

Group Summary by Actual Year Built
PORTSMOUTH, NH

9/20/2024

Actual Year Built	Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
0 - 1900	27	1.0125	6.36	1.023	\$910,000.00	\$995,300.00	\$1,158,276.52	\$1,144,285.19	1.0107
1900 - 1930	15	0.9789	7.8	0.9981	\$895,000.00	\$943,400.00	\$897,720.00	\$888,306.67	0.9876
1930 - 1950	15	0.9978	6.43	1.0077	\$600,000.00	\$605,400.00	\$656,986.67	\$661,013.33	1.0139
1950 - 1960	16	0.9972	5.33	0.9952	\$597,500.00	\$571,000.00	\$601,254.12	\$606,893.75	1.0046
1960 - 1980	10	1.0233	5.28	1.008	\$633,500.00	\$635,800.00	\$645,153.30	\$649,990.00	1.0155
1980 - 2024	20	0.9885	5.49	0.9906	\$1,192,000.00	\$1,183,000.00	\$1,052,640.80	\$1,047,570.00	0.9858
	103	0.9978	6.28	1.0071	\$712,000.00	\$695,400.00	\$890,470.69	\$886,379.61	1.0025

Record Detail by Actual Year Built
PORTSMOUTH, NH

9/20/2024

Actual Year Built	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
0 - 1900 (27 items)															
0 - 1900	0.070707	32807	0101//0011//0000///	491 MARCY ST	\$825,000.00	101	101	274	2,006	06/22/2023	0.039	\$855,400.00	1.0368	GRB	R
0 - 1900	0.042011	32941	0102//0068//0000///	405 PLEASANT ST	\$1,175,000.00	102	102	244	1,572	04/26/2023	0.0414	\$1,123,800.00	0.9564	GRB	R
0 - 1900	0.070937	33008	0103//0059//0000///	11 MEETING HOUSE HILL RD	\$1,900,000.00	102	102	234	1,768	01/10/2024	0.0179	\$1,929,900.00	1.0157	GRB	R
0 - 1900	0.045914	33026	0103//0078//0000///	195 WASHINGTON ST	\$820,000.00	101	101	234	1,747	11/14/2023	0.1182	\$915,100.00	1.116	GRB	R
0 - 1900	0.039532	32943	0102//0070//0000///	425 PLEASANT ST	\$983,000.00	102	102	227	1,689	10/31/2023	0.0147	\$995,300.00	1.0125	GRB	R
0 - 1900	0.080923	32919	0102//0045//0000///	97 SOUTH ST	\$975,000.00	102	102	224	1,852	03/04/2024	0.0985	\$1,068,900.00	1.0963	GRB	R
0 - 1900	0.230028	34282	0142//0007//0000///	233 DENNETT ST	\$870,533.00	131	131	214	1,672	09/18/2023	0.0276	\$844,600.00	0.9702	GRA	R
0 - 1900	0.081451	33144	0107//0021//0000///	49 SHEAFE ST	\$2,400,000.00	102	102	194	2,420	11/13/2023	0.2053	\$1,901,900.00	0.7925	CD4	R
0 - 1900	1.45	29343	0219//0051//0000///	1033 MAPLEWOOD AVE	\$890,000.00	129	129	174	2,850	08/03/2023	0.1332	\$1,006,600.00	1.131	SRB	R
0 - 1900	0.057185	34364	0144//0042//0000///	199 MCDONOUGH ST	\$800,000.00	105	105	174	1,383	02/06/2024	0.0413	\$765,200.00	0.9565	GRC	R
0 - 1900	0.025643	34196	0138//0040//0000///	68 MCDONOUGH ST	\$795,000.00	105	105	154	1,595	08/31/2023	0.1326	\$898,700.00	1.1304	GRC	R
0 - 1900	0.132415	35058	0162//0029//0000///	130 PINE ST	\$910,000.00	131	131	154	2,502	11/22/2023	0.0003	\$907,700.00	0.9975	GRA	R
