

2017 Statistical Revaluation Residential Assessment Information



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Property Assessments Explained

All cities and towns in the State of New Hampshire assess the value of property using a Mass Appraisal system. This system is a broad approach to predicting the value of properties that did not sell using the information collected about the properties that did sell. It is the application of a small database of information (the sold properties) to a large database of properties (the unsold properties).

As defined by the New Hampshire Department of Revenue Administration, Mass Appraisal is the use of standardized procedures for collecting data and appraising property to ensure that all properties within a municipality are valued uniformly and equitably. Mass Appraisal is the processes of valuing a universe of properties as of a given valuation date using common data, a standardized procedure, and statistical testing. Unlike individual fee appraisal, which is intended to derive the market value of a single property, the goal of Mass Appraisal is to bring all properties to their full and fair market value, whether properties have sold recently or not, and thus to achieve equity among all property values.

The Department of Revenue Administration requires cities and towns to revalue all properties every five years for certification according to specific requirements set by the Assessing Standards Board. The results of the revaluation process must meet statistical standards defined by the Assessing Standards Board.

In Mass Appraisal, the universe of properties is defined as all properties in a city or town including single family homes, two-family homes, three-family homes, condominiums, apartments, vacant land, commercial properties, industrial properties, and mixed-use properties. The process described in this document only addresses the mass appraisal of residential property.

The given valuation date for an assessment is April 1st and the revaluation reflects market values for the year prior to the valuation date. For example, the assessment date for 2017 is April 1, 2017, and the sales analyzed are those occurring between April 1, 2016 and March 31, 2017. The common data for residential property are the actual sales of property that occurred during April 1st through March 31st prior to the valuation date.

The standardized procedure followed for determining full and fair market value involves using a model, defining parameters, and performing iterations of statistical analysis to validate the model results. To accomplish this, a sales database is created containing information about the sales that occurred in the 2 years prior to the valuation date. This is the small database of information (the sold properties) which will be applied to the large database of properties (the unsold properties). The sales database is used to establish the criteria for applying the characteristics of sold properties to the unsold properties. The standardized procedures used are the following:

1. Create the Sales Analysis database: This is the data collection and verification stage. Actual sales of properties for twenty-four months prior to the valuation date are collected. Deeds for each sale are received from the Registry of Deeds. Attempts are made to gather any information about financing arrangements, types of transactions, and any special circumstances around each sale. The sold properties are inspected whenever possible. Property card adjustments are made if necessary. At this point, the new assessment value for a sold property is set by the Appraisers, and is usually quite close to the sale price.

2. Validate the sales: Sales which are considered verified (also called “qualified sales”) are those that conform to specific criteria set forth by the Assessing Standards Board. These sales are called arms-length sales and must be between a willing buyer and a willing seller with no unusual circumstances. Any sales that do not represent the market are not considered valid to use in the model, as they may cause errors in the results. Such sales are “coded out”. There are various non-arm’s length codes used to identify a sale that cannot be considered part of the sales database. Some of these include sales between members of the same family, sale of property substantially changed after the assessment date but before the sale, sales resulting from court orders, foreclosure auctions, or bankruptcy, etc.

3. Begin the statistical analysis by stratifying the sales: The sales data is analyzed by grouping sales into specific categories and computing measures of assessment level and uniformity. There are two calculations required by the Department of Revenue called the ASR (which measures assessment level), and the COD (which measures assessment uniformity). Each must fall within specified ranges for each class of property. The ASR is the median assessment to sales ratio, and it measures actual differences between new assessments and sale prices. For all classes of property, the median assessment to sales ratio must be between 90% and 110%. The COD is the coefficient of dispersion that occurs around the median assessment to sales ratio, and it measures the deviation between the new assessments and the sale prices. For single family and condominiums, the coefficient of dispersion must be less than 20%.

The grouped sales, called “stratifications”, report the median assessment to sales ratio and the coefficient of dispersion for category. The categories are: land use (single family, condo, etc.), site index, street index, house style (ranch, colonial, cape, etc.), actual year the house was built, lot size, and house size. Two other reports called price quartiles and date quartiles show the median assessment to sales ratio and the coefficient of dispersion grouped by the sale price and the sale date. Each stratification report is intended to provide a different perspective of the same data, thus revealing discrepancies that require correction. If the ASR and COD values exceed the values required by the Department of Revenue, then this must be corrected.

