmouth, Rockingham County

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Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
288	5687-0667	\$575,000	\$571,100	99.3	11	70			CHANGE IN VALUE DUE TO CORRECTIONS MADE AFTER REVIEWING MLS LISTING- INTERIOR HAS BEEN RENOVATED TO MODERN FINISHES- PERIOD/ANTIQUÉ DETAILS HAVE BEEN REMOVED RESULTING IN GRADE SIMILAR TO OTHER B+ COLONIALS RATHER THAN X ANTIQUÉ QUALITY DWELLINGS
293	5687-1651	\$450,000	\$390,100	86.7	11				
294	5687-1905	\$615,000	\$537,700	87.4	14				
298	5688-1975	\$223,000	\$209,000	93.7	14				
300	5688-2480	\$365,000	\$336,200	92.1	14				
303	5689-0295	\$450,000	\$411,900	91.5	11				
304	5689-0768	\$75,000	\$66,700	88.9	18				Resale V55(EC33)
307	5689-2033	\$377,533	\$289,000	76.6	44				
308	5689-2036	\$341,000	\$301,700	88.5	44				
309	5689-2039	\$325,000	\$227,600	70	14				
310	5689-2041	\$390,000	\$389,200	99.8	14				
313	5689-2510	\$179,000	\$152,500	85.2	14				
315	5690-0760	\$225,000	\$195,900	87.1	14				
316	5690-0796	\$215,000	\$193,000	89.8	14				
317	5690-0837	\$2,050,000	\$1,808,300	88.2	44				CHANGE IN VALUE DUE TO NEW CONDO FOR 2016
323	5690-2087	\$825,000	\$681,800	82.6	14				
324	5690-2103	\$344,533	\$305,700	88.7	14				
334	5692-0265	\$150,000	\$178,400	118.9	11				Resale V666(EC89)
337	5692-0985	\$475,000	\$474,400	99.9	11				CHANGE IN VALUE DUE TO APPEAL INSPECTION- CORRECTED GRADE & CONDITION
338	5692-1603	\$256,000	\$222,800	87.4	14				
339	5692-1668	\$61,000	\$44,800	73.4	18				
351	5694-1049	\$900,000	\$297,800	89.3	11				CHANGE IN VALUE DUE TO BUILDING PERMITS



2016 Final Ratio Study Report

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3/15/2017 3:15:30 PM

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Included Sales									
Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
357	5695-1309	\$262,533	\$252,000	95	11				
358	5695-1600	\$690,000	\$548,900	79.6	11				
359	5695-1672	\$133,000	\$120,900	90.9	14				
362	5695-2903	\$505,000	\$454,200	89.9	11				CHANGE IN VALUE DUE TO BUILDING PERMITS BOTH BEFORE AND AFTER THE SALE
363	5696-0023	\$254,000	\$203,500	80.1	14				
369	5695-1660	\$358,800	\$337,600	94.1	14				CHANGE IN VALUE DUE TO CORRECTION OF PHYSICAL DATA- ADDED ONE BATH-
370	5696-1686	\$190,000	\$160,300	84.4	14				
372	5695-1958	\$595,000	\$446,300	83.4	11				CHANGE IN VALUE DUE TO CORRECTION OF PHYSICAL DATA FROM MLS LISTING & CONFIRMED WITH PERMIT WORK PREVIOUSLY DONE
373	5696-2244	\$168,000	\$166,700	99.2	14				
378	5698-0154	\$825,000	\$768,700	93.2	14				CHANGE IN VALUE DUE TO NEW CONDO FOR 2016
379	5698-0507	\$390,000	\$300,800	77.1	14				
380	5698-0512	\$385,000	\$365,100	94.8	14				
381	5698-1121	\$626,000	\$634,400	101.3	11				CHANGE IN VALUE DUE TO CORRECTION OF DATA FROM APPEAL INSPECTION
382	5698-1153	\$580,000	\$566,100	97.6	11				CHANGE IN VALUE DUE TO NEW CONSTRUCTION
396	5699-1822	\$250,000	\$216,700	86.7	11				
397	5700-0209	\$138,000	\$120,900	87.6	14				
400	5700-2553	\$445,000	\$410,100	92.2	11				
401	5700-2570	\$398,000	\$327,700	82.3	11				
407	5701-1362	\$374,000	\$373,900	100	14				CHANGE IN VALUE DUE TO NEW CONDO FOR 2016
408	5701-1566	\$500,000	\$426,900	85.4	11	73			CHANGE IN VALUE DUE TO CORRECTION OF # OF BEDROOMS & SUB AREA FROM SALES INSPECTION
409	5701-1647	\$425,000	\$393,700	92.6	11				
411	5701-2312	\$795,000	\$709,000	89.2	14				CHANGE IN VALUE DUE TO NEW CONDO FOR 2016
413	5701-2803	\$349,000	\$306,600	87.8	11				



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Town Name: Portsmouth, Rockingham County

Use Code: AA - Any & All

Date Range: 10-01-2015 through 09-30-2016

Ratios were created using stipulated year assessments.

Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
414	5701-2914	\$385,000	\$336,800	87.5	11				Resale V117(EC13)/CHANGE IN VALUE DUE TO BUILDING PERMITS BEFORE THE SALE
417	5702-0581	\$360,000	\$292,800	81.3	11				CHANGE IN VALUE DUE TO BUILDING PERMITS BEFORE THE SALE- USE LAST YEAR VALUE
423	5702-2144	\$480,000	\$357,200	74.4	12				Thursday, December 8, 2016 8:26 AM CHANGE GRADE AND CONCTION DUE TO UPDATES AND RENOVATIONS NOT PREVIOUSLY ASSESSED, NO RECORDED PERMITS
424	5702-2165	\$90,000	\$94,600	105.1	14				
425	5702-2167	\$200,000	\$184,400	92.2	14				
426	5702-2766	\$359,000	\$285,300	82.3	11				
427	5702-2825	\$270,000	\$221,000	81.8	11				
429	5703-0807	\$620,000	\$557,900	90	11				Resale V857(EC89)/CHANGE IN VALUE DUE TO CORRECTION OF DATA BASED ON MLS LISTING- CHANGED OUTBUILDING GRADE AND ATTIC TO ATTIC EXPANSION- APPEARS TO BE WORK DONE W/ NO PERMITS- NO LISTINGS
430	5703-0690	\$307,000	\$254,200	82.8	14				
433	5703-1621	\$96,733	\$151,100	157.8	44			Yes	
436	5703-2825	\$1,765,000	\$1,767,400	100.1	14				CHANGE IN VALUE DUE TO NEW CONDO FOR 2016
443	5704-2296	\$536,000	\$372,700	69.7	14				
447	5704-2911	\$875,000	\$697,200	79.7	11				
448	5705-0092	\$485,000	\$421,800	87	14				
449	5705-0335	\$403,400	\$381,100	94.5	11				
452	5705-2077	\$50,000	\$22,200	44.4	18				
457	5706-0990	\$488,000	\$460,900	94.4	11				
459	5706-2154	\$127,000	\$109,000	85.8	14				
462	5707-0817	\$899,000	\$731,200	81.3	14				
465	5707-2048	\$122,000	\$109,000	89.3	14				
467	5707-2620	\$353,000	\$260,700	73.8	14				



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Date Range: 10-01-2015 through 09-30-2016

