

Appendix 'J': 2018 Partial Update Information

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Property Assessments Explained

All cities and towns in the State of New Hampshire assess the value of property using a Mass Appraisal system. This system is a broad approach to predicting the value of properties that did not sell using the information collected about the properties that did sell. It is the application of a small database of information (the sold properties) to a large database of properties (the unsold properties).

As defined by the New Hampshire Department of Revenue Administration, Mass Appraisal is the use of standardized procedures for collecting data and appraising property to ensure that all properties within a municipality are valued uniformly and equitably. Mass Appraisal is the processes of valuing a universe of properties as of a given valuation date using common data, a standardized procedure, and statistical testing. Unlike individual fee appraisal, which is intended to derive the market value of a single property, the goal of Mass Appraisal is to bring all properties to their full and fair market value, whether properties have sold recently or not, and thus to achieve equity among all property values.

The Department of Revenue Administration requires cities and towns to revalue all properties at least every five years for certification according to specific requirements set by the Assessing Standards Board. The results of the revaluation process must meet statistical standards defined by the Assessing Standards Board.

In Mass Appraisal, the universe of properties is defined as all properties in a city or town including single family homes, two-family homes, three-family homes, condominiums, apartments, vacant land, commercial properties, industrial properties, and mixed-use properties. The process described in this document only addresses the mass appraisal of residential property.

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- means the process of analyzing market sales throughout the entire municipality to identify and implement needed value changes to the affected areas, or classes of property, to bring those properties to the municipality's general level of assessment utilizing the existing base tax year and providing an addendum to the existing USPAP compliant report.

The given valuation date for an assessment is April 1st and the revaluation reflects market values for the year prior to the valuation date. For example, the assessment date for 2018 is April 1, 2018, and the sales analyzed are those occurring between April 1, 2017 and March 31, 2018. The common data for residential property are the actual sales of property that occurred during April 1st through March 31st prior to the valuation date.

The standardized procedure followed for determining full and fair market value involves using a model, defining parameters, and performing iterations of statistical analysis to validate the model results. To accomplish this, a sales database is created containing information about the sales that occurred in the 2 years prior to the valuation date. This is the small database of information (the sold properties) which will be applied to the large database of properties (the unsold properties). The sales database is used to establish the criteria for applying the characteristics of sold properties to the unsold properties. The standardized procedures used are the following:

1. Create the Sales Analysis database: This is the data collection and verification stage. Actual sales of properties for twenty-four months prior to the valuation date are collected. Deeds for each sale are received from the Registry of Deeds. Attempts are made to gather any information about financing arrangements, types of transactions, and any special circumstances around each sale. The sold properties are inspected whenever possible. Property card adjustments are made if necessary. At this point, the new assessment value for a sold property is set by the Appraisers, and is usually quite close to the sale price.

2. Validate the sales: Sales which are considered verified (also called “qualified sales”) are those that conform to specific criteria set forth by the Assessing Standards Board. These sales are called arms-length sales and must be between a willing buyer and a willing seller with no unusual circumstances. Any sales that do not represent the market are not considered valid to use in the model, as they may cause errors in the results. Such sales are “coded out”. There are various non-arm’s length codes used to identify a sale that cannot be considered part of the sales database. Some of these include sales between members of the same family, sale of property substantially changed after the assessment date but before the sale, sales resulting from court orders, foreclosure auctions, or bankruptcy, etc.

3. Begin the statistical analysis by stratifying the sales: The sales data is analyzed by grouping sales into specific categories and computing measures of assessment level and uniformity. There are two calculations required by the Department of Revenue called the ASR (which measures assessment level), and the COD (which measures assessment uniformity). Each must fall within specified ranges for each class of property. The ASR is the median assessment to sales ratio, and it measures actual differences between new assessments and sale prices. For all classes of property, the median assessment to sales ratio must be between 90% and 110%. The COD is the coefficient of dispersion that occurs around the median assessment to sales ratio, and it measures the deviation between the new assessments and the sale prices. For single family and condominiums, the coefficient of dispersion must be less than 20%.

The grouped sales, called “stratifications”, report the median assessment to sales ratio and the coefficient of dispersion for category. The categories are: land use (single family, condo, etc.), site index, street index, house style (ranch, colonial, cape, etc.), actual year the house was built, lot size, and house size. Two other reports called price quartiles and date quartiles show the median assessment to sales ratio and the coefficient of dispersion grouped by the sale price and the sale date. Each stratification report is intended to provide a different perspective of the same data, thus revealing discrepancies that require correction. If the ASR and COD values exceed the values required by the Department of Revenue, then this must be corrected.

5. Bring the ASR and the COD into compliance with the Department of Revenue requirements by changing the values of factors: To bring the new assessed values of sold properties closer to the sales prices of those properties, and thus achieve smaller ranges of ASR and COD values, factors are changed in the sales database. There are many factors which can be adjusted to correct the assessments. Some apply to all properties and others are property specific.

Location (Street Index): The neighborhood boundaries are reviewed and modified if necessary. Sales in particular neighborhoods, when taken in the context of all characteristics of that neighborhood, contribute to the value of the neighborhood factor. As the stratification reports are run, and median assessment to sales ratios and the coefficients of dispersion are reviewed, the value of the neighborhood adjustment factor is evaluated. If changing the value of the factor for the sold properties in a

particular neighborhood improves the ASR and the COD, and changing this factor does not cause the ASR and the COD to vary beyond required ranges in other stratifications, then this means the land value for that particular neighborhood has either risen or fallen, and the change to the neighborhood adjustment factor corrects this.

House Style: The style of the house has an associated base rate per square foot assigned to it, which is used to adjust its value. Depending on sales, these base rates can change, and therefore are reviewed and adjusted as part of the sales analysis. If the base rate for a particular house style is changed, and all other stratifications maintain median assessment to sales ratios and coefficients of dispersion values within acceptable ranges, then such a change to the base rate can be considered a valid correction to the sales database.

6. Valuation of land: A property assessment is the sum of the land value and the improvements value. The land value is determined either by land-only sales or by the “land residual method”. The improvements value is determined by Marshall & Swift, a national costing service, adjusted for Portsmouth, and by weighted measures such as the construction grade of the house or how well it has been maintained (Depreciation).

- **Land Only Sales:** Determining the value of land is straightforward when a sale occurs which had no structures on it. That sale can be considered representative of the land value for properties in the neighborhood in which it is located. Properties where the structures are removed after the sale require additional information and judgment to determine the land value, and this may involve further study of trends in the neighborhood in which the sale occurred.
- **Land Residual Method:** In a City like Portsmouth, where there is only a hand full of land sales each year, a method called “land residual” is also used to determine land values. This method extracts the value of the land from the total property value by subtracting the value of the improvements from the total sale price. The remaining value is considered the land only value.

7. Land Curve: The land values are then plotted on a graph called the “land curve” and are used to set the price per square foot for each category.

8. Use the model repeatedly, adjusting factors as necessary: At this stage three principle parameters (street index adjustment factor, house style base rate, and land price) are being analyzed and adjusted. Examples of other factors that may be changed are the condition factor, the effective age of the house, and the construction grade of the structures. Even factors such as bedroom and bathroom count, interior wall material, building sub area sizes, outbuilding values, can all be changed to explain why a property sold for a particular price. Each time a new value for a factor is tried, another series of stratifications is run. All stratifications must yield the required range values for median assessment to sales ratios and coefficients of dispersion.

9. Run the final stratification: No matter how the data is divided, the adjustment of the selected factors should be arriving at the known sales price. The resulting analysis will show an approximately equal median assessment to sales ratio and coefficient of dispersion through all stratifications of the sales analysis database. At this point, the Department of Revenue requirements for certification have been met – the ASR is between 90% and 110%, and the COD is less than 20%.

10. Apply the sales analysis database to the entire universe of properties: The more carefully the sales data was researched and refined in each of the previous steps of this process, the better the model can predict the new assessment values of the unsold properties. It is time to apply the characteristics defined in the sold properties to the values of the unsold properties.

11. Moving the sales data and tables over to the master database: At this point the sales database is merged with the master database moving in all sale properties along with all tables and cost modeling used to derive the new assessments. The master file is then recalculated so the new assessments are applied to the non-sale properties. The error log in the database is then checked and any errors are fixed.

12. Field Review: Once the characteristics of the sold properties have been applied to the unsold properties, all properties are reviewed in the field. A field review is simply a property to property review to verify data accuracy, especially of subjective data critical to determination of value. At this point, the Mass Appraisal process is over and the preliminary assessment data is reviewed by the Department of Revenue Administration. During a partial update a partial field review is done.

Reading Your Property Record Card

1. **Property Location:** The actual physical location of the property being valued
2. **Map ID:** The Map/Block/Lot/Unit of the property. This is created by the Town and used to reference tax maps
3. **State Use:** This is the current use of the property (i.e. 1010, single family).
4. **Topo/Utilities/Street/Location:** These items are purely descriptive of the property and do not generate value.
5. **Appraised Value:** The total of all Buildings, Extra Features, Outbuildings and Land. This is the current market value of the property.
6. **Assessed Value:** The total of all Buildings, Extra Features, Outbuildings and Land. The assessed value also takes into account any Current Use valuations {agricultural use not to be developed} as opposed to the full market value of the land. For properties without Current Use, the Assessed and the Appraised value will be the same.
7. **Exemptions:** This section is generated by the Town. This will show any exemptions that the current property owner received.
8. **Other Assessments:** This section is generated by the Town. Typically any Betterment will be found in this section.
9. **Appraised Value Summary:** This section provides a full overview of all Buildings, Extra Features, Outbuildings, Land and Special Land Values. Each line item is shown rather than a lump total value.
10. **Assessing Neighborhood:** This shows the neighborhood and sub neighborhood the parcel falls into. In this case, the item is descriptive only and does not generate value.
11. **Notes:** The notes provide the Town with generalizations about the property such as the color, the interior and exterior general conditions and any other items the Town wishes to include. All notes are descriptive and have no value attributed.
12. **Building Permit Record:** Any Building Permits taken out on the property will be recorded here. Town generated field.
13. **Visit/Change History:** Any visit to the property by the Town or Agent of the Town can be recorded here. Descriptive only, no value is generated.
14. **Use Code/Use Description:** This (as in item 3) refers to the type of property that is being valued. The land use code of 1010, for example, is generating a description of Single Family Model 01. Model 01 will be described in further detail on item # 29.
15. **Zone:** Descriptive only, Town generated based on the zoning ordinances of the Town. Please see Town Zoning Ordinances for further descriptions
16. **Units:** These are land units expressed in Square Footage and or in Acreage. The number of units in this category will total the property's lot size. Lot size is Town generated. Please refer to Tax Maps for questions about your lot size.
17. **SF / AC:** SF refers to Square Feet and AC refers to Acres.

18. **Unit Price:** The price per unit that is generated. The price per unit for up to 43,560 SF on the first landline will be the same for everyone. The unit price was generated from the land sales or land residuals that took place in your Town over the last two years. The base price will increase as the number of units under 43,560 SF decreases. This is called the "Land Curve" or in simple terms, an economy of scale. Just because one person has one acre and the next-door neighbor has a half-acre, does not mean that the neighbor's land is worth half. It is still a building lot and therefore buyers will pay a premium.
19. **S.A. (Site Index):** This is a site specific influence on land value. An example of this would be a view or proximity to the water adjustment that is applied to the property's land value. This code will generate a multiplier to the left called I. Factor. This I Factor (influence) will act as a multiplier to the base rate/unit price. For example a Site Index of 1 is a multiplier of 1.00, which indicates an average site. However, a Site Index of 3 is a multiplier of 1.25, which when multiplied to the base rate will have a positive effect on value.
20. **Acre Discount:** Not utilized on this project.
21. **C. Factor:** Condition Factor. This is another multiplier to the equation that is put on the property for special circumstances/or conditions about the land. For example, a property with a Right of Way across it or with excessive wetlands or topography issues. These issues, depending on severity, can generate a condition factor that decreases the value of the property. Generally a notation will be made (item 23) as to why the Condition Factor was applied.
22. **ST. IDX:** Street Index: This code represents the neighborhood/market area of the property. This code will generate a multiplier in the Adj. column to the right.
23. **Notes-Adj:** Descriptive only. This will show why a condition factor (#21) was placed on the property. Examples of notes including but not limited to: ROW/Topo/Wet.
24. **Special Pricing:** This refers to any Current Use price that may apply to the property. The type of the agricultural use and the price per acre for Current Use are State generated.
25. **Adj. Unit Price:** This is the final price per unit that is based on the multipliers across the line: Units X Unit Price X SA (Site Index) X St Idx. (Nbhd) X C. Factor) = Adjusted Unit Price.
26. **Land Value:** The adjusted unit price X the units (item # 16)
27. **Total Land Value:** This is the total valuation of all land lines added together.
28. **Style:** Describes the style of the property
29. **Model:** Describes the model of the property type: Vacant, Residential, Commercial, Industrial, Condominium, and Multi Family.
30. **Grade:** Describes the quality of construction of the building. This grade is derived from various costs services, local builders and recent sale properties.
31. **Outbuilding/Extra Feature Code:** The type of outbuilding and extra features to the property.
32. **Description:** The description of the outbuilding and or extra feature.
33. **L/B:** Is this feature a Land item (outbuilding, detached from the main structure) or a Building item (Extra feature inside the main structure)
34. **Units:** Describes the number of units of the outbuilding and or extra feature.