5. Bring the ASR and the COD into compliance with the Department of Revenue requirements by changing the values of factors: To bring the new assessed values of sold properties closer to the sales prices of those properties, and thus achieve smaller ranges of ASR and COD values, factors are changed in the sales database. There are many factors which can be adjusted to correct the assessments. Some apply to all properties and others are property specific.

Location (Street Index): The neighborhood boundaries are reviewed and modified if necessary. Sales in particular neighborhoods, when taken in the context of all characteristics of that neighborhood, contribute to the value of the neighborhood factor. As the stratification reports are run, and median assessment to sales ratios and the coefficients of dispersion are reviewed, the value of the neighborhood adjustment factor is evaluated. If changing the value of the factor for the sold properties in a particular neighborhood improves the ASR and the COD, and changing this factor does not cause the ASR and the COD to vary beyond required ranges in other stratifications, then this means the land value for that particular neighborhood has either risen or fallen, and the change to the neighborhood adjustment factor corrects this.

House Style: The style of the house has an associated base rate per square foot assigned to it, which is used to adjust its value. Depending on sales, these base rates can change, and therefore are reviewed and adjusted as part of the sales analysis. If the base rate for a particular house style is changed, and all other stratifications maintain median assessment to sales ratios and coefficients of dispersion values within acceptable ranges, then such a change to the base rate can be considered a valid correction to the sales database.

6. Valuation of land: A property assessment is the sum of the land value and the improvements value. The land value is determined either by land-only sales or by the “land residual method”. The improvements value is determined by Marshall & Swift, a national costing service, adjusted for Portsmouth, and by weighted measures such as the construction grade of the house or how well it has been maintained (Depreciation).

- **Land Only Sales:** Determining the value of land is straightforward when a sale occurs which had no structures on it. That sale can be considered representative of the land value for properties in the neighborhood in which it is located. Properties where the structures are removed after the sale require additional information and judgment to determine the land value, and this may involve further study of trends in the neighborhood in which the sale occurred.
- **Land Residual Method:** In a City like Portsmouth, where there is only a hand full of land sales each year, a method called “land residual” is also used to determine land values. This method extracts the value of the land from the total property value by subtracting the value of the improvements from the total sale price. The remaining value is considered the land only value.

7. Land Curve: The land values are then plotted on a graph called the “land curve” and are used to set the price per square foot for each category.

8. Use the model repeatedly, adjusting factors as necessary: At this stage three principle parameters (street index adjustment factor, house style base rate, and land price) are being analyzed and adjusted. Examples of other factors that may be changed are the condition factor, the effective age of the house, and the construction grade of the structures. Even factors such as bedroom and bathroom count, interior wall material, building sub area sizes, outbuilding values, can all be changed to explain why a property sold for a particular price. Each time a new value for a factor is tried, another series of stratifications

is run. All stratifications must yield the required range values for median assessment to sales ratios and coefficients of dispersion.

9. Run the final stratification: No matter how the data is divided, the adjustment of the selected factors should be arriving at the known sales price. The resulting analysis will show an approximately equal median assessment to sales ratio and coefficient of dispersion through all stratifications of the sales analysis database. At this point, the Department of Revenue requirements for certification have been met – the ASR is between 90% and 110%, and the COD is less than 20%.

10. Apply the sales analysis database to the entire universe of properties: The more carefully the sales data was researched and refined in each of the previous steps of this process, the better the model can predict the new assessment values of the unsold properties. It is time to apply the characteristics defined in the sold properties to the values of the unsold properties.

11. Moving the sales data and tables over to the master database: At this point the sales database is merged with the master database moving in all sale properties along with all tables and cost modeling used to derive the new assessments. The master file is then recalculated so the new assessments are applied to the non-sale properties. The error log in the database is then checked and any errors are fixed.

12. Field Review: Once the characteristics of the sold properties have been applied to the unsold properties, all properties are reviewed in the field. A field review is simply a property to property review to verify data accuracy, especially of subjective data critical to determination of value. At this point, the Mass Appraisal process is over and the preliminary assessment data is reviewed by the Department of Revenue Administration.

