

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the properties that being appraised and no personal interest with respect to the parties involved.
- I have performed other services, as an appraiser regarding the properties that are the subject of the work within the three-year period immediately preceding acceptance of this assignment. The City has contracted Vision Government Solutions to complete valuation work in 2021.
- I have no bias with respect to the properties that have been appraised.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent on an action or event resulting from the analyses, opinions or conclusions in this report or from its use.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favor the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have not made a personal inspection of all the properties that have been valued.
- The following people have assisted in the reviewing and valuation of the properties being valued. Steve Whalen and Chris Ruel have assisted with the review and valuation of the commercial properties. Sandra Schmucki assisted with the review of residential properties. June Perry has assisted with the analysis of the residential properties. Dave Cornell assisted with the template of this report.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. T
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute and by its duly authorized representatives.
- As of the date of this report, I, J. Michael Tarello, have completed the continuing education requirements for the Appraisal Institute.



J. Michael Tarello, VP of Appraisal

Vision Government Solutions, Inc.

7/9/2025

Price Related Differential
PORTSMOUTH NH

Internal ID	MBLU	Use Code	Location	Sale Date	Book	Page	Improved	Parcel Value	Sale Price	Ratio	Class
33095	0106/ 0036/ 0000/	/	0310	123 MARKET ST	10/27/2023	6514	2686	Yes	2365800	2200000	1.075364 C
37365	0117/ 0024/ 0000/	/	0310	24 MARKET ST	08/16/2023	6501	409	Yes	1371800	1931000	0.710409 C
35817	0267/ 0016/ 0000/	/	3160	330 WEST RD	07/07/2023	6493	1012	Yes	2954400	3250000	0.909046 C
38153	0285/ 0013/ 0001/	/	3221	2600 LAFAYETTE RD #1	06/08/2023	6487	782	Yes	1031200	1100000	0.937455 C
38154	0285/ 0013/ 0002/	/	3221	2600 LAFAYETTE RD #2	05/16/2023	6482	1902	Yes	1169500	1200000	0.974583 C
51205	0126/ 0033/ 0103/	/	3221	51 ISLINGTON ST #103	01/22/2024	6528	1412	Yes	432300	425000	1.017176 C
38015	0138/ 0033/ 0000/	/	3330	201 ISLINGTON ST	03/27/2024	6538	1910	Yes	1480000	1500000	0.986667 C
35488	0231/ 0052/ 0B2B/	/	3401	264 LAFAYETTE RD #B2B	09/29/2023	6509	2373	Yes	217400	220000	0.988182 C
35631	0243/ 0006/ Q102/	/	3401	6 GREENLEAF WOODS DR #102	05/03/2023	6480	1290	Yes	100800	107533	0.937387 C
35889	0273/ 0002/ 05B9/	/	3401	55 CONSTITUTION AVE #9	08/01/2023	6498	445	Yes	97500	105000	0.928571 C
37402	0117/ 0017/ 000B/	/	3401	24 LADD ST #B	04/24/2023	6478	1940	Yes	555800	485000	1.145979 C
38529	0263/ 0001/ 004L/	/	3401	200 GRIFFIN RD #12	10/17/2023	6512	2142	Yes	642200	675000	0.951407 C
38731	0117/ 0037/ 0207/	/	3401	18 CONGRESS ST #207	03/06/2024	6535	974	Yes	1075600	1750000	0.614629 C
38787	0106/ 057A/ 0007/	/	3401	117 BOW ST #LAS	07/14/2023	6494	2062	Yes	1437300	1450000	0.991241 C
37316	0116/ 0030/ 0000/	/	3410	134 PLEASANT ST	09/08/2023	6505	2411	Yes	5271300	5500000	0.958418 C
				C Improved Totals					20202900	21898533	
C Improved Count		15		C Improved Mean Ratio						0.941768	
				C Improved Weighted Mean						0.922569	
				C Improved P.R.D						1.020810	
				C Improved Median						0.958418	
				C Improved C.O.D						0.082795	
28785	0209/ 0062/ 0000/	/	1010	110 LESLIE DR	09/25/2023	6508	1826	Yes	542900	545000	0.996147 R
28928	0212/ 0098/ 0000/	/	1010	202 RALEIGH WAY	05/04/2023	6480	1799	Yes	374400	375000	0.998400 R
28966	0212/ 0142/ 0000/	/	1010	40 PORPOISE WAY	08/17/2023	6501	663	Yes	320700	338000	0.948817 R
28990	0212/ 0120/ 0001/	/	1010	531 KEARSARGE WAY	04/18/2023	6477	1787	Yes	342600	350000	0.978857 R
28999	0212/ 0138/ 0001/	/	1010	86 PORPOISE WAY	10/20/2023	6513	1618	Yes	381600	480000	0.795000 R
29266	0218/ 0008/ 0000/	/	1010	46 MANGROVE ST	04/17/2023	6477	1411	Yes	588400	585000	1.005812 R

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54750	0229/ 0001/ 0001/ /	1010	15 ARTWILL AVE	11/21/2023	6519	1080	Yes	1322600	1550000	0.853290	R
35075	0162/ 0047/ 0000/ /	1010	248 BARTLETT ST	10/30/2023	6515	768	Yes	806300	712000	1.132444	R
35145	0166/ 0011/ 0000/ /	1010	234 ALDRICH RD	07/17/2023	6494	2930	Yes	943400	961000	0.981686	R
35167	0166/ 0034/ 0000/ /	1010	84 THAXTER RD	07/18/2023	6495	459	Yes	1032600	1090000	0.947339	R
35911	0282/ 0002/ 0002/ /	1010	555 OCEAN RD	10/17/2023	6512	2086	Yes	688100	663533	1.037025	R
50574	0212/ 0109/ 0001/ /	1010	251 RALEIGH WAY	11/15/2023	6518	630	Yes	505000	510000	0.990196	R
51544	0212/ 0096/ 0001/ /	1010	226 RALEIGH WAY	05/24/2023	6484	955	Yes	346100	340000	1.017941	R
34733	0151/ 0020/ 0000/ /	1010	145 LAFAYETTE RD	11/15/2023	6518	1195	Yes	682900	600000	1.138167	R
34763	0152/ 0018/ 0000/ /	1010	105 MIDDLE RD	12/06/2023	6521	1842	Yes	1134100	1200000	0.945083	R
34793	0152/ 0049/ 0000/ /	1010	846 MIDDLE ST	07/25/2023	6496	2397	Yes	1755600	1635000	1.073761	R
34934	0159/ 0039/ 0000/ /	1010	111 STARK ST	07/21/2023	6495	2648	Yes	897700	849933	1.056201	R
34959	0160/ 0013/ 0000/ /	1010	26 SPARHAWK ST	10/02/2023	6510	60	Yes	539700	596800	0.904323	R
35041	0162/ 0011/ 0000/ /	1010	325 BARTLETT ST	06/12/2023	6487	2269	Yes	585600	520000	1.126154	R
33944	0133/ 0051/ 0000/ /	1010	189 WIBIRD ST	06/30/2023	6491	2536	Yes	1067900	900000	1.186556	R
34196	0138/ 0040/ 0000/ /	1010	68 MCDONOUGH ST	08/31/2023	6504	666	Yes	898700	795000	1.130440	R
34278	0142/ 0003/ 0000/ /	1010	281 DENNETT ST	11/16/2023	6518	1509	Yes	920600	825000	1.115879	R
34282	0142/ 0007/ 0000/ /	1010	233 DENNETT ST	09/18/2023	6507	720	Yes	844600	870533	0.970210	R
34364	0144/ 0042/ 0000/ /	1010	199 MCDONOUGH ST	02/06/2024	6530	2803	Yes	765200	800000	0.956500	R
34670	0150/ 0001/ 0000/ /	1010	38 WILLARD AVE	06/29/2023	6491	2334	Yes	1390500	1505000	0.923920	R
33371	0113/ 0035/ 0000/ /	1010	81 LINCOLN AVE	06/30/2023	6492	1055	Yes	1642600	1900000	0.864526	R
33374	0113/ 0038/ 0000/ /	1010	36 KENT ST	03/26/2024	6538	1614	Yes	1286600	1360000	0.946029	R
33761	0130/ 0011/ 0000/ /	1010	302 MILLER AVE	04/20/2023	6478	494	Yes	1724400	1800000	0.958000	R
33872	0132/ 0009/ 0000/ /	1010	10 WILLARD AVE	04/19/2023	6477	2164	Yes	1139600	1050000	1.085333	R
33935	0133/ 0041/ 0000/ /	1010	508 UNION ST	08/07/2023	6499	621	Yes	1281600	1365000	0.938901	R
33936	0133/ 0042/ 0000/ /	1010	500 UNION ST	11/09/2023	6517	989	Yes	1369400	1260000	1.086825	R
32943	0102/ 0070/ 0000/ /	1010	425 PLEASANT ST	10/31/2023	6515	1341	Yes	995300	983000	1.012513	R
32968	0103/ 0012/ 0000/ /	1010	235 MARCY ST	10/11/2023	6511	2347	Yes	846600	800000	1.058250	R
32969	0103/ 0013/ 0000/ /	1010	245 MARCY ST	11/22/2023	6519	2361	Yes	1079200	900000	1.199111	R
33008	0103/ 0059/ 0000/ /	1010	11 MEETING HOUSE HILL RD	01/10/2024	6527	214	Yes	1929900	1900000	1.015737	R
33026	0103/ 0078/ 0000/ /	1010	195 WASHINGTON ST	11/14/2023	6517	2957	Yes	915100	820000	1.115976	R
33144	0107/ 0021/ 0000/ /	1010	49 SHEAFE ST	11/13/2023	6517	2873	Yes	1901900	2400000	0.792458	R

