

**Summary by Land Use
PORTSMOUTH, NH**

07/17/2019

Land Use Code	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average	
031	PRI COMM	4	1,379,000	1,252,300	0.92	1,325,000	1,287,950	0.95	0.03	6.05%	0.91
322	RTL CONDO MI	8	414,767	387,412	0.97	391,500	372,700	0.97	0.07	6.44%	0.93
325	RETAIL	1	26,000,000	21,064,000	0.81	26,000,000	21,064,000	0.81	0.00	0.00%	0.81
332	AUTO REPR MD	2	1,050,000	844,500	0.80	1,050,000	844,500	0.80	0.06	7.50%	0.80
333	FUEL SV/PR	1	575,000	608,400	1.06	575,000	608,400	1.06	0.00	0.00%	1.06
340	OFF CONDO ME	13	298,262	281,869	0.95	100,000	92,300	0.92	0.05	4.68%	0.95
341	BANK BLDG	1	1,200,000	1,143,200	0.95	1,200,000	1,143,200	0.95	0.00	0.00%	0.95
384	COMM CONDO	2	707,500	724,200	1.00	707,500	724,200	1.00	0.04	4.00%	1.02
401	IND WHSES	1	1,425,000	1,451,600	1.02	1,425,000	1,451,600	1.02	0.00	0.00%	1.02
402	IND CONDO ME	3	44,667	44,333	1.01	48,000	44,600	0.93	0.00	8.24%	0.99
			1,265,570	1,091,956	0.95	339,000	320,400	0.94	0.04	6.94%	0.86

**Parcel Detail by Land Use
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37259	031	PRI COMM	0106/0052/0000//	65 BOW ST	305	0310	4,118	212	16	1/5/2018	1,666,000	1,313,400	0.79	1.27	0.16
37281	031	PRI COMM	0107/0053/0000//	110 STATE ST	305	0310	3,550	205	10	9/28/2018	1,200,000	1,112,700	0.93	1.08	0.02
37232	031	PRI COMM	0106/0021/0000//	128 PENHALLOW ST	305	0310	4,832	209	16	6/22/2017	1,300,000	1,262,500	0.97	1.03	0.02
33681	031	PRI COMM	0127/0011/0000//	134 MIDDLE ST	305	0310	7,350	209	30	6/30/2017	1,350,000	1,320,600	0.98	1.02	0.03
38729	322	RTL CONDO	M 0117/0037/0105//	24 CONGRESS ST #105	305	3221	1,192	13	10	12/26/2018	620,000	547,600	0.88	1.13	0.09
52878	322	RTL CONDO	M 0105/0018/0102//	67 STATE ST #2	305	3221	1,709	4	4	3/19/2018	1,000,000	883,500	0.88	1.13	0.09
37418	322	RTL CONDO	M 0119/001B/002A//	33 DEER ST #2A	305	3221	1,305	32	8	12/14/2018	400,000	362,000	0.90	1.10	0.07
38834	322	RTL CONDO	M 0144/0022/0001//	369 ISLINGTON ST #A	305A	3221	987	139	36	1/9/2019	213,800	203,800	0.95	1.05	0.02
51325	322	RTL CONDO	M 0107/0068/0104//	226 STATE ST	305	3221	1,224	65	30	4/27/2017	388,000	383,400	0.99	1.01	0.02
37245	322	RTL CONDO	M 0106/0035/000A//	129 MARKET ST #A	305	3221	1,690	169	24	6/29/2018	395,000	399,900	1.01	0.99	0.04
34148	322	RTL CONDO	M 0137/0025/0003//	100 ISLINGTON ST #3	305A	3221	660	44	30	12/26/2017	117,000	123,200	1.05	0.95	0.08
38835	322	RTL CONDO	M 0144/0022/0003//	371 ISLINGTON ST #A	305A	3221	936	139	36	3/29/2019	184,333	195,900	1.06	0.94	0.09
35533	325	RETAIL	0238/0020/0000//	100 ARTHUR F BRADY DR	303	3250	121,974	13	10	12/7/2017	26,000,000	21,064,000	0.81	1.23	0.00
37317	332	AUTO REPR	M 0116/0035/0000//	202 COURT ST	305	3320	4,868	119	30	3/15/2019	1,000,000	742,600	0.74	1.35	0.06
35695	332	AUTO REPR	M 0253/0006/0000//	2 MIRONA RD	301	3320	7,744	59	30	2/23/2018	1,100,000	946,400	0.86	1.16	0.06
38022	333	FUEL SV/PR	0142/0036/0000//	955 US ROUTE 1 BYP	302	3330	1,260	72	36	7/12/2017	575,000	608,400	1.06	0.95	0.00
38598	340	OFF CONDO	M 0165/0004/B105//	871 ISLINGTON ST #B105	305A	3401	176	109	16	6/27/2018	37,900	32,800	0.87	1.16	0.05
35634	340	OFF CONDO	M 0243/0006/O302//	6 GREENLEAF WOODS DR	304	3401	720	32	28	9/27/2018	72,000	62,400	0.87	1.15	0.05
38004	340	OFFICE BLD	0127/0004/0000//	159 MIDDLE ST	304	3400	4,777	206	24	8/31/2018	1,187,500	1,070,800	0.90	1.11	0.02
38589	340	OFF CONDO	M 0165/0004/A100//	871 ISLINGTON ST #A100	305A	3401	648	109	16	9/22/2017	155,000	142,300	0.92	1.09	0.00
35635	340	OFF CONDO	M 0243/0006/P101//	7 GREENLEAF WOODS DR	304	3401	700	32	28	8/7/2018	66,000	60,800	0.92	1.09	0.00
35605	340	OFF CONDO	M 0243/0006/A101//	4 GREENLEAF WOODS DR	304	3401	1,418	32	28	6/8/2018	100,000	92,300	0.92	1.08	0.00
35645	340	OFF CONDO	M 0243/0006/S301//	1 GREENLEAF WOODS DR	304	3401	1,418	32	28	2/5/2018	100,000	92,300	0.92	1.08	0.00
35609	340	OFF CONDO	M 0243/0006/A301//	4 GREENLEAF WOODS DR	304	3401	1,418	32	28	6/27/2018	100,000	92,300	0.92	1.08	0.00
37771	340	OFFICE BLD	0118/0027/0000//	62 DEER ST	305	3400	3,938	249	16	2/16/2018	1,525,000	1,482,200	0.97	1.03	0.05
38697	340	OFF CONDO	M 0171/0014/0015//	1039 ISLINGTON ST #15	302	3401	1,190	14	12	7/9/2018	187,500	184,100	0.98	1.02	0.06
35831	340	OFF CONDO	M 0267/0011/0005//	235 WEST RD #5	301	3401	1,997	33	30	10/27/2017	199,500	197,300	0.99	1.01	0.07