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Included Sales									
Vernr	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trtm	Notes
470	5708-1551	\$730,000	\$677,100	92.8	14				CHANGE IN VALUE DUE TO NEW CONDO FOR 2016
472	5708-2425	\$410,000	\$307,600	75	14				Resale V289(EC89)
474	5708-2985	\$35,000	\$24,300	69.4	22				
477	5709-1000	\$367,533	\$335,400	91.3	14				
482	5709-2521	\$203,000	\$186,400	91.8	11				
483	5709-2840	\$375,057	\$331,700	88.4	14				
484	5709-2915	\$495,000	\$415,600	84	14				
486	5710-0076	\$330,000	\$327,300	99.2	11				
487	5710-0278	\$428,000	\$309,600	72.3	11				
489	5710-1519	\$725,000	\$635,800	87.7	14				CHANGE IN VALUE DUE TO NEW CONDO FOR 2016
490	5706-0352	\$650,000	\$573,700	88.3	11				
494	5710-2417	\$335,000	\$329,300	98.3	11				
495	5710-2638	\$599,000	\$482,300	77.2	11				Resale V21(EC13)/CHANGE IN VALUE DUE TO BUILDING PERMITS- REMODEL DONE BY THE SELLER
498	5710-2922	\$222,000	\$255,800	115.2	11				
497	5711-0124	\$238,000	\$240,100	100.9	11				
498	5711-0767	\$290,000	\$294,500	101.6	11				
499	5711-0893	\$136,533	\$129,900	95.1	14				
500	5711-1356	\$895,000	\$793,200	88.6	14				CHANGE IN VALUE DUE TO NEW CONDO FOR 2016
501	5711-1393	\$435,000	\$317,100	72.9	14				
509	5712-2092	\$175,000	\$148,300	84.7	22				
510	5713-0434	\$260,000	\$226,900	87.3	44				
515	5713-1709	\$384,933	\$537,900	87.8	11				
516	5713-1938	\$612,000	\$510,100	83.4	11				
518	5713-2466	\$430,000	\$357,400	83.1	11				
519	5713-2630	\$257,533	\$240,600	93.4	14				



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Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
520	5713-2727	\$825,000	\$762,400	91.2	14				CHANGE IN VALUE DUE TO NEW CONDO FOR 2016
524	5714-0988	\$1,040,000	\$819,500	78.8	34				
525	5714-1411	\$460,000	\$377,800	82.1	11				
526	5715-0182	\$139,533	\$120,900	86.6	14				
534	5716-0793	\$225,000	\$194,300	86.4	11				
536	5716-1365	\$300,000	\$227,400	75.8	11				
537	5716-1384	\$405,000	\$362,200	89.4	12				
538	5716-1434	\$2,100,000	\$1,442,600	68.7	11	73			
539	5716-1494	\$139,000	\$120,900	87	14				
540	5716-2289	\$522,000	\$434,700	83.3	11				
547	5717-0628	\$385,000	\$368,700	95.8	14				
548	5717-0644	\$431,000	\$402,100	93.3	11				
553	5717-2061	\$445,000	\$395,100	88.8	14				
555	5717-2456	\$925,000	\$698,200	75.5	11				
560	5718-1958	\$345,000	\$320,100	92.8	14				CHANGE IN VALUE DUE TO NEW CONDO FOR 2016
562	5718-1712	\$680,000	\$453,200	66.6	11				Friday, December 9, 2016 9:26 AM - Change in assessment due to condition. Interior inspection refusal in prior reval years. MLS revalued dwelling in vg to ex condition.
566	5718-2293	\$275,000	\$217,800	79.2	14				
568	5718-2309	\$406,000	\$351,500	86.6	11				CHANGE IN VALUE DUE TO BUILDING PERMITS PRIOR TO THE SALE
570	5718-2770	\$450,000	\$330,800	73.4	14				
572	5718-2873	\$483,533	\$397,900	82.3	11				
574	5719-0168	\$340,000	\$283,000	83.2	14				
576	5719-0376	\$288,000	\$270,000	93.8	14				
580	5719-0491	\$605,000	\$570,800	94.3	14				
582	5719-0878	\$262,000	\$228,000	87	11				
584	5719-0943	\$202,533	\$207,500	102.4	11				



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Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
586	5719-1662	\$225,000	\$180,300	80.1	14				
587	5719-1628	\$189,000	\$152,500	80.7	14				
590	5719-2207	\$222,000	\$202,300	91.1	11				
591	5719-2846	\$193,000	\$152,500	79	14				
592	5720-0175	\$450,000	\$304,000	67.6	14				Resale V79(EC13)/CHANGE IN VALUE DUE TO BUILDING PERMITS
593	5720-0177	\$335,000	\$277,600	82.8	11				CHANGE IN VALUE DUE TO PERMIT WORK AND CORRECTING GRADE
594	5720-0204	\$965,000	\$309,500	84.8	11				
595	5720-0221	\$895,000	\$763,500	76.7	11				
597	5720-0539	\$259,000	\$185,700	71.7	11				Resale V183(EC13)
598	5720-0984	\$600,000	\$413,700	69	14				
599	5720-1063	\$273,000	\$233,900	85.7	14				
600	5720-1188	\$125,000	\$109,000	67.2	14				
605	5720-1700	\$779,000	\$797,500	94.7	11				
615	5722-0927	\$264,533	\$207,600	78.5	14				
617	5722-1468	\$615,000	\$566,600	92.1	14				
622	5723-0087	\$580,000	\$438,100	75.5	12				
623	5723-0846	\$499,000	\$445,700	89.5	11				
625	5723-1670	\$148,000	\$120,900	81.7	14				
628	5723-2521	\$275,000	\$236,500	85.7	14				
629	5723-2523	\$365,000	\$305,400	83.7	11				Monday, December 12, 2016 11:25 AM WORK DONE WITHOUT PERMITS; CHANGE COND TO VG
630	5724-0050	\$3,295,000	\$2,117,900	64.3	33				
631	5724-0180	\$675,000	\$461,300	68.3	11				
635	5724-1179	\$410,000	\$288,900	70.5	11				
637	5724-1994	\$181,000	\$152,500	84.2	14				



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Ratios were created using stipulated year assessments.

Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
638	5724-2009	\$825,000	\$664,900	80.6	11				Monday, December 12, 2016 12:09 PMGRADE AND CONDITION CHANGED NO INTERIOR INSPECTIONS. MLS REVEALED RENOVATIONSAND UPGRADES NOT PREVIOUSLY ASSESSED
839	5724-2224	\$55,000	\$36,300	66	18				
641	5724-2366	\$350,000	\$276,000	78.9	14				
642	5725-0081	\$292,533	\$271,700	92.9	11				
643	5725-0188	\$12,000	\$9,900	82.5	18				
645	5725-0914	\$535,000	\$366,600	68.5	14				
647	5725-1011	\$489,000	\$391,900	80.1	14				
649	5725-1438	\$305,000	\$240,900	79	11				
650	5725-1916	\$193,000	\$197,000	102.1	11				
651	5725-1967	\$529,000	\$310,200	58.6	14				
652	5725-2698	\$198,533	\$157,800	79.5	14				
654	5725-2903	\$215,000	\$193,300	89.9	14				
655	5726-0160	\$260,000	\$226,900	87.3	14				
661	5726-1656	\$860,000	\$836,900	98.7	35				
662	5726-1962	\$489,000	\$512,100	104.7	14				CHANGE IN VALUE DUE TO NEW CONDO FOR 2016
663	5726-2296	\$825,000	\$607,200	73.6	14				
664	5726-2527	\$487,800	\$451,500	92.6	11				
665	5727-0182	\$589,000	\$491,800	83.5	11				UPYR/CHANGE IN VALUE DUE TO BUILDING PERMIT- WORK DONE BY BUYER
667	5727-0270	\$515,000	\$409,300	79.5	11				Monday, December 12, 2016 5:41 PMINTERIOR UPGRADES NO ENTRY ON 2015 PERMITS. MLS REVEALS IMPROVEMENTS QUALITY TO B+ GRADE IN COMPARISON TO OTHERS.
669	5727-1565	\$560,000	\$515,700	92.1	11				
671	5727-2618	\$417,000	\$324,900	77.9	14				CHANGE IN VALUE DUE TO CORRECTION OF DATA - ADDED CENTRAL A/C FROM MLS LISTING # 4494737
675	5728-2999	\$630,000	\$632,800	100.4	11				