35. **Unit Price:** A price per unit based on cost to replace as new.
36. **% Condition:** The condition of the outbuilding, regardless of year built. Extra features inside the structure will be at 100% then depreciated at the same rate as the main structure. Extra Features will multiply X Overall % Condition Item 56.
37. **Appraised Value:** This is the appraised value of the outbuilding and or extra features. This is derived by Units X Unit Price X % Condition
38. **Sketch:** This is the actual exterior measurement of the structure. The sketch will show all floor levels and will include any attached items such as garages and wood decks.
39. **Sub-Area Code:** This is the code for each item on #38 (Sketch)
40. **Sub-Area Description:** This is the description of each code from #38.
41. **Living Area:** This is the calculated space of each code that is finished
42. **Gross Area:** This is the calculated space of each code.
43. **Effective Area:** Effective area is an adjusted area used as a unit of comparison that takes into account all sub areas of the structure. Each sub area's gross area is adjusted at the same percentage that the unit cost is adjusted. The calculation of effective area allows for the calculation of the total replacement cost of the building in one direct step. For example; a 528 square foot basement garage is priced at 50% of living area. The effective area of the garage would be 264 square feet (528 x 50%).
44. **Unit Cost:** This is the price, per square foot, for each sub - area code that is calculated to make an exact replica of the structure with current construction costs. This is an un- depreciated cost per unit. Unit cost is derived from local builders, Marshall and Swift, and the marketplace.
45. **Un-depreciated Value:** This is the Gross Area X Unit Cost. All sub-areas are then added together to calculate the total cost to replace as new. See also item 49.
46. **Adjusted Base Rate:** This is the price per square foot for the first floor of living area to replace as new. See item # 44.
47. **Section RCN:** This is the total Replacement Cost New before adjustment for bathrooms and bedrooms.
48. **Net Other Adjustments:** This is where additional adjustments for extra features within the home may be found. An example would be for bathrooms.
49. **Replacement Cost:** This is the Section RCN + Net Other Adjustments and equals the value of item 45.
50. **AYB:** Actual Year Built of the structure.
51. **EYB:** Effective Year Built of the structure. This indicates the level the home has been maintained.
52. **Dep. Code:** Depreciation Code. This is the code that indicates how well maintained the home has been. Example, if a home built in 1975 has had only the basic updates and maintenance over the years; the Code may be A for Average. However, if the same home had recently been fully remodeled and immaculately maintained over the years, its effective age is newer and so the Code may be VG for Very Good.

53. **Dep %:** This is the percentage of depreciation the home is experiencing. This is derived from the analysis of sales of various aged homes as well as observances of the appraiser.
54. **Functional Obsolescence:** This would be additional depreciation allowance for poor functionality of the home. Poor layout of the home would be an example of allowable functional obsolescence.
55. **Economic Obsolescence:** This would be additional depreciation allowance for external issues that are affecting the property such as a residential home abutting commercial property.
56. **Overall Condition:** This would be the Dep % minus any Functional or Economic Obsolescence to give a final, overall depreciation.
57. **Appraised Value:** This is the Overall Condition X the Replacement Cost.
58. **Appraised Bldg Value:** This is the total of item # 57.
59. **Appraised XF:** This is the total of all extra features or Building items from item # 37.
60. **Appraised OB:** This is the total of all outbuildings or Land items from item # 37.
61. **Net Total Appraised Parcel Value:** This is the total of # 58, 59, 60, 27 and 24 added together to generate the parcel total value.

CURRENT OWNER		TOPO	UTILITIES	STRT. ROAD	LOCATION	CURRENT ASSESSMENT													
			4			Description	Code	Appraised Value	Assessed Value										
SUPPLEMENTAL DATA						5				6									
Other ID: OLDACTUM PHOTO WARD PREC. 1/2 HSE GIS ID:		CONDO CV ENLAW YN LOT SPLIT 2015 Reval V ASSOC PID#																	
RECORD OF OWNERSHIP		BN-VOL/PAGE	SALE DATE	q/t	v/r	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
								Yr. Code	Assessed Value	Yr. Code	Assessed Value	Yr. Code	Assessed Val						
EXEMPTIONS		OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. bit	APPRaised VALUE SUMMARY										
		7			8				Appraised Bldg. Value (Card)	58	9								
Total						Appraised XF (B) Value (Bldg)	59												
ASSESSING NEIGHBORHOOD		NBHD SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH	Appraised OB (L) Value (Bldg)	60											
10						Appraised Land Value (Bldg)	27												
NOTES		11				Special Land Value	24												
BUILDING PERMIT RECORD		VISIT/ CHANGE HISTORY				Total Appraised Parcel Value													
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Reason					
			12						13										
LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	L Factor	S A	C Factor	ST. Tax	S.I. Adj.	Notes- Adj.	Rec Y/N	CU Concl	Special Pricing	Adj. Unit Price	Land Va	
14			15			16 17	18		19	20	21	22	23			24		25	26
Total Card Land Units:						0.08	AC	Parcel Total Land Area: AC						27 Total Land Value:					

2229 PORTSMOUTH, I

VISIO

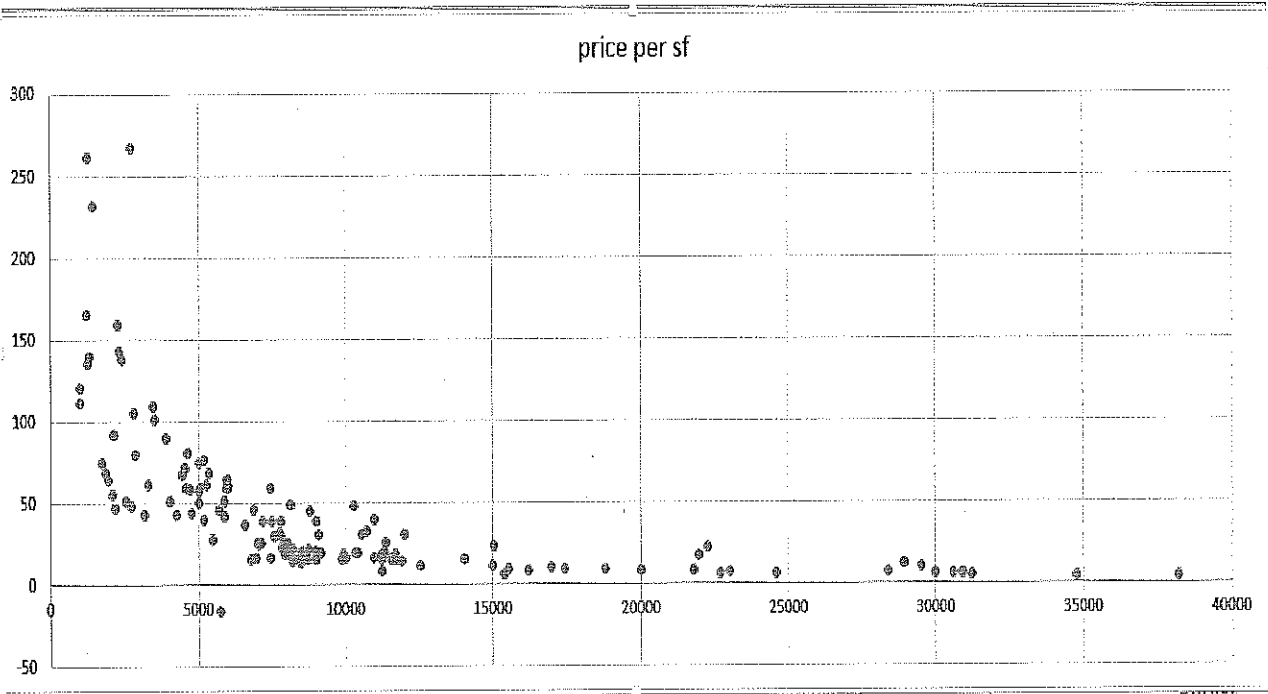
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Ch	Description	Element	Cd	Ch	Description					
Style			28	Bsm Garage								
Model			29									
Grade			30									
Stories												
Occupancy				MIXED USE								
Exterior Wall 1												
Exterior Wall 2												
Roof Structure												
Roof Cover												
Interior Wall 1												
Interior Wall 2												
Interior Flr 1												
Interior Flr 2												
Heat Fuel												
Heat Type												
AC Type												
Total Bedrooms												
Total Bthrms												
Total Half Baths												
Total Xtra Fixtrs												
Total Rooms												
Bath Style												
Kitchen Style												
Kitchen Gr												
WB Fireplaces												
Extra Openings												
Metal Fireplaces												
Extra Openings												
				Adj. Base Rate:			0.00 46, 47, 48					
				Replace Cost			0 49					
				AYB			0 50					
				EYB			0 51					
				Dep Code			0 52					
				Remodel Rating			0 53					
				Year Remodeled			0 54					
				Dep %			0 55					
				Functional Obsnc			0 56					
				External Obsnc			0 57					
				Cost Trend Factor			0 58					
				Condition			0 59					
				% Complete			0 60					
				Overall % Coud			0 61					
				Apprais Val			0 62					
				Dep % Ovr			0 63					
				Dep Ovr Comment			0 64					
				Misc Imp Ovr			0 65					
				Misc Imp Ovr Comment			0 66					
				Cost to Cure Ovr			0 67					
				Cost to Cure Ovr Comment			0 68					
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	LB	Units	Unit Price	Pr	Gds	Op Rr	End	%Cnd	Apr Value
31	32			33	34	35					36	37
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
39	40	41	42	43	44	45						
Ttl. Gross Liv/Lease Area:		0	0	0								

38

No Photo On Record

Residential Land Valuation

Due to a small sample of valid vacant land sales, residential land values were developed using the land extraction (land residual) technique. In this procedure, the depreciated building value is subtracted from the sale price to determine an indicated land value. When arranged by size and adjusted for location (neighborhood) and condition a distinct correlation between lot size and price per square foot becomes apparent. (See Land Curve Chart) These indicated prices per square foot were plotted to develop the land curve parameters.



The following chart illustrates these **base** land parameters for 2017/2018

<u>Square Foot</u>	<u>Price/Square Foot</u>	<u>Base Value</u>
500	\$187.50	\$93,800
1,000	\$109.80	\$109,800
5,000	\$25.78	\$128,900
7,500	\$18.36	\$137,700
10,000	\$14.75	\$147,500
20,000	\$7.70	\$154,000
30,000	\$5.30	\$159,000
43,560	\$3.78	\$164,700

PORTSMOUTH, NH LAND PRICING INSTRUCTIONS

Site Improvements:

Utility improvements to the site such as well, septic, and/or public utilities are included in the building rate pricing schedule. All lots are valued based upon the use of vacant land sales and land residuals.

Landline #1

Landline #1 represents the prime site in square footage up to 43,560 square feet. In addition, ROW, topography, or traffic adjustments can be found in the condition factor section. The Street index code is utilized to distinguish the different types of locations within the market area of Portsmouth. Site indexes were utilized for views and waterfront.

Landline #2

Any excess acreage over 43,560 square feet will be priced at \$15,000/acre. In addition, any applicable topography, wetlands, or any other detrimental factors can be found in the condition factor. Excess acreage is factored by both street index, but *not* the site index.

Site Index/Influence Adjustments:

The following table illustrates the rating and the adjustment factor applied to the unit price:

<u>Site Index</u>	<u>Adjustment Factor</u>	<u>10,000 sqft lot</u>	<u>20,000 sqftlot</u>
I (No Influence)	1.00	147,000	154,000
3 (Downtown)	1.25	184,400	192,500
A (Harbor South)	2.75	405,600	423,500
B (Harbor North)	1.75	258,100	269,500
C (South Mill Pond)	1.25	184,400	192,500
D (North Mill Pond 1)	1.45	213,900	223,300
E (North Mill Pond 2)	1.60	236,000	246,400
F (Pisc River 1)	2.00	295,000	308,000
G (Pisc River 2)	2.10	309,800	323,400
H (Pisc River 3)	2.20	324,500	338,800
I (Sag Creek West)	2.00	295,000	308,000
J (Sag Creek East)	2.60	383,500	400.400
V (FR/OBS WView)	1.05	154,900	161,700

X (WView)	1.20	177,000	184,800
Y (EX WView)	1.30	191,800	200,200

Neighborhood Adjustments:

The following table illustrates the rating and the adjustment factor applied to the unit price:

<u>Neighborhood</u>	<u>Adjustment Factor</u>	<u>10,000 sqft lot</u>	<u>20,000 sqftlot</u>
101	2.50	368,750	385,000
102	2.50	368,750	385,000
103A	2.90	427,750	446,600
103B	2.50	368,750	368,750
104	2.15	317,125	331,000
105	2.15	317,125	331,000
108	2.70	398,250	415,800
109	2.50	368,750	385,000
110	1.70	250,750	261,800
111	2.05	302,400	315,700
112	1.50	221,250	231,000
113	2.40	354,000	369,600
114	1.10	162,300	169,400
115	0.95	140,100	146,300
117	1.10	162,300	169,400
118	1.00	147,500	154,000
119	1.00	147,500	154,000
120	0.90	132,800	138,600
121	1.00	147,500	154,000
123	1.35	199,100	207,900
124	1.20	177,000	184,800
125	1.20	177,000	184,800
127	1.10	162,250	169,400

128	1.30	191,800	200,200
129	1.30	191,800	200,200
130	1.20	177,000	184,800
131	1.70	250,750	261,800
132	1.00	147,500	154,000
133	1.15	169,600	177,100
134	1.30	191,750	200,200

Condition Factors:

Condition factors are used to acknowledge parcel specific adjustments such as wetlands, easements, poor topography, and shape.

Landline #1:

Prime site condition factors should be 1.00 unless there are topo/wet issues, traffic, easements, or row's. Condition Factor discounts are between 5% and 50% based on the severity.