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35610	340	OFF CONDO N 0243/0006/ A302//	4 GREENLEAF WOODS DR	304	3401	720	32	28	4/2/2018	60,000	62,400	1.04	0.96	0.12
35607	340	OFF CONDO N 0243/0006/ A201//	4 GREENLEAF WOODS DR	304	3401	1,418	32	28	6/28/2018	87,000	92,300	1.06	0.94	0.14
37964	341	BANK BLDG 0107/0072/0000//	252 STATE ST	305	3410	4,000	205	24	5/9/2018	1,200,000	1,143,200	0.95	1.05	0.00
38707	384	COMM CONDC 0284/0007/0004//	280 HERITAGE AVE #D	301	3842	2,393	14	6	5/31/2018	290,000	278,800	0.96	1.04	0.04
37384	384	COMM CONDC 0118/0026/0003//	403 DEER ST #7-13	305	3842	4,636	149	16	11/9/2018	1,125,000	1,169,600	1.04	0.96	0.04
35681	401	IND WHSES 0252/0002/0011//	60 WEST RD	301	4010	23,906	34	30	7/12/2017	1,425,000	1,451,600	1.02	0.98	0.00
37917	402	IND CONDO N 0309/0002/0002//	201 FLIGHT LINE RD #2	307	4021	1,095	20	16	2/27/2019	48,000	44,600	0.93	1.08	0.00
37941	402	IND CONDO N 0309/0003/0008//	203 FLIGHT LINE RD	307	4021	1,095	20	16	8/29/2018	50,000	46,700	0.93	1.07	0.00
37926	402	IND CONDO N 0309/0004/0002//	205 FLIGHT LINE RD	307	4021	1,095	20	16	5/18/2017	36,000	41,700	1.16	0.86	0.23