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Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
676	5729-0001	\$625,000	\$555,400	86.9	11				
677	5729-0024	\$910,000	\$809,300	88.9	11				
678	5729-0092	\$149,933	\$120,900	80.6	14				
679	5729-0094	\$157,000	\$120,900	77	14				
680	5729-0159	\$470,000	\$342,700	72.9	12				
681	5729-2277	\$380,000	\$294,900	77.6	11				
683	5730-0272	\$282,400	\$319,100	113	11				UPYR/CHANGE IN VALUE DUE TO BUILDING PERMITS AFTER THE SALE
685	5730-0348	\$56,000	\$73,500	131.2	44				
686	5730-0561	\$335,000	\$298,700	89.2	11				
697	5731-0560	\$559,933	\$436,000	77.9	11				
698	5731-1039	\$370,000	\$299,400	80.9	11				VALUE CHANGE DUE TO SALE VERIFICATION/INSPECTION- ADDED 3RD BEDRM & CHANGED GRADE- WORK DONE NO PERMITS-
699	5731-1076	\$325,000	\$358,900	110.4	11				
701	5731-1741	\$345,000	\$320,300	92.8	14				CHANGE IN VALUE DUE TO NEW CONDO FOR 2016
702	5731-1764	\$990,000	\$333,900	85.6	11				
703	5731-1932	\$685,000	\$493,100	72	11				Tuesday, December 15, 2016 4:18 PM - TOTAL INTERIOR REMODEL CORRECTED GRADE AND CONDITION.
710	5732-2777	\$820,000	\$872,600	105.4	11				
711	5733-0507	\$1,000,000	\$798,400	79.8	33				
716	5733-1500	\$390,000	\$327,400	84	11				
717	5733-1649	\$875,000	\$802,000	91.7	14				CHANGE IN VALUE DUE TO NEW CONDO FOR 2016
718	5733-1911	\$681,000	\$519,000	76.2	14				
719	5733-2421	\$192,533	\$135,400	70.3	14				
721	5734-1303	\$700,000	\$581,900	83.1	11				CHANGE IN VALUE DUE TO BUILDING PERMITS BEFORE THE SALE- CONVERT GARAGE TO LIVING AREA
723	5734-2446	\$209,000	\$197,200	94.4	14				
725	5735-0976	\$420,000	\$320,400	76.3	11				



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Included Sales									
Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
727	5736-0277	\$680,000	\$563,000	82.8	11				
728	5736-0568	\$407,000	\$357,700	87.9	12				
729	5736-0885	\$150,000	\$120,900	80.6	14				
730	5736-1573	\$420,533	\$325,200	77.3	11				CHANGE IN VALUE DUE TO CORRECTION OF DATA- ADDED FINISHED BASEMENT & BATHROOM PER MLS LISTING
735	5737-0146	\$295,000	\$262,300	88.9	11				
737	5737-0935	\$277,533	\$213,000	76.8	14				
736	5737-1736	\$345,000	\$246,000	71.3	11				
738	5737-2236	\$900,000	\$1,006,300	111.8	11				CHANGE IN VALUE DUE TO CORRECTION OF DATA DURING SALE REVIEW- ADDED 1 BATH PER LISTING
741	5737-2927	\$215,000	\$282,500	131.4	12				Resale V873(EC89)
743	5738-0898	\$300,000	\$289,200	96.4	11				
745	5738-2908	\$216,533	\$193,600	89.4	14				
747	5738-2965	\$260,000	\$252,400	90.1	11				
748	5739-0036	\$138,533	\$117,100	84.5	14				
749	5739-0039	\$395,000	\$311,800	81	14				
750	5739-0227	\$425,000	\$374,300	88.1	14				
751	5739-1036	\$521,800	\$375,100	71.9	12				
753	5739-1572	\$265,000	\$189,700	71.6	14				
756	5740-0529	\$339,000	\$272,000	80.2	11				
762	5740-2316	\$350,000	\$282,700	80.8	14				
764	5741-0660	\$69,933	\$55,500	79.4	18				Resale V175(EC33)
769	5741-1957	\$234,533	\$199,000	84.8	11				
770	5741-2857	\$220,000	\$153,100	69.5	44				
771	5742-0043	\$650,000	\$519,900	80	12				CHANGE IN VALUE DUE TO CORRECTION OF DATA FROM MLS REVIEW- CHANGED GRADE FOR QUALITY OF FINISHES CHANGE CONDITON FOR UPDATES NOT PREVIOUSLY ASSSSED NO INTERIOR INSPECTIONS PRIOR TO SALE.



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Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Tr/m	Notes
774	5742-0681	\$440,000	\$386,800	87.9	44				
776	5742-1338	\$193,000	\$152,500	79	14				
778	5742-2642	\$650,000	\$471,000	72.5	11				CHANGE IN VALUE DUE TO CORRECTION OF DATA BASED ON UPDATED MLS RENTAL LISTING- REMOVED ONE HALF BATH.
780	5743-0126	\$1,096,000	\$972,500	88.8	11				CHANGE IN VALUE DUE TO CORRECTION OF DATA DURING SALES REVIEW- ADDED ONE BATH
782	5743-1113	\$200,933	\$152,500	75.9	14				
783	5743-1230	\$802,733	\$746,600	93	14				CHANGE IN VALUE DUE TO NEW CONDO FOR 2017
791	5743-2256	\$3,535,000	\$2,619,800	74.1	34				
792	5743-2737	\$695,000	\$664,800	95.7	11				
793	5743-2762	\$685,000	\$655,700	81.1	11				
794	5743-2851	\$673,133	\$512,200	76.1	12				
796	5744-0531	\$310,000	\$299,700	77.3	11				Resale V345(EC:37)/CHANGE IN VALUE DUE TO BUILDING PERMITS- KITCHEN/BATH REMODEL DONE BY THE SELLER
801	5745-0117	\$195,000	\$152,500	78.2	14				
804	5745-1594	\$339,000	\$321,600	94.9	11				
808	5746-2591	\$385,000	\$337,800	87.7	14				
809	5747-0039	\$639,000	\$506,200	79.2	11				
811	5747-0876	\$310,000	\$283,700	91.5	14				
812	5747-1635	\$575,000	\$534,700	93	14				
814	5747-2937	\$594,933	\$428,600	72	11				
815	5748-0212	\$1,550,000	\$1,410,700	91	11	70			
817	5748-0286	\$400,000	\$307,300	76.8	11				CHANGE IN VALUE DUE TO CORRECTION OF DATA-MLS REVIEW- KITCHEN/BATH/ELECTRIC UPDATES DONE WITHOUT PERMITS
818	5748-0734	\$595,000	\$446,900	75.1	11				CHANGE IN VALUE DUE TO CORRECTION OF DATA- ADDED 1 BATH & 1 SINK (EXTRA FIXTURE) PER MLS LISTING/PHOTOS
821	5748-1581	\$192,000	\$188,700	98.3	14				



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Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
822	5748-2218	\$1,630,000	\$1,494,500	91.7	14				CHANGE IN VALUE DUE TO NEW CONDO FOR 2016
824	5702-2023	\$1,300,000	\$1,182,500	91	11				
825	5748-2B38	\$193,000	\$152,500	79	14				
826	5749-0064	\$262,000	\$192,500	73.5	14				
828	5749-2361	\$154,933	\$129,900	83.8	14				
836	5750-1898	\$175,000	\$152,500	87.1	14				
840	5751-1100	\$457,600	\$371,300	81.1	14				
841	5751-1102	\$196,000	\$152,500	77.8	14				
851	5751-1564	\$599,933	\$389,600	64.9	14				
854	5751-2745	\$327,933	\$316,200	96.4	14				
856	5752-0133	\$320,000	\$250,700	78.3	11				
861	5752-2064	\$300,000	\$252,500	84.2	11				12 Cleveland Street is 2 streets over and down a few
863	5752-2949	\$775,000	\$714,100	92.1	14				CHANGE IN VALUE DUE TO NEW CONDO FOR 2016
864	5753-0117	\$466,000	\$378,000	81.1	14				
865	5753-0193	\$555,000	\$468,100	84.3	11				
866	5753-1385	\$376,000	\$305,200	81.4	14				
868	5753-1558	\$508,000	\$394,600	76.7	12				Thursday, December 15, 2016 2:37 PM CHANGE GRADE IN ORDER TO BE CONSISTENT WITH SIMILAR PROPERTIES.
870	5753-2104	\$480,000	\$405,800	84.5	11				
871	5753-2159	\$588,000	\$444,700	75.6	11				
872	5754-0074	\$365,000	\$261,600	71.7	14				
887	5755-0916	\$550,000	\$447,400	81.4	11				
889	5755-1804	\$479,933	\$426,700	88.7	14				
890	5755-1856	\$333,000	\$260,000	78.1	14				
891	5755-2501	\$360,000	\$318,400	88.4	11				
892	5756-0068	\$320,000	\$247,400	77.3	11				