0 - 1900	0.370087	31212	0258//0031//0000///	65 GRIFFIN RD	\$575,000.00	121	121	149	1,986	02/29/2024	0.0312	\$591,700.00	1.029	SRB	R
0 - 1900	0.290427	32814	0101//0018//0000///	30 WALDEN ST	\$2,400,000.00	101	101	144	2,467	08/11/2023	0.0351	\$2,479,000.00	1.0329	WB	R
0 - 1900	1	30197	0232//0049//0000///	746 MIDDLE RD	\$1,170,000.00	125	125	135	2,201	03/05/2024	0.0282	\$1,134,400.00	0.9696	SRB	R
0 - 1900	0.057392	34072	0135//0064//0000///	256 AUSTIN ST	\$760,000.00	105	105	134	2,507	10/12/2023	0.0361	\$785,800.00	1.0339	GRC	R
0 - 1900	0.090909	34278	0142//0003//0000///	281 DENNETT ST	\$825,000.00	131	131	132	2,027	11/16/2023	0.1181	\$920,600.00	1.1159	GRA	R
0 - 1900	0.446648	34897	0159//0002//0000///	89 SPARHAWK ST	\$1,375,000.00	131	131	132	2,648	11/30/2023	0.0409	\$1,315,700.00	0.9569	GRA	R
0 - 1900	0.143871	32993	0103//0042//0000///	44 GARDNER ST	\$2,270,000.00	101	101	129	2,997	04/12/2023	0.0831	\$2,076,400.00	0.9147	GRB	R
0 - 1900	0.09006	35041	0162//0011//0000///	325 BARTLETT ST	\$520,000.00	131	131	129	1,106	06/12/2023	0.1284	\$585,600.00	1.1262	GRA	R
0 - 1900	0.084665	32968	0103//0012//0000///	235 MARCY ST	\$800,000.00	101	101	128	1,576	10/11/2023	0.0029	\$795,900.00	0.9949	GRB	R
0 - 1900	0.114784	33371	0113//0035//0000///	81 LINCOLN AVE	\$1,900,000.00	103A	103A	124	2,159	06/30/2023	0.1333	\$1,642,600.00	0.8645	GRA	R
0 - 1900	0.114784	33374	0113//0038//0000///	36 KENT ST	\$1,360,000.00	103A	103A	124	2,077	03/26/2024	0.0518	\$1,286,600.00	0.946	GRA	R
0 - 1900	0.138085	33936	0133//0042//0000///	500 UNION ST	\$1,260,000.00	103B	103B	124	1,922	11/09/2023	0.089	\$1,369,400.00	1.0868	GRA	R
0 - 1900	0.029844	34071	0135//0063//0000///	246 AUSTIN ST	\$665,000.00	105	105	124	1,409	03/01/2024	0.0054	\$667,100.00	1.0032	GRC	R
0 - 1900	0.136318	34763	0152//0018//0000///	105 MIDDLE RD	\$1,200,000.00	104	104	124	2,049	12/06/2023	0.0527	\$1,134,100.00	0.9451	SRB	R
0 - 1900	0.172176	34934	0159//0039//0000///	111 STARK ST	\$849,933.00	131	131	124	1,715	07/21/2023	0.0584	\$897,700.00	1.0562	GRA	R
1900 - 1930 (15 items)															
1900 - 1930	0.136249	33935	0133//0041//0000///	508 UNION ST	\$1,365,000.00	103B	103B	123	3,072	08/07/2023	0.0589	\$1,281,600.00	0.9389	GRA	R
1900 - 1930	0.298898	34793	0152//0049//0000///	846 MIDDLE ST	\$1,635,000.00	104	104	122	3,362	07/25/2023	0.076	\$1,755,600.00	1.0738	GRA	R
1900 - 1930	0.137741	34591	0148//0058//0000///	88 WIBIRD ST	\$1,415,000.00	103B	103B	114	4,077	10/03/2023	0.1219	\$1,239,400.00	0.8759	GRA	R