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32615	0292/ 0156/ 0000/ /	1010	2 WINCHESTER ST	06/14/2023	6488	717	Yes	537500	485000	1.108247	R
32630	0292/ 0171/ 0000/ /	1010	23 MARIETTE DR	10/16/2023	6512	1296	Yes	600300	590000	1.017458	R
32654	0292/ 0195/ 0000/ /	1010	30 MARIETTE DR	05/30/2023	6485	912	Yes	544300	600000	0.907167	R
32760	0294/ 0023/ 0000/ /	1010	447 OCEAN RD	05/01/2023	6479	2988	Yes	504800	500000	1.009600	R
32919	0102/ 0045/ 0000/ /	1010	97 SOUTH ST	03/04/2024	6535	255	Yes	1068900	975000	1.096308	R
32941	0102/ 0068/ 0000/ /	1010	405 PLEASANT ST	04/26/2023	6479	707	Yes	1123800	1175000	0.956426	R
32191	0283/ 0036/ 0000/ /	1010	1062 BANFIELD RD	10/11/2023	6511	2372	Yes	659100	610000	1.080492	R
32227	0288/ 0003/ 0011/ /	1010	196 EASTWOOD DR	09/21/2023	6508	385	Yes	920600	978000	0.941309	R
32476	0292/ 0007/ 0000/ /	1010	74 SUZANNE DR	06/09/2023	6487	1969	Yes	500900	520000	0.963269	R
32477	0292/ 0008/ 0000/ /	1010	76 SUZANNE DR	09/11/2023	6506	198	Yes	541300	535000	1.011776	R
32482	0292/ 0018/ 0000/ /	1010	38 SUZANNE DR	10/02/2023	6510	533	Yes	567900	605000	0.938678	R
32599	0292/ 0137/ 0000/ /	1010	35 WINCHESTER ST	12/01/2023	6520	2683	Yes	475200	490000	0.969796	R
31399	0260/ 0145/ 0000/ /	1010	14 WORTHEN RD	08/29/2023	6503	1653	Yes	434000	435000	0.997701	R
31400	0260/ 0146/ 0000/ /	1010	234 COLONIAL DR	10/03/2023	6510	1068	Yes	477800	398000	1.200503	R
31401	0260/ 0147/ 0000/ /	1010	222 COLONIAL DR	09/12/2023	6506	711	Yes	515500	552000	0.933877	R
31414	0260/ 0161/ 0000/ /	1010	4 SCHURMAN AVE	12/08/2023	6522	112	Yes	624100	735000	0.849116	R
31416	0260/ 0163/ 0000/ /	1010	22 COLONIAL DR	08/17/2023	6501	1116	Yes	700500	765800	0.914730	R
31573	0268/ 0052/ 0000/ /	1010	13 TAFT RD	08/31/2023	6504	462	Yes	692300	657000	1.053729	R
31031	0250/ 0102/ 0000/ /	1010	605 FW HARTFORD DR	08/09/2023	6499	2774	Yes	872400	910000	0.958681	R
31066	0251/ 0020/ 0000/ /	1010	48 TAFT RD	09/01/2023	6504	834	Yes	671700	595000	1.128908	R
31071	0251/ 0025/ 0000/ /	1010	38 TAFT RD	06/20/2023	6489	655	Yes	561100	561000	1.000178	R
31212	0258/ 0031/ 0000/ /	1010	65 GRIFFIN RD	02/29/2024	6534	797	Yes	591700	575000	1.029043	R
31274	0260/ 0019/ 0000/ /	1010	22 HALL CT	05/16/2023	6482	2384	Yes	519300	525000	0.989143	R
31365	0260/ 0110/ 0000/ /	1010	166 DECATUR RD	09/14/2023	6506	2031	Yes	559000	550000	1.016364	R
30579	0236/ 0022/ 0000/ /	1010	35 ROCKINGHAM AVE	06/20/2023	6489	1206	Yes	601700	600000	1.002833	R
30580	0236/ 0023/ 0000/ /	1010	51 ROCKINGHAM AVE	04/28/2023	6479	2168	Yes	599700	630000	0.951905	R
30628	0236/ 0078/ 0000/ /	1010	11 MEADOW RD	03/15/2024	6536	2881	Yes	585500	580000	1.009483	R
30663	0237/ 0033/ 0000/ /	1010	67 HILLCREST DR	03/29/2024	6539	759	Yes	651600	630000	1.034286	R
30971	0250/ 0042/ 0000/ /	1010	306 MCKINLEY RD	08/11/2023	6500	914	Yes	612500	711000	0.861463	R
30996	0250/ 0067/ 0000/ /	1010	12 FILLMORE RD	01/30/2024	6529	2337	Yes	649900	510000	1.274314	R
29987	0224/ 0010/ 0017/ /	1010	330 ODIORNE POINT RD	05/25/2023	6484	1989	Yes	1643400	2350000	0.699319	R