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Date Range: 10-01-2015 through 09-30-2016

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Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
895	5756-1671	\$1,450,000	\$1,111,400	76.6	11				CHANGE IN VALUE DUE TO CORRECTION OF GRADE FROM SALES/MLS REVIEW- REVEALED RENOVATIONS MUCH MORE EXTENSIVE THAN ORIGINALLY THOUGHT
896	5756-1743	\$235,000	\$203,600	86.6	14				
897	5756-1782	\$700,000	\$586,400	83.8	11				CHANGE IN VALUE DUE TO BUILDING PERMITS/HOME RENOVATION
898	5756-2006	\$604,000	\$444,000	73.5	12				
902	5757-0061	\$642,000	\$462,200	72	14				
906	5757-1203	\$270,000	\$257,400	95.3	14				CHANGE IN VALUE DUE TO NEW CONDO CONSTRUCTION FOR 2016
907	5757-1628	\$312,400	\$311,400	99.7	11				CHANGE IN VALUE DUE TO CORRECTION OF BATHROOMS/BEDROOMS PER MLS LISTING
908	5757-2083	\$735,000	\$590,800	80.4	11				CHANGE IN VALUE DUE TO BUILDING PERMITS- COMPLETION OF GARAGE DONE BY THE SELLER
914	5753-2651	\$400,000	\$410,400	102.6	11				

Excluded Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	EX	Notes
6	5659-0082	\$689,400	\$865,500	125.5	44			13	Improvements +/- (Post Sale/PreAssmt) - Be PURCHASE PRICE DID NOT INCLUDE UPGRADES & FINISHES-
9	5659-0886	\$281,800	\$284,200	100.8	14			33	Landlord/Tenant as Grantor/Grantee APPEARS TO BE A TENANT SALE -NO LISTINGS FOUND- NO RESPONSE FROM SALE LETTER OR PHONE CALL
11	5659-1661	\$160,000	\$187,400	117.1	44			15	Improvements +/- Incomplete at Assmt date OPEN PERMITS AT ASSESSMENT DATE
18	5660-0641	\$1,000,000	\$868,200	86.8	13			15	Improvements +/- Incomplete at Assmt date 68% COMPLETE AS OF 4/1/2016
21	5660-2802	\$315,000	\$413,000	131.1	11			13	Improvements +/- (Post Sale/PreAssmt) - Be Resale V495/SUBSTANTIAL WORK DONE AFTER THE SALE & RESOLD MAY 2, 2016 (VERNO 495- THE LATER SALE IS VALID)
25	5661-1539	\$500,000	\$1,550,100	310	44			21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately NO LISTINGS FOUND- NO FINANCING- LIKELY A PACKAGE DEAL
28	5661-2596	\$375,000	\$361,200	96.3	14			38	Family/Relatives/Affil as Grantor/Grantee NO LISTINGS- PARTIES ARE LIKELY RELATED- NO RESPONSE FROM SALES VERIFICATION LETTER- PENDING RESPONSE FROM PRIOR LISTING AGENT



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Excluded Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	EX	Notes
32	5651-2948	\$382,200	\$381,200	99.7	44			33	Landlord/Tenant as Grantor/Grantee WORK DONE AFTER THE SALE- TENANT FIT UP- VALUE NOT REFLECTED IN SALE PRICE/ PURCHASED BY TENANT
35	5662-0539	\$973,200	\$966,100	101.5	14			70	Substantial seller/Buyer Cost Shifting PER REALTOR- CONCESSIONS MADE DUE TO CONSTRUCTION NOT HAVING BEEN COMPLETED IN A TIMELY FASHION- PRECONSTRUCTION CONTRACT 1 YEAR PRIOR TO CLOSING.
47	5663-0977	\$350,000	\$393,800	112.5	95			25	Insufficient market Exposure NOT ADVERTISED - PRIVATE SALE PER BUYER
50	5663-1522	\$285,000	\$253,300	88.9	11			24	Sale Between owners of Abutting Prop
51	5663-1580	\$590,000	\$622,000	105.4	11			13	Improvements +/- (Post Sale/PreAssmt) - Be PERMITS PULLED BY THE BUYER- ADDED VALUE AFTER THE SALE
55	5663-2375	\$35,000	\$66,700	190.6	18			33	Landlord/Tenant as Grantor/Grantee Resale V304/SOLD TO MH PARK/LAND OWNER- RESOLD AS VALID SALE 2/1/2016
67	5664-1744	\$646,400	\$608,900	93.9	11			81	Estate Sale With Fiduciary Covenants See Fiduciary Deed
79	5665-2845	\$340,000	\$275,900	81.2	14			13	Improvements +/- (Post Sale/PreAssmt) - Be Resale V592/PROPERTY SOLD AGAIN JUNE 2016- RENOVATION COMPLETE PER LISTING SHEET FOR THE JUNE SALE (PERMITS PULLED AFTER THIS SALE).
83	5665-0861	\$110,000	\$120,900	109.9	14			81	Estate Sale With Fiduciary Covenants See Fiduciary Deed
84	5665-0928	\$1,333	\$289,100	21682.4	22			31	Easement QUITCLAIM DEED BY CITY REGARDING SEWER EASEMENT- STAMPS ARE MINIMUM STAMPS PAID BY GRANTEE AS CITY IS EXEMPT
87	5666-1939	\$375,000	\$322,400	86	11			81	Estate Sale With Fiduciary Covenants See Fiduciary Deed
88	5666-1988	\$508,000	\$506,800	99.8	14			81	Estate Sale With Fiduciary Covenants
89	5667-0041	\$260,000	\$160,400	61.7	12			13	Improvements +/- (Post Sale/PreAssmt) - Be
90	5667-0584	\$265,533	\$279,700	105.3	11			81	Estate Sale With Fiduciary Covenants
97	5667-2939	\$113,000	\$275,600	243.9	11			27	Less than 100% Interest Transferred 1/2 UNDIVIDED INTEREST PER DEED
99	5668-0022	\$130,000	\$121,700	93.6	14			24	Sale Between owners of Abutting Prop BUYER OWNS 222-21-72- PER PHONE CALL WITH OWNER- SHE APPROACHED THE OWNER OF THIS CONDO AND MADE AN OFFER- WAS A PRIVATE SALE



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Excluded Sales									
Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	EX	Notes
101	5668-0326	\$1,675,000	\$1,652,000	98.6	14			13	Improvements +/- (Post Sale/PreAssmt) - Be PROPERTY SOLD AS EMPTY SHELL- IMPROVEMENTS MADE AFTER THE SALE
106	5668-1923	\$480,133	\$414,800	86.4	33			40	Business Affiliates as Grantor/Grantee BUYER AND SELLER HAVE THE SAME ADDRESS & NAMES ON FILE (MICHAEL LABRIE)
107	5668-1925	\$321,538	\$288,000	89.6	23			40	Business Affiliates as Grantor/Grantee BUYER & SELLER HAVE THE SAME ADDRESS AND NAMES
111	5669-0559	\$382,533	\$301,000	78.7	11			25	Insufficient market Exposure NO LISTINGS FOUND- NO RESPONSE TO SALE VERIFICATION & FIELD VISIT- SUSPECT SELLER RENOVATED WITHOUT PROPER PERMITS
114	5669-0667	\$2,600,000	\$2,060,000	79.2	33			15	Improvements +/- Incomplete at Assmt date 45% COMPLETE AS OF 4/1/2016
117	5669-1467	\$250,000	\$336,800	134.7	11			13	Improvements +/- (Post Sale/PreAssmt) - Ba RESALE V 414 MARCH 2016 WILL BE VALID SALE
120	5670-0091	\$740,000	\$633,700	85.6	11			13	Improvements +/- (Post Sale/PreAssmt) - Ba PERMITS PULLED BY THE BUYER AFTER THE SALE
121	5670-1115	\$900,000	\$256,400	28.7	33			13	Improvements +/- (Post Sale/PreAssmt) - Be BUILDINGS DEMOLISHED BY BUYER
125	5671-0416	\$339,933	\$309,800	91.1	14			38	Family/Relatives/Affil as Grantor/Grantee SAME NAME & PER E-FILED PA34
132	5671-0902	\$13,000	\$16,300	125.4	18			25	Insufficient market Exposure NO LISTINGS FOUND & PA34 STATES THERE WERE CIRCUMSTANCES AFFECTING SALE PRICE- BUT REASON IS NOT SPECIFIED
137	5671-2253	\$275,000	\$318,900	116	11			38	Family/Relatives/Affil as Grantor/Grantee PER SALE VERIFICATION LETTER
138	5672-0091	\$725,000	\$605,000	111	11			36	Relig/Char/edu as Grantor/Grantee SOLD BY A CHURCH- PREVIOUSLY EXEMPT/Also EC13/BUYER PULLED PERMITS
143	5672-1445	\$15,000	\$28,100	187.3	18			39	Landlord/Tenant as Grantor/Grantee TENANT SOLD TO LAND OWNER (MH PARK)
148	5672-2110	\$200,000	\$264,700	132.4	11			15	Improvements +/- Incomplete at Assmt date 10% COMPLETE
155	5673-2263	\$1,420,000	\$2,031,600	143.1	33			40	Business Affiliates as Grantor/Grantee SELLER AND BUYER SAME - JOSE SALEMA
166	5673-2266	\$1,000,000	\$526,500	52.6	33			40	Business Affiliates as Grantor/Grantee BUYER AND SELLER ARE THE SAME.
158	5674-0254	\$150,000	\$280,600	187.1	44			21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately PACKAGE DEAL/PRIVATE SALE- WORD OF MOUTH FROM CONDO ASSOCIATION MEETING