Reading Your Property Record Card

1. **Property Location:** The actual physical location of the property being valued
2. **Map ID:** The Map/Block/Lot/Unit of the property. This is created by the Town and used to reference tax maps
3. **State Use:** This is the current use of the property (i.e. 1010, single family).
4. **Topo/Utilities/Street/Location:** These items are purely descriptive of the property and do not generate value.
5. **Appraised Value:** The total of all Buildings, Extra Features, Outbuildings and Land. This is the current market value of the property.
6. **Assessed Value:** The total of all Buildings, Extra Features, Outbuildings and Land. The assessed value also takes into account any Current Use valuations (agricultural use not to be developed) as opposed to the full market value of the land. For properties without Current Use, the Assessed and the Appraised value will be the same.
7. **Exemptions:** This section is generated by the Town. This will show any exemptions that the current property owner received.
8. **Other Assessments:** This section is generated by the Town. Typically any Betterment will be found in this section.
9. **Appraised Value Summary:** This section provides a full overview of all Buildings, Extra Features, Outbuildings, Land and Special Land Values. Each line item is shown rather than a lump total value.
10. **Assessing Neighborhood:** This shows the neighborhood and sub neighborhood the parcel falls into. In this case, the item is descriptive only and does not generate value.
11. **Notes:** The notes provide the Town with generalizations about the property such as the color, the interior and exterior general conditions and any other items the Town wishes to include. All notes are descriptive and have no value attributed.
12. **Building Permit Record:** Any Building Permits taken out on the property will be recorded here. Town generated field.
13. **Visit/Change History:** Any visit to the property by the Town or Agent of the Town can be recorded here. Descriptive only, no value is generated.
14. **Use Code/Use Description:** This (as in item 3) refers to the type of property that is being valued. The land use code of 1010, for example, is generating a description of Single Family Model 01. Model 01 will be described in further detail on item # 29.
15. **Zone:** Descriptive only, Town generated based on the zoning ordinances of the Town. Please see Town Zoning Ordinances for further descriptions
16. **Units:** These are land units expressed in Square Footage and or in Acreage. The number of units in this category will total the property's lot size. Lot size is Town generated. Please refer to Tax Maps for questions about your lot size.
17. **SF / AC:** SF refers to Square Feet and AC refers to Acres.

18. **Unit Price:** The price per unit that is generated. The price per unit for up to 43,560 SF on the first landline will be the same for everyone. The unit price was generated from the land sales or land residuals that took place in your Town over the last two years. The base price will increase as the number of units under 43,560 SF decreases. This is called the "Land Curve" or in simple terms, an economy of scale. Just because one person has one acre and the next-door neighbor has a half-acre, does not mean that the neighbor's land is worth half. It is still a building lot and therefore buyers will pay a premium.
19. **S.A. (Site Index):** This is a site specific influence on land value. An example of this would be a view or proximity to the water adjustment that is applied to the property's land value. This code will generate a multiplier to the left called I. Factor. This I Factor (influence) will act as a multiplier to the base rate/unit price. For example a Site Index of 1 is a multiplier of 1.00, which indicates an average site. However, a Site Index of 3 is a multiplier of 1.25, which when multiplied to the base rate will have a positive effect on value.
20. **Acre Discount:** Not utilized on this project.
21. **C. Factor:** Condition Factor. This is another multiplier to the equation that is put on the property for special circumstances/or conditions about the land. For example a property with a Right of Way across it or with excessive wetlands or topography issues. These issues, depending on severity, can generate a condition factor that decreases the value of the property. Generally a notation will be made (item 23) as to why the Condition Factor was applied.
22. **ST. IDX:** Street Index: This code represents the neighborhood/market area of the property. This code will generate a multiplier in the Adj. column to the right.
23. **Notes-Adj:** Descriptive only. This will show why a condition factor (#21) was placed on the property. Examples of notes including but not limited to: ROW/Topo/Wet.
24. **Special Pricing:** This refers to any Current Use price that may apply to the property. The type of the agricultural use and the price per acre for Current Use are State generated.
25. **Adj. Unit Price:** This is the final price per unit that is based on the multipliers across the line: Units X Unit Price X SA (Site Index) X St Idx. (Nbhd) X C. Factor) = Adjusted Unit Price.
26. **Land Value:** The adjusted unit price X the units (item # 16)
27. **Total Land Value:** This is the total valuation of all land lines added together.
28. **Style:** Describes the style of the property
29. **Model:** Describes the model of the property type: Vacant, Residential, Commercial, Industrial, Condominium, and Multi Family.
30. **Grade:** Describes the quality of construction of the building. This grade is derived from various costs services, local builders and recent sale properties.
31. **Outbuilding/Extra Feature Code:** The type of outbuilding and extra features to the property.
32. **Description:** The description of the outbuilding and or extra feature.
33. **L/B:** Is this feature a Land item (outbuilding, detached from the main structure) or a Building item (extra feature inside the main structure)
34. **Units:** Describes the number of units of the outbuilding and or extra feature.

