

Portsmouth, NH
Base Building Rate Analysis (4/01/17)

Updated 4/1/17

Base Rate	Desc.	Class./ Qual.	Date	\$/Unit	Adj1	Adj1 - \$-	Adj 2	Adj 2 - \$	Refined Cost	4/1/2017 Mult.	Local Mult.	Base Rate	Entrepreneurial Profit	2017 Final Base Rate	MVS Reference
12	Commercial	D/Avg.	May-16	\$75.75	ExtrHt	\$4.34	A/C	(\$4.88)	\$75.21	1.03	1.07	\$82.89	5%	\$87.00	13-353
13	Disc Store	C/Avg.	May-16	\$64.40	ExtrHt	\$4.34	A/C	(\$4.88)	\$63.86	1.04	1.08	\$71.73	0%	\$72.00	13-319
14	Apartments	D/Avg+10	Aug-16	\$78.71	ExtrHt	\$1.97			\$80.68	1.03	1.07	\$88.92	15%	\$102.00	12-352
15	Reg/Comm Shop Cnt	C/Avg.	May-16	\$92.72	ExtrHt	\$4.34	A/C	(\$4.88)	\$92.18	1.04	1.08	\$103.54	7%	\$111.00	13-413
16	Lcl/Nhbd Shop Cntr	C/Avg.	May-16	\$87.02	ExtrHt	\$4.34	A/C	(\$4.88)	\$86.48	1.04	1.08	\$97.13	7%	\$104.00	13-412
17	Store	C/Avg.	May-16	\$80.34	ExtrHt	\$4.34	A/C	(\$4.88)	\$79.80	1.04	1.08	\$89.63	7%	\$96.00	13-353
18	Office	C/Avg.	Nov-15	\$109.26	ExtrHt	\$5.35	Elev	(\$2.10)	\$112.51	1.04	1.08	\$126.37	7%	\$135.00	15-344
19	Profess Office	D-5%/Avg.	Nov-15	\$124.69	XHt/AC	\$2.25	Elev	(\$2.24)	\$124.70	1.02	1.07	\$136.10	7%	\$146.00	15-341
21	Fast Food Chain	C/Avg.	May-16	\$131.04	ExtrHt	\$1.91	A/C	(\$9.23)	\$123.72	1.04	1.08	\$138.96	7%	\$149.00	13-349
23	Financial Instit	C/Avg.	Nov-15	\$161.26	XHt/AC	(\$4.85)	Elev	(\$2.18)	\$154.23	1.04	1.08	\$173.23	0%	\$173.00	15-443
25	Service Shop	C/Avg.	Feb-16	\$54.94	ExtrHt	\$1.32			\$56.26	1.03	1.08	\$62.58	5%	\$66.00	14-528
26	Serv Stat 2 Bay	C/Avg.	Feb-16	\$121.49	ExtrHt	\$1.22			\$122.71	1.04	1.08	\$137.83	5%	\$145.00	64-408
27	Auto Dealer	C/Avg.	Feb-16	\$86.29	XHt/AC	(\$1.78)			\$84.51	1.03	1.08	\$94.01	7%	\$101.00	14-455
29	Nursing Home	D/Avg.	Nov-15	\$133.50	XHt/AC	\$2.25			\$135.75	1.02	1.07	\$148.16	5%	\$156.00	15-313
30	Restaurant	C/Avg.	May-16	\$122.51	ExtrHt	\$1.91	A/C	(\$9.23)	\$115.19	1.04	1.08	\$129.38	7%	\$138.00	13-350
31	Branch Bank	D/Avg-.	Nov-15	\$154.84	XHt/AC	\$2.25			\$157.09	1.02	1.07	\$171.45	0%	\$171.00	15-304
32	Theatres	C/Avg.	Aug-15	\$101.13	ExtrHt	\$0.50			\$101.63	1.04	1.07	\$113.09	0%	\$113.00	16-380