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Excluded Sales

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163	5674-2617	\$432,533	\$393,700	91	14			13	Improvements +/- (Post Sale/PreAssmt) - Be OTHER WORK DONE PRIOR TO SALE WITH NO PERMITS AND ADDITIONAL WORK DONE AFTER THE SALE BUT BEFORE THE ASSESSMENT DATE
171	5676-0185	\$482,533	\$327,600	67.9	44			33	Landlord/Tenant as Grantor/Grantee SEE ATTACHED SALE VERIFICATION LETTER- NOT ADVERTISED
175	5676-0977	\$40,000	\$55,500	138.8	18			33	Landlord/Tenant as Grantor/Grantee Resale V764/SOLD TO LANDOWNER/PARK
183	5677-2496	\$210,000	\$185,700	88.4	11			13	Improvements +/- (Post Sale/PreAssmt) - Be Resale V597
184	5677-2893	\$205,000	\$266,800	130.2	11			99	Unclassified Exclusion Property not inhabitable/MARKETED AS A TEAR DOWN, CASH ONLY SALE- SEE ATTACHED LISTING SHEET
192	5678-2326	\$390,000	\$414,800	106.4	11	70		13	Improvements +/- (Post Sale/PreAssmt) - Be BUYER PULLED MULTIPLE PERMITS- WORK PARTIALLY COMPLETE AS OF 4/1/2016
195	5679-0331	\$2,950,000	\$2,864,700	97.8	44			13	Improvements +/- (Post Sale/PreAssmt) - Be TENANT FIT UP NOT INCLUDED IN SALE PRICE
196	5679-0346	\$250,000	\$258,900	103.6	11			13	Improvements +/- (Post Sale/PreAssmt) - Be WORK PARTIALLY COMPLETE AS OF 4/1/2016
202	5679-2337	\$282,533	\$261,800	92.7	11			13	Improvements +/- (Post Sale/PreAssmt) - Be BUYER PULLED PERMITS AFTER THE SALE AND IMPROVEMENTS PARTIALLY COMPLETE AS OF 4/1/2016
205	5680-0149	\$570,000	\$574,300	100.8	11			3B	Family/Relatives/Affil as Grantor/Grantee SEE ATTACHED- NOT ADVERTISED & NEIGHBOR IS UNCLE OF BUYER
215	5680-1638	\$100,000	\$226,400	226.4	11			13	Improvements +/- (Post Sale/PreAssmt) - Be MARKETED AS A TEAR DOWN- SEE ATTACHED LISTING/ NEW CONSTRUCTION AFTER TEAR DOWN
224	5681-2254	\$1,300,000	\$1,442,500	111	44			69	Assumed Lease With Unknown Terms DEED IS FOR BUILDING & IMPROVEMENTS ONLY- GRANTEE ALSO ASSUMED GRANTOR'S INTEREST IN THE GROUND LEASE
230	5682-0483	\$790,000	\$1,031,000	130.5	33			33	Landlord/Tenant as Grantor/Grantee BUYER WAS TENANT AS EVIDENCED BY CORPORATION FILING LONG BEFORE PURCHASES- USING THE PROPERTY ADDRESS FOR ITS ADDRESS- PLEASE SEE ATTACHED
233	5682-0735	\$620,000	\$613,500	99	11			3B	Family/Relatives/Affil as Grantor/Grantee BUYER AND SELLER ARE BOTH ON THE NEW MORTGAGE - SEE BOOK 5682 PAGE 737- NO LISTINGS- PRIVATE SALE



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Excluded Sales

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241	5683-2085	\$475,000	\$484,300	102	14			24	Sale Between owners of Abutting Prop PRIVATE SALE BETWEEN NEIGHBORS- BUYER OWNS THE OTHER UNITS- NOT ADVERTISED PER JAMES NOUCAS, TRUSTEE
242	5683-2211	\$150,000	\$348,100	232.1	14			38	Family/Relatives/Affil as Grantor/Grantee SAME PARTIES
243	5683-2507	\$370,000	\$479,300	129.5	11	73		15	Improvements +/- Incomplete at Assmt date PERMITS NOT COMPLETE AS OF 4/1/2016/ COMP ONLY LISTING- AS IS CASH ONLY- NOT MARKET READY
246	5684-0513	\$450,000	\$512,500	113.9	12			81	Estate Sale With Fiduciary Covenants
275	5686-1145	\$412,533	\$590,500	143.1	44			25	Insufficient market Exposure NO LISTINGS FOUND- SAME BUYER AND SELLER FOR BOTH CONDO UNITS IN THE BUILDING, SEE Verno 276/ BUYER AT 100 MARKET ST
276	5686-1147	\$412,533	\$485,400	117.7	44			25	Insufficient market Exposure NO LISTINGS FOUND- SAME BUYER & SELLER FOR BOTH CONDO UNITS IN THE BUILDING, SEE Verno 275/ BUYER AT 100 MARKET ST
277	5686-1473	\$20,000	\$167,800	839	18			33	Landlord/Tenant as Grantor/Grantee SOLD TO LANDOWNER/PARK
282	5686-1733	\$1,450,000	\$1,268,900	87.5	14			40	Business Affiliates as Grantor/Grantee
289	5687-0876	\$259,000	\$307,600	118.8	14			89	Resale In EQ Period SEE Verno 472
297	5688-0841	\$22,905,000	\$9,492,300	41.4	33			21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately PART OF A LARGER SCALE ACQUISITION BUT SEPARATE DEEDS- THE SAME COMPANY PURCHASED OTHER SIMILAR PROPERTIES FROM THE SAME SELLER ON THE SAME DAY IN DANVILLE NH (BK5688 PG846), KINGSTON NH (PG851), HAMPTON FALLS (BK855)
299	5688-2332	\$480,000	\$524,700	109.3	11			38	Family/Relatives/Affil as Grantor/Grantee PER PA34
302	5689-0279	\$50,000	\$63,900	127.8	18			81	Estate Sale With Fiduciary Covenants
305	5689-0877	\$75,000	\$73,200	97.6	11			24	Sale Between owners of Abutting Prop
306	5689-0881	\$75,000	\$73,200	97.6	19			24	Sale Between owners of Abutting Prop
327	5690-2830	\$10,000	\$86,300	863	18			33	Landlord/Tenant as Grantor/Grantee SOLD TO LANDOWNER/PARK
336	5692-0983	\$343,000	\$522,300	152.3	11			81	Estate Sale With Fiduciary Covenants See Fiduciary Deed
345	5693-1470	\$145,000	\$194,000	133.8	11			37	Financial Entity as Grantor/Grantee Resale V796