35. **Unit Price**: A price per unit based on cost to replace as new.
36. **% Condition**: The condition of the outbuilding, regardless of year built. Extra features inside the structure will be at 100% then depreciated at the same rate as the main structure. Extra Features will multiply X Overall % Condition Item 56.
37. **Appraised Value**: This is the appraised value of the outbuilding and or extra features. This is derived by Units X Unit Price X % Condition
38. **Sketch**: This is the actual exterior measurement of the structure. The sketch will show all floor levels and will include any attached items such as garages and wood decks.
39. **Sub-Area Code**: This is the code for each item on #38 (Sketch)
40. **Sub-Area Description**: This is the description of each code from #38.
41. **Living Area**: This is the calculated space of each code that is finished
42. **Gross Area**: This is the calculated space of each code.
43. **Effective Area**: Effective area is an adjusted area used as a unit of comparison that takes into account all sub areas of the structure. Each sub area's gross area is adjusted at the same percentage that the unit cost is adjusted. The calculation of effective area allows for the calculation of the total replacement cost of the building in one direct step. For example, a 528 square foot basement garage is priced at 50% of living area. The effective area of the garage would be 264 square feet (528 x 50%).
44. **Unit Cost**: This is the price, per square foot, for each sub - area code that is calculated to make an exact replica of the structure with current construction costs. This is an un-depreciated cost per unit. Unit cost is derived from local builders, Marshall and Swift, and the marketplace.
45. **Un-depreciated Value**: This is the Gross Area X Unit Cost. All sub-areas are then added together to calculate the total cost to replace as new. See also item 49.
46. **Adjusted Base Rate**: This is the price per square foot for the first floor of living area to replace as new. See item # 44.
47. **Section RCN**: This is the total Replacement Cost New before adjustment for bathrooms and bedrooms.
48. **Net Other Adjustments**: This is where additional adjustments for extra features within the home may be found. An example would be for bathrooms.
49. **Replacement Cost**: This is the Section RCN + Net Other Adjustments and equals the value of item 45.
50. **AYB**: Actual Year Built of the structure.
51. **EYB**: Effective Year Built of the structure. This indicates the level the home has been maintained.
52. **Dep. Code**: Depreciation Code. This is the code that indicates how well maintained the home has been. Example, if a home built in 1975 has had only the basic updates and maintenance over the years; the Code may be A for Average. However, if the same home had recently been fully remodeled and immaculately maintained over the years, its effective age is newer and so the Code may be VG for Very Good.

53. **Dep %:** This is the percentage of depreciation the home is experiencing. This is derived from the analysis of sales of various aged homes as well as observations of the appraiser.
54. **Functional Obsolescence:** This would be additional depreciation allowance for poor functionality of the home. Poor layout of the home would be an example of allowable functional obsolescence.
55. **Economic Obsolescence:** This would be additional depreciation allowance for external issues that are affecting the property such as a residential home abutting commercial property.
56. **Overall Condition:** This would be the Dep % minus any Functional or Economic Obsolescence to give a final, overall depreciation.
57. **Appraised Value:** This is the Overall Condition X the Replacement Cost.
58. **Appraised Bldg Value:** This is the total of item # 57.
59. **Appraised XF:** This is the total of all extra features or Building items from item # 37.
60. **Appraised OB:** This is the total of all outbuildings or Land items from item # 37.
61. **Net Total Appraised Parcel Value:** This is the total of # 58, 59, 60, 27 and 24 added together to generate the parcel total value.