Landline #2:

Discounts to excess acreage are based on the severity of the condition and broken into 5 categories:

<u>Condition Factor</u>	<u>Impact Of Topography, Wetlands, Easements, Shape, Etc</u>
.90-.95	Slight
0.75	Moderate
0.50	Heavy
0.25	Severe
0.10	Unusable/Undevelopable

Residential Neighborhoods

Neighborhood Code	Adjustment Factor	% Change
120	0.90	7%
115	0.95	-7%
118	1.00	0%
119	1.00	0%
121	1.00	0%
132	1.00	0%
114	1.10	-3%
117	1.10	4%
127	1.10	3%
133	1.15	3%
125	1.20	6%
130	1.20	5%
128	1.30	6%
129	1.30	6%
134	1.30	0%
123	1.35	2%
112	1.50	2%
110	1.70	0%
131	1.70	1%
111	2.05	3%
104	2.15	11%
105	2.15	14%
113	2.40	1%
101	2.50	1%
102	2.50	2%
103B	2.50	1%
109	2.50	1%
108	2.70	0%
103A	2.90	1%

Land Valuation Model:

The land valuation model for each land line is defined as Land Value = Size x Unit Price x Site Index factor x Condition Factor x Neighborhood factor.

Example:

43,560 Square Foot Lot

\$3.78 per Sq. Ft. (from Land Curve)

Site Index Factor 1.00 (SI 1)

Condition Factor 1.00

Neighborhood Factor 1.00 (118)

$$43,560 \times \$3.78 \times 1.00 \times 1.00 \times 1.00 = \$164,700$$

Land Value = \$164,700 rounded

Brief Narrative

We began the process of creating our building rate tables by extensively researching building costs published by Marshall & Swift, a building valuation service well regarded in the industry and used by appraisers, insurance companies and banks nationally. These rates were then fine tuned based upon further analysis to better reflect the current market in Portsmouth. Once set, we analyzed all of our rate calculations versus actual sales data to make sure that we were arriving at a proper estimate of value for all buildings.

After they have been fully tested against the sales data, the building rates became our starting point for assessing building costs across the City. Because all properties are valued using a computer model, we need to adjust the cost per square foot figure so that we can properly assess houses on all ends of the value scale. In order to arrive at value rates that are seen in the local construction market, our adjustment tables are applied to the starting rates to increase or decrease this rate based on quality of construction, size, amenities, interior finish, etc.

Portsmouth, NH Base Rate Documentation

		<u>2015</u>	<u>2017/2018</u>	
<u>Code</u>	<u>Description</u>	<u>Base Rate</u>	<u>Base Rate</u>	<u>Reason For Change</u>
01	Ranch	80	96	Market Data
02	Split Level	90	106	Market Data
03	Colonial	85	101	Market Data
04	Cape Cod	85	106	Market Data
05	Bungalow	95	108	Market Data
06	Conventional	95	108	Market Data
07	Modern/Contemp	90	106	Market Data
08	Raised Ranch	90	106	Market Data
09	2 unit	95	108	Market Data
10	Duplex	95	108	Market Data
11	3 unit	95	122	Market Data
36	Camp	80	95	Market Data
106	Gambrel	95	109	Market Data
107	Garrison	85	101	Market Data
108	Saltbox	90	101	Market Data
	Condominiums (all styles)	165	198	Market Data

Residential Base Rates

	Group	Style	Description	Base Rate
	SIN	01	Ranch	96
	SIN	02	Split-Level	106
	SIN	03	Colonial	101
	SIN	04	Cape Cod	106
	SIN	05	Bungalow	108
	SIN	06	Conventional	108
	SIN	07	Modern/Contemp	106
	SIN	08	Raised Ranch	106
	SIN	09	2 Unit	108
	SIN	10	Duplex	108
	SIN	105	Townhouse/Row	107
	SIN	106	Gambrel	109
	SIN	107	Garrison	101
	SIN	108	Saltbox	101
	SIN	109	Log	108
	SIN	11	3 Unit	122
	SIN	20	Mobile Home	65
	SIN	20D	Double Wide MH	78
	SIN	36	Camp	95

	Group	Style	Description	Base Rate
▶	CND	120	House Conv 1FL	198
	CND	121	House Conv 1FL+	198
	CND	122	Townhouse End	198
	CND	123	Garden End	198
	CND	124	Townhouse Int	198
	CND	125	Garden Int	198
	CND	129	Townhouse/Row	198

Single Family Rates and Tables

Exterior Siding		Coefficient	Roof Structure		Coefficient
Minimum		-0.16	Flat		-0.02
Comp./Wall Brd		-0.13	Shed		-0.01
Below Average		-0.1	Gable/Hip		0
Single Siding		-0.02	Wood Truss		0
Average		0	Salt Box		0.01
Board & Batten		0	Mansard		-0.03
Asbest Shingle		-0.02	Gambrel		-0.05
Wood on Sheath		0	Irregular		0.03
Logs		0.03	Rigid Frm/BJst		0
CEMENT FIBER		0.03	Steel Frm/Trus		0
Clapboard		0	Bowstring Trus		0
Cedar or Redwd		0.02	Reinforc Concr		0
Pre-Fab Wood		-0.02	Prestres Concr		0
Wood Shingle		0.02			
Concr/Cinder		-0.05	Heat		Coefficient
Stucco on Wood		0.04	None		-0.05
Stucco/Masonry		0.04	Warm Air		0
Asphalt		-0.04	Electric		0
Brick Veneer		0.02	Hot Water		0
Brick/Masonry		0.04	Steam		-0.01
Stone/Masonry		0.08	Wall Unit		-0.02
Precast Panel		0	Baseboard		-0.02
Pre-cast Concr		0	Solar		0
Reinforc Concr		0			
Vinyl Siding		0	Air Conditioning		Multiplier
Aluminum Sidng		0			1
Pre-finish Metl		-0.01	Wood Fireplace		Unit Price
Glass/Thermo.		0.05			\$ 3,500
Roof Cover		Coefficient	Extra Wood FP Opening		Unit Price
Metal/Tin		0			\$ 1,500
Rolled Compos		-0.01	Metal Fireplace		Unit Price
Asph/F Glis/Cmp		0			\$ 1,800
Tar & Gravel		0	Extra Metal FP Opening		Unit Price
Corrugated Asb		0			\$ 700
Asbestos Shing		0	Grade		Multiplier
Concrete Tile		0.01	A		0.9
Clay Tile		0.03	A+		1.1
Enam Mtl Shing		0	A-		0.7
Wood Shingle		0.02	B		0.35
Slate		0.03	B+		0.5
Floor Cover		Coefficient	B-		0.2
Dirt/None		-0.1	C		0
Minimum/Plywd		-0.05	C+		0.1
Concr-Finished		-0.05	C-		-0.1
Concr Abv Grad		-0.05	D		-0.3
Vinyl/Asphalt		-0.01	D+		-0.2
Inlaid Sht Gds		-0.01	D-		-0.4
Cork Tile		0	E		-0.5
Average		0	X		1.7
Pine/Soft Wood		0	X+		2.1
Terrazzo Monol		0	X-		1.35
Ceram Clay Til		0.02	Bedroom		Coefficient
Hardwood		0.02	BEDROOMS_00		-0.15
Parquet		0.01	1 Bedroom		-0.1
Carpet		0	2 Bedrooms		-0.05
Quarry Tile		0.02	3 Bedrooms		0
Terrazzo Epoxy		0	4 Bedrooms		0
Precast Concr		-0.05	5 Bedrooms		0
Slate		0.02	6 Bedrooms		0
Marble		0.04	7 Bedrooms		0
			8 Bedrooms		0
			9+ Bedrooms		0
Interior Wall		Coefficient	Bath/Plumbing		Unit Price
Minim/Masonry		-0.1	Extra Plumbing Fixture		\$ 1,500
Wall Brd/Wood		-0.03	Full Bath		\$ 4,500
Plastered		0	3 Plus Full Bath		\$ 3,000
Plywood Panel		-0.03	Half Bath		\$ 3,000
Drywall/Sheet		0			
Cust Wd Panel		0.03			
K PINE/A WD		0			
Garage		Unit Price			
Basement Garage		\$ 2,000			

Condominium Rates, Tables, Complex Codes

<u>Heat</u>	<u>Coefficient</u>	<u>Extra WD FP Opening</u>	<u>Unit Price</u>
None	-0.05		\$ 1,500
Warm Air	0		
Electric	0	<u>Metal Fireplace</u>	<u>Unit Price</u>
Hot Water	0		\$ 1,500
Steam	-0.01		
Wall Unit	-0.02	<u>Extr Metal Opening</u>	<u>Unit Price</u>
Baseboard	0		\$ 700
Solar	0		
		<u>Grade</u>	<u>Multiplier</u>
<u>Becroom</u>	<u>Coefficient</u>	A	0.9
BEDROOMS_00	-0.1	A+	1.1
1 Bedroom	-0.05	A-	0.7
2 Bedrooms	0	B	0.35
3 Bedrooms	0	B+	0.5
4 Bedrooms	0	B-	0.2
5 Bedrooms	0	C	0
6 Bedrooms	0	C+	0.1
7 Bedrooms	0	C-	-0.1
8 Bedrooms	0	D	-0.25
9+ Bedrooms	0	D+	-0.15
		D-	-0.3
		E	-0.5
<u>AC</u>	<u>Coefficient</u>	X	1.6
None	0	X+	1.9
Heat Pump	1.5	X-	1.35
Central	1.5		
Unit/AC	0.5		
Vapor Cooler	1.5	<u>Plumbing/Baths</u>	<u>Unit Price</u>
AC_TYPE_	0	Full Baths	\$ 4,500
		3 Plus Baths	\$ 3,000
		Half Bath	\$ 3,000
<u>Wood Burning Fireplace</u>	<u>Unit Price</u>	Extra Fixture	\$ 1,500
	\$ 3,500		

Condo		Num	Num	Pct	Complex
Complex	Description	Lvl	Units	Ownshp	Adj
1	0101-0035				1.50
10	0103-0008				1.60
100	0122-0004				1.15
102	0124-0007				1.00
103	0125-0011				1.35
104	0126-0014				1.00
105	0126-0017				1.00
106	0126-0024				1.40
107	0126-0025				1.65
108	0126-0032				1.50
109	0126-0051				1.00
110	0127-0014				1.50
111	0128-0001				1.50
112	0129-0001				1.50
113	0129-0006				1.50
114	0129-0007				1.35
115	0129-0015				1.50
116	0129-0018				1.30
117	0130-0027				1.40
118	0130-0034				1.30
119	0130-0050				1.40
12	0103-0045				1.35
120	0130-0056				1.60
121	0130-0058				1.65
122	0131-0013				1.25
123	0131-0014				1.50
124	0131-0021				1.30
125	0131-0022				1.30
126	0131-0023				1.55
127	0131-0026				1.40
128	0132-0019				1.65
129	0132-0020				1.35
13	0103-0083				1.45
130	0133-0020				1.30
131	0133-0049				1.20
132	0134-0014				1.25
133	0134-0044				1.25
134	0134-0054				1.50
135	0135-0007				1.00
136	0135-0021				1.55
137	0135-0033				1.30
138	0136-0002				1.55
139	0136-0035				1.25
14	0103-0085				1.00
140	0137-0010				1.20
141	0137-0014				1.20
142	0137-0025				1.00
143	0137-0028				1.70
144	0137-0030				1.50
145	0138-0015				1.35
146	0138-0016				1.20
147	0138-0025				1.10
148	0138-0030				1.10
149	0138-0042				1.40
15	0103-0094				1.70
150	0138-0045				1.45
151	0138-0046				1.20
152	0138-0064				1.35
153	0140-0016				1.50
154	0140-0018				1.20
155	0140-0019				1.50

Condo Emplx	Description	Num Lvl.	Num Units	Pct Ownshp	Complex Adj
156	0141-0002				1.40
157	0141-0018				1.10
158	0141-0030				1.30
159	0141-0037				1.10
16	0105-0002				1.85
160	0143-0001				1.30
161	0143-0003				1.30
162	0143-0007				1.10
163	0144-0021				1.00
164	0144-0022				1.10
165	0144-0026				1.45
166	0144-0034				1.20
167	0145-0001				1.50
168	0145-0002				1.60
169	0145-0013				1.25
17	0105-0010				1.00
170	0145-0050				1.55
171	0145-0051				1.45
172	0145-0062				1.20
173	0145-0068				1.50
174	0145-0080				1.25
175	0145-0087				1.50
176	0145-0088				1.60
177	0145-0093				1.30
178	0146-0018				1.30
179	0146-0023				1.25
180	0146-0024				1.00
181	0146-0025				1.45
182	0147-0001				1.20
183	0147-0003				1.60
184	0147-0012				1.40
185	0147-0014				1.50
186	0147-0021				1.30
187	0147-0029				1.30
188	0148-0007				1.20
189	0148-0032				1.35
190	0148-0036				1.05
191	0148-0055				1.40
192	0149-0026				1.60
193	0149-0029				1.20
194	0149-0062				1.10
195	0150-0006				1.45
196	0150-0027				1.70
197	0151-0016				1.30
198	0151-0021				1.30
199	0151-0022				1.20
2	0101-0060				1.55
200	0152-0001				1.20
201	0152-0045				1.10
202	0152-0046				1.10
203	0153-0008				1.35
204	0153-0009				1.25
205	0153-0037				1.40
206	0156-0001				1.05
207	0156-0002				1.20
208	0156-0016				1.45
209	0156-0021				1.30
210	0157-0004				1.00
211	0162-0058				1.20
212	0162-0064				1.30
213	0163-0022				1.15