33	Bars/NightClub	D/Avg.	May-16	\$92.42	ExtrHt	\$1.91	A/C	(\$9.23)	\$85.10	1.03	1.07	\$93.79	7%	\$100.00	13-442
38	Country Club	D/Avg.	Nov-16	\$129.00	XHt/AC	\$1.03			\$130.03	1.04	1.07	\$144.70	0%	\$145.00	11-314
39	Motel/Inn	C/Avg.	Aug-16	\$87.52	ExtrHt	\$1.60	AC	(\$1.60)	\$87.52	1.03	1.08	\$97.36	7%	\$104.00	12-343
40	Light Industrial	C/Avg.	Feb-16	\$49.96	ExtrHt	\$1.32			\$51.28	1.03	1.08	\$57.04	5%	\$60.00	14-494
41	R & D	C/Avg.	Feb-16	\$70.06	XHt/AC	(\$1.92)			\$68.14	1.03	1.08	\$75.80	5%	\$80.00	14-392
43	Car Wash	S/Avg.	Mar-16	\$86.98					\$86.98	1.04	1.05	\$94.98	5%	\$100.00	64-435
47	Cold Storage	C/Avg.	Feb-16	\$64.99					\$64.99	1.03	1.08	\$72.29	5%	\$76.00	14-447
48	Warehouse	C/Avg.	Feb-16	\$42.14	ExtrHt	\$1.32			\$43.46	1.03	1.08	\$48.34	5%	\$51.00	14-406
49	Serv Stat 3 Bay	C/Avg.	Mar-16	\$121.49	ExtrHt	\$1.22			\$122.71	1.04	1.08	\$137.83	5%	\$145.00	64-408
4C	Commerc Wrhse	C/Avg.	Feb-16	\$42.14	ExtrHt	\$1.32			\$43.46	1.03	1.08	\$48.34	5%	\$51.00	14-406
5C	Bank Condo	D/Avg-.	Nov-15	\$154.84	XHt/AC	\$2.25			\$157.09	1.02	1.07	\$171.45	0%	\$171.00	15-304
51	Industrial Offices	S/Avg	Nov-15	\$94.02	ExtrHt	\$4.82			\$98.84	1.04	1.05	\$107.93	5%	\$113.00	15-344
52	Pre-Eng Mnfg	S/Avg-10%	Feb-16	\$39.65	ExtrHt	\$1.32			\$40.97	1.03	1.05	\$44.31	5%	\$47.00	14-494
53	Pre-Eng Warhse	S/Avg -10%	Feb-16	\$33.32	ExtrHt	\$1.32			\$34.64	1.03	1.04	\$37.11	5%	\$39.00	14-406
54	Health Club	C/Low Cost	Nov-16	\$86.00	ExtrHt	\$1.03			\$87.03	1.04	1.08	\$97.75	0%	\$98.00	11-418

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Base Rate	Desc.	Class./ Qual.	Date	\$/Unit	Adj1	Adj1 -\$	Adj 2	Adj 2 -\$	Refined Cost	4/1/2017 Mult.	Local Mult.	Base Rate	Entrepreneurial Profit	2017 Final Base Rate	MVS Reference
56	Condo Office	D/Avg.	Nov-15	\$103.31	ExtrHt	\$5.35	Elev	(\$2.10)	\$106.56	1.02	1.07	\$116.30	0%	\$116.00	15-344
57	Library	C/Avg.	Nov-15	\$135.69	XHt-AC	\$2.25			\$137.94	1.04	1.08	\$154.93	0%	\$155.00	15-377
59	Fire Station	C/Avg.	Nov-15	\$122.72	ExtrHt	\$5.35			\$128.07	1.04	1.08	\$143.85	0%	\$144.00	15-322
61	Dry Cleaner/Laund	C/Avg.	May-16	\$78.99	XHt-AC				\$78.99	1.04	1.08	\$88.72	5%	\$93.00	13-499
