

Summary by Land Use
PORTSMOUTH, NH

09/05/2018

Land Use Code		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
031	PRI COMM	2	1,325,000	1,187,500	0.90	1,325,000	1,187,500	0.90	0.01	1.67%	0.90
111	APT 4-7 UN MDL-	3	787,533	688,600	0.87	725,000	597,700	0.88	0.02	3.03%	0.87
112	APT OVER 8	1	1,350,000	1,392,000	1.03	1,350,000	1,392,000	1.03	0.00	0.00%	1.03
316	COMM WHSE	2	740,000	697,000	0.94	740,000	697,000	0.94	0.01	0.53%	0.94
322	RTL CONDO MDL	7	346,429	342,929	0.99	388,000	384,900	0.99	0.01	1.01%	0.99
325	RETAIL	1	250,000	223,900	0.90	250,000	223,900	0.90	0.00	0.00%	0.90
326	REST/CLUBS	1	3,295,000	2,911,900	0.88	3,295,000	2,911,900	0.88	0.00	0.00%	0.88
332	AUTO REPR MDL	1	765,600	682,600	0.89	765,600	682,600	0.89	0.00	0.00%	0.89
333	FUEL SV/PR	1	575,000	583,600	1.01	575,000	583,600	1.01	0.00	0.00%	1.01
340	OFF CONDO MDL	12	436,833	410,483	0.96	224,750	218,300	0.97	0.03	3.35%	0.94
384	COMM CONDO M	2	5,630,000	5,210,600	0.96	5,630,000	5,210,600	0.96	0.04	4.17%	0.93
401	IND WHSES	4	2,658,750	2,554,475	0.97	2,837,500	2,687,950	0.98	0.01	3.06%	0.96
402	IND OFFICE	2	538,000	519,800	0.97	538,000	519,800	0.97	0.01	0.52%	0.97
			1,111,954	1,041,892	0.95	480,000	457,300	0.97	0.01	4.18%	0.94

**Parcel Detail by Land Use
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09/05/2018

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37232	031 PRI COMM	0106/0021/0000//	128 PENHALLOW ST	305	0310	4,832	207	16	6/22/2017	1,300,000	1,146,900	0.88	1.13	0.02
33681	031 PRI COMM	0127/0011/0000//	134 MIDDLE ST	304	0310	7,350	207	30	6/30/2017	1,350,000	1,228,100	0.91	1.10	0.01
30685	111 APT 4-7 UN	MDI 0237/0057/0000//	201 ECHO AVE	302	111C	3,650	77	2	9/19/2017	725,000	597,700	0.82	1.21	0.06
34860	111 APT 4-7 UN	MDI 0156/0017/0000//	26 COLUMBIA CT	304	111C	3,670	137	30	9/28/2016	604,000	534,300	0.88	1.13	0.00
34016	111 APT 4-7 UN	MDI 0135/0003/0000//	425 MIDDLE ST	304	111C	6,861	157	30	8/11/2017	1,033,600	933,800	0.90	1.11	0.02
35472	112 APT OVER 8	0231/0058/0000//	150 US ROUTE 1 BYP	302	1120	53,863	0	0	1/19/2017	1,350,000	1,392,000	1.03	0.97	0.00
35696	316 COMM WHSE	0253/0007/0000//	1 MIRONA RD	301	3160	8,448	37	28	7/14/2016	1,000,000	936,700	0.94	1.07	0.00
35950	316 COMM WHSE	0286/0002/0000//	1 ROBERT AVE	301	3160	4,000	20	10	1/31/2017	480,000	457,300	0.95	1.05	0.01
51324	322 RTL CONDO	ME 0107/0068/0101//	218 STATE ST	305	3221	1,614	63	16	11/30/2016	525,000	509,700	0.97	1.03	0.02
38535	322 RTL CONDO	ME 0146/0024/0003//	100 ALBANY ST #C	304	3221	1,249	55	30	8/10/2016	220,000	215,800	0.98	1.02	0.01
34148	322 RTL CONDO	ME 0137/0025/0003//	100 ISLINGTON ST #3	302	3221	660	42	30	12/26/2017	117,000	115,000	0.98	1.02	0.01
38789	322 RTL CONDO	ME 0107/0009/0001//	79 DANIEL ST #1	305	3221	1,058	137	30	8/11/2016	440,000	434,000	0.99	1.01	0.00
51325	322 RTL CONDO	ME 0107/0068/0104//	226 STATE ST	305	3221	1,224	63	30	4/27/2017	388,000	384,900	0.99	1.01	0.00
37422	322 RTL CONDO	ME 0119/001B/001B//	59 DEER ST #1B	305	3221	1,498	30	20	1/27/2017	420,000	421,600	1.00	1.00	0.01
51326	322 RTL CONDO	ME 0107/0068/0103//	222 STATE ST	305	3221	894	63	24	1/8/2018	315,000	319,500	1.01	0.99	0.02
37280	325 RETAIL	0107/0069/0000//	238 STATE ST	305	3250	579	43	16	11/22/2016	250,000	223,900	0.90	1.12	0.00
35535	326 REST/CLUBS	0238/0010/0002//	1464 WOODBURY AVE	303	3260	5,545	24	8	6/16/2016	3,295,000	2,911,900	0.88	1.13	0.00
37617	332 AUTO REPR	MD 0163/0001/0000//	54 BARTLETT ST	302	3320	4,230	67	30	1/27/2017	765,600	682,600	0.89	1.12	0.00
38022	333 FUEL SV/PR	0142/0036/0000//	955 US ROUTE 1 BYP	302	3330	1,260	70	36	7/12/2017	575,000	583,600	1.01	0.99	0.00
37771	340 OFFICE BLD	0118/0027/0000//	62 DEER ST	305	3400	3,938	247	16	2/16/2018	1,525,000	1,333,500	0.87	1.14	0.10
35578	340 OFF CONDO	ME 0240/0002/2301//	330 BORTHWICK AVE #301	301	3401	2,078	31	28	7/6/2016	384,000	348,900	0.91	1.10	0.06
38589	340 OFF CONDO	ME 0165/0004/A100//	871 ISLINGTON ST #A100	302	3401	648	12	10	9/22/2017	155,000	143,900	0.93	1.08	0.04
35831	340 OFF CONDO	ME 0267/0011/0005//	235 WEST RD #5	301	3401	1,997	31	28	10/27/2017	199,500	188,000	0.94	1.06	0.03
35643	340 OFF CONDO	ME 0243/0006/S201//	1 GREENLEAF WOODS DR #21	304	3401	1,418	30	20	1/24/2017	107,500	103,400	0.96	1.04	0.01
38863	340 OFF CONDO	ME 0267/0007/0002//	1950 LAFAYETTE RD #2	302	3401	8,817	11	4	11/18/2016	1,550,000	1,501,300	0.97	1.03	0.00