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30043	0225/ 0013/ 0005/	/ 1010	101 GOSPORT RD	02/08/2024	6531	756	Yes	1522800	1570000	0.969936	R
30197	0232/ 0049/ 0000/	/ 1010	746 MIDDLE RD	03/05/2024	6535	337	Yes	1134400	1170000	0.969573	R
30215	0232/ 0070/ 0000/	/ 1010	15 WOODWORTH AVE	06/09/2023	6487	1363	Yes	521000	480000	1.085417	R
30287	0232/ 0148/ 0000/	/ 1010	83 SHEFFIELD RD	01/10/2024	6527	143	Yes	574100	584533	0.982152	R
30542	0234/ 0039/ 0000/	/ 1010	7 LARRY LN	08/30/2023	6503	2530	Yes	564000	625000	0.902400	R
29310	0219/ 0012/ 0000/	/ 1010	1110 MAPLEWOOD AVE	11/03/2023	6516	893	Yes	695400	639000	1.088263	R
29312	0219/ 0014/ 0000/	/ 1010	2 FAIRVIEW DR	08/31/2023	6504	262	Yes	811800	805000	1.008447	R
29343	0219/ 0051/ 0000/	/ 1010	1033 MAPLEWOOD AVE	08/03/2023	6498	2117	Yes	1012500	890000	1.137640	R
29451	0220/ 0039/ 0000/	/ 1010	47 OPAL AVE	12/07/2023	6521	2566	Yes	719100	740000	0.971757	R
29630	0222/ 0035/ 0000/	/ 1010	27 VERDUN AVE	11/29/2023	6520	1008	Yes	605400	610000	0.992459	R
29819	0223/ 0006/ 0000/	/ 1010	96 CLIFF RD	10/31/2023	6515	1867	Yes	1873500	1986000	0.943353	R
28756	0209/ 0033/ 0000/	/ 1012	48 WATSONS LANDING	06/20/2023	6489	797	Yes	1447800	1406000	1.029730	R
32993	0103/ 0042/ 0000/	/ 1012	44 GARDNER ST	04/12/2023	6476	1414	Yes	2076400	2270000	0.914714	R
34897	0159/ 0002/ 0000/	/ 1012	89 SPARHAWK ST	11/30/2023	6520	1911	Yes	1315700	1375000	0.956873	R
38452	0210/ 0031/ 0000/	/ 1012	20 BRIGHAM LN	01/19/2024	6528	572	Yes	1465300	1450000	1.010552	R
38493	0101/ 0079/ 0000/	/ 1012	540 MARCY ST	10/20/2023	6513	1184	Yes	2015200	2225000	0.905708	R
54381	0209/ 0033/ 0001/	/ 1012	44 WATSONS LANDING	04/20/2023	6477	2961	Yes	1576700	1472350	1.070873	R
54382	0209/ 0033/ 0002/	/ 1012	38 WATSONS LANDING	04/13/2023	6476	2565	Yes	1632800	1455000	1.122199	R
54383	0209/ 0033/ 0003/	/ 1012	34 WATSONS LANDING	05/16/2023	6482	2243	Yes	1583800	1539533	1.028754	R
32814	0101/ 0018/ 0000/	/ 1013	30 WALDEN ST	08/11/2023	6500	829	Yes	2479000	2400000	1.032917	R
29155	0217/ 0002/ 0064/	/ 1020	11 SPINNAKER WAY #11	06/16/2023	6488	2840	Yes	433000	460000	0.941304	R
29162	0217/ 0002/ 0071/	/ 1020	90 SPINNAKER WAY #90	12/15/2023	6523	179	Yes	500200	530000	0.943774	R
29173	0217/ 0002/ 0082/	/ 1020	104 SPINNAKER WAY #104	05/31/2023	6485	2331	Yes	434700	465000	0.934839	R
29195	0217/ 0002/ 0104/	/ 1020	125 SPINNAKER WAY #125	06/21/2023	6489	2448	Yes	813600	780000	1.043077	R
29210	0217/ 0002/ 0119/	/ 1020	17 STAYSAIL WAY #17	10/02/2023	6510	177	Yes	373100	429000	0.869697	R
29404	0219/ 0040/ 0007/	/ 1020	1275 MAPLEWOOD AVE #7	05/24/2023	6484	1258	Yes	430100	409000	1.051589	R
54799	0147/ 0018/ 000A/	/ 1020	670 MIDDLE ST #A	04/27/2023	6479	1177	Yes	1497500	1460000	1.025685	R
54800	0147/ 0018/ 000B/	/ 1020	668 MIDDLE ST #B	04/28/2023	6479	2249	Yes	1193100	1042000	1.145010	R
54825	0111/ 0002/ 0001/	/ 1020	232 SOUTH ST #1	09/29/2023	6509	2347	Yes	1110200	1075000	1.032744	R
54826	0111/ 0002/ 0002/	/ 1020	232 SOUTH ST #2	08/18/2023	6501	1551	Yes	1056500	1075000	0.982791	R
54760	0163/ 0034/ 0009/	/ 1020	50 CATE ST #9	07/19/2023	6495	1533	Yes	937900	965000	0.971917	R

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54772	0163/ 0034/ 0021/ /	1020	50 CATE ST #21	04/06/2023	6475	2042	Yes	916500	939933	0.975069	R
54773	0163/ 0034/ 0022/ /	1020	50 CATE ST #22	04/12/2023	6476	1835	Yes	915000	949933	0.963226	R
54779	0212/ 0112/ 0002/ 0000/	1020	114 SARATOGA WAY #2	04/12/2023	6476	1729	Yes	656000	639933	1.025107	R
54783	0126/ 0015/ 0001/ /	1020	503 STATE ST #1	08/11/2023	6500	1203	Yes	522200	500933	1.042455	R
54785	0126/ 0015/ 0003/ /	1020	503 STATE ST #3	08/16/2023	6500	2901	Yes	350800	345000	1.016812	R
54754	0163/ 0034/ 0003/ /	1020	50 CATE ST #3	08/17/2023	6501	938	Yes	937900	965000	0.971917	R
54755	0163/ 0034/ 0004/ /	1020	50 CATE ST #4	08/03/2023	6498	1804	Yes	1024500	999000	1.025526	R
54756	0163/ 0034/ 0005/ /	1020	50 CATE ST #5	07/24/2023	6496	774	Yes	1018200	1050000	0.969714	R
54757	0163/ 0034/ 0006/ /	1020	50 CATE ST #6	08/18/2023	6501	1653	Yes	1016800	1050000	0.968381	R
54758	0163/ 0034/ 0007/ /	1020	50 CATE ST #7	05/01/2023	6480	34	Yes	1018500	1020000	0.998529	R
54759	0163/ 0034/ 0008/ /	1020	50 CATE ST #8	08/31/2023	6503	2760	Yes	938600	965000	0.972642	R
54740	0201/ 0002/ 0012/ /	1020	960 SAGAMORE AVE #12	06/01/2023	6486	8	Yes	1358900	1302533	1.043275	R
54741	0201/ 0002/ 0013/ /	1020	960 SAGAMORE AVE #13	02/28/2024	6534	487	Yes	1370300	1399000	0.979485	R
54742	0201/ 0002/ 0021/ /	1020	960 SAGAMORE AVE #21	05/04/2023	6480	2279	Yes	1382400	1230000	1.123902	R
54743	0201/ 0002/ 0022/ /	1020	960 SAGAMORE AVE #22	05/05/2023	6480	2649	Yes	1347200	1299000	1.037105	R
54744	0201/ 0002/ 0023/ /	1020	960 SAGAMORE AVE #23	05/04/2023	6480	2242	Yes	1345300	1259000	1.068546	R
54753	0163/ 0034/ 0002/ /	1020	50 CATE ST #2	07/18/2023	6495	559	Yes	937900	965000	0.971917	R
54695	0297/ 0011/ 0022/ 0000/	1020	22 JUNIPER LN #11	01/25/2024	6529	338	Yes	768200	715000	1.074406	R
54697	0297/ 0011/ 0024/ 0000/	1020	24 JUNIPER LN #12	03/22/2024	6538	151	Yes	768200	719933	1.067044	R
54699	0297/ 0011/ 0026/ 0000/	1020	26 JUNIPER LN #13	02/23/2024	6533	1138	Yes	715000	699933	1.021526	R
54701	0297/ 0011/ 0028/ 0000/	1020	28 JUNIPER LN #14	03/18/2024	6537	432	Yes	709000	699933	1.012954	R
54703	0297/ 0011/ 0030/ 0000/	1020	30 JUNIPER LN #15	03/01/2024	6534	1207	Yes	768200	715000	1.074406	R
54739	0201/ 0002/ 0011/ /	1020	960 SAGAMORE AVE #11	06/16/2023	6489	519	Yes	1369000	1304733	1.049257	R
54685	0297/ 0011/ 0012/ 0000/	1020	12 JUNIPER LN #6	01/30/2024	6529	1915	Yes	768200	715000	1.074406	R
54687	0297/ 0011/ 0014/ 0000/	1020	14 JUNIPER LN #7	03/22/2024	6538	411	Yes	709000	715000	0.991608	R
54688	0297/ 0011/ 0015/ 0000/	1020	15 JUNIPER LN #40	03/29/2024	6539	898	Yes	627800	639933	0.981040	R
54689	0297/ 0011/ 0016/ 0000/	1020	16 JUNIPER LN #8	03/08/2024	6535	2348	Yes	715000	699933	1.021526	R
54690	0297/ 0011/ 0017/ 0000/	1020	17 JUNIPER LN #41	12/15/2023	6523	634	Yes	621600	599933	1.036116	R
54693	0297/ 0011/ 0020/ 0000/	1020	20 JUNIPER LN #10	01/31/2024	6530	321	Yes	709000	695000	1.020144	R
54628	0242/ 0004/ 0045/ /	1020	171 SAGE LN	08/18/2023	6501	1811	Yes	968800	955531	1.013887	R
54629	0242/ 0004/ 0046/ /	1020	185 SAGE LN	08/25/2023	6502	2422	Yes	1110800	1156384	0.960581	R