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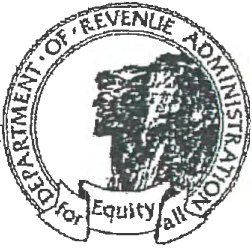
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Excluded Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	EX	Notes
347	5693-2060	\$200,000	\$267,600	133.8	11			38	Family/Relatives/Affil as Grantor/Grantee
348	5694-0289	\$750,000	\$708,000	94.4	44			25	Insufficient market Exposure CONDO UNIT SWAP WITHIN SAME COMPLEX- NOT MARKETED- SEE ATTACHED SALE VERIF FORM FOR OTHER UNIT & PA34
349	5694-0310	\$500,000	\$447,300	89.5	44			25	Insufficient market Exposure CONDO UNIT SWAP WITHIN SAME COMPLEX- NOT MARKETED- SEE SALE VERIFICATION FORM & PA34 FOR OTHER UNIT ON Verno 348
355	5694-1893	\$905,000	\$1,087,500	120.2	11			13	Improvements +/- (Post Sale/PreAssmt) - Be DEMOLISHED EXISTING HOUSE AFTER THE SALE- BUILT NEW HOUSE
365	5696-0909	\$285,000	\$477,500	167.5	12			38	Family/Relatives/Affil as Grantor/Grantee ONE OWNER SOLD HIS SHARE TO THE OTHER OWNER
367	5696-1591	\$530,000	\$464,300	87.6	14			81	Estate Sale With Fiduciary Covenants See Fiduciary Deed
368	5696-1598	\$375,000	\$285,300	76.1	14			38	Family/Relatives/Affil as Grantor/Grantee BUYERS LIVE AT 59 DEER ST UNIT 519, NOT ADVERTISED
384	5698-1910	\$240,000	\$247,400	103.1	11			13	Improvements +/- (Post Sale/PreAssmt) - Be CONVEYED THE LOT WITH SUBDIVISION APPROVALS PENDING
399	5700-2306	\$16,850,000	\$9,276,500	55	33			67	Unkn Value of Personal/Non-Taxable Prop HOTEL SALE- UNABLE TO VERIFY IF PERSONAL PROPERTY INCLUDED/ UNABLE TO VERIFY IF SALE PRICE INCLUDED REAL ESTATE ONLY IN THIS HOTEL SALE
410	5701-2287	\$352,000	\$328,400	93.3	11			38	Family/Relatives/Affil as Grantor/Grantee
428	5702-2852	\$800,000	\$841,600	105.2	25			33	Landlord/Tenant as Grantor/Grantee THE BUYER IS A COOPERATIVE MADE UP OF THE TENANTS OF THE PROPERTY- NO LISTINGS FOUND
444	5704-2499	\$285,000	\$272,400	95.6	11			81	Estate Sale With Fiduciary Covenants See Fiduciary Deed
461	5706-2668	\$220,533	\$213,600	96.9	11			81	Estate Sale With Fiduciary Covenants See Fiduciary Deed
468	5707-2929	\$540,000	\$514,100	95.2	14			99	Unclassified Exclusion HUSBAND & WIFE EACH SEPARATELY PURCHASED BOTH UNITS 1 & 2- SEE VERNO 469
469	5707-2931	\$420,000	\$396,300	94.4	14			99	Unclassified Exclusion HUSBAND & WIFE EACH PURCHASED BOTH UNITS 1 & 2 SEPARATELY- SEE VERNO 469
471	5708-2323	\$310,000	\$318,400	102.7	11			81	Estate Sale With Fiduciary Covenants See Fiduciary Deed



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Excluded Sales

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479	5709-1962	\$955,000	\$814,800	85.3	11			38	Family/Relatives/Affil as Grantor/Grantee Neighbors/across street and down 1 house
481	5709-2325	\$1,850,000	\$440,200	23.8	45			24	Sale Between owners of Abutting Prop PURCHASED BY ABUTTER (MILPORT APTS). SALE PRICE ALLOCATED IN CO- STAR/ UNITS B1 & F1
485	5710-0018	\$162,533	\$247,400	152.2	11			12	Subdivided Post Asmt/Pre Sale SUB AFTER 4/1/2016- PORTION WITH BUILDING SOLD
492	5710-1846	\$225,000	\$327,100	145.4	11			81	Estate Sale With Fiduciary Covenants Warranty Deed Probate#318-2016-ET-00053/ COMPLETE GUT/REMODEL- RESOLD 10/24/16
493	5710-1867	\$250,000	\$385,800	154.3	12			38	Family/Relatives/Affil as Grantor/Grantee
504	5711-2954	\$361,867	\$361,900	100	12			40	Business Affiliates as Grantor/Grantee SAME PARTIES
505	5711-2966	\$256,933	\$256,900	100	11			40	Business Affiliates as Grantor/Grantee SAME PARTIES
523	5714-0242	\$790,000	\$1,504,300	190.4	11			12	Subdivided Post Asmt/Pre Sale UNIT 2B SOLD- NOT ASSESSED FOR 2016
529	5715-2106	\$1,570,000	\$3,054,700	194.6	33			66	Complex Commercial Sale SALE WAS FROM BULK PORTFOLIO REIT. PROPERTY ALLOCATED TO GRAMERCY PROPERTY TRUST PORTFOLIO ON 12/17/2015 FOR 2,382,000 PER COSTAR
530	5715-2195	\$149,933	\$129,900	86.6	14			81	Estate Sale With Fiduciary Covenants See Fiduciary Deed
546	5716-2976	\$285,000	\$303,800	106.6	44			21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately UNITS 214 & 215- MARKETED TOGETHER MLS #4399345
549	5717-0800	\$90,000	\$74,200	82.4	18			81	Estate Sale With Fiduciary Covenants See Fiduciary Deed
552	5717-1287	\$319,000	\$317,700	99.6	12			81	Estate Sale With Fiduciary Covenants See Fiduciary Deed
578	5719-0435	\$130,000	\$121,600	93.5	14			24	Sale Between owners of Abutting Prop
588	5719-1631	\$222,000	\$201,000	90.5	11			81	Estate Sale With Fiduciary Covenants Probate #318-2015-ET-01708
589	5719-1650	\$3,000,000	\$1,217,200	40.6	11			99	Unclassified Exclusion Spoke with buyers agent. This property was not on the open market buyer made a generous offer to property owner who was not in the market to sell.
596	5720-0499	\$595,000	\$543,200	81.3	14			38	Family/Relatives/Affil as Grantor/Grantee NOT LISTED & BUYER OWNS TWO OTHER UNITS IN THE BUILDING
602	5720-1413	\$10,000	\$29,600	296	18			33	Landlord/Tenant as Grantor/Grantee SOLD TO LANDOWNER/PARK