Condo		Num	Num	Pct	Complex
Complex	Description	Lvl	Units	Ownshp	Adj
214	0163-0024				1.05
215	0165-0004				1.00
216	0165-0009				1.25
217	0166-0004				1.20
218	0168-0018				1.20
219	0171-0001				1.15
22	0106-0013				1.00
220	0171-0014				1.00
221	0202-0013				1.80
222	0207-0051				1.40
223	0209-0023				1.40
224	0212-0028				1.60
225	0212-0167				1.15
226	0212-0168				1.15
227	0212-0169				1.15
228	0212-0170				1.15
229	0212-0171				1.15
23	0106-0017				1.00
230	0212-0172				1.15
231	0212-0173				1.15
232	0217-0002				1.00
233	0219-0040				1.15
234	0219-0044				1.50
235	0219-0055				1.40
236	0222-0021				1.00
237	0223-0030				1.20
238	0231-0052				1.00
239	0232-0121				0.95
24	0106-0025				1.00
240	0233-0099				1.10
241	0233-0116				1.10
242	0237-0060				1.05
243	0243-0054				1.00
244	0272-0006	2			1.00
245	0272-0009	3			1.00
246	0292-0014				1.10
247	0293-0019				0.90
248	0294-0021				1.00
249	0297-012A				1.10
25	0106-0034				1.00
250	0151-0006				1.00
251	0117-0002				1.00
252	0126-0009				1.00
253	0138-0063				1.00
254	0163-0035				1.00
255	0273-0002				1.00
256	0252-0002				1.00
257	0118-0026				1.00
258	0117-0020				1.00
259	0107-0048				1.00
26	0106-0035				1.00
261	0105-0001				1.00
262	0219-0063				1.00
263	0243-0006				1.00
264	0243-0002				0.70
265	0267-0021				1.00
266	0253-0009				1.00
267	0267-0017				1.00
268	0267-0019				1.00
269	0267-0007				1.00
27	0106-0039				1.00

Condo Cmplx	Description	Num Lvl	Num Units	Pct Ownshp	Complex Adj
270	0284-0007				1.00
271	0303-0002				1.00
272	0285-0014				1.00
273	0309-0002				1.00
274	0309-0003				1.00
275	0285-0016				1.00
276	0301-0001				1.00
277	0309-0006				1.00
278	0309-0004				1.00
279	0310-0008				1.00
28	0106-0055				1.00
280	0306-0002				1.00
281	0285-0013				1.00
282	0272-0008				1.00
283	0267-0011				1.00
284	0240-0002				1.00
285	0259-0014				1.00
286	0259-0012				1.00
287	0106-0032				0.70
288	0126-0006				1.00
289	0127-0020				1.00
29	0106-0056				1.80
290	0124-0005				1.00
291	0157-0006				1.00
292	0116-0003				1.00
293	0117-0041				1.00
294	0107-0046				1.55
296	0263-0001-0002				1.00
297	0107-0046-0004				1.70
298	0263-0001-0003				1.00
299	0263-0001-0004				1.00
3	0101-0065				1.40
300	0135-0007				1.00
301	0263-0001-0001				1.00
302	0106-0057				1.00
303	0141-0035	3	3		1.00
304	STATE ST 48		4		1.00
305	0107-0039	3	6		1.00
306	0142-0028	2	3		1.00
307	0143-0005		2		1.25
308	0148-0035	2	3		1.30
309	0148-0041				1.40
310	0224-0013				1.00
311	0105-0012	4	4		1.00
312	0106-0048-000A				1.00
313	0306-0003		5		1.00
314	0234-0051				1.00
315	0105-0002				1.00
316	0107-0030				1.00
317	0105-0013				1.00
318	0140-0021				1.35
319	0212-0026-0001				1.10
320	0138-0006				1.55
321	0101-0070				1.55
322	0142-0021				1.20
323	0156-0022				1.40
324	0145-0079				1.50
325	0138-0043				1.00
326	0113-0003				1.50
327	0152-0010				1.25
328	0137-0009				1.05

Condo		Num	Num	Pct	Complex
Cmplx	Description	Lvl	Units	Ownshp	Adj
329	0126-0033				1.00
33	0107-0003				1.90
330	0107-0068				1.00
331	0129-0039				1.50
332	0140-0024				1.30
333	0241-0015				1.00
334	0125-0001				1.00
335	0155-0005				1.00
336	0137-0020				1.40
337	0134-0057				1.30
338	0305-0003				1.00
339	0302-0007				1.00
34	0107-0009				1.00
340	0163-0019				1.20
341	0116-0051				1.30
342	0150-0009				1.50
343	0140-0012				1.05
344	0130-0053				1.60
345	0160-0031				1.30
346	0207-0037				1.00
347	0116-0047				1.60
348	0102-0055				2.00
349	0145-0091				1.25
35	0107-0011				1.00
350	0209-0085				1.00
351	0302-0007				1.00
352	0219-0035				1.00
353	0144-0008				1.40
354	0111-0005				1.50
355	0135-0026				1.55
356	0135-0043				1.40
357	0223-0003				1.10
358	0111-0006				1.45
359	0145-0041				1.35
36	0107-0046				1.00
360	0124-0014				1.00
361	0138-0036				1.25
362	0125-0002				1.00
363	0302-0007-0007				1.00
364	0273-0003				1.00
365	0147-0026				1.40
366	0138-0035				1.40
367	0105-0004				1.80
368	0105-0018				1.00
369	0134-0010				1.45
37	0107-0055				1.50
370	0116-0012				1.50
371	0105-0019				1.00
372	0224-0017				1.15
373	0305-0004				1.00
374	0126-0052				1.40
375	0112-0006				1.25
38	0107-0057				1.40
39	0107-0070				1.00
4	0102-0015				1.60
40	0108-0006				1.60
41	0108-0012				1.80
42	0109-0019				1.50
43	0109-0020				1.60
44	0110-0007				1.30
45	0111-0034				1.00

Condo Cmplx	Description	Num Lvl	Num Units	Pct Ownshp	Complex Adj
46	0113-0047				1.40
47	0116-0013				1.00
48	0116-0039				1.50
5	0102-0017				1.50
6	0102-0044				1.50
7	0102-0053				1.50
8	0102-0072				1.50
84	0117-0009				1.00
85	0117-0017				1.00
86	0117-0023				1.00
87	0117-0029				1.00
88	0117-0037				1.00
9	0102-0075				1.50
95	0118-0023				1.00
96	0118-0029				1.00
97	0119-001B				1.00
98	0120-0001				1.35
99	0120-0002				1.00

Mobile Home Rates and Tables

P02	20	GRADE ADJUSTMENT	A	A	0.80
P02	20	GRADE ADJUSTMENT	A+	A+	1.00
P02	20	GRADE ADJUSTMENT	A-	A-	0.65
P02	20	GRADE ADJUSTMENT	B	B	0.35
P02	20	GRADE ADJUSTMENT	B+	B+	0.50
P02	20	GRADE ADJUSTMENT	B-	B-	0.25
P02	20	GRADE ADJUSTMENT	C	C	0.00
P02	20	GRADE ADJUSTMENT	C+	C+	0.20
P02	20	GRADE ADJUSTMENT	C-	C-	-0.10
P02	20	GRADE ADJUSTMENT	D	D	-0.30
P02	20	GRADE ADJUSTMENT	D+	D+	-0.20
P02	20	GRADE ADJUSTMENT	D-	D-	-0.50
P02	20	GRADE ADJUSTMENT	E	E	-0.70
P02	20	GRADE ADJUSTMENT	X	X	1.20
P02	20	GRADE ADJUSTMENT	X+	X+	1.30
P02	20	GRADE ADJUSTMENT	X-	X-	1.10

P02	72	INTERIOR WALL 2	01	Minim/Masonry	-0.10
P02	72	INTERIOR WALL 2	02	Wall Brd/Wood	-0.03
P02	72	INTERIOR WALL 2	03	Plastered	0.00
P02	72	INTERIOR WALL 2	04	Plywood Panel	-0.03
P02	72	INTERIOR WALL 2	05	Drywall/Sheet	0.00
P02	72	INTERIOR WALL 2	06	Cust Wd Panel	0.03
P02	72	INTERIOR WALL 2	07	K PINE/A WD	0.00

P02	73	ROOF STRUCTURE	01	Flat	-0.10
P02	73	ROOF STRUCTURE	02	Shed	-0.01
P02	73	ROOF STRUCTURE	03	Gable/Hip	0.00
P02	73	ROOF STRUCTURE	04	Wood Truss	0.00
P02	73	ROOF STRUCTURE	05	Salt Box	0.01
P02	73	ROOF STRUCTURE	06	Mansard	0.01
P02	73	ROOF STRUCTURE	07	Gambrel	0.01
P02	73	ROOF STRUCTURE	08	Irregular	0.03
P02	73	ROOF STRUCTURE	09	Rigid Frm/BJst	0.00
P02	73	ROOF STRUCTURE	10	Steel Frm/Truss	0.00
P02	73	ROOF STRUCTURE	11	Bowstring Truss	0.00
P02	73	ROOF STRUCTURE	12	Reinforc Concr	0.00
P02	73	ROOF STRUCTURE	13	Prestres Concr	0.00

P02	260	NUMBER OF BEDROOMS	00	BEDROOMS_00	-0.20
P02	260	NUMBER OF BEDROOMS	01	1 Bedroom	-0.10
P02	260	NUMBER OF BEDROOMS	02	2 Bedrooms	0.00
P02	260	NUMBER OF BEDROOMS	03	3 Bedrooms	0.05
P02	260	NUMBER OF BEDROOMS	04	4 Bedrooms	0.05
P02	260	NUMBER OF BEDROOMS	05	5 Bedrooms	0.00
P02	260	NUMBER OF BEDROOMS	06	6 Bedrooms	0.00
P02	260	NUMBER OF BEDROOMS	07	7 Bedrooms	0.00
P02	260	NUMBER OF BEDROOMS	08	8 Bedrooms	0.00
P02	260	NUMBER OF BEDROOMS	09	9+ Bedrooms	0.00

P02	270	TYPE OF HEAT	01	None	-0.05
P02	270	TYPE OF HEAT	02	Warm Air	0.00
P02	270	TYPE OF HEAT	03	Electric	0.00
P02	270	TYPE OF HEAT	04	Hot Water	0.00
P02	270	TYPE OF HEAT	05	Steam	0.00
P02	270	TYPE OF HEAT	06	Wall Unit	-0.01
P02	270	TYPE OF HEAT	07	Baseboard	0.00
P02	270	TYPE OF HEAT	08	Solar	0.00

Residential Subarea Table

Area Type	Description	Living Area %	Eff Area %
AOF	Office	1	100
APT	Apartment	1	100
BAS	First Floor	1	100
BAY	Bay	1	100
BSM	BSM	0	20
CAN	Canopy	0	20
CLP	Loading Platform, Finished	0	0
CRL	Crawl Space	0	5
CTH	Cathedral Ceiling	0	0
DCK	Deck, Metal	0	10
EAF	Attic Expansion	0.35	35
EAU	Attic Expansion Unfin	0	25
FAT	Attic	0.25	25
FBM	Basement, Finished	0	45
FCP	Carport	0	20
FEP	Porch, Enclosed	0	70
FGR	Garage, Attached	0	40
FHS	Half Story, Finished	0.5	50
FOP	Porch, Open	0	20
FSP	Porch, Screened	0	25
FST	Utility Storage	0	15
FUS	Upper Story, Finished	1	100
GRN	Greenhouse	0	45
OVH	Over hang	0	20
PDA	Pull Down Attic	0	5
PTO	Patio	0	10
SDA	Store Display Area	0	0
SFB	Base, Semi-Finished	0	40
SLB	Slab	0	0
SPA	Service Production Area	0	0
STP	Stoop	0	0
TQS	Three Quarter Story	0.75	75
UAT	Attic	0	10
UBM	Basement, Unfinished	0	20
UEP	Porch, Enclosed, Unfinished	0	50
UGR	Garage, Unfinished	0	30
UHS	Half Story, Unfinished	0	30
ULP	Loading Platform, Unfinished	0	0
UNK	Unknown	0	0
UQS	Three Quarter Story, Unfished	0	40
URB	Basement, Unfinished, Raised	0	30
UST	Utility, Storage, Unfinished	0	10
UUS	Upper Story, Unfinished	0	50
WDK	Deck, Wood	0	10

BUILDING STYLES

Below are descriptions of typical styles of single-family and small apartment residential houses.

RANCH

A rambling one story house that is low to the ground and has a low pitched gable roof or roofs.

SPLIT - LEVEL

The living area is on two or more levels with each level having a single story height, generally seen on uneven terrain lots. It can be a front/rear or side/rear split or a combination of the two.

COLONIAL

Generally 2 or 2 ½ stories with balanced openings along the main façade. Second floor overhangs are common. Newer colonials attempt to imitate this classic New England design.

Cape Cod

Built “close to the ground” with simple lines. A high roof ridge often supplemented with full or partial dormers may provide a second level of living area, but not a full upper story. Generally a gable roof.

Bungalow

A small, one-story design often seen with an expansion attic area and/or dormers. Usually with an open or enclosed front porch. Narrow across the front and deep from front to back.

Conventional

An older type of house with no particular architectural design. Story heights generally range from 1.5 to 2.5 stories.

Modern or Contemporary

One-story, two-stories or split-level. Characterized by large windows, open planning, horizontal lines, cathedral ceilings and simple details.

Raised Ranch

A combination of the ranch and tri-level designs. The basement area sets on or slightly below the ground level and is usually partially or totally finished. Basement garages are common.

Multi-Family

This dwelling is typically 2 to 2.5 stories in height consisting of 2-3 living units.

GRADING

Grading is process of determining the quality and workmanship of construction. Below, is an illustration and of the grading used in the City of Portsmouth.