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54676	0297/ 0011/ 0003/ 0000/	1020	3 JUNIPER LN #49	11/02/2023	6516	407	Yes	621600	679000	0.915464	R
54678	0297/ 0011/ 0005/ 0000/	1020	5 JUNIPER LN #48	01/18/2024	6528	364	Yes	627800	610000	1.029180	R
54679	0297/ 0011/ 0006/ 0000/	1020	6 JUNIPER LN #3	03/04/2024	6535	127	Yes	670700	679933	0.986421	R
54682	0297/ 0011/ 0009/ 0000/	1020	9 JUNIPER LN #46	12/20/2023	6524	474	Yes	627800	635000	0.988661	R
54621	0242/ 0004/ 0038/ /	1020	103 SAGE LN	04/14/2023	6477	54	Yes	1067400	980333	1.088814	R
54622	0242/ 0004/ 0039/ /	1020	113 SAGE LN	05/03/2023	6480	1324	Yes	1127200	994933	1.132941	R
54623	0242/ 0004/ 0040/ /	1020	119 SAGE LN	11/16/2023	6518	1542	Yes	1054400	1083180	0.973430	R
54624	0242/ 0004/ 0041/ /	1020	127 SAGE LN	12/21/2023	6524	1600	Yes	1242700	1139342	1.090717	R
54626	0242/ 0004/ 0043/ /	1020	141 SAGE LN	08/31/2023	6504	129	Yes	1204500	1115357	1.079923	R
54627	0242/ 0004/ 0044/ /	1020	153 SAGE LN	10/27/2023	6514	2466	Yes	1456400	1319928	1.103394	R
54607	0242/ 0004/ 0024/ /	1020	190 SAGE LN	02/09/2024	6531	1395	Yes	1213200	1258024	0.964370	R
54610	0242/ 0004/ 0027/ /	1020	210 SAGE LN	03/21/2024	6537	2460	Yes	1132700	1264600	0.895698	R
54614	0242/ 0004/ 0031/ /	1020	240 SAGE LN	03/07/2024	6535	1346	Yes	1115500	1403905	0.794569	R
54618	0242/ 0004/ 0035/ /	1020	81 SAGE LN	04/11/2023	6476	1016	Yes	1000500	909933	1.099532	R
54619	0242/ 0004/ 0036/ /	1020	89 SAGE LN	07/27/2023	6497	380	Yes	1173800	1123933	1.044368	R
54620	0242/ 0004/ 0037/ /	1020	99 SAGE LN	06/05/2023	6486	1619	Yes	1080300	1029933	1.048903	R
54600	0242/ 0004/ 0017/ /	1020	130 SAGE LN	01/29/2024	6529	1423	Yes	1189200	1185400	1.003206	R
54601	0242/ 0004/ 0018/ /	1020	140 SAGE LN	07/28/2023	6497	1361	Yes	1242500	1200000	1.035417	R
54602	0242/ 0004/ 0019/ /	1020	144 SAGE LN	09/26/2023	6508	2942	Yes	1070300	1094226	0.978134	R
54603	0242/ 0004/ 0020/ /	1020	150 SAGE LN	10/27/2023	6514	2037	Yes	985100	968533	1.017105	R
54604	0242/ 0004/ 0021/ /	1020	154 SAGE LN	11/06/2023	6516	1415	Yes	1150200	1200000	0.958500	R
54606	0242/ 0004/ 0023/ /	1020	188 SAGE LN	03/08/2024	6535	1865	Yes	1147000	1372400	0.835762	R
54594	0242/ 0004/ 0011/ /	1020	88 SAGE LN	06/26/2023	6490	1760	Yes	1056700	1024933	1.030994	R
54595	0242/ 0004/ 0012/ /	1020	98 SAGE LN	05/15/2023	6482	1273	Yes	1232500	1103933	1.116463	R
54596	0242/ 0004/ 0013/ /	1020	102 SAGE LN	06/05/2023	6486	1617	Yes	1119800	998533	1.121445	R
54597	0242/ 0004/ 0014/ /	1020	112 SAGE LN	09/08/2023	6505	2232	Yes	1075600	1101000	0.976930	R
54598	0242/ 0004/ 0015/ /	1020	118 SAGE LN	01/12/2024	6527	1094	Yes	1242100	1227600	1.011812	R
54599	0242/ 0004/ 0016/ /	1020	126 SAGE LN	01/26/2024	6529	1038	Yes	1093900	1372263	0.797150	R
54586	0242/ 0004/ 0003/ /	1020	32 SAGE LN	09/15/2023	6506	2751	Yes	1162900	1010000	1.151386	R
54587	0242/ 0004/ 0004/ /	1020	40 SAGE LN	02/20/2024	6532	2637	Yes	1129200	1175000	0.961021	R
54588	0242/ 0004/ 0005/ /	1020	46 SAGE LN	09/22/2023	6508	1073	Yes	1142400	1065281	1.072393	R

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54590	0242/ 0004/ 0007/ /	1020	58 SAGE LN	01/19/2024	6528	1081	Yes	1072500	1110000	0.966216	R
54591	0242/ 0004/ 0008/ /	1020	68 SAGE LN	11/28/2023	6520	785	Yes	1155400	1122585	1.029232	R
54593	0242/ 0004/ 0010/ /	1020	84 SAGE LN	09/21/2023	6508	509	Yes	1195000	1073533	1.113147	R
54337	0292/ 0151/ 0001/ 0017/	1020	55 OCEAN RD #17	10/18/2023	6512	2758	Yes	648300	690000	0.939565	R
54540	0125/ 002A/ 0205/ 0000/	1020	50 MAPLEWOOD AVE #205	04/18/2023	6477	1954	Yes	1276100	1250000	1.020880	R
54556	0125/ 002A/ 0403/ 0000/	1020	50 MAPLEWOOD AVE #403	09/28/2023	6509	1607	Yes	2088200	1493533	1.398161	R
54557	0125/ 002A/ 0404/ 0000/	1020	50 MAPLEWOOD AVE #404	08/16/2023	6501	476	Yes	2165500	2080000	1.041106	R
54584	0242/ 0004/ 0001/ /	1020	18 SAGE LN	09/22/2023	6508	805	Yes	972000	1000311	0.971698	R
54585	0242/ 0004/ 0002/ /	1020	24 SAGE LN	11/09/2023	6517	1649	Yes	1189000	1054190	1.127880	R
53883	0268/ 0097/ 0B17/ /	1020	2075 LAFAYETTE RD #B17	10/30/2023	6515	602	Yes	675900	727000	0.929711	R
53887	0268/ 0097/ 0B13/ /	1020	2075 LAFAYETTE RD #B13	11/29/2023	6520	1028	Yes	675900	735000	0.919592	R
53924	0255/ 0008/ 0001/ /	1020	293 PEVERLY HILL RD #1	04/19/2023	6477	2138	Yes	754800	650000	1.161231	R
54323	0292/ 0151/ 0001/ 0003/	1020	55 OCEAN RD #3	04/28/2023	6479	2094	Yes	659100	599933	1.098623	R
54330	0292/ 0151/ 0001/ 0010/	1020	55 OCEAN RD #10	05/19/2023	6483	1811	Yes	650000	629933	1.031856	R
54333	0292/ 0151/ 0001/ 0013/	1020	55 OCEAN RD #13	03/04/2024	6534	2799	Yes	699200	725000	0.964414	R
53534	0231/ 0058/ 0302/ /	1020	150 US ROUTE 1 BYP #302	09/22/2023	6508	1263	Yes	804200	760000	1.058158	R
53544	0231/ 0058/ 0202/ /	1020	150 US ROUTE 1 BYP #202	09/25/2023	6508	1716	Yes	751500	712000	1.055478	R
53590	0127/ 0008/ 0003/ /	1020	180 MIDDLE ST #3	03/15/2024	6536	2646	Yes	1139500	1245000	0.915261	R
53668	0118/ 0004/ 0302/ /	1020	175 MARKET ST #302	01/10/2024	6526	2973	Yes	3333000	3425000	0.973139	R
53670	0118/ 0004/ 0202/ /	1020	175 MARKET ST #202	11/09/2023	6517	1646	Yes	3318700	3150000	1.053556	R
53880	0268/ 0097/ 0B22/ /	1020	2075 LAFAYETTE RD #B22	09/07/2023	6505	942	Yes	678000	710000	0.954930	R
53126	0224/ 0017/ 0010/ /	1020	1163 SAGAMORE AVE LOT #65	06/20/2023	6489	756	Yes	1386600	1420000	0.976479	R
53127	0224/ 0017/ 0009/ /	1020	1163 SAGAMORE AVE #75	11/29/2023	6520	1095	Yes	1488400	1525000	0.976000	R
53387	0105/ 0014/ 0302/ /	1020	80 STATE ST #302	10/26/2023	6514	1378	Yes	735900	795000	0.925660	R
53388	0105/ 0014/ 0301/ /	1020	80 STATE ST #301	06/20/2023	6489	785	Yes	775400	799933	0.969331	R
53515	0138/ 0011/ 0003/ /	1020	21 BREWSTER ST #3	04/17/2023	6477	1034	Yes	819300	787533	1.040337	R
53527	0231/ 0058/ 0309/ /	1020	150 US ROUTE 1 BYP #309	08/24/2023	6502	2080	Yes	632500	628000	1.007166	R
51945	0163/ 0019/ 0001/ /	1020	27 MORNING ST #A	07/27/2023	6497	455	Yes	699000	700000	0.998571	R
52508	0223/ 0003/ 0001/ /	1020	792 SAGAMORE AVE #792	06/30/2023	6492	1085	Yes	945100	940000	1.005426	R
52569	0144/ 0008/ 0011/ /	1020	22 CORNWALL ST #11	11/03/2023	6516	664	Yes	1280100	1350000	0.948222	R
52746	0138/ 0035/ 0002/ /	1020	30 BREWSTER ST #2	06/01/2023	6485	2741	Yes	1112000	1115000	0.997309	R