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Verno	Book Page	Safe Price	Assessed Vaue	Ratio	PC	MC	SC	EX	Notes
616	5722-1370	\$335,000	\$345,800	103.2	11			81	Estate Sale With Fiduciary Covenants See Fiduciary Deed
639	5724-0922	\$200,000	\$324,000	162	11			21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately SEPARATE DEEDS BUT MARKETED TOGETHER- METHOD OF PRICE ALLOCATION TO THIS OR THE OTHER ABUTTING PROPERTY UNKNOWN- ALSO 0128-0006-0000
634	5724-1161	\$600,000	\$585,400	97.6	11			21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately SEPARATE DEEDS BUT MARKETED TOGETHER- METHOD OF PRICE ALLOCATION TO THIS OR THE OTHER ABUTTING PROPERTY UNKNOWN- ALSO 0128-0006-0000
640	5724-2226	\$190,000	\$209,200	110.1	14			36	Relig/Char/edu as Grantor/Grantee See Charity List
646	5725-0978	\$725,000	\$555,900	76.7	33			38	Family/Relatives/Affil as Grantor/Grantee FRIEND OF A FRIEND PER BUYER
648	5725-1196	\$1,389,000	\$8,795,600	633.2	13			12	Subdivided Post Asmt/Pre Sale NEW CONDOS FOR 2017, NOT YET ASSESSED, UNIT D202 IN THIS DEED
653	5725-2775	\$9,067	\$45,200	498.5	24			24	Sale Between owners of Abutting Prop
656	5726-0255	\$134,933	\$120,900	89.6	14			81	Estate Sale With Fiduciary Covenants 147 DAYS TO CLOSE WHEN UNDER CONTRACT
666	5727-0205	\$225,000	\$178,400	79.3	11			89	Resale in EQ Period Resale V334
672	5727-2643	\$240,000	\$240,600	100.2	14			81	Estate Sale With Fiduciary Covenants GRANTEE IS HEIR TO THE ESTATE PER DEED & SALE NOT ADVERTISED
673	5728-0844	\$400,000	\$226,400	56.6	11			14	Improvements +/- (Post Assmt/Pre Sale) DEMO & NEW CONSTRUCTION
674	5728-1430	\$3,333	\$759,000	22770	14			38	Family/Relatives/Affil as Grantor/Grantee
682	5729-2666	\$660,133	\$625,400	94.7	15			12	Subdivided Post Asmt/Pre Sale SALE OF DUPLEX- ASSESSED AS CONDOS FOR 2016
684	5730-0297	\$375,000	\$348,800	93	14			24	Sale Between owners of Abutting Prop ALSO OWNS 58 DEER ST #515- BUYER IS SELLING AGENT
691	5730-2264	\$384,000	\$332,300	86.5	44			24	Sale Between owners of Abutting Prop SOLD TO OWNER AT UNIT#303, NOT LISTED
692	5730-2417	\$150,000	\$136,900	81.3	14			33	Landlord/Tenant as Grantor/Grantee CONDO UNIT SOLD TO ASSOCIATION- NOT LISTED
693	5730-2716	\$2,100,000	\$8,795,600	418.8	14			12	Subdivided Post Asmt/Pre Sale UNIT D301 CONDOMINIUMIZED AFTER 4/1- NOT ASSESSED YET



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Excluded Sales										
Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	EX	Notes	
696	5731-0541	\$501,000	\$340,600	68	11			25	Insufficient market Exposure REALTOR STATE SOLD OUTSIDE OF MLS NO ON OPEN MARKET	
700	5731-1423	\$537,800	\$485,900	90.4	11			14	Improvements +/- (Post Assmt/Pre Sale) CHANGE IN VALUE DUE TO BUILDING PERMITS & CHANGE IN USE AFTER SALE TO A TWO-FAMILY	
706	5732-1317	\$999,000	\$8,795,600	880.4	14			12	Subdivided Post Assmt/Pre Sale NEW CONDO UNIT FOR 2017 #C202	
707	5732-2549	\$370,000	\$434,900	117.5	11			38	Family/Relatives/Affil as Grantor/Grantee FAMILY SALE PER EFILED & HANDWRITTEN PA34	
714	5733-1050	\$11,000,000	\$8,661,600	78.7	44			22	Indeterminate Price/Consideration POSSIBLE TRANSFER OF FF&E INCLUDED- LEASED FEE TRANSFER	
720	5733-2781	\$162,533	\$247,400	152.2	11			12	Subdivided Post Assmt/Pre Sale SUBDIVIDED AFTER 4/1- EXISTING HOME & SMALLER LOT SOLD ON THIS DEED	
722	5734-2070	\$745,000	\$513,700	69	11			33	Landlord/Tenant as Grantor/Grantee	
724	5735-0971	\$1,099,000	\$8,795,600	800.3	13			12	Subdivided Post Assmt/Pre Sale NEW CONDO UNIT C201	
731	5735-2420	\$325,000	\$265,200	81.6	44			24	Sale Between owners of Abutting Prop BUYER OWNS UNIT #105 ALSO	
733	5736-2728	\$130,000	\$109,000	83.8	14			38	Family/Relatives/Affil as Grantor/Grantee NON-MARKET TRUST SALE- TO AN IRREVOCABLE TRUST- GRANTOR IS TRUSTEE	
734	5736-2730	\$130,000	\$109,000	83.8	14			38	Family/Relatives/Affil as Grantor/Grantee NON MARKET TO A TRUST- GRANTOR IS TRUSTEE	
736	5737-0910	\$1,690,000	\$1,656,800	98	14			14	Improvements +/- (Post Assmt/Pre Sale) COMPLETION OF UNIT AFTER THE PURCHASE	
740	5737-2364	\$210,000	\$217,700	103.7	11			37	Financial Entity as Grantor/Grantee	
745	5738-2826	\$145,000	\$120,300	83	14			38	Family/Relatives/Affil as Grantor/Grantee PRIVATE ABUTTER SALE PER SALE VERIFICATION LETTER	
757	5740-0674	\$6,091,533	\$3,716,800	61	57			14	Improvements +/- (Post Assmt/Pre Sale) NEW CONDOS FOR 2017/ BUYER & SELLER ARE BUSINESS AFFILIATES	
759	5740-1864	\$355,000	\$275,700	77.7	11			25	Insufficient market Exposure PRIVATE NON-MARKET TRANSACTION PER BUYER PHONE CALL- I SPOKE WITH PAULINE SIMEONOV VIA PHONE 12/14/2016	
760	5740-1954	\$1,275,000	\$662,900	44.2	33			37	Financial Entity as Grantor/Grantee BUILDING TO BE DEMOLISHED PER PERMIT/ POSSIBLE ALLOCATED PRICE BETWEEN TWO PARCELS- SEE Verno 761	



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Excluded Sales

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761	5740-1956	\$275,000	\$197,400	71.8	23			37	Financial Entity as Grantor/Grantee POSSIBLE PRICE ALLOCATION- SEE VERNO 760
763	5740-2859	\$245,000	\$841,000	343.3	23			45	Boundary adjustment FOR 2017
767	5741-1535	\$470,000	\$604,800	128.7	14			12	Subdivided Post Asmt/Pre Sale NEW CONDO FOR 2017- UNIT #2
781	5743-0352	\$3,000,000	\$2,447,600	81.8	33			33	Landlord/Tenant as Grantor/Grantee BUYER WAS TENANT (PORTSMOUTH KAYAK)- SEE ATTACHED CORPORATION DOCUMENT
784	5743-1251	\$390,000	\$340,800	87.4	11			31	Estate Sale With Fiduciary Covenants See Fiduciary Deed & NO LISTINGS
785	5743-1283	\$220,000	\$211,800	96.3	11			38	Family/Relatives/Affil as Grantor/Grantee NO LISTINGS- NO RESPONSE TO SALE VERIFICATION- BOTH BUYER AND SELLER ARE LISTED AT SAME ADDRESS ON BOTH THE DEED - LIKELY A FAMILY/FRIENDS SALE
786	5743-1370	\$130,000	\$120,000	92.3	14			38	Family/Relatives/Affil as Grantor/Grantee THE LP OWNS MANY UNITS IN THE COMPLEX- NOT LISTED FOR SALE
790	5743-2039	\$750,000	\$680,100	90.7	33			40	Business Affiliates as Grantor/Grantee TRANSFER IS CHANGE IN TITLE VESTING
797	5744-1214	\$1,050,000	\$800,700	76.3	12			21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately 145-34 & 35
802	5745-0324	\$275,133	\$213,000	77.4	14			38	Family/Relatives/Affil as Grantor/Grantee
806	5746-1310	\$325,000	\$330,000	101.5	11			33	Landlord/Tenant as Grantor/Grantee SEE ATTACHED
819	5748-1212	\$550,000	\$568,000	103.3	13			38	Family/Relatives/Affil as Grantor/Grantee SOLD TO DAUGHTER WHO HAD BEEN LIVING THERE FOR 20 YEARS PER SELLER PETER GARRITY PHONE CONVERSATION
827	5749-0480	\$405,000	\$707,700	174.7	14			12	Subdivided Post Asmt/Pre Sale NEW CONDO FOR 2017- UNIT #1
834	5750-1737	\$1,538,000	\$9,534,100	619.9	14			12	Subdivided Post Asmt/Pre Sale NEW CONDO FOR 2017- UNIT #301
835	5750-1842	\$747,200	\$9,534,100	1276	14			12	Subdivided Post Asmt/Pre Sale NEW CONDO FOR 2017 UNIT #205
842	5751-1440	\$12,000	\$8,354,300	69619.2	23			45	Boundary adjustment RELEASES COVENANTS ETC IN BOOK 1613 PAGE 461 PRIOR TO LOT LINE REVISION, CONSOLIDATION & SUBSEQUENT SUBDIVISION
843	5751-1443	\$16,000	\$8,354,300	52214.4	23			45	Boundary adjustment RELEASES COVENANTS ETC IN BOOK 2602 PAGE 564 PRIOR TO LOT LINE REVISION, CONSOLIDATION & SUBSEQUENT SUBDIVISION