64	Tennis Club	S/Avg.	Aug-15	\$54.94	ExtrHt	(\$3.16)			\$51.78	1.03	1.05	\$56.00	0%	\$56.00	16-416
65	Skating Arena	S/Avg	Aug-15	\$83.07	AC	(\$4.65)			\$78.42	1.03	1.05	\$84.81	0%	\$85.00	16-175
66	Hotel	C/Avg.	Nov-16	\$130.00	XHt-AC	(\$0.06)	Elev	(\$3.06)	\$126.88	1.04	1.08	\$142.51	7%	\$152.00	11-594
67	Coin Op Car Wash	S/Avg.	Mar-16	\$65.38					\$65.38	1.04	1.05	\$71.39	0%	\$71.00	64-434
69	Truck Terminal	S/Avg.	Feb-16	\$57.87	ExtrHt	\$1.32			\$59.19	1.03	1.05	\$64.01	0%	\$64.00	14-387
70	Dormitory	C/Avg.	Nov-16	\$110.00	ExtrHt	\$5.21			\$115.21	1.04	1.08	\$129.40	0%	\$129.00	11-321
71	Church	C/Avg.	Aug-15	\$130.82	XHt-AC	\$0.50			\$131.32	1.04	1.08	\$147.50	0%	\$147.00	16-309
72	School/College	D-10%/Avg	Feb-17	\$117.00	XHt-AC				\$117.00	1.02	1.07	\$127.69	0%	\$128.00	18-156
73	Private Hospital	C/Avg.	Nov-15	\$139.62	XHt/AC	\$2.25			\$141.87	1.04	1.08	\$159.35	0%	\$159.00	15-313
74	Home for Aged	C/Avg.	Nov-16	\$118.00	XHt	\$5.21	Elev	(\$2.50)	\$120.71	1.04	1.08	\$135.58	5%	\$142.00	11-330
75	Gas/Conv Mart	C/Avg.	May-16	\$143.00	XHt-AC	\$1.83			\$144.83	1.04	1.08	\$162.67	7%	\$174.00	13-531
76	Mortuary/Fun Hm	D/Avg	Nov-16	\$103.00	ExtrHt	\$1.03			\$104.03	1.03	1.07	\$114.65	0%	\$115.00	11-342
77	Club/Hall/Lounge	D/LC-to Avg	Aug-15	\$96.99	ExtrHt				\$96.99	1.03	1.07	\$106.89	0%	\$107.00	16-323
78	Airport Hangar	S/Avg	Feb-16	\$47.76	ExtrHt	\$1.32			\$49.08	1.03	1.04	\$52.57	0%	\$53.00	14-329
79	Telephone Bldg	C/Avg.	Feb-16	\$147.00	ExtrHt		A/C	(\$5.00)	\$142.00	1.03	1.08	\$157.96	0%	\$158.00	14-40
80	Store/Apt	C/Avg.	May-16	\$86.20	ExtrHt	\$4.34	A/C	(\$4.88)	\$85.66	1.04	1.08	\$96.21	7%	\$103.00	13-459
82	Auditorium	C/Avg.	Aug-15	\$120.42	XHt-AC	\$0.50			\$120.92	1.04	1.08	\$135.82	0%	\$136.00	16-302
83	Public School	C/Avg.	Feb-17	\$132.00	XHt-AC				\$132.00	1.02	1.08	\$145.41	0%	\$145.00	18-366
85	Hospital General	C/Avg.	Nov-15	\$210.55	XHt-AC		Elev	(\$2.47)	\$208.08	1.04	1.08	\$233.72	0%	\$234.00	15-331
87	Gvrnmnt/State	C/Avg	Nov-15	\$143.13	XHt-AC	(\$4.85)			\$138.28	1.04	1.08	\$155.32	0%	\$155.00	15-327