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52907	0116/ 0012/ 002A/ /	1020	402 STATE ST #2A	06/06/2023	6486	2724	Yes	846900	850000	0.996353	R
52937	0105/ 0019/ C201/ /	1020	29 CHAPEL ST #C201	01/25/2024	6529	41	Yes	2064500	2075933	0.994493	R
38924	0212/ 0171/ 0002/ /	1020	13 ALBACORE WAY #13B	05/22/2023	6483	2670	Yes	609300	556000	1.095863	R
38926	0212/ 0172/ 0002/ /	1020	20 ALBACORE WAY #20B	09/12/2023	6506	692	Yes	610100	560000	1.089464	R
38942	0162/ 0058/ 0002/ /	1020	159 WOODBURY AVE #2	07/07/2023	6493	906	Yes	516900	505000	1.023564	R
50392	0148/ 0041/ 0001/ /	1020	605 LINCOLN AVE #1	09/01/2023	6504	912	Yes	762100	775000	0.983355	R
50903	0156/ 0022/ 0003/ /	1020	22 COLUMBIA ST #22	03/18/2024	6537	310	Yes	621300	650000	0.955846	R
51486	0106/ 0034/ 000E/ /	1020	135 MARKET ST #E	07/31/2023	6497	2583	Yes	814300	770000	1.057532	R
38833	0143/ 0003/ 0002/ /	1020	198 DENNETT ST #2	12/22/2023	6524	2094	Yes	745600	750000	0.994133	R
38838	0144/ 0022/ 0005/ /	1020	373 ISLINGTON ST #1	07/17/2023	6494	2775	Yes	376600	384933	0.978352	R
38843	0144/ 0034/ 0004/ /	1020	401 ISLINGTON ST #4	06/06/2023	6486	2673	Yes	335000	334000	1.002994	R
38875	0145/ 0013/ 0002/ /	1020	210 CABOT ST #2	11/03/2023	6516	622	Yes	604800	635000	0.952441	R
38881	0138/ 0046/ 0001/ /	1020	28 LANGDON ST #1	01/31/2024	6530	393	Yes	759000	750000	1.012000	R
38918	0212/ 0169/ 0004/ /	1020	33 ALBACORE WAY #33D	03/15/2024	6536	2146	Yes	609300	620000	0.982742	R
38680	0108/ 0012/ 0001/ /	1020	300 COURT ST #1	09/05/2023	6504	2682	Yes	2688900	2900000	0.927207	R
38686	0138/ 0045/ 0007/ /	1020	18 LANGDON ST #7	07/17/2023	6495	315	Yes	1207700	1200000	1.006417	R
38690	0138/ 0064/ 0004/ /	1020	349 HANOVER ST #4	08/30/2023	6503	2251	Yes	596900	650000	0.918308	R
38721	0141/ 0018/ 0003/ /	1020	9 PROSPECT ST #3	07/10/2023	6493	1540	Yes	295900	285000	1.038246	R
38742	0117/ 0037/ 0306/ /	1020	18 CONGRESS ST #306	09/14/2023	6506	2241	Yes	1372400	1500000	0.914933	R
38745	0117/ 0037/ 0401/ /	1020	18 CONGRESS ST #401	07/17/2023	6494	2655	Yes	1288200	1190000	1.082521	R
38583	0107/ 0057/ 0005/ /	1020	126 STATE ST #5	07/24/2023	6496	821	Yes	614800	661000	0.930106	R
38608	0165/ 0004/ 008A/ /	1020	871 ISLINGTON ST #8A	01/08/2024	6526	2105	Yes	763300	776000	0.983634	R
38609	0165/ 0004/ 001B/ /	1020	871 ISLINGTON ST #1B	05/31/2023	6485	2213	Yes	777100	765000	1.015817	R
38611	0165/ 0004/ 003B/ /	1020	871 ISLINGTON ST #3B	11/03/2023	6516	1153	Yes	776700	775066	1.002108	R
38626	0107/ 0003/ 0003/ /	1020	123 DANIEL ST #3	05/30/2023	6485	1159	Yes	420700	425000	0.989882	R
38666	0107/ 0046/ 302A/ /	1020	159 STATE ST #2A	11/09/2023	6517	714	Yes	721800	669933	1.077421	R
38323	0130/ 0058/ 0002/ /	1020	199 LINCOLN AVE #2	07/14/2023	6494	2356	Yes	564000	566666	0.995295	R
38404	0148/ 0036/ 0002/ /	1020	733 MIDDLE ST #2	09/25/2023	6508	1654	Yes	767600	772000	0.994301	R
38463	0107/ 0057/ 0002/ /	1020	126 STATE ST #2	09/08/2023	6505	2480	Yes	524200	602000	0.870764	R
38474	0127/ 0014/ 0001/ /	1020	480 STATE ST #1	12/04/2023	6521	955	Yes	869600	789000	1.102155	R
38477	0127/ 0014/ 0004/ /	1020	480 STATE ST #4	06/12/2023	6487	2893	Yes	1019800	920000	1.108478	R