1900 - 1930	0.072567	34959	0160//0013//0000///	26 SPARHAWK ST	\$596,800.00	131	131	112	1,219	10/02/2023	0.0935	\$539,700.00	0.9043	GRA	R
1900 - 1930	0.234848	34490	0146//0009//0000///	183 CASS ST	\$895,000.00	105	105	109	2,645	07/17/2023	0.2443	\$1,111,700.00	1.2421	GRC	R
1900 - 1930	0.115358	33761	0130//0011//0000///	302 MILLER AVE	\$1,800,000.00	103B	103B	108	2,207	04/20/2023	0.0398	\$1,724,400.00	0.958	GRA	R
1900 - 1930	0.045799	28928	0212//0098//0000///	202 RALEIGH WAY	\$375,000.00	130	130	107	762	05/04/2023	0.0006	\$374,400.00	0.9984	GRB	R
1900 - 1930	0.051377	28966	0212//0142//0000///	40 PORPOISE WAY	\$338,000.00	130	130	107	762	08/17/2023	0.049	\$320,700.00	0.9488	GRB	R
1900 - 1930	0.070018	28999	0212//0138//0001///	86 PORPOISE WAY	\$480,000.00	130	130	107	1,017	10/20/2023	0.2028	\$381,600.00	0.795	GRB	R
1900 - 1930	0.097681	50574	0212//0109//0001///	251 RALEIGH WAY	\$510,000.00	130	130	107	1,833	11/15/2023	0.0076	\$505,000.00	0.9902	GRB	R
1900 - 1930	0.045914	51544	0212//0096//0001///	226 RALEIGH WAY	\$340,000.00	130	130	107	762	05/24/2023	0.0201	\$346,100.00	1.0179	GRB	R
1900 - 1930	0.038797	28990	0212//0120//0001///	531 KEARSARGE WAY	\$350,000.00	130	130	106	895	04/18/2023	0.0189	\$342,600.00	0.9789	GRB	R
1900 - 1930	0.214646	33944	0133//0051//0000///	189 WIBIRD ST	\$900,000.00	103B	103B	104	1,690	06/30/2023	0.1888	\$1,067,900.00	1.1866	GRA	R
1900 - 1930	0.140037	34670	0150//0001//0000///	38 WILLARD AVE	\$1,505,000.00	103B	103B	104	2,984	06/29/2023	0.0739	\$1,390,500.00	0.9239	GRA	R
1900 - 1930	0.252525	35145	0166//0011//0000///	234 ALDRICH RD	\$961,000.00	104	104	95	1,922	07/17/2023	0.0161	\$943,400.00	0.9817	SRB	R
1930 - 1950 (15 items)															
1930 - 1950	0.172176	35167	0166//0034//0000///	84 THAXTER RD	\$1,090,000.00	104	104	89	1,975	07/18/2023	0.0505	\$1,032,600.00	0.9473	SRB	R
1930 - 1950	0.152388	33872	0132//0009//0000///	10 WILLARD AVE	\$1,050,000.00	103B	103B	87	2,309	04/19/2023	0.0875	\$1,139,600.00	1.0853	GRA	R
1930 - 1950	0.21522	30600	0236//0049//0000///	864 WOODBURY AVE	\$600,000.00	129	129	85	2,306	05/11/2023	0.1317	\$677,700.00	1.1295	SRB	R
1930 - 1950	0.201561	29310	0219//0012//0000///	1110 MAPLEWOOD AVE	\$639,000.00	129	129	84	1,807	11/03/2023	0.0905	\$695,400.00	1.0883	SRB	R
1930 - 1950	0.192837	29312	0219//0014//0000///	2 FAIRVIEW DR	\$805,000.00	129	129	84	1,951	08/31/2023	0.0106	\$811,800.00	1.0084	SRB	R
1930 - 1950	0.172016	31274	0260//0019//0000///	22 HALL CT	\$525,000.00	121	121	84	1,372	05/16/2023	0.0087	\$519,300.00	0.9891	SRB	R
1930 - 1950	0.197704	31365	0260//0110//0000///	166 DECATUR RD	\$550,000.00	121	121	84	1,638	09/14/2023	0.0186	\$559,000.00	1.0164	SRB	R