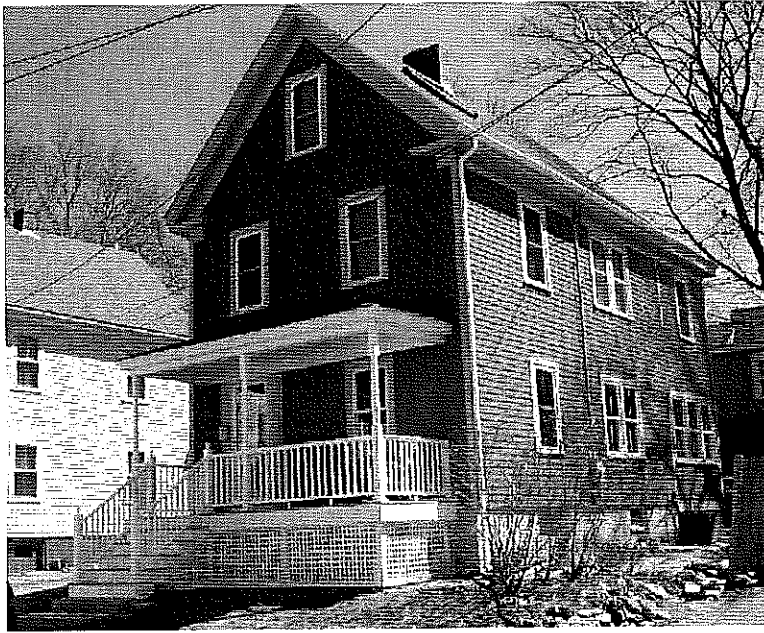
The following is the general quality specifications for each grade level.



Very Good Grade (X): Buildings constructed with very good quality materials and workmanship throughout. Moderate architectural treatment. Very good quality interior finish and built-in features. Very good grade heating, plumbing and lighting fixtures.



Good Grade (A): Buildings constructed with good quality materials and workmanship throughout. Moderate architectural treatment. Good quality interior finish and built-in features. Good grade heating, plumbing and lighting fixtures.



Above Average Grade (B): Buildings constructed with above average quality materials and workmanship throughout. Above average architectural treatment. Above average quality interior finish and built-in features. Above average plumbing and heating fixtures.



Average Grade (C): Buildings constructed with average quality materials and workmanship throughout, conforming to the base specifications used to develop the pricing schedule. Minimal architectural treatment, average quality interior finish and features, standard grade heating, plumbing and lighting fixtures.



Below Average Grade (D): Buildings constructed with minimum grade materials, usually “culls” and “seconds” and poor quality workmanship resulting from unskilled, inexperienced, “do-it-yourself” type labor. Low-grade heating, plumbing and lighting fixtures.

Minimum Grade (E): Buildings constructed with very cheap grades of materials. No extras, only bare minimum.

Mobile Home Quality Grading Guidelines

Grade A&B: Custom and Semi-Custom -type mobile homes, built of high quality materials and workmanship throughout, having an abundance of special features, and exhibiting distinguished and attractive exterior wall and roof treatment, with conventional residential doors and windows, including bay windows in select areas, and 8' ceilings in the living, dining, and kitchen areas.

Grade C: Standard-type mobile homes, built of average quality material and workmanship throughout, having a moderate amount of special features, and exhibiting a moderate exterior wall and roof treatment, with a conventional entrance door, louvered and picture windows, a raise roof, 8' ceiling in the living room.

Grade D: Economy-type mobile homes, built of low cost quality materials and workmanship throughout, have no special features and exhibiting conventional, but scant mobile home exterior treat in doors and windows.

BUILDING VALUATION MODEL

START WITH:

1. Beginning Square Foot Price
2. +/- Base Rate Adjustments
3. +/- Size Adjustment
4. +/- Construction Grade
5. +/- Number of Baths etc. (net other adjustments)
Adjusted Cost per Square Foot Price

THEN:

Adjusted Cost per Square Foot Price X Building Square Footage = Replacement Cost New - Depreciation Adjustment
= Building Value
+ Other Building Features and Detached Structures (fireplaces, decks, garages)
= Total of all Building Values

EXAMPLE using the Sample Field Card:

PID = 35049

Use Code = 1010

Cost rate Group = SIN

Model ID = P01

Section #1

Base Rate: 108 (starting base rate)

Size Adjustment: 1.21593 (adjustment for building size)

Effective Area: 1446 (Size of Building)

Adjusted Base Rate = (108 + 2.16) (comes from amenities listed under base rate adjustments) * 1.21593

Adjusted Base Rate: 133.95 (does not include quality of construction grade adjustment)

RCN = (((133.95 * 1446) + 6000 (comes from flat value additions)) * 1.1 (grade adjustment)) + 0 (comes from non-factored flat value additions)

RCN: 219661 (cost new)

Base Rate Adjustments

FLOOR COVER 1 12 (Hardwood) = 1.08 + Base Rate

FLOOR COVER 2 (Ceramic Clay Tile) = 1.08 + Base Rate

Flat Value Additions

FULL BATHROOMS = 4500 + RCN

EXTRA PLUMBING FIXTURE = 1500 + RCN

Percent Good = 79

RCNLD: 173500

Building Value = \$173,500 rounded

**DEPRECIATION TABLE
PORTSMOUTH, NH**

Model	Description	Code	Effective		Model	Description	Code	Effective	
			Age	Age				Age	Age
00	Vacant	-	----	--	01	Residential	FR	2012	6
01	Residential	AV	1930	35	01	Residential	FR	2013	5
01	Residential	AV	1950	30	01	Residential	FR	2014	4
01	Residential	AV	1960	28	01	Residential	FR	2015	3
01	Residential	AV	1970	26	01	Residential	FR	2016	2
01	Residential	AV	1976	24	01	Residential	FR	2017	1
01	Residential	AV	1982	22	01	Residential	GD	1930	29
01	Residential	AV	1987	20	01	Residential	GD	1950	24
01	Residential	AV	1992	18	01	Residential	GD	1960	22
01	Residential	AV	1997	16	01	Residential	GD	1970	20
01	Residential	AV	2002	13	01	Residential	GD	1976	18
01	Residential	AV	2005	11	01	Residential	GD	1982	16
01	Residential	AV	2007	10	01	Residential	GD	1987	14
01	Residential	AV	2008	9	01	Residential	GD	1992	13
01	Residential	AV	2009	8	01	Residential	GD	1997	12
01	Residential	AV	2010	7	01	Residential	GD	2002	11
01	Residential	AV	2011	6	01	Residential	GD	2005	10
01	Residential	AV	2012	5	01	Residential	GD	2007	10
01	Residential	AV	2013	4	01	Residential	GD	2008	9
01	Residential	AV	2014	3	01	Residential	GD	2009	8
01	Residential	AV	2015	2	01	Residential	GD	2010	7
01	Residential	AV	2016	1	01	Residential	GD	2011	5
01	Residential	AV	2017	0	01	Residential	GD	2012	3
01	Residential	EX	1930	11	01	Residential	GD	2013	2
01	Residential	EX	1950	10	01	Residential	GD	2014	1
01	Residential	EX	1960	10	01	Residential	GD	2015	1
01	Residential	EX	1970	10	01	Residential	GD	2016	1
01	Residential	EX	1976	10	01	Residential	GD	2017	0
01	Residential	EX	1982	10	01	Residential	PR	1930	49
01	Residential	EX	1987	10	01	Residential	PR	1950	43
01	Residential	EX	1992	10	01	Residential	PR	1960	40
01	Residential	EX	1997	10	01	Residential	PR	1970	38
01	Residential	EX	2002	10	01	Residential	PR	1976	36
01	Residential	EX	2005	10	01	Residential	PR	1982	33
01	Residential	EX	2007	8	01	Residential	PR	1987	30
01	Residential	EX	2008	6	01	Residential	PR	1992	26
01	Residential	EX	2009	4	01	Residential	PR	1997	21
01	Residential	EX	2010	3	01	Residential	PR	2002	16
01	Residential	EX	2011	2	01	Residential	PR	2005	13
01	Residential	EX	2012	2	01	Residential	PR	2007	12
01	Residential	EX	2013	1	01	Residential	PR	2008	11
01	Residential	EX	2014	1	01	Residential	PR	2009	10
01	Residential	EX	2015	1	01	Residential	PR	2010	9
01	Residential	EX	2016	1	01	Residential	PR	2011	8
01	Residential	EX	2017	0	01	Residential	PR	2012	7
01	Residential	FR	1930	41	01	Residential	PR	2013	6
01	Residential	FR	1950	36	01	Residential	PR	2014	5
01	Residential	FR	1960	34	01	Residential	PR	2015	4
01	Residential	FR	1970	32	01	Residential	PR	2016	3
01	Residential	FR	1976	30	01	Residential	PR	2017	2
01	Residential	FR	1982	28	01	Residential	UN	1930	59
01	Residential	FR	1987	26	01	Residential	UN	1950	50
01	Residential	FR	1992	23	01	Residential	UN	1960	46
01	Residential	FR	1997	20	01	Residential	UN	1970	44
01	Residential	FR	2002	15	01	Residential	UN	1976	41
01	Residential	FR	2005	12	01	Residential	UN	1982	37
01	Residential	FR	2007	11	01	Residential	UN	1987	33
01	Residential	FR	2008	10	01	Residential	UN	1992	28
01	Residential	FR	2009	9	01	Residential	UN	1997	22
01	Residential	FR	2010	8	01	Residential	UN	2002	16
01	Residential	FR	2011	7	01	Residential	UN	2005	13

**DEPRECIATION TABLE
PORTSMOUTH, NH**

Model	Description	Code	Age	Effective	Model	Description	Code	Age	Effective
				Age					Age
01	Residential	UN	2007	13	02	Mobile Home	AV	2000	28
01	Residential	UN	2008	12	02	Mobile Home	AV	2004	20
01	Residential	UN	2009	11	02	Mobile Home	AV	2007	16
01	Residential	UN	2010	10	02	Mobile Home	AV	2010	12
01	Residential	UN	2011	9	02	Mobile Home	AV	2011	8
01	Residential	UN	2012	8	02	Mobile Home	AV	2012	4
01	Residential	UN	2013	7	02	Mobile Home	AV	2013	2
01	Residential	UN	2014	6	02	Mobile Home	AV	2015	1
01	Residential	UN	2015	5	02	Mobile Home	AV	2017	0
01	Residential	UN	2016	4	02	Mobile Home	EX	1970	40
01	Residential	UN	2017	3	02	Mobile Home	EX	1975	35
01	Residential	VG	1930	21	02	Mobile Home	EX	1980	30
01	Residential	VG	1950	17	02	Mobile Home	EX	1985	25
01	Residential	VG	1960	16	02	Mobile Home	EX	1990	20
01	Residential	VG	1970	14	02	Mobile Home	EX	1995	15
01	Residential	VG	1976	12	02	Mobile Home	EX	2000	13
01	Residential	VG	1982	11	02	Mobile Home	EX	2004	11
01	Residential	VG	1987	11	02	Mobile Home	EX	2007	10
01	Residential	VG	1992	10	02	Mobile Home	EX	2010	9
01	Residential	VG	1997	10	02	Mobile Home	EX	2011	5
01	Residential	VG	2002	10	02	Mobile Home	EX	2012	3
01	Residential	VG	2005	10	02	Mobile Home	EX	2013	1
01	Residential	VG	2007	9	02	Mobile Home	EX	2015	1
01	Residential	VG	2008	8	02	Mobile Home	EX	2017	0
01	Residential	VG	2009	7	02	Mobile Home	FR	1970	80
01	Residential	VG	2010	6	02	Mobile Home	FR	1975	75
01	Residential	VG	2011	4	02	Mobile Home	FR	1980	70
01	Residential	VG	2012	3	02	Mobile Home	FR	1985	61
01	Residential	VG	2013	2	02	Mobile Home	FR	1990	52
01	Residential	VG	2014	1	02	Mobile Home	FR	1995	43
01	Residential	VG	2015	1	02	Mobile Home	FR	2000	33
01	Residential	VG	2016	1	02	Mobile Home	FR	2004	23
01	Residential	VG	2017	0	02	Mobile Home	FR	2007	18
01	Residential	VP	1930	59	02	Mobile Home	FR	2010	13
01	Residential	VP	1950	50	02	Mobile Home	FR	2011	9
01	Residential	VP	1960	46	02	Mobile Home	FR	2012	5
01	Residential	VP	1970	44	02	Mobile Home	FR	2013	3
01	Residential	VP	1976	41	02	Mobile Home	FR	2015	2
01	Residential	VP	1982	37	02	Mobile Home	FR	2017	1
01	Residential	VP	1987	33	02	Mobile Home	GD	1970	60
01	Residential	VP	1992	28	02	Mobile Home	GD	1975	55
01	Residential	VP	1997	22	02	Mobile Home	GD	1980	50
01	Residential	VP	2002	16	02	Mobile Home	GD	1985	43
01	Residential	VP	2005	13	02	Mobile Home	GD	1990	36
01	Residential	VP	2007	13	02	Mobile Home	GD	1995	29
01	Residential	VP	2008	12	02	Mobile Home	GD	2000	23
01	Residential	VP	2009	11	02	Mobile Home	GD	2004	17
01	Residential	VP	2010	10	02	Mobile Home	GD	2007	14
01	Residential	VP	2011	9	02	Mobile Home	GD	2010	11
01	Residential	VP	2012	8	02	Mobile Home	GD	2011	7
01	Residential	VP	2013	7	02	Mobile Home	GD	2012	3
01	Residential	VP	2014	6	02	Mobile Home	GD	2013	2
01	Residential	VP	2015	5	02	Mobile Home	GD	2015	1
01	Residential	VP	2016	4	02	Mobile Home	GD	2017	0
01	Residential	VP	2017	3	02	Mobile Home	PR	1970	85
02	Mobile Home	AV	1970	70	02	Mobile Home	PR	1975	80
02	Mobile Home	AV	1975	65	02	Mobile Home	PR	1980	75
02	Mobile Home	AV	1980	60	02	Mobile Home	PR	1985	70
02	Mobile Home	AV	1985	52	02	Mobile Home	PR	1990	60
02	Mobile Home	AV	1990	44	02	Mobile Home	PR	1995	50
02	Mobile Home	AV	1995	36	02	Mobile Home	PR	2000	38