88	Gvrnmnt/Federal	C/Avg.	Nov-15	\$143.13	XHt-AC	(\$4.85)			\$138.28	1.04	1.08	\$155.32	0%	\$155.00	15-327
89	Gvrnmnt/Municpl	C/Avg.	Nov-15	\$143.13	XHt-AC	(\$4.85)			\$138.28	1.04	1.08	\$155.32	0%	\$155.00	15-327
90	Retail Condo	C/Avg.	May-16	\$80.34	ExtrHt	\$4.34	A/C	(\$4.88)	\$79.80	1.04	1.08	\$89.63	7%	\$96.00	13-353
91	Fast Food T/O	D/Avg.	May-16	\$71.02					\$71.02	1.03	1.07	\$78.27	7%	\$84.00	13-529
92	Court House	C/Avg.	Nov-15	\$143.13	XHt-AC	(\$4.85)			\$138.28	1.04	1.08	\$155.32	0%	\$155.00	15-327
95	Garage&Office	C/Avg.	Feb-16	\$65.93	ExtrHt	\$1.32			\$67.25	1.03	1.08	\$74.81	5%	\$79.00	14-528+20%
96	Warehouse&Office	C/Avg.	Feb-16	\$50.57	ExtrHt	\$1.32			\$51.89	1.03	1.08	\$57.72	5%	\$61.00	14-406+20%
97	Hi Rise Apt	C/Avg.	Nov-16	\$91.50	ExtrHt	\$4.35	Elev	(\$2.78)	\$93.07	1.04	1.08	\$104.54	15%	\$120.00	11-300
98	Industrial Condo	C/Avg.	Feb-16	\$49.96	ExtrHt	\$1.32			\$51.28	1.03	1.08	\$57.04	0%	\$57.00	14-494
200	Retail/Office	C/Avg	May-16	\$88.23	ExtrHt	\$4.34	A/C	(\$4.88)	\$87.69	1.04	1.08	\$98.49	7%	\$105.00	13-597
201	Food Stand	D/Avg.	May-16	\$71.02					\$71.02	1.03	1.07	\$78.27	5%	\$82.00	13-529
202	Parking Garage	B/Avg	Feb-16	\$51.75			Elev	(\$1.96)	\$49.79	1.04	1.07	\$55.41	0%	\$55.00	14-345
203	Conv Store	C/Avg	May-16	\$86.28	ExtrHt	\$1.82			\$88.10	1.04	1.08	\$98.95	7%	\$106.00	13-419
204	Day Care	D-10%/Avg	Feb-17	\$103.50	ExtrHt	\$4.93			\$108.43	1.02	1.07	\$118.34	5%	\$124.00	18-426
205	Ret/Off/Apt	C/Avg	May-16	\$86.20	XHt-AC	(\$1.83)			\$84.37	1.04	1.08	\$94.76	10%	\$104.00	13-459
206	Self Storage	S/Avg	Feb-16	\$31.80					\$31.80	1.03	1.05	\$34.39	7%	\$37.00	14-386
207	Cultural Facility	C/Avg.-10%	Aug-15	\$112.45	XHt-AC	\$0.50			\$112.95	1.04	1.08	\$126.87	0%	\$127.00	16-514
208	Office/Apt	C/Avg.	Aug-16	\$90.69	ExtrHt	\$1.97			\$92.66	1.03	1.08	\$103.07	7%	\$110.00	12-544
210	Hangar Condo	S/Avg	Feb-16	\$47.76	ExtrHt	\$1.32			\$49.08	1.03	1.05	\$53.08	0%	\$53.00	14-329
211	Comm Condo	D/Avg.	May-16	\$75.75	ExtrHt	\$4.34	A/C	(\$4.88)	\$75.21	1.03	1.07	\$82.89	0%	\$83.00	13-353

Source: Marshall Valuation Service

Performed by Stephen Traub, ASA - Property Valuation Advisors, Newburyport, MA