

Residential Building Costs:

After the land schedule was developed and reviewed, the building tables were addressed. Residential building costs are determined through reviewing starting cost estimates provided by National Cost Construction Manuals.

The national surveys have location adjustments for various communities in a state. The community chosen is usually the one closest to the subject community. The selected community's costs may be higher or lower than the subject community based on location or construction stock. This must be considered when applying the costs. These starting rates were tested for several building styles and they were adjusted for region and location. Sales were reviewed and the indicated land values subtracted from the sales price, producing an indicated building value.

These survey rates were used as a guide and were tested while developing the assessment ratio studies, but needed to be adjusted based upon the local communities market.

Local rates were tested by style and in this community the rates needed to be lower than the National Cost rates due to local market conditions within the community. The statistics were run again, the building rates were established and the subject community assessment to sales ratio was finalized at 99% which is in compliance with the ratio study reports.

The following pages contain the Base Rates used in the Portsmouth NH revaluation project.

Condominium Base Rates

Cost Group Rates PORTSMOUTH, NH						
Group	Style	Style Description	Base Rate	Depreciation Table	Bldg Size Adj	Pct
CND	120	House Conv 1FL	198.00	4		100
CND	121	House Conv 1FL+	198.00	4		100
CND	122	Townhouse End	198.00	4		100
CND	123	Garden End	198.00	4		100
CND	124	Townhouse Int	198.00	4		100
CND	125	Garden Int	198.00	4		100
CND	129	Townhouse/Row	198.00	4		100
CND	210	Hanger Condo	53.00	4		100
CND	211	COMM CONDO	83.00	4		100
CND	55	Condominium	198.00	4		100
CND	56	Condo Office	116.00	4		100
CND	5C	Condo Bank	171.00	4		100
CND	90	Retail Condo	96.00	4		100
CND	98	Indust Condo	57.00	4		100

Detailed Condominium Complex Codes, Unit Location Reports and Unit Type Reports can be found in Section G, Appendix F

Residential Base Rates

SIN	01	Ranch	96.00	4	100
SIN	02	Split-Level	106.00	4	100
SIN	03	Colonial	101.00	4	100
SIN	04	Cape Cod	106.00	4	100
SIN	05	Bungalow	108.00	4	100
SIN	06	Conventional	108.00	4	100
SIN	07	Modern/Contemp	106.00	4	100
SIN	08	Raised Ranch	106.00	4	100
SIN	09	2 Unit	108.00	4	100
SIN	10	Duplex	108.00	4	100
SIN	105	Townhouse/Row	107.00	4	100
SIN	106	Gambrel	109.00	4	100
SIN	107	Garrison	101.00	4	100
SIN	108	Saltbox	101.00	4	100
SIN	109	Log	108.00	4	100
SIN	11	3 Unit	122.00	4	100
SIN	20	Mobile Home	65.00	4	100
SIN	20D	Double Wide MH	78.00	4	100
SIN	36	Camp	95.00	4	100
SIN	3A	Old Style Colonial	126.00	4	100
SIN	55	Condominium	198.00	4	100
SIN	56	Condo Office	116.00	4	100
SIN	60	Victorian	110.00	4	100
SIN	63	Antique	115.00	4	100