**DEPRECIATION TABLE
PORTSMOUTH, NH**

Model Description	Code	Age	Effective		Model Description	Code	Age	Effective	
			Age	Age				Age	Age
02 Mobile Home	PR	2004	26		03 Multi-Family	A	1979	14	
02 Mobile Home	PR	2007	20		03 Multi-Family	A	1985	12	
02 Mobile Home	PR	2010	14		03 Multi-Family	A	1989	10	
02 Mobile Home	PR	2011	10		03 Multi-Family	A	1995	9	
02 Mobile Home	PR	2012	6		03 Multi-Family	A	1999	8	
02 Mobile Home	PR	2013	4		03 Multi-Family	A	2000	7	
02 Mobile Home	PR	2015	3		03 Multi-Family	A	2001	6	
02 Mobile Home	PR	2017	2		03 Multi-Family	A	2002	5	
02 Mobile Home	UN	1970	90		03 Multi-Family	A	2003	4	
02 Mobile Home	UN	1975	85		03 Multi-Family	A	2004	3	
02 Mobile Home	UN	1980	80		03 Multi-Family	A	2005	2	
02 Mobile Home	UN	1985	75		03 Multi-Family	A	2006	1	
02 Mobile Home	UN	1990	65		03 Multi-Family	A	2007	0	
02 Mobile Home	UN	1995	55		03 Multi-Family	E	1929	21	
02 Mobile Home	UN	2000	43		03 Multi-Family	E	1939	18	
02 Mobile Home	UN	2004	29		03 Multi-Family	E	1949	15	
02 Mobile Home	UN	2007	22		03 Multi-Family	E	1955	12	
02 Mobile Home	UN	2010	15		03 Multi-Family	E	1959	10	
02 Mobile Home	UN	2011	11		03 Multi-Family	E	1965	8	
02 Mobile Home	UN	2012	7		03 Multi-Family	E	1969	6	
02 Mobile Home	UN	2013	5		03 Multi-Family	E	1975	4	
02 Mobile Home	UN	2015	4		03 Multi-Family	E	1979	2	
02 Mobile Home	UN	2017	3		03 Multi-Family	F	1929	37	
02 Mobile Home	VG	1970	50		03 Multi-Family	F	1939	34	
02 Mobile Home	VG	1975	45		03 Multi-Family	F	1949	31	
02 Mobile Home	VG	1980	40		03 Multi-Family	F	1955	28	
02 Mobile Home	VG	1985	34		03 Multi-Family	F	1959	26	
02 Mobile Home	VG	1990	28		03 Multi-Family	F	1965	24	
02 Mobile Home	VG	1995	22		03 Multi-Family	F	1969	22	
02 Mobile Home	VG	2000	18		03 Multi-Family	F	1975	20	
02 Mobile Home	VG	2004	14		03 Multi-Family	F	1979	18	
02 Mobile Home	VG	2007	12		03 Multi-Family	F	1985	16	
02 Mobile Home	VG	2010	10		03 Multi-Family	F	1989	14	
02 Mobile Home	VG	2011	6		03 Multi-Family	F	1995	13	
02 Mobile Home	VG	2012	3		03 Multi-Family	F	1999	12	
02 Mobile Home	VG	2013	1		03 Multi-Family	G	1929	29	
02 Mobile Home	VG	2015	1		03 Multi-Family	G	1939	26	
02 Mobile Home	VG	2017	0		03 Multi-Family	G	1949	23	
02 Mobile Home	VP	1970	90		03 Multi-Family	G	1955	20	
02 Mobile Home	VP	1975	85		03 Multi-Family	G	1959	18	
02 Mobile Home	VP	1980	80		03 Multi-Family	G	1965	16	
02 Mobile Home	VP	1985	75		03 Multi-Family	G	1969	14	
02 Mobile Home	VP	1990	65		03 Multi-Family	G	1975	12	
02 Mobile Home	VP	1995	55		03 Multi-Family	G	1979	10	
02 Mobile Home	VP	2000	43		03 Multi-Family	G	1985	8	
02 Mobile Home	VP	2004	27		03 Multi-Family	G	1989	6	
02 Mobile Home	VP	2007	22		03 Multi-Family	G	1995	5	
02 Mobile Home	VP	2010	15		03 Multi-Family	G	1999	4	
02 Mobile Home	VP	2011	11		03 Multi-Family	P	1929	41	
02 Mobile Home	VP	2012	7		03 Multi-Family	P	1939	38	
02 Mobile Home	VP	2013	5		03 Multi-Family	P	1949	35	
02 Mobile Home	VP	2015	4		03 Multi-Family	P	1955	32	
02 Mobile Home	VP	2017	3		03 Multi-Family	P	1959	30	
03 Multi-Family	A	1929	33		03 Multi-Family	P	1965	28	
03 Multi-Family	A	1939	30		03 Multi-Family	P	1969	26	
03 Multi-Family	A	1949	27		03 Multi-Family	P	1975	24	
03 Multi-Family	A	1955	24		03 Multi-Family	P	1979	22	
03 Multi-Family	A	1959	22		03 Multi-Family	P	1985	20	
03 Multi-Family	A	1965	20		03 Multi-Family	P	1989	18	
03 Multi-Family	A	1969	18		03 Multi-Family	P	1995	17	
03 Multi-Family	A	1975	16		03 Multi-Family	P	1999	16	

**DEPRECIATION TABLE
PORTSMOUTH, NH**

Model	Description	Code	Age	Effective	Model	Description	Code	Age	Effective
				Age					Age
03	Multi-Family	VG	1929	25	05	Res Condo	EX	2016	1
03	Multi-Family	VG	1939	22	05	Res Condo	EX	2017	0
03	Multi-Family	VG	1949	19	05	Res Condo	FR	1930	41
03	Multi-Family	VG	1955	16	05	Res Condo	FR	1950	36
03	Multi-Family	VG	1959	14	05	Res Condo	FR	1960	34
03	Multi-Family	VG	1965	12	05	Res Condo	FR	1970	32
03	Multi-Family	VG	1969	10	05	Res Condo	FR	1976	30
03	Multi-Family	VG	1975	8	05	Res Condo	FR	1982	28
03	Multi-Family	VG	1979	6	05	Res Condo	FR	1987	26
03	Multi-Family	VG	1985	4	05	Res Condo	FR	1992	23
03	Multi-Family	VG	1989	2	05	Res Condo	FR	1997	20
03	Multi-Family	VG	1995	1	05	Res Condo	FR	2002	15
04	Condo Main	A	2015	0	05	Res Condo	FR	2005	12
04	Condo Main	AV	2015	0	05	Res Condo	FR	2007	11
04	Condo Main	EX	2015	0	05	Res Condo	FR	2008	10
04	Condo Main	FR	2015	0	05	Res Condo	FR	2009	9
04	Condo Main	GD	2015	0	05	Res Condo	FR	2010	8
04	Condo Main	PR	2015	0	05	Res Condo	FR	2011	7
04	Condo Main	VG	2015	0	05	Res Condo	FR	2012	6
05	Res Condo	AV	1930	35	05	Res Condo	FR	2013	5
05	Res Condo	AV	1950	30	05	Res Condo	FR	2014	4
05	Res Condo	AV	1960	28	05	Res Condo	FR	2015	3
05	Res Condo	AV	1970	26	05	Res Condo	FR	2016	2
05	Res Condo	AV	1976	24	05	Res Condo	FR	2017	1
05	Res Condo	AV	1982	22	05	Res Condo	GD	1930	29
05	Res Condo	AV	1987	20	05	Res Condo	GD	1950	24
05	Res Condo	AV	1992	18	05	Res Condo	GD	1960	22
05	Res Condo	AV	1997	16	05	Res Condo	GD	1970	20
05	Res Condo	AV	2002	13	05	Res Condo	GD	1976	18
05	Res Condo	AV	2005	11	05	Res Condo	GD	1982	16
05	Res Condo	AV	2007	10	05	Res Condo	GD	1987	14
05	Res Condo	AV	2008	9	05	Res Condo	GD	1992	13
05	Res Condo	AV	2009	8	05	Res Condo	GD	1997	12
05	Res Condo	AV	2010	7	05	Res Condo	GD	2002	11
05	Res Condo	AV	2011	6	05	Res Condo	GD	2005	10
05	Res Condo	AV	2012	5	05	Res Condo	GD	2007	10
05	Res Condo	AV	2013	4	05	Res Condo	GD	2008	9
05	Res Condo	AV	2014	3	05	Res Condo	GD	2009	8
05	Res Condo	AV	2015	2	05	Res Condo	GD	2010	7
05	Res Condo	AV	2016	1	05	Res Condo	GD	2011	5
05	Res Condo	AV	2017	0	05	Res Condo	GD	2012	3
05	Res Condo	EX	1930	11	05	Res Condo	GD	2013	2
05	Res Condo	EX	1950	10	05	Res Condo	GD	2014	1
05	Res Condo	EX	1960	10	05	Res Condo	GD	2015	1
05	Res Condo	EX	1970	10	05	Res Condo	GD	2016	1
05	Res Condo	EX	1976	10	05	Res Condo	GD	2017	0
05	Res Condo	EX	1982	10	05	Res Condo	PR	1930	49
05	Res Condo	EX	1987	10	05	Res Condo	PR	1950	43
05	Res Condo	EX	1992	10	05	Res Condo	PR	1960	40
05	Res Condo	EX	1997	10	05	Res Condo	PR	1970	38
05	Res Condo	EX	2002	10	05	Res Condo	PR	1976	36
05	Res Condo	EX	2005	10	05	Res Condo	PR	1982	33
05	Res Condo	EX	2007	8	05	Res Condo	PR	1987	30
05	Res Condo	EX	2008	6	05	Res Condo	PR	1992	26
05	Res Condo	EX	2009	4	05	Res Condo	PR	1997	21
05	Res Condo	EX	2010	3	05	Res Condo	PR	2002	16
05	Res Condo	EX	2011	2	05	Res Condo	PR	2005	13
05	Res Condo	EX	2012	2	05	Res Condo	PR	2007	12
05	Res Condo	EX	2013	1	05	Res Condo	PR	2008	11
05	Res Condo	EX	2014	1	05	Res Condo	PR	2009	10
05	Res Condo	EX	2015	1	05	Res Condo	PR	2010	9

**DEPRECIATION TABLE
PORTSMOUTH, NH**

Model	Description	Code	Age	Effective	Model	Description	Code	Age	Effective
				Age					Age
05	Res Condo	PR	2011	8	05	Res Condo	VP	2005	13
05	Res Condo	PR	2012	7	05	Res Condo	VP	2007	13
05	Res Condo	PR	2013	6	05	Res Condo	VP	2008	12
05	Res Condo	PR	2014	5	05	Res Condo	VP	2009	11
05	Res Condo	PR	2015	4	05	Res Condo	VP	2010	10
05	Res Condo	PR	2016	3	05	Res Condo	VP	2011	9
05	Res Condo	PR	2017	2	05	Res Condo	VP	2012	8
05	Res Condo	UN	1930	59	05	Res Condo	VP	2013	7
05	Res Condo	UN	1950	50	05	Res Condo	VP	2014	6
05	Res Condo	UN	1960	46	05	Res Condo	VP	2015	5
05	Res Condo	UN	1970	44	05	Res Condo	VP	2016	4
05	Res Condo	UN	1976	41	05	Res Condo	VP	2017	3
05	Res Condo	UN	1982	37	06	Com Condo	A	1974	36
05	Res Condo	UN	1987	33	06	Com Condo	A	1975	36
05	Res Condo	UN	1992	28	06	Com Condo	A	1977	36
05	Res Condo	UN	1997	22	06	Com Condo	A	1979	34
05	Res Condo	UN	2002	16	06	Com Condo	A	1980	34
05	Res Condo	UN	2005	13	06	Com Condo	A	1981	32
05	Res Condo	UN	2007	13	06	Com Condo	A	1982	32
05	Res Condo	UN	2008	12	06	Com Condo	A	1983	30
05	Res Condo	UN	2009	11	06	Com Condo	A	1984	30
05	Res Condo	UN	2010	10	06	Com Condo	A	1985	28
05	Res Condo	UN	2011	9	06	Com Condo	A	1986	28
05	Res Condo	UN	2012	8	06	Com Condo	A	1987	26
05	Res Condo	UN	2013	7	06	Com Condo	A	1988	26
05	Res Condo	UN	2014	6	06	Com Condo	A	1989	24
05	Res Condo	UN	2015	5	06	Com Condo	A	1990	24
05	Res Condo	UN	2016	4	06	Com Condo	A	1991	22
05	Res Condo	UN	2017	3	06	Com Condo	A	1992	22
05	Res Condo	VG	1930	21	06	Com Condo	A	1993	20
05	Res Condo	VG	1950	17	06	Com Condo	A	1994	20
05	Res Condo	VG	1960	16	06	Com Condo	A	1995	18
05	Res Condo	VG	1970	14	06	Com Condo	A	1996	18
05	Res Condo	VG	1976	12	06	Com Condo	A	1997	16
05	Res Condo	VG	1982	11	06	Com Condo	A	1998	16
05	Res Condo	VG	1987	11	06	Com Condo	A	1999	14
05	Res Condo	VG	1992	10	06	Com Condo	A	2000	14
05	Res Condo	VG	1997	10	06	Com Condo	A	2001	14
05	Res Condo	VG	2002	10	06	Com Condo	A	2002	12
05	Res Condo	VG	2005	10	06	Com Condo	A	2003	12
05	Res Condo	VG	2007	9	06	Com Condo	A	2004	10
05	Res Condo	VG	2008	8	06	Com Condo	A	2005	10
05	Res Condo	VG	2009	7	06	Com Condo	A	2006	8
05	Res Condo	VG	2010	6	06	Com Condo	A	2007	8
05	Res Condo	VG	2011	4	06	Com Condo	A	2008	8
05	Res Condo	VG	2012	3	06	Com Condo	A	2009	6
05	Res Condo	VG	2013	2	06	Com Condo	A	2010	6
05	Res Condo	VG	2014	1	06	Com Condo	A	2011	4
05	Res Condo	VG	2015	1	06	Com Condo	A	2012	4
05	Res Condo	VG	2016	1	06	Com Condo	A	2013	4
05	Res Condo	VG	2017	0	06	Com Condo	A	2014	2
05	Res Condo	VP	1930	59	06	Com Condo	A	2015	2
05	Res Condo	VP	1950	50	06	Com Condo	A	2016	0
05	Res Condo	VP	1960	46	06	Com Condo	A	2017	0
05	Res Condo	VP	1970	44	06	Com Condo	E	1974	16
05	Res Condo	VP	1976	41	06	Com Condo	E	1975	16
05	Res Condo	VP	1982	37	06	Com Condo	E	1976	16
05	Res Condo	VP	1987	33	06	Com Condo	E	1977	14
05	Res Condo	VP	1992	28	06	Com Condo	E	1978	14
05	Res Condo	VP	1997	22	06	Com Condo	E	1979	14
05	Res Condo	VP	2002	16	06	Com Condo	E	1980	14