1930 - 1950	0.190083	31399	0260//0145//0000///	14 WORTHEN RD	\$435,000.00	121	121	84	1,071	08/29/2023	0.0001	\$434,000.00	0.9977	SRB	R
1930 - 1950	0.193985	31400	0260//0146//0000///	234 COLONIAL DR	\$398,000.00	121	121	84	1,687	10/03/2023	0.2577	\$499,700.00	1.2555	SRB	R
1930 - 1950	0.193985	31401	0260//0147//0000///	222 COLONIAL DR	\$552,000.00	121	121	84	1,675	09/12/2023	0.0639	\$515,500.00	0.9339	SRB	R
1930 - 1950	0.143021	31414	0260//0161//0000///	4 SCHURMAN AVE	\$735,000.00	121	121	84	1,799	12/08/2023	0.1487	\$624,100.00	0.8491	SRB	R
1930 - 1950	0.174908	31416	0260//0163//0000///	22 COLONIAL DR	\$765,800.00	121	121	84	2,625	08/17/2023	0.0831	\$700,500.00	0.9147	SRB	R
1930 - 1950	1.56	32760	0294//0023//0000///	447 OCEAN RD	\$500,000.00	118	118	77	1,567	05/01/2023	0	\$498,900.00	0.9978	SRA	R
1930 - 1950	0.102502	29630	0222//0035//0000///	27 VERDUN AVE	\$610,000.00	112	112	76	1,745	11/29/2023	0.0053	\$605,400.00	0.9925	GRA	R

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PORTSMOUTH, NH

9/20/2024

Actual Year Built	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1930 - 1950	0.320937	30579	0236//0022//0000///	35 ROCKINGHAM AVE	\$600,000.00	129	129	75	1,910	06/20/2023	0.005	\$601,700.00	1.0028	SRB	R
1950 - 1960 (16 items)															
1950 - 1960	0.357438	30580	0236//0023//0000///	51 ROCKINGHAM AVE	\$630,000.00	129	129	73	1,923	04/28/2023	0.0459	\$599,700.00	0.9519	SRB	R
1950 - 1960	0.220914	32630	0292//0171//0000///	23 MARIETTE DR	\$590,000.00	118	118	73	1,831	10/16/2023	0.0037	\$590,900.00	1.0015	SRB	R
1950 - 1960	0.150941	29560	0221//0052//0000///	589 BROAD ST	\$797,533.00	103B	103B	72	1,916	12/21/2023	0.1474	\$913,300.00	1.1452	GRA	R
1950 - 1960	0.123967	34733	0151//0020//0000///	145 LAFAYETTE RD	\$600,000.00	103B	103B	72	1,421	11/15/2023	0.1404	\$682,900.00	1.1382	GRA	R
1950 - 1960	0.165289	35075	0162//0047//0000///	248 BARTLETT ST	\$712,000.00	131	131	72	1,823	10/30/2023	0.1346	\$806,300.00	1.1324	GRA	R
1950 - 1960	0.258264	30663	0237//0033//0000///	67 HILLCREST DR	\$630,000.00	129	129	70	1,894	03/29/2024	0.0365	\$651,600.00	1.0343	SRB	R
1950 - 1960	0.160698	30542	0234//0039//0000///	7 LARRY LN	\$625,000.00	129	129	69	1,474	08/30/2023	0.0954	\$564,000.00	0.9024	SRB	R
1950 - 1960	0.238154	28785	0209//0062//0000///	110 LESLIE DR	\$545,000.00	128	128	68	1,290	09/25/2023	0.0017	\$542,900.00	0.9961	SRB	R
1950 - 1960	0.219927	31071	0251//0025//0000///	38 TAFT RD	\$561,000.00	114	114	68	1,555	06/20/2023	0.0024	\$561,100.00	1.0002	SRB	R