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Excluded Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	EX	Notes
844	5751-1449	\$4,000	\$6,774,000	169350	23			45	Boundary adjustment RELEASES COVENANTS ETC IN BOOK 2641 PAGE 1271 PRIOR TO LOT LINE REVISION, CONSOLIDATION & SUBSEQUENT SUBDIVISION
845	5751-1451	\$12,000	\$8,354,300	69619.2	23			45	Boundary adjustment RELEASES COVENANTS ETC IN BOOK 1813 PAGE 461 PRIOR TO LOT LINE REVISION, CONSOLIDATION & SUBSEQUENT SUBDIVISION
846	5751-1455	\$12,000	\$6,767,400	56311.7	23			45	Boundary adjustment RELEASES COVENANTS ETC IN BOOK 5831 PAGE 2428 PRIOR TO LOT LINE REVISION, CONSOLIDATION & SUBSEQUENT SUBDIVISION
852	5751-1985	\$669,000	\$8,795,600	1314.7	14			12	Subdivided Post Asm/Pre Sale NEW CONDO FOR 2017 UNIT #C102
857	5752-0890	\$738,000	\$557,900	75.6	11			88	Resale in EQ Period Resale V429
860	5752-1983	\$200,000	\$261,100	140.6	11			24	Sale Between owners of Abutting Prop BUYER OWNS 0135-0029-0000- NO LISTED
867	5753-1479	\$481,000	\$418,100	86.9	11			37	Financial Entity as Grantor/Grantee
869	5753-1662	\$630,000	\$9,534,100	1513.4	14			12	Subdivided Post Asm/Pre Sale NEW CONDO FOR 2017- UNIT#203
873	5754-0098	\$310,000	\$282,500	91.1	12			89	Resale in EQ Period Resale V741
874	5754-0121	\$672,000	\$9,534,100	1666.8	14			12	Subdivided Post Asm/Pre Sale NEW CONDO FOR 2017 UNIT #202
876	5754-2611	\$795,000	\$574,300	72.2	11			38	Family/Relatives/Affil as Grantor/Grantee See Attached
878	5754-2631	\$12,000	\$6,774,000	56450	23			45	Boundary adjustment RELEASE OF COVENANTS ETC IN BOOK 1606 PAGE 198 PRIOR TO LOT LINE REVISION- LOT CONSOLIDATION AND SUBSEQUENT SUBDIVISION
879	5754-2636	\$16,000	\$6,774,000	42337.5	23			45	Boundary adjustment RELEASE OF COVENANTS ETC IN BOOK 2199 PAGE 434 PRIOR TO LOT LINE REVISION- LOT CONSOLIDATION AND SUBSEQUENT SUBDIVISION
880	5754-2641	\$16,000	\$6,774,000	42337.5	23			45	Boundary adjustment RELEASE OF COVENANTS ETC IN BOOK 2264 PAGE 1994 PRIOR TO LOT LINE REVISION- LOT CONSOLIDATION AND SUBSEQUENT SUBDIVISION
881	5754-2646	\$8,000	\$6,774,000	84675	23			45	Boundary adjustment RELEASE OF COVENANTS ETC IN BOOK 5534 PAGE 2070 PRIOR TO LOT LINE REVISION- LOT CONSOLIDATION AND SUBSEQUENT SUBDIVISION



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Excluded Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	EX	Notes
882	5754-2748	\$300,000	\$297,800	99.3	11			33	Landlord/Tenant as Grantor/Grantee
883	5755-0095	\$760,000	\$577,500	89.1	44			38	Family/Relatives/Affil as Grantor/Grantee BUYER & SELLER FRIENDS- BUYER ADVERTISED WITH A SIGN ON PROPERTY BUT NOT LISTED
884	5755-0219	\$10,000	\$26,900	269	18			33	Landlord/Tenant as Grantor/Grantee SOLD TO LANDOWNER/PARK
893	5756-0479	\$649,000	\$8,795,600	1355.2	44			12	Subdivided Post Asmt/Pre Sale NEW CONDO FOR 2017 UNIT #C101
894	5756-1018	\$240,000	\$274,900	114.5	14			81	Estate Sale With Fiduciary Covenants ESTATE SALE- NOT LISTED- APPEARS TO BE AN ABUTTER
899	5756-2025	\$950,000	\$646,400	68	11			81	Estate Sale With Fiduciary Covenants FIDUCIARY DEED
911	5758-0466	\$988,133	\$9,534,100	964.9	14			12	Subdivided Post Asmt/Pre Sale NEW CONDO FOR 2017- UNIT #304



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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	87.72	87.37	84.70	86.29	87.73	9.21	1.02	223	199	162	72.6%	144	88.9%	162	100%
70	Waterfront	0	0	0	0	0	0	0	4	3	3	75.0%	2	66.7%	3	100%
12	Multi Family 2-4 Units	80.04	76.84	76.68	79.33	84.25	7.73	1.01	22	18	14	68.6%	11	78.6%	13	92.9%
14	Single Res Condo Unit	85.74	86.65	83.53	85.28	86.90	8.07	1.01	202	175	158	78.2%	140	88.6%	158	100%
18	Mfg Housing Without Land	74.52	79.36	64.35	72.06	78.48	14.18	1.03	21	16	11	52.4%	8	72.7%	11	100%
22	Residential Land	0	0	0	0	0	0	0	4	2	3	75.0%	2	66.7%	3	100%
25	Mixed Use Res/Cmcl Land	0	0	0	0	0	0	0	2	2	1	50.0%	1	100%	1	100%
33	Commercial L&B	0	0	0	0	0	0	0	16	14	3	18.8%	2	66.7%	3	100%
34	Industrial L&B	0	0	0	0	0	0	0	2	1	2	100%	1	50.0%	2	100%
35	Mixed Use Res/Cmcl L&B	0	0	0	0	0	0	0	2	1	1	50.0%	0	0%	1	100%
44	Commercial Condo	81.76	87.91	78.78	83.93	87.14	7.27	0.97	29	24	11	37.9%	11	100%	9	81.8%
45	Industrial Condo	0	0	0	0	0	0	0	2	2	1	50.0%	1	100%	1	100%
73	Waterfront Influence	82.17	83.70	0	76.71	0	8.13	1.07	5	5	4	80.0%	4	100%	4	100%
74	View Influence - Positive	0	0	0	0	0	0	0	1	1	1	100%	1	100%	1	100%
AA	Any & All	86.20	86.58	83.52	84.93	86.08	9.46	1.01	545	463	367	67.3%	321	87.5%	366	99.7%
GC1	Area Improved Res	86.10	86.58	84.35	85.46	86.51	9.09	1.01	470	410	345	73.4%	303	87.8%	344	99.7%
GC2	Area Improved Non-Res	84.23	83.56	71.97	77.89	83.40	13.26	1.08	55	45	18	32.7%	15	83.3%	17	94.4%
GC3	Area Unimproved	91.79	94.64	0	102.73	0	15.54	0.89	19	8	4	21.1%	3	75.0%	4	100%



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Type	Description	Median Low CI	Median Ratio	Median High CI	PRD Low CI	PRD	PRD High CI	COD	UT#
All (AA)	Any & All	84.54	86.58	87.37	1.01	1.01	1.03	9.46	366
Group (GC1)	Area Improved Res	84.54	86.58	87.37	1.00	1.01	1.02	9.09	344
Group (GC2)	Area Improved Non-Res	76.55	83.56	88.21	1.03	1.08	1.20	13.26	17
Group (GC3)	Area Unimproved	0	94.64	0	0	0.89	0	15.54	4

Title	Description	Criteria Met
Strata-Any and All (Median)	Overall Median Point Estimate confidence interval should overlap range of 90-110	False
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%	True
Strata-GC3	Median Confidence Interval should overlap overall median +/- 5%	N/A