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38479	0127/ 0014/ 0003/ /	1020	480 STATE ST #3	05/25/2023	6484	2220	Yes	954700	1100000	0.867909	R
34843	0153/ 0009/ 0002/ /	1020	774 MIDDLE ST #1	08/04/2023	6499	227	Yes	893100	905000	0.986851	R
37242	0106/ 0034/ 000C/ /	1020	135 MARKET ST #C	10/17/2023	6512	2174	Yes	914900	900000	1.016556	R
37946	0106/ 0025/ 0003/ /	1020	55C MARKET ST #3	08/02/2023	6498	1555	Yes	957800	925000	1.035459	R
38198	0141/ 0030/ 0002/ /	1020	1 JACKSON HILL ST #2	04/17/2023	6477	1311	Yes	1075400	1075000	1.000372	R
38206	0243/ 0054/ 0002/ /	1020	248 PEVERLY HILL RD #2	08/10/2023	6500	231	Yes	520800	525000	0.992000	R
38295	0152/ 0046/ 0001/ /	1020	78 LAWRENCE ST #1	10/06/2023	6511	591	Yes	827500	850000	0.973529	R
33602	0120/ 0002/ 006L/ /	1020	500 MARKET ST #6L	08/04/2023	6498	2966	Yes	731500	739933	0.988603	R
33606	0120/ 0002/ 008L/ /	1020	500 MARKET ST #8L	10/18/2023	6512	2863	Yes	807300	800533	1.008453	R
33951	0133/ 0020/ 0003/ /	1020	456 LINCOLN AVE #3	07/26/2023	6496	2886	Yes	1222500	1300000	0.940385	R
33954	0133/ 0049/ 0001/ /	1020	161 WBIIRD ST #1	08/02/2023	6498	1387	Yes	1040000	1052000	0.988593	R
34147	0137/ 0025/ 0002/ /	1020	100 ISLINGTON ST #2	07/12/2023	6494	114	Yes	338200	330000	1.024848	R
34795	0152/ 0001/ 000B/ /	1020	921 MIDDLE ST #2	12/28/2023	6525	1268	Yes	376700	375000	1.004533	R
33218	0109/ 0019/ 0005/ /	1020	290 PLEASANT ST #5	06/05/2023	6486	1590	Yes	452700	449000	1.008241	R
33430	0116/ 03G6/ 0000/ /	1020	401 STATE ST #213	01/17/2024	6527	2452	Yes	567300	607533	0.933776	R
33502	0117/ 0416/ 0003/ /	1020	90 FLEET ST #6-3	09/26/2023	6508	2737	Yes	367900	340000	1.082059	R
33586	0120/ 0002/ 010L/ /	1020	500 MARKET ST #10L	04/12/2023	6476	1480	Yes	958400	699000	1.371102	R
33587	0120/ 0002/ 010R/ /	1020	500 MARKET ST #10R	11/13/2023	6517	2023	Yes	680100	780000	0.871923	R
33596	0120/ 0002/ 015L/ /	1020	500 MARKET ST #15L	12/05/2023	6521	1199	Yes	739400	770000	0.960260	R
32093	0272/ 0009/ 7242/ /	1020	2102 WHITE CEDAR BLVD #2102	07/28/2023	6497	1797	Yes	243800	275000	0.886545	R
32723	0293/ 0019/ 0030/ /	1020	380 OCEAN RD #30	11/30/2023	6520	1721	Yes	385500	385000	1.001299	R
32870	0101/ 0035/ 000B/ /	1020	10 NEW CASTLE AVE #B	05/22/2023	6483	2448	Yes	1408800	1425000	0.988632	R
32873	0101/ 0060/ 0003/ /	1020	50 SOUTH SCHOOL ST #3	08/31/2023	6504	447	Yes	1127000	1116000	1.009857	R
32874	0101/ 0060/ 0004/ /	1020	50 SOUTH SCHOOL ST #4	04/27/2023	6479	1306	Yes	1148800	1100000	1.044364	R
33073	0105/ 0002/ 1-04/ /	1020	135 BOW ST #4	07/10/2023	6493	1630	Yes	1602300	1600000	1.001438	R
31845	0272/ 0006/ 0910/ /	1020	914 SPRINGBROOK CIR #914	02/22/2024	6533	867	Yes	387700	399000	0.971679	R
31899	0272/ 0009/ 7048/ /	1020	412 WHITE CEDAR BLVD #412	11/09/2023	6517	772	Yes	284000	290000	0.979310	R
31931	0272/ 0009/ 7080/ /	1020	708 WHITE CEDAR BLVD #708	04/12/2023	6476	1338	Yes	284000	267000	1.063670	R
31966	0272/ 0009/ 7115/ /	1020	1007 WHITE CEDAR BLVD #1007	03/01/2024	6534	1404	Yes	291400	309900	0.940303	R
32048	0272/ 0009/ 7197/ /	1020	1705 WHITE CEDAR BLVD #1705	06/15/2023	6488	1566	Yes	284000	260000	1.092308	R
32051	0272/ 0009/ 7200/ /	1020	1708 WHITE CEDAR BLVD #1708	04/13/2023	6476	2654	Yes	305600	282533	1.081644	R

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31752	0272/ 0006/ 0313/ /	1020	313 SPRINGBROOK CIR #313	01/17/2024	6527	2743	Yes	391700	405000	0.967160	R
31757	0272/ 0006/ 0402/ /	1020	406 SPRINGBROOK CIR #406	02/02/2024	6530	1253	Yes	387700	410000	0.945610	R
31761	0272/ 0006/ 0406/ /	1020	415 SPRINGBROOK CIR #415	06/16/2023	6489	481	Yes	387700	375000	1.033867	R
31766	0272/ 0006/ 0411/ /	1020	401 SPRINGBROOK CIR #401	06/28/2023	6491	1510	Yes	391700	400000	0.979250	R
31801	0272/ 0006/ 0614/ /	1020	603 SPRINGBROOK CIR #603	10/20/2023	6513	1775	Yes	387700	397533	0.975265	R
31834	0272/ 0006/ 0815/ /	1020	804 SPRINGBROOK CIR #804	06/14/2023	6488	1440	Yes	391700	400000	0.979250	R
30322	0232/ 0121/ 0033/ /	1020	777 MIDDLE RD #33	04/21/2023	6478	1075	Yes	436100	425000	1.026118	R
30326	0232/ 0121/ 0037/ /	1020	777 MIDDLE RD #37	04/19/2023	6477	2516	Yes	403400	375000	1.075733	R
30354	0232/ 0121/ 0062/ /	1020	777 MIDDLE RD #62	10/23/2023	6513	2437	Yes	391500	420000	0.932143	R
30700	0237/ 0060/ 0012/ /	1020	155 ECHO AVE #12	05/17/2023	6483	380	Yes	384100	370000	1.038108	R
31726	0272/ 0006/ 0203/ /	1020	209 SPRINGBROOK CIR #209	09/01/2023	6504	1862	Yes	391700	399933	0.979414	R
31746	0272/ 0006/ 0307/ /	1020	312 SPRINGBROOK CIR #312	10/27/2023	6514	2369	Yes	369700	360000	1.026944	R
29858	0223/ 0030/ 0001/ /	1020	579 SAGAMORE AVE #1	08/23/2023	6502	1695	Yes	973300	975000	0.998256	R
29885	0223/ 0030/ 0018/ /	1020	579 SAGAMORE AVE #18	10/04/2023	6510	2055	Yes	1146500	1100000	1.042273	R
29906	0223/ 0030/ 0039/ /	1020	579 SAGAMORE AVE #39	12/08/2023	6522	85	Yes	1141900	1245000	0.917189	R
29920	0223/ 0030/ 0053/ /	1020	579 SAGAMORE AVE #53	11/22/2023	6519	2036	Yes	1200600	1275000	0.941647	R
29925	0223/ 0030/ 0058/ /	1020	579 SAGAMORE AVE #58	05/25/2023	6484	2225	Yes	875800	775000	1.130065	R
29926	0223/ 0030/ 0059/ /	1020	579 SAGAMORE AVE #59	01/04/2024	6526	866	Yes	928600	975000	0.952410	R
32260	0291/ 0007/ 0006/ /	1030	6 TUNA TER	06/13/2023	6488	635	Yes	145300	183000	0.793989	R
32349	0291/ 0007/ 0150/ /	1030	150 CODFISH CORNER RD	11/01/2023	6515	2622	Yes	339100	340000	0.997353	R
32390	0291/ 0007/ 0213/ /	1030	213 MACKEREL AVE	04/24/2023	6478	2145	Yes	321400	319933	1.004585	R
32394	0291/ 0007/ 0217/ /	1030	217 MACKEREL AVE	09/01/2023	6504	1885	Yes	415300	430000	0.965814	R
54341	0291/ 0007/ 422A/ /	1030	422 STRIPED BASS AVE	03/19/2024	6537	1426	Yes	335100	379000	0.884169	R
54805	0237/ 0070/ 007A/ /	1030	1338 WOODBURY AVE	11/03/2023	6516	1294	Yes	137500	150000	0.916667	R
54806	0291/ 0007/ 415A/ /	1030	415 STRIPED BASS AVE	10/02/2023	6510	42	Yes	374700	400000	0.936750	R
54808	0291/ 0007/ 162A/ /	1030	162 CODFISH CORNER RD	08/11/2023	6500	1490	Yes	364000	389000	0.935733	R
30600	0236/ 0049/ 0000/ /	1040	864 WOODBURY AVE	05/11/2023	6482	183	Yes	677700	600000	1.129500	R
32807	0101/ 0011/ 0000/ /	1040	491 MARCY ST	06/22/2023	6490	451	Yes	855400	825000	1.036848	R
34071	0135/ 0063/ 0000/ /	1040	246 AUSTIN ST	03/01/2024	6534	1950	Yes	667100	665000	1.003158	R
35058	0162/ 0029/ 0000/ /	1040	130 PINE ST	11/22/2023	6519	2126	Yes	907700	910000	0.997473	R
34072	0135/ 0064/ 0000/ /	1050	256 AUSTIN ST	10/12/2023	6512	364	Yes	785800	760000	1.033947	R