Sales Analysis Summary

Residential Land Use Summary

4/1/2017- 3/31/2018

<i>Summary by Land Use</i>										08/30/2018
<i>PORTSMOUTH, NH</i>										

Land Use Code		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
101	SINGLE FAM MI	153	550,725	513,065	0.94	495,000	476,700	0.94	0.04	5.04%	0.93
102	CONDO	134	475,395	449,484	0.94	385,000	363,600	0.94	0.02	3.14%	0.95
103	MOBILE HOM	15	169,133	154,700	0.91	185,000	176,200	0.94	0.05	10.07%	0.91
104	TWO FAMILY	4	676,625	621,500	0.91	717,000	673,630	0.92	0.05	6.32%	0.92
109	MULTI HSES MI	2	1,465,000	1,413,000	1.00	1,465,000	1,413,000	1.00	0.05	5.00%	0.96
			587,027	475,203	0.94	430,400	404,700	0.94	0.03	4.50%	0.94

Residential Land Use Summary – 2 years

4/1/2016-3/31/2018

<i>Summary by Land Use</i>										08/30/2018
<i>PORTSMOUTH, NH</i>										

Land Use Code		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
101	SINGLE FAM MI	297	527,885	506,965	0.97	480,000	450,900	0.96	0.04	6.00%	0.96
102	CONDO	291	478,704	462,975	0.97	385,000	370,100	0.96	0.04	5.34%	0.97
103	MOBILE HOM	29	156,776	144,814	0.92	171,400	151,700	0.95	0.05	8.24%	0.92
104	TWO FAMILY	8	567,412	540,800	0.96	510,400	495,100	0.96	0.09	9.51%	0.95
105	THREE FAM	2	579,000	744,100	1.31	579,000	744,100	1.31	0.22	16.41%	1.29
109	MULTI HSES MI	3	1,085,967	1,075,300	1.07	330,000	399,900	1.05	0.10	8.57%	0.99
			491,407	473,864	0.97	413,750	402,800	0.96	0.04	5.97%	0.96

Residential Sales Date Summary – 101,104,109 Land Use Codes

4/1/2017- 3/31/2018

<p><i>Summary by Sale Date</i> <i>PORTSMOUTH, NH</i></p>	<p>08/29/2018</p>
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Sale Date Quarter	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
2017, Q2	42	492,388	473,650	0.96	465,000	479,800	0.97	0.03	4.49%	0.96
2017, Q3	54	539,052	520,809	0.94	484,500	464,800	0.93	0.04	4.48%	0.93
2017, Q4	39	655,174	599,323	0.92	544,900	456,500	0.92	0.03	4.24%	0.91
2018, Q1	24	561,525	517,517	0.93	573,250	503,100	0.93	0.05	7.30%	0.92
		565,393	527,113	0.94	497,000	480,100	0.94	0.03	5.12%	0.93

Residential Sales Price Summary

4/1/2017- 3/31/2018

<i>Summary by Sale Price Quartile</i> PORTSMOUTH, NH	08/29/2018
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Sale Price Quartile	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
1	40	300,498	282,078	0.94	299,700	271,100	0.93	0.04	5.35%	0.94
2	40	433,898	410,652	0.95	435,000	404,700	0.95	0.03	4.42%	0.95
3	40	603,405	567,030	0.94	602,500	572,550	0.94	0.05	5.61%	0.94
4	39	932,962	856,938	0.92	814,900	783,500	0.93	0.03	4.96%	0.92
		565,393	527,113	0.94	497,000	480,100	0.94	0.04	5.12%	0.93

Residential Sales Price Summary – 2 years

4/1/2016- 3/31/2018

<i>Summary by Sale Price Quartile</i> PORTSMOUTH, NH	08/29/2018
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Sale Price Quartile	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
1	78	274,317	272,217	1.00	285,000	270,600	0.99	0.06	7.50%	0.99
2	77	403,835	390,451	0.97	405,000	389,100	0.97	0.04	5.21%	0.97
3	76	566,875	545,454	0.96	575,500	549,800	0.96	0.04	6.32%	0.96
4	79	888,132	846,291	0.96	785,000	756,100	0.95	0.05	5.84%	0.95
		534,635	514,868	0.97	480,500	451,550	0.97	0.05	6.28%	0.96

Residential Style Summary

4/1/2017- 3/31/2018

<i>Summary by Style</i>	08/29/2018
<i>PORTSMOUTH, NH</i>	

Style	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
01 Ranch	29	328,169	303,941	0.92	310,000	274,600	0.92	0.03	4.20%	0.93
02 Split-Level	2	531,500	497,600	0.94	531,500	497,600	0.94	0.02	2.13%	0.94
03 Colonial	17	545,871	532,500	0.98	545,000	511,000	0.97	0.03	3.34%	0.98
04 Cape Cod	21	644,781	587,245	0.92	571,500	523,300	0.92	0.03	4.30%	0.91
05 Bungalow	10	641,410	621,640	0.97	600,650	580,350	0.97	0.04	4.07%	0.97
06 Conventional	42	620,631	567,890	0.92	620,500	572,450	0.93	0.04	5.71%	0.92
07 Modern/Contemp	3	929,667	886,533	0.96	999,000	930,400	0.94	0.01	2.48%	0.95
08 Raised Ranch	4	386,250	374,825	0.97	383,500	374,300	0.98	0.04	4.08%	0.97
09 2 Unit	3	739,667	701,133	0.95	750,000	717,300	0.92	0.01	3.62%	0.95
10 Duplex	1	487,500	382,600	0.78	487,500	382,600	0.78	0.00	0.00%	0.78
105 Townhouse/Row	8	266,625	250,212	0.94	262,500	242,950	0.94	0.04	5.19%	0.94
106 Gambrel	2	425,000	424,000	1.00	425,000	424,000	1.00	0.00	0.00%	1.00
107 Garrison	3	474,800	427,400	0.91	497,000	443,200	0.89	0.02	3.00%	0.90
60 Victorian	1	936,000	872,800	0.93	936,000	872,800	0.93	0.00	0.00%	0.93
63 Antique	13	894,838	838,423	0.96	685,000	668,000	0.99	0.04	5.83%	0.94
		565,393	527,113	0.94	497,000	480,100	0.94	0.03	5.12%	0.93

<i>Summary by Land Use</i>	08/29/2018
<i>PORTSMOUTH, NH</i>	

Land Use Code	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
103 MOBILE HOM	15	169,133	154,700	0.91	185,000	176,200	0.94	0.05	10.07%	0.91
		169,133	154,700	0.91	185,000	176,200	0.94	0.05	10.07%	0.91

Residential Style Summary -2 years

4/1/2016- 3/31/2018

<i>Summary by Style</i>	08/29/2018
PORTSMOUTH, NH	

Style		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
01	Ranch	54	347,598	329,052	0.95	315,750	291,950	0.93	0.04	5.54%	0.95
02	Split Level	3	463,000	437,600	0.95	423,000	404,900	0.96	0.01	1.74%	0.95
03	Colonial	31	544,494	541,432	1.00	545,000	523,100	0.99	0.03	4.40%	0.99
04	Cape Cod	52	516,779	491,727	0.96	458,750	432,550	0.96	0.04	5.23%	0.95
05	Bungalow	16	602,938	592,888	0.99	584,450	592,950	0.98	0.04	5.04%	0.98
06	Conventional	70	601,556	564,844	0.95	599,500	571,300	0.94	0.05	6.58%	0.94
07	Modern/Contemp	6	954,000	927,883	0.97	912,000	859,800	0.98	0.02	2.89%	0.97
08	Raised Ranch	5	384,000	370,140	0.97	375,000	357,100	0.97	0.03	3.92%	0.96
09	2 Unit	6	607,467	583,667	0.97	602,900	589,200	0.96	0.07	7.29%	0.96
10	Duplex	2	447,250	412,200	0.94	447,250	412,200	0.94	0.15	16.49%	0.92
105	Townhouse/Row	22	275,309	286,450	1.04	235,000	243,400	1.05	0.05	6.84%	1.04
106	Gambrel	5	433,600	417,560	0.96	418,000	407,700	0.98	0.02	3.06%	0.96
107	Garrison	7	483,343	454,243	0.94	483,000	446,700	0.95	0.03	3.91%	0.94
11	3 Unit	2	579,000	744,100	1.31	579,000	744,100	1.31	0.22	16.41%	1.29
60	Victorian	3	917,000	909,433	1.00	936,000	897,900	0.96	0.03	5.56%	0.99
63	Antique	26	860,362	831,450	0.98	685,000	685,450	1.00	0.04	5.23%	0.97
			534,635	514,868	0.97	480,500	481,550	0.97	0.04	6.28%	0.96

<i>Summary by Land Use</i>	08/29/2018
PORTSMOUTH, NH	

Land Use Code		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
103	MOBILE HOM	29	156,776	144,814	0.92	171,400	151,700	0.95	0.05	8.24%	0.92
			156,776	144,814	0.92	171,400	151,700	0.95	0.05	8.24%	0.92

Residential Neighborhood Summary

4/1/2017- 3/31/2018

Summary by Land Neighborhood 08/29/2018
PORTSMOUTH, NH

Land NBHD	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
101	6	739,833	709,050	0.96	660,000	638,000	0.97	0.04	3.93%	0.96
102	7	907,786	802,157	0.91	760,000	718,100	0.92	0.09	9.32%	0.88
103A	5	897,980	816,380	0.91	750,000	700,100	0.92	0.01	2.17%	0.91
103B	16	678,569	642,612	0.95	692,000	634,400	0.95	0.04	5.07%	0.95
104	12	726,392	672,338	0.93	750,300	657,650	0.92	0.05	6.07%	0.93
105	16	592,975	547,538	0.93	587,500	511,650	0.94	0.05	6.58%	0.92
108	1	2,600,000	2,480,100	0.95	2,600,000	2,480,100	0.95	0.00	0.00%	0.95
111	3	980,000	900,900	0.93	850,000	819,000	0.96	0.04	5.56%	0.92
112	1	1,307,500	1,236,500	0.95	1,307,500	1,236,500	0.95	0.00	0.00%	0.95
114	6	414,083	395,033	0.96	398,000	380,600	0.95	0.03	4.21%	0.95
115	5	577,200	551,600	0.96	599,000	572,300	0.95	0.03	3.16%	0.96
117	2	574,950	530,850	0.92	574,950	530,850	0.92	0.05	5.43%	0.92
118	11	328,118	308,045	0.94	320,000	292,500	0.94	0.04	5.71%	0.94
120	2	272,500	245,150	0.90	272,500	245,150	0.90	0.01	1.11%	0.90
121	14	325,186	298,750	0.92	307,450	272,600	0.92	0.03	4.97%	0.92
123	2	299,950	278,250	0.93	299,950	278,250	0.93	0.04	4.30%	0.93
125	7	441,786	417,386	0.94	455,000	446,500	0.93	0.03	3.38%	0.95
127	4	631,175	599,475	0.95	544,850	518,700	0.95	0.01	1.58%	0.95
128	3	443,333	394,200	0.90	472,500	382,600	0.89	0.11	8.99%	0.89
129	16	465,225	443,450	0.96	447,500	422,600	0.95	0.03	4.67%	0.95
130	9	297,444	276,067	0.94	265,000	243,000	0.93	0.04	5.14%	0.93
131	8	492,725	465,275	0.94	473,000	453,700	0.95	0.02	2.89%	0.94
133	2	433,500	393,000	0.91	433,500	393,000	0.91	0.02	2.20%	0.91
134	1	999,000	930,400	0.93	999,000	930,400	0.93	0.00	0.00%	0.93
		565,393	527,113	0.94	497,000	480,100	0.94	0.04	5.12%	0.93