1950 - 1960	0.40039	32476	0292//0007//0000///	74 SUZANNE DR	\$520,000.00	118	118	68	1,615	06/09/2023	0.0345	\$500,900.00	0.9633	SRB	R
1950 - 1960	0.204982	31066	0251//0020//0000///	48 TAFT RD	\$595,000.00	114	114	67	1,715	09/01/2023	0.0004	\$593,900.00	0.9982	SRB	R
1950 - 1960	0.181038	32599	0292//0137//0000///	35 WINCHESTER ST	\$490,000.00	118	118	66	1,440	12/01/2023	0.028	\$475,200.00	0.9698	SRB	R
1950 - 1960	0.20854	32654	0292//0195//0000///	30 MARIETTE DR	\$600,000.00	118	118	66	1,623	05/30/2023	0.0906	\$544,300.00	0.9072	SRB	R
1950 - 1960	0.282851	32477	0292//0008//0000///	76 SUZANNE DR	\$535,000.00	118	118	65	1,725	09/11/2023	0.014	\$541,300.00	1.0118	SRB	R
1950 - 1960	0.140794	30287	0232//0148//0000///	83 SHEFFIELD RD	\$584,533.00	123	123	64	1,523	01/10/2024	0.0156	\$574,100.00	0.9822	SRB	R
1950 - 1960	0.200138	32482	0292//0018//0000///	38 SUZANNE DR	\$605,000.00	118	118	64	1,304	10/02/2023	0.0591	\$567,900.00	0.9387	SRB	R
1960 - 1980 (10 items)															
1960 - 1980	0.21522	30628	0236//0078//0000///	11 MEADOW RD	\$580,000.00	129	129	63	1,425	03/15/2024	0.0117	\$585,500.00	1.0095	SRB	R
1960 - 1980	0.206612	30996	0250//0067//0000///	12 FILLMORE RD	\$510,000.00	114	114	63	1,659	01/30/2024	0.0708	\$545,000.00	1.0686	SRB	R
1960 - 1980	0.269054	32615	0292//0156//0000///	2 WINCHESTER ST	\$485,000.00	118	118	63	1,749	06/14/2023	0.1104	\$537,500.00	1.1082	SRB	R
1960 - 1980	0.390266	32191	0283//0036//0000///	1062 BANFIELD RD	\$610,000.00	120	120	62	1,680	10/11/2023	0.0827	\$659,100.00	1.0805	SRA	R
1960 - 1980	0.220271	30971	0250//0042//0000///	306 MCKINLEY RD	\$711,000.00	114	114	61	1,522	08/11/2023	0.1363	\$612,500.00	0.8615	SRB	R
1960 - 1980	1.61	35911	0282//0002//0002///	555 OCEAN RD	\$663,533.00	118	118	54	2,578	10/17/2023	0.0392	\$688,100.00	1.037	SRA	R
1960 - 1980	0.28168	29451	0220//0039//0000///	47 OPAL AVE	\$740,000.00	129	129	52	2,737	12/07/2023	0.026	\$719,100.00	0.9718	SRB	R
1960 - 1980	0.132369	29266	0218//0008//0000///	46 MANGROVE ST	\$585,000.00	128	128	51	1,388	04/17/2023	0.008	\$588,400.00	1.0058	SRB	R
1960 - 1980	0.424702	31573	0268//0052//0000///	13 TAFT RD	\$657,000.00	114	114	48	2,099	08/31/2023	0.0559	\$692,300.00	1.0537	SRB	R
1960 - 1980	0.685744	31031	0250//0102//0000///	605 FW HARTFORD DR	\$910,000.00	115	115	44	2,844	08/09/2023	0.0391	\$872,400.00	0.9587	SRB	R
1980 - 2024 (20 items)															
1980 - 2024	0.078972	30215	0232//0070//0000///	15 WOODWORTH AVE	\$480,000.00	125	125	40	1,084	06/09/2023	0.0876	\$521,000.00	1.0854	SRB	R