Price Related Differential
PORTSMOUTH NH

Internal ID	MBLU	Use Code	Location	Sale Date	Book	Page	Improved	Parcel Value	Sale Price	Ratio	Class
33624	0123/ 0003/ 0000/ /	111C	258 MAPLEWOOD AVE	01/08/2024	6526	2121	Yes	1150300	1095000	1.050502	R
			R Improved Totals					254603900	254513808		
R Improved Count	286		R Improved Mean Ratio							1.005250	
			R Improved Weighted Mean							1.000354	
			R Improved P.R.D							1.004894	
			R Improved Median							1.000275	
			R Improved C.O.D							0.058660	
			Overall Median							0.997701	
			Overall C.O.D							0.060349	
			Overall P.R.D							1.007941	
Record Count 301											

**NEW HAMPSHIRE DEPARTMENT OF
REVENUE ADMINISTRATION**

THIS CERTIFIES THAT

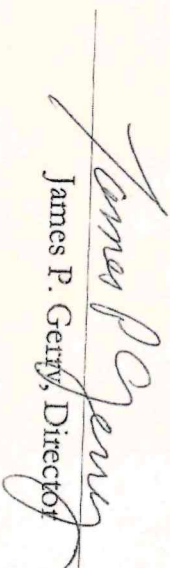
J. Michael Tarello

Has successfully completed and submitted the required documentation as
required by state law to obtain status as a

DRA-CERTIFIED PROPERTY ASSESSOR SUPERVISOR

Which shall remain valid until December 31, 2025

Given this day of December 01, 2020


James P. Gerry, Director

NEW HAMPSHIRE DEPARTMENT OF
REVENUE ADMINISTRATION

THIS CERTIFIES THAT

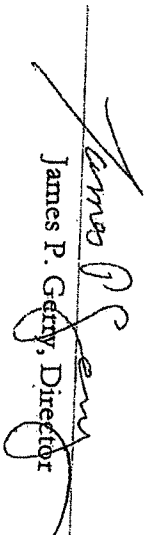
June Perry

Has successfully completed and submitted the required documentation as
required by state law to obtain status as a

DRA-CERTIFIED PROPERTY ASSESSOR SUPERVISOR

Which shall remain valid until December 31, 2026

Given this day of March 16, 2021


James P. Getty, Director

NEW HAMPSHIRE DEPARTMENT OF
REVENUE ADMINISTRATION

THIS CERTIFIES THAT

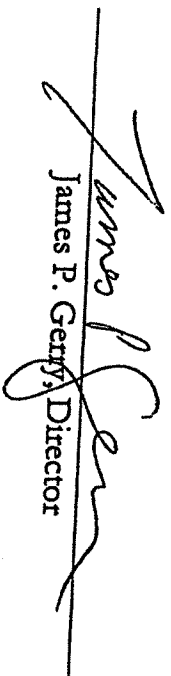
Sandra A. Schmucki

Has successfully completed and submitted the required documentation as
required by state law to obtain status as a

DRA-CERTIFIED PROPERTY ASSESSOR SUPERVISOR

Which shall remain valid until December 31, 2024

Given this day of March 05, 2020


James P. Gerry, Director

NEW HAMPSHIRE DEPARTMENT OF
REVENUE ADMINISTRATION

THIS CERTIFIES THAT

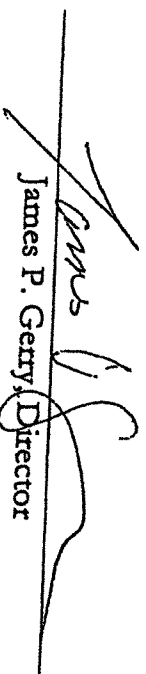
Stephen P. Whalen

Has successfully completed and submitted the required documentation as
required by state law to obtain status as a

DRA-CERTIFIED PROPERTY ASSESSOR SUPERVISOR

Which shall remain valid until December 31, 2024

Given this day of February 12, 2020


James P. Gerry, Director

NEW HAMPSHIRE DEPARTMENT OF
REVENUE ADMINISTRATION

THIS CERTIFIES THAT

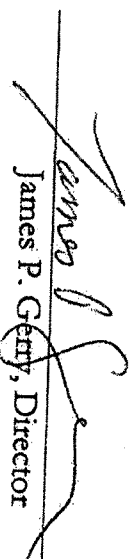
Christopher Ruel

Has successfully completed and submitted the required documentation as
required by state law to obtain status as a

DRA-CERTIFIED PROPERTY ASSESSOR SUPERVISOR

Which shall remain valid until December 31, 2024

Given this day of June 18, 2020


James P. Gerry, Director

NEW HAMPSHIRE DEPARTMENT OF
REVENUE ADMINISTRATION

THIS CERTIFIES THAT

Richard Olson

Has successfully completed and submitted the required documentation as
required by state law to obtain status as a

DRA-CERTIFIED BUILDING MEASURER AND LISTER

Which shall remain valid until December 31, 2024

Given this day of April 14, 2020


James P. Gery, Director

PORTSMOUTH, NH COMMERCIAL DATA COLLECTION FISCAL YEAR 2024

Role of the Commercial Data Collector

The role of the Commercial Data Collector is crucial to the overall success of the project. In many cases, you will be contacting the community's most influential people. Therefore, the following items should be adhered to.

- It is important to look professional, act professional and to gain the confidence of the taxpayers which you meet. Calm any fears that they may have.
- Do not discuss previous assessments or future assessment projections.
- You should know what data you need to collect.
- Make a thorough inspection of the property. Inaccurate data can cause major errors in the final appraised value. Take the time to do a thorough job.
- Try to get as much information as possible without overstaying your welcome.
- It is not necessary to contact the President of a Corporation. Don't overstate your qualifications or role in placing values on the property. If asked, simply inform the person who is escorting you through the property that no values have been set. You are only collecting the data.
- It is always a good idea to set up an appointment date and time on the largest commercial properties such as apartment complexes, nursing homes, assisted living, colleges, and other significantly large properties. The assessor's office may have contact phone numbers for these types, especially if they are previous or current court cases.
- In some instances, a tenant may want to receive the owner's permission before allowing an inspection. Suggest that you are willing to wait (up to 15 minutes) while he calls the owner for an OK. If he would like you to speak to the owner over the phone to explain the purpose of the inspection, please do so.
- Be polite, considerate, and patient. Don't take offense if the person you contact can't allow an inspection the instant you walk through the door. They are running a business; if it is an inconvenient time, arrange a mutually agreeable alternative time, either later in the day or the following day.

VISION REPORTS TO BE USED IN CONJUNCTION WITH THE PORTSMOUTH COMMERCIAL GUIDELINES.

Cost Group Rates
Outbuildings
Extra Features
Sub Area Codes
Land Use Codes

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The following is a list of Commercial Data Collection Guidelines for the City of Portsmouth, NH. These Guidelines apply to the City of Portsmouth only. The Vision Appraisal Technology Commercial Data Collection Manual should be followed for all other areas not covered within these guidelines.

The existing City Vision property record cards will be used during this Revaluation. All corrections are made thereon. Supplement with data collection forms for new construction, etc.

All questions or suggestions regarding the Commercial Data Collection should be addressed to Steve Whalen at 617-462-06091.

Properties Included in the Commercial Data Collection

All Commercial, Industrial and Mixed-Use properties including vacant lots (Land Use Codes start with a 3 or 4).

All Apartments that include four (4) units and up including Assisted and Independent Living Facilities and Day Care properties where the Land Use Codes are 1111 to 1120 and 1400.

Land Use Codes (L.U.C.)

Land Use Codes shouldn't be changed unless an erroneous code requires correction. Check with the Commercial Project Manager or the Assessor before changing these codes.

Refer to Portsmouth Land Code Report for proper codes. This listing will also indicate the default model for selected codes.