Residential Neighborhood Summary -2 years

4/1/2016- 3/31/2018

Summary by Land Neighborhood PORTSMOUTH, NH	08/29/2018
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Land NBHD	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
101	12	745,233	731,042	0.98	682,500	681,850	1.00	0.05	4.33%	0.98
102	11	829,409	762,055	0.94	752,500	692,100	0.96	0.07	8.62%	0.92
103A	9	810,433	770,411	0.96	745,000	700,100	0.93	0.04	5.50%	0.95
103B	36	678,844	654,089	0.97	662,500	632,500	0.96	0.04	5.30%	0.96
104	17	670,829	643,900	0.98	750,000	607,300	0.97	0.07	8.61%	0.96
105	24	565,821	554,912	0.99	548,900	520,600	0.98	0.08	10.16%	0.98
108	3	1,831,667	1,771,033	0.99	2,100,000	1,968,100	0.95	0.01	5.26%	0.97
109	1	1,450,000	1,347,200	0.93	1,450,000	1,347,200	0.93	0.00	0.00%	0.93
111	4	941,250	872,825	0.94	837,500	804,100	0.96	0.02	4.17%	0.93
112	4	714,000	690,700	0.97	643,000	656,100	0.98	0.01	1.53%	0.97
113	3	1,348,333	1,370,900	1.02	1,400,000	1,431,900	1.02	0.01	0.98%	1.02
114	16	412,125	390,456	0.95	395,000	372,150	0.94	0.03	3.52%	0.95
115	7	583,714	554,886	0.95	599,000	572,300	0.93	0.01	2.76%	0.95
117	3	545,967	526,600	0.97	549,900	518,100	0.97	0.09	6.53%	0.96
118	21	324,871	310,814	0.96	320,000	300,800	0.95	0.03	5.66%	0.96
119	5	572,860	564,380	0.99	560,000	561,600	0.99	0.02	1.82%	0.99
120	3	283,000	270,033	0.94	305,000	272,200	0.91	0.02	5.13%	0.95
121	28	317,039	299,789	0.95	310,000	277,050	0.94	0.04	6.00%	0.95
123	9	360,656	340,978	0.96	339,000	306,500	0.97	0.04	5.38%	0.95
125	11	407,500	399,327	0.98	406,000	417,300	0.99	0.06	5.51%	0.98
127	5	582,940	557,780	0.96	455,000	441,900	0.97	0.03	1.86%	0.96
128	5	408,400	373,540	0.93	410,000	382,600	0.94	0.06	7.45%	0.91
129	24	437,858	426,171	0.99	417,750	409,750	0.97	0.05	5.93%	0.97
130	24	267,321	271,546	1.03	235,000	243,400	1.04	0.06	7.09%	1.02
131	18	494,189	476,544	0.96	464,800	433,550	0.97	0.03	4.12%	0.96
133	6	348,233	340,817	0.99	326,200	328,100	0.97	0.06	8.08%	0.98
134	1	999,000	930,400	0.93	999,000	930,400	0.93	0.00	0.00%	0.93
		534,635	514,868	0.97	480,500	451,550	0.97	0.04	6.28%	0.96

Residential Condominium Style & Complex

4/1/2017- 3/31/2018

<i>Summary by Style</i>	08/30/2018
<i>PORTSMOUTH, NH</i>	

Style		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
120	House Conv 1FL	17	431,018	402,206	0.94	425,000	389,400	0.93	0.01	1.27%	0.93
121	House Conv 1FL+	17	463,659	435,118	0.94	459,000	437,700	0.94	0.01	2.88%	0.94
122	Townhouse End	22	488,886	461,859	0.93	394,000	371,650	0.93	0.02	3.91%	0.94
123	Garden End	39	359,244	340,487	0.94	205,000	199,500	0.94	0.03	3.49%	0.95
124	Townhouse Int	24	340,050	318,896	0.93	293,500	272,600	0.94	0.02	3.01%	0.94
125	Garden Int	4	607,875	583,650	0.96	634,250	616,600	0.95	0.00	1.32%	0.96
55	Condominium	11	1,196,500	1,142,582	0.95	1,046,000	1,049,100	0.95	0.03	3.44%	0.95
			478,595	449,484	0.94	385,000	363,600	0.94	0.02	3.14%	0.95

**Summary by Condo Complex
PORTSMOUTH, NH**

08/30/2018

Condo Complex	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average	
107	0126-0025	1	363,000	343,300	0.95	363,000	343,300	0.95	0.00	0.00%	0.95
112	0129-0001	1	352,000	328,000	0.93	352,000	328,000	0.93	0.00	0.00%	0.93
12	0103-0045	2	567,000	496,250	0.88	567,000	496,250	0.88	0.05	5.68%	0.88
121	0130-0058	2	434,450	408,650	0.94	434,450	408,650	0.94	0.00	0.00%	0.94
126	0131-0023	1	205,000	191,900	0.94	205,000	191,900	0.94	0.00	0.00%	0.94
128	0132-0019	1	273,500	258,100	0.94	273,500	258,100	0.94	0.00	0.00%	0.94
129	0132-0020	1	534,000	495,100	0.93	534,000	495,100	0.93	0.00	0.00%	0.93
13	0103-0083	1	505,000	475,800	0.94	505,000	475,800	0.94	0.00	0.00%	0.94
132	0134-0014	1	555,000	558,500	1.01	555,000	558,500	1.01	0.00	0.00%	1.01
138	0136-0002	1	580,000	542,000	0.93	580,000	542,000	0.93	0.00	0.00%	0.93
144	0137-0030	1	440,000	410,200	0.93	440,000	410,200	0.93	0.00	0.00%	0.93
145	0138-0015	1	512,000	478,700	0.93	512,000	478,700	0.93	0.00	0.00%	0.93
150	0138-0045	1	523,500	477,700	0.91	523,500	477,700	0.91	0.00	0.00%	0.91
152	0138-0064	1	390,000	355,500	0.91	390,000	355,500	0.91	0.00	0.00%	0.91
153	0140-0019	1	412,500	437,700	1.06	412,500	437,700	1.06	0.00	0.00%	1.06
156	0141-0002	1	485,000	458,300	0.94	485,000	458,300	0.94	0.00	0.00%	0.94
16	0105-0002	1	1,167,500	1,287,800	1.10	1,167,500	1,287,800	1.10	0.00	0.00%	1.10
164	0144-0022	1	235,000	226,400	0.96	235,000	226,400	0.96	0.00	0.00%	0.96
168	0145-0002	1	315,000	292,300	0.93	315,000	292,300	0.93	0.00	0.00%	0.93
169	0145-0013	1	459,000	419,600	0.91	459,000	419,600	0.91	0.00	0.00%	0.91
170	0145-0050	1	279,500	255,100	0.91	279,500	255,100	0.91	0.00	0.00%	0.91
176	0145-0088	1	330,000	308,900	0.94	330,000	308,900	0.94	0.00	0.00%	0.94
178	0146-0018	1	395,000	361,900	0.92	395,000	361,900	0.92	0.00	0.00%	0.92
179	0146-0023	1	250,000	235,500	0.94	250,000	235,500	0.94	0.00	0.00%	0.94
180	0146-0024	3	327,333	308,333	0.94	379,000	354,800	0.94	0.03	2.48%	0.94
189	0148-0032	1	521,300	492,300	0.94	521,300	492,300	0.94	0.00	0.00%	0.94
191	0148-0055	1	434,500	406,100	0.93	434,500	406,100	0.93	0.00	0.00%	0.93
198	0151-0021	1	292,000	272,200	0.93	292,000	272,200	0.93	0.00	0.00%	0.93
208	0156-0016	1	366,000	341,100	0.93	366,000	341,100	0.93	0.00	0.00%	0.93
214	0163-0024	1	473,000	444,000	0.94	473,000	444,000	0.94	0.00	0.00%	0.94
219	0171-0001	1	505,000	475,000	0.94	505,000	475,000	0.94	0.00	0.00%	0.94
220	0171-0014	1	285,000	276,100	0.97	285,000	276,100	0.97	0.00	0.00%	0.97

Condo Complex		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
224	0212-0028	1	249,900	232,600	0.93	249,900	232,600	0.95	0.00	0.00%	0.93
225	0212-0167	2	392,450	372,950	0.95	392,450	372,950	0.95	0.00	0.00%	0.93
227	0212-0169	1	392,500	370,100	0.94	392,500	370,100	0.94	0.00	0.00%	0.94
230	0212-0172	1	395,500	370,100	0.94	395,500	370,100	0.94	0.00	0.00%	0.94
232	0217-0002	12	311,317	289,958	0.93	306,000	282,750	0.92	0.05	6.16%	0.93
233	0219-0040	2	272,500	254,500	0.93	272,500	254,500	0.93	0.01	0.54%	0.93
237	0223-0030	3	783,667	725,600	0.93	796,000	741,600	0.93	0.00	0.36%	0.93
239	0232-0121	4	216,875	200,850	0.92	221,750	205,550	0.93	0.01	1.61%	0.93
242	0237-0060	2	285,000	258,700	0.91	285,000	258,700	0.91	0.00	0.00%	0.91
244	0272-0006	6	220,333	204,167	0.93	223,000	206,500	0.93	0.02	4.30%	0.93
245	0272-0009	18	168,450	156,722	0.93	169,950	159,800	0.93	0.02	3.82%	0.93
247	0293-0019	5	282,820	251,160	0.89	295,000	246,200	0.92	0.01	3.91%	0.89
294	0107-0046	2	637,500	598,750	0.94	637,500	598,750	0.94	0.01	1.06%	0.94
315	0105-0002	1	735,000	698,100	0.95	735,000	698,100	0.95	0.00	0.00%	0.95
317	0105-0013	3	895,600	863,000	0.97	718,000	712,000	0.95	0.00	1.40%	0.96
318	0140-0021	1	881,100	811,100	0.92	881,100	811,100	0.92	0.00	0.00%	0.92
319	0212-0026-0001	2	404,550	371,200	0.92	404,550	371,200	0.92	0.01	1.09%	0.92
320	0138-0006	2	532,000	491,300	0.92	532,000	491,300	0.92	0.01	0.54%	0.92
329	0126-0033	3	718,000	699,567	0.97	744,000	683,400	0.98	0.04	3.40%	0.97
336	0137-0020	3	538,000	518,800	0.96	428,000	403,300	0.94	0.00	1.77%	0.96
340	0163-0019	1	311,000	284,400	0.91	311,000	284,400	0.91	0.00	0.00%	0.91
341	0116-0051	1	625,000	569,500	0.91	625,000	569,500	0.91	0.00	0.00%	0.91
347	0116-0047	1	425,000	389,400	0.92	425,000	389,400	0.92	0.00	0.00%	0.92
35	0107-0011	1	600,000	569,900	0.95	600,000	569,900	0.95	0.00	0.00%	0.95
353	0144-0008	3	808,333	766,000	0.95	790,000	753,000	0.95	0.01	0.70%	0.95
357	0223-0003	2	657,400	611,300	0.93	657,400	611,300	0.93	0.04	4.30%	0.93
360	0124-0014	2	2,311,100	2,196,450	0.95	2,311,100	2,196,450	0.95	0.02	2.63%	0.95
362	0125-0002	4	1,082,125	1,050,025	0.98	1,123,000	1,099,250	0.99	0.02	3.03%	0.97
368	0105-0018	1	1,952,800	1,854,800	0.95	1,952,800	1,854,800	0.95	0.00	0.00%	0.95
369	0134-0010	1	215,000	204,600	0.95	215,000	204,600	0.95	0.00	0.00%	0.95
374	0126-0052	2	724,450	689,100	0.96	724,450	689,100	0.96	0.03	3.63%	0.95
7	0102-0053	1	390,000	365,300	0.94	390,000	365,300	0.94	0.00	0.00%	0.94

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Condo Complex		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
96	0118-0029	2	946,750	915,550	0.97	946,750	915,550	0.97	0.02	2.06%	0.97
97	0119-001B	1	432,500	427,300	0.99	432,500	427,300	0.99	0.00	0.00%	0.99
99	0120-0002	1	443,000	420,500	0.95	443,000	420,500	0.95	0.00	0.00%	0.95
			475,595	449,484	0.94	385,000	363,600	0.94	0.01	3.14%	0.95

Residential Condominium Complex – Price Quartile

4/1/2017- 3/31/2018

<i>Summary by Sale Price Quartile</i>	08/30/2018
<i>PORTSMOUTH, NH</i>	

Sale Price Quartile	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
1	34	193,074	179,512	0.93	175,950	171,800	0.93	0.02	3.29%	0.93
2	33	309,876	287,370	0.93	305,000	277,800	0.93	0.02	3.62%	0.93
3	34	457,771	431,794	0.94	439,950	416,050	0.94	0.01	1.83%	0.94
4	33	950,761	907,979	0.95	790,000	753,000	0.95	0.03	3.35%	0.96
		475,595	449,484	0.94	385,000	363,600	0.94	0.02	3.14%	0.95

Residential Condominium Complex – Date Quartile

4/1/2017- 3/31/2018

<i>Summary by Sale Date</i> PORTSMOUTH, NH	08/30/2018
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Sale Date Quarter	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
2017, Q2	35	440,723	418,189	0.95	390,000	355,500	0.94	0.01	2.19%	0.95
2017, Q3	31	455,348	428,532	0.94	380,000	371,200	0.94	0.03	4.15%	0.94
2017, Q4	33	575,691	542,594	0.94	395,000	375,800	0.94	0.01	1.87%	0.94
2018, Q1	35	454,023	411,549	0.93	310,000	288,800	0.93	0.02	4.09%	0.95
		475,595	449,484	0.94	385,000	363,600	0.94	0.02	3.14%	0.95

Portsmouth NH 2018 Partial Update - Summary of Values Conclusions

Vision Government Solutions has completed a preliminary valuation of all the properties in Portsmouth NH for their 2018 Partial Update. A review and analysis of all sale properties was performed. This included reviewing all construction costs and land values. It entailed a detail review of each sale parcel through a drive by review to ensure accurate data. These rates and value conclusions were tested against qualified sales that have occurred from 4/1/2017 to 3/31/2018 to ensure they are at market value.

Below is a breakdown of the old to new value change by land class, residential building style and by residential neighborhood. Also included are varies sales analysis studies by land class, date, building style and neighborhood to indicate that the assessments are at 100% of market value based on a comparison of recent sales data. These reports are separated into two date categories.

4/1/2017 to 3/31/2018

4/1/2016 to 3/31/2018 (2 years larger sample sizes)

Old to New Review

Portsmouth's Residential Class increased 3% in value.

Land Class

Type of Property	% Change
Single Family	2%
Overall Residential Condos	2%
Two Family	4%
Three Family	6%