1980 - 2024	0.650712	32227	0288//0003//0011///	196 EASTWOOD DR	\$978,000.00	119	119	29	2,517	09/21/2023	0.0565	\$920,600.00	0.9413	SRB	R
1980 - 2024	2.04	30043	0225//0013//0005///	101 GOSPORT RD	\$1,570,000.00	113	113	25	3,791	02/08/2024	0.0112	\$1,584,200.00	1.009	SRA	R
1980 - 2024	1.75	29987	0224//0010//0017///	330 ODIORNE POINT RD	\$2,350,000.00	113	113	22	5,315	05/25/2023	0.0182	\$2,302,000.00	0.9796	SRA	R
1980 - 2024	0	32260	0291//0007//0006///	6 TUNA TER	\$183,000.00	403	403	22	736	06/13/2023	0.0492	\$173,600.00	0.9486	GA/MH	R
1980 - 2024	0.348944	38452	0210//0031//0000///	20 BRIGHAM LN	\$1,450,000.00	128	128	20	4,383	01/19/2024	0.0128	\$1,465,300.00	1.0106	SRB	R
1980 - 2024	0.158356	38493	0101//0079//0000///	540 MARCY ST	\$2,225,000.00	101	101	20	3,140	10/20/2023	0.1086	\$1,978,500.00	0.8892	GRB	R
1980 - 2024	0	32394	0291//0007//0217///	217 MACKEREL AVE	\$430,000.00	403	403	18	1,858	09/01/2023	0.0573	\$404,400.00	0.9405	GA/MH	R
1980 - 2024	0	32390	0291//0007//0213///	213 MACKEREL AVE	\$319,933.00	403	403	17	1,785	04/24/2023	0.0068	\$321,400.00	1.0046	GA/MH	R
1980 - 2024	0.408632	29819	0223//0006//0000///	96 CLIFF RD	\$1,986,000.00	111	111	9	3,313	10/31/2023	0.0544	\$1,873,500.00	0.9434	SRB	R
1980 - 2024	0	32349	0291//0007//0150///	150 CODFISH CORNER RD	\$340,000.00	403	403	8	1,593	11/01/2023	0.0004	\$339,100.00	0.9974	GA/MH	R
1980 - 2024	0	54341	0291//0007//422A///	422 STRIPED BASS AVE	\$379,000.00	403	403	4	1,339	03/19/2024	0.1136	\$335,100.00	0.8842	GA/MH	R
1980 - 2024	1.22	28756	0209//0033//0000///	48 WATSONS LANDING	\$1,406,000.00	130	130	2	2,579	06/20/2023	0.0302	\$1,445,400.00	1.028	SRB	R
1980 - 2024	0.463981	54381	0209//0033//0001///	44 WATSONS LANDING	\$1,472,350.00	130	130	2	3,589	04/20/2023	0.0731	\$1,576,700.00	1.0709	SRB	R
1980 - 2024	0.392631	54382	0209//0033//0002///	38 WATSONS LANDING	\$1,455,000.00	130	130	2	3,777	04/13/2023	0.1244	\$1,632,800.00	1.1222	SRB	R
1980 - 2024	0.465496	54383	0209//0033//0003///	34 WATSONS LANDING	\$1,539,533.00	130	130	2	4,208	05/16/2023	0.031	\$1,583,800.00	1.0288	SRB	R
1980 - 2024	0	54805	0237//0070//007A///	1338 WOODBURY AVE	\$150,000.00	402	402	2	602	11/03/2023	0.0811	\$137,500.00	0.9167	MRB	R
1980 - 2024	0.423186	54750	0229//0001//0001///	15 ARTWILL AVE	\$1,550,000.00	103B	103B	1	3,522	11/21/2023	0.0459	\$1,617,800.00	1.0437	SRB	R
1980 - 2024	0	54806	0291//0007//415A///	415 STRIPED BASS AVE	\$400,000.00	403	403	1	1,541	10/02/2023	0.061	\$374,700.00	0.9368		R
1980 - 2024	0	54808	0291//0007//162A///	162 CODFISH CORNER RD	\$389,000.00	403	403	0	1,447	08/11/2023	0.0621	\$364,000.00	0.9357	GA/MH	R