Land Characteristics Codes and Descriptions

<u>Topo</u>	<u>Utilities</u>	<u>Street/Road</u>	<u>Location</u>
00-Undefined		00-Undefined	00-Undefined
1-Level	0-All Public	1-Paved	1-Uban
2-Above	00-Undefined	2-Light	2-Suburban
3-Below	1-Public Sewer	3-Medium	3-Rural
4-Rolling	2-Public Water	3A-Unpaved	4-Bus District
5-Steep	3-Septic	4-Heavy	5-Industrial
6-Swamp	4-Pvt Well	4A-Proposed	6-Recreation
7-Ledge	5-Com Well	5-No O/S Pkg	7-Waterfront
8-Landscaped	6-Lake Water	5A-Class 6	8-Flood Plain
9-Wetland	7-None	6-1 Off St Pkg	9-Town Line
		7-2 Off St Pkg	
		8-2+ Off St Pkg	
		9-0 Off St Pkg	

Building Style Codes

Refer to Portsmouth building styles report.

Commercial Heat and Air Conditioning

HEAT TYPE:

- 01 = None
- 02 = Floor Furnace
- 03 = Hot Air- No Duc
- 04 = Forced Air Duc
- 05 = Hot Water
- 06 = Steam
- 07 = Elec Baseboard
- 08 = Radiant Water

AC TYPE:

- 01 = None
- 02 = Heat Pump
- 03 = Central
- 04 = Unit/AC
- 05 = Vapor Cooler

FRAME TYPE (structural frame)

- 01 = None
- 02 = Wood frame
- 03 = Masonry
- 04 = Reinforced Concrete
- 05 = Steel
- 06 = Fireproof Steel
- 07 = Special (or other)

FRAME TYPE	
1	None
2	Wood
3	Masonry
4	Reinf. Concrete
5	Steel
6	Fireproof Steel
7	Special

Baths/Plumbing

One of the major differences in the coding of Baths/Plumbing is that unlike 01 Model entries, where the actual bathroom count is entered, when listing Baths/Plumbing in Models 94, 95 and 96 enter a code which represents the following:

- 00 = None
- 01 = Light
- 02 = Average
- 03 = Above Average
- 04 = Extensive

BATHS / PLUMBING	
0	None
1	Below Average
2	Average/Typical
3	Above Average
4	Extensive

The above codes will be compared against a typical building of the same style code.
Most codes will be entered as 02/average.

Ceiling and Wall Finish

First decide if the ceilings are suspended type or not. If suspended:

00 = NA

01 = Susp-Ceiling only (no wall finish)

03 = Susp Ceiling and Minimal wall finish

05 = Susp Ceiling and wall finish

If not suspended:

02 = Unsup Ceiling finish only (no wall finish)

04 = Unsup Min Ceiling finish and minimal wall finish

06 = Unsup Ceiling and wall finish

CEILING & WALL FINISH	
Suspended Ceilings	
1	Ceiling Fin Only
3	Ceiling w/Min Wall
5	Ceiling & Wall
Not Suspended Ceilings	
2	Ceiling Fin Only
4	Ceiling w/Min Wall
6	Ceiling & Wall

Number of Rooms/Partitions

Base your decision on whether the amount of the partitioning of the subject building compared to the typical amount found in a same style. Most conclusions will be average.

Note: Above average partitioning does not always convert to a higher market value.

00 = NA

01 = Light

02 = Average

03 = Above Average

04 = Extensive

ROOMS / PARTITIONS	
1	Light/Minimum
2	Average/Typical
3	Above Average
4	Extensive

% Common Wall

This is utilized for improvements that have a shared wall or walls with adjacent buildings. To estimate the common wall, determine the overall perimeter of the improvement, then determine the percentage of the overall perimeter that is shared or common with an adjacent building.

EXT. WALL & MISC.	
% Common Wall	

Example: A 50 x 50 one story building with one wall as common to an adjacent building.

Overall Perimeter = 4 x 50 = 200 lineal feet

Common Wall = 50 lineal feet

Since half the length will be allocated to each building, divide 50 lf by 2 = 25 lf

The Common Wall Percentage is 25 lf divided by the total perimeter of 200 lf = 12.5% round to 13% (enter on card as 13).

Wall Height

On single story structures, this is figured as the point from Ground Floor to Roof Eave and not the peak of the roof.

When determining multiple story buildings, this is figured by the Ground Floor to Roof Eave, divided by the number of stories:

Note: even on single story buildings there may exist varying wall heights and the average wall height is required.

Outbuildings/Extra Features

You may use any of the Outbuilding Codes. See Outbuilding Code report for a list of used codes.

Building Notes Section

The Notes Section can be a very valuable tool in collecting data for the valuation of commercial properties. Below is some of the important factors that can be captured in this section: Number of total apartments in complexes and breakdown of bedrooms, how many occupancies of square feet is vacant at the time of your visit, list of other properties that support subject with parking, self storage number of units, mixed use as to what % is residential and commercial.

The following aspects of a property are to be added to the Building Notes Section or otherwise considered:

- 1) All greenhouses are to be measured and listed.
- 2) Use a Percent Complete Worksheet when doing new construction or additions. Make additional, clear notes regarding recent permits.
- 3) If applicable note number of apartments, hotel rooms, storage units, movie screens, etc. if possible.

- 4) Identify if any self storage space is temperature controlled. Pick up lifts in multi-story self storage buildings.

Depreciation

Commercial buildings utilize the following depreciation table.

Commercial Depreciation Codes : VP, P, F, A, G, VG, E

Depreciation Codes should not be changed unless there is adequate evidence that the current code is not correct. The overall condition of any structure must include the interior and the exterior aspects.

Commercial & Industrial Sketching and Labeling

Any areas of the structure with a primary use that matches the improvement code you use to describe it, should be coded as BAS for the first-floor area, and FUS for full upper floor area. Only sub-areas of a structure that greatly deviate from the improvement code used should be labeled something other than BAS or FUS (except for unfinished space).

Example 1: Improvement Code 21 (Fast Food) – If a portion of the structure is Service Production Area (Food Prep) and another area is seating area, DO NOT separate these two areas in labeling the building. One can expect that within a fast-food restaurant the structure will have these various areas. Provided you assigned Improvement Code 21 (Fast Food Restaurant) to describe the property, ALL usable first floor areas should be labeled only as BAS. Keep it simple.

Example 2: A 30 x 60 retail store has an area in the front, 30 x 45, is the store display area. The remaining 15 x 30 area in the rear is unfinished and used for storage. DO NOT create two sub-areas in the sketch. One can expect that a retail store will have a certain percentage of the total area devoted to storage; therefore, label the entire structure (30x60) as BAS.

Example 3: You are listing a large 3 story apartment building. You properly code building number 14 (apartment building). On the Sub-Area Table, you notice the sub-area APT (Apartment). You are already calling the structure an Apartment Building (14); therefore, it is not necessary to label the sketch as APT. The sub-area of the structure conforms to the description code (14). Therefore, label the sketch as BAS for the first floor and FUS for the upper stories. Label the unfinished basement as UBM. The point is that the primary area that corresponds to the description used (the apartment living and common area) only BAS or FUS are required. Keep it simple. In a few rare instances, a sub-area within the primary structure will deviate from the description code which describes most of the building as illustrated in the next example.

Example 4: Another example of deviant sub-area codes is as follows:

A brick retail building, 50 x 100, has a lower quality wooden addition on the rear, built for storage. It is 20 x 20. In this case, the primary structure is retail; therefore, use the

Improvement Code 17 (Retail) to describe it. Label the 50 x 100 brick retail section as BAS. Label the 20 x 60 lower quality wooden storage area as FST (Finished Storage Area).

It is important to remember that deviant sub-area codes are the exceptions and, in most cases, BAS, FUS or FHS will suffice. Keep it simple.

Example 5: On unfinished type buildings such as garages, industrials, self storage and warehouses the office area (s) are to be labeled as code ***AOF*** and retail areas to be labeled as ***SDA***. Additionally, it is not necessary to list the interior finish of this space since the AOF and SDA code already accounts for the sheetrock walls, carpeted floors and finished ceiling (typical). Air Conditioning and Sprinklers are still required to be picked up.

Refer to the Sub-Area Code report for a list of all sub-areas used in Portsmouth, NH.