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53206	340	OFF CONDO ME 0302/ 0007/ 7252/ /	25 NEW HAMPSHIRE AVE #2	307	3401	1,707	4	4	5/24/2017	410,000	400,500	0.98	1.02	0.01
35645	340	OFF CONDO ME 0243/ 0006/ S301/ /	1 GREENLEAF WOODS DR #31	304	3401	1,418	30	26	2/5/2018	100,000	97,800	0.98	1.02	0.01
38522	340	OFF CONDO ME 0263/ 0001/ 004F/ /	200 GRIFFIN RD #6	301	3401	2,172	13	10	12/16/2016	400,000	397,100	0.99	1.01	0.02
37624	340	OFF CONDO ME 0163/ 0035/ 0002/ /	1 CATE ST #2	301	3401	1,290	30	26	3/3/2017	250,000	248,600	0.99	1.01	0.02
35616	340	OFF CONDO ME 0243/ 0006/ B302/ /	5 GREENLEAF WOODS DR #31	304	3401	1,418	30	26	12/6/2016	98,000	97,800	1.00	1.00	0.03
35613	340	OFF CONDO ME 0243/ 0006/ B201/ /	5 GREENLEAF WOODS DR #21	304	3401	720	30	26	10/11/2016	63,000	65,000	1.03	0.97	0.06
37850	384	COMM CONDO 0303/ 0002/ 0001/ /	1 INTERNATIONAL DR	307	3842	65,609	19	16	7/15/2016	11,000,000	10,162,200	0.92	1.08	0.04
38707	384	COMM CONDO 0284/ 0007/ 0004/ /	280 HERITAGE AVE #D	301	3842	2,393	12	4	5/10/2016	260,000	259,000	1.00	1.00	0.04
35786	401	IND WHSES 0263/ 0001/ 0005/ /	218 GRIFFIN RD	301	4010	38,665	29	20	8/17/2016	3,535,000	3,190,000	0.90	1.11	0.08
35681	401	IND WHSES 0252/ 0002/ 0011/ /	60 WEST RD	301	4010	23,906	32	28	7/12/2017	1,425,000	1,384,000	0.97	1.03	0.01
35923	401	IND WHSES 0284/ 0011/ 0000/ /	9 POST RD	301	4010	27,350	37	22	3/1/2017	2,200,000	2,185,900	0.99	1.01	0.01
35915	401	IND WHSES 0284/ 0002/ 0000/ /	235 HERITAGE AVE	301	4010	58,179	22	18	10/24/2016	3,475,000	3,458,000	1.00	1.00	0.02
35929	402	IND OFFICE 0285/ 0005/ 0000/ /	85 HERITAGE AVE	301	4020	11,064	27	24	5/13/2016	1,040,000	1,004,200	0.97	1.04	0.00
37926	402	IND CONDO ME 0309/ 0004/ 0002/ /	205 FLIGHT LINE RD	307	4021	1,095	18	14	5/18/2017	36,000	35,400	0.98	1.02	0.01