ACCOUNT #	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPROX VALUE	ASSESSED VALUE
100	4						
SUPPLEMENTAL DATA							
Other ID:	CONDO CV						
OLD ACTRUM	INLAW Y/N						
PHOTO	LOT SPLIT						
WARD	2015 Reval V						
PREC:							
17 HSE							
CIS ID:	ASSOC PID#						
2229 PORTSMOUTH NH							
VISION							

RECORD OF OWNERSHIP	BR-VOL/PAGE	SALE DATE	q/a	w/s	SALE PRICE	V/C	Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
PREVIOUS ASSESSMENTS (HISTORY)															
Total															

EXEMPTIONS	Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Bk
OTHER ASSESSMENTS									
Total									

NEHD/SUB	NEHD NAME	STREET INDEX NAME	TRACING	BATCH
10				

NOTES

11

PERMIT ID	Issue Date	Type	Description	Amount	App. Date	% Comp	Date Comp	Comments	Date	Type	IS	ID	CD	Purpose/Result
BUILDING PERMIT RECORD														
Total														

USE CODE	Use Description	Zone	Percentage	Depth	Units	Unit Price	I Factor	S Factor	C Factor	SF Adj	Net Adj	Bcg Y/N	CU Cond	Special Pricing	Adj Unit Price	Land Value
14						1617	18	19	20	21	22	23	24	25	26	

LANDLINE VALUATION SECTION																
Total Ord Land Value:																
Total Land Value:																
0.00 AC																
Final Total Land Area: 0 AC																
Final Total Land Value: 27																
0																

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	CD	CR	Description	Element	CD	CR	Description
Style							
Model							
Grade							
Scars							
Occupancy							
Exterior Wall 1							
Exterior Wall 2							
Roof Structure							
Roof Cover							
Interior Wall 1							
Interior Wall 2							
Interior Fr 1							
Interior Fr 2							
Heat Pnl							
Heat Type							
AC Type							
Total Bedrooms							
Total Baths							
Total Half Baths							
Total Xtra Floors							
Total Rooms							
Bath Style							
Kitchen Style							
Kitchen Gr							
W/B Fireplaces							
W/B Openings							
W/B Fireplaces							
W/B Openings							

MIXED USE

PERCENTAGE

38

COST/MARKET VALUATION

Adj. Base Rate:	0.00	46, 47, 48
Replace Cost		49
AVB		50
EYB		51
Dep Code		52
Remodal Rating		53
Year Remodal		54
Dep %		55
Functional Obsole		56
Essential Obsole		57
Cost Trend Factor		
Condition		
% Complete		
Overall % Cond		
Apprais Val		
Dep % Over		
Dep Over Comment		
Misc Imp Over		
Misc Imp Over Comment		
Cost to Cure Over		
Cost to Cure Over Comment		

OB-OUTBUILDING & YARD ITEMS(D) / MF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Description	UBI Items	Unit Price	%	Side	Dep %	Cond	Recond	App Value
31	32										
				33	34	35					
											36
											37

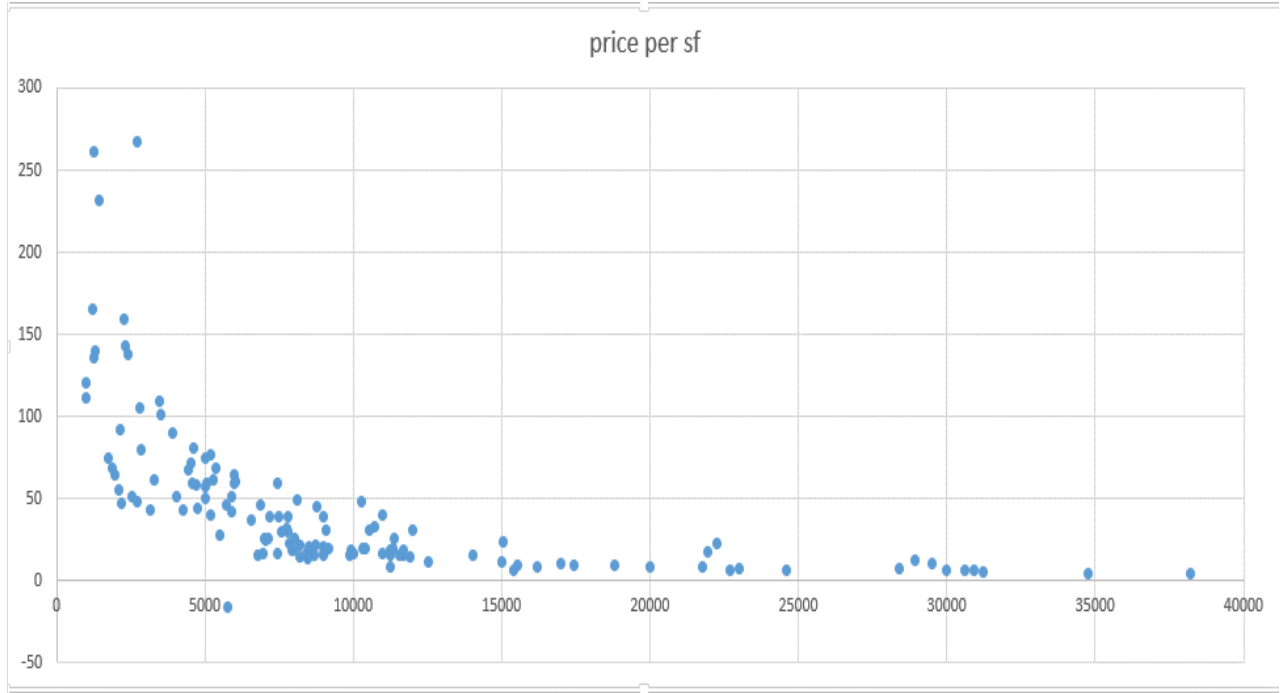
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Rfl Area	Unit Cost	Unspec. Value
39	40	41	42	43	44	45
11.00 x 8.50 in						
Net Gross Livable Area						
		0	0	0	0	

No Photo On Record

Residential Land Valuation

Due to a small sample of valid vacant land sales, residential land values were developed using the land extraction (land residual) technique. In this procedure, the depreciated building value is subtracted from the sale price to determine an indicated land value. When arranged by size and adjusted for location (neighborhood) and condition a distinct correlation between lot size and price per square foot becomes apparent. (See Land Curve Chart) These indicated prices per square foot were plotted to develop the land curve parameters.



The following chart illustrates these **base** land parameters:

<u>Square Foot</u>	<u>Price/Square Foot</u>	<u>Base Value</u>
500	\$187.50	\$93,800
1,000	\$109.80	\$109,800
5,000	\$25.78	\$128,900
7,500	\$18.36	\$137,700
10,000	\$14.75	\$147,500
20,000	\$7.70	\$154,000
30,000	\$5.30	\$159,000
43,560	\$3.78	\$164,700

Market areas are delineated by the use of Street Indexes or Neighborhoods. The neighborhoods account for the varying desirability within the City of Portsmouth. The statistical requirements for land residuals are a median ratio between 90% and 110% and a COD under 20%. The neighborhood adjustments were developed through the land residual analysis. Below is the overall land residual analysis and neighborhood analysis. Neighborhoods with 5 or fewer sales have been omitted as a land residual analysis with a small sample yields skewed results. All residential sales are included in the overall analysis.

Land Residual Analysis

The land residual analysis is calculated by subtracting the total improvement value by the sale price leaving an indicated land value. The analysis is a ratio study between the appraised land and the indicated land below is the land residual analysis within all residential neighborhoods having five or more sales.

-Overall Analysis- Median 98% COD 9.59%

-Street Index (5 or more sales)

Neighborhood Code	Adjustment Factor	Count	Median	COD
120	0.80	1	.97	
118,119,121,132	1.00	28	.95	10.92
125,127,130,133	1.10	21	.99	8.09
114,115,124,128,129	1.20	21	.96	10.52
123,134	1.30	5	.88	13.41
112	1.50	1	.98	
110,131	1.70	10	.96	7.28
105	1.80	9	.99	7.96
104	1.85	4	.92	7.42
111	2.05	1	.89	
113	2.40	3	1.01	3.23
101,102,103B,109	2.50	30	.93	11.64
108	2.70	2	.91	10.67
103A	2.90	5	1.00	3.49

PORTSMOUTH, NH LAND PRICING INSTRUCTIONS

Site Improvements:

Utility improvements to the site such as well, septic, and/or public utilities are included in the building rate pricing schedule. All lots are valued based upon the use of vacant land sales and land residuals.

Landline #1

Landline #1 represents the prime site in square footage up to 43,560 square feet. In addition, ROW, topography, or traffic adjustments can be found in the condition factor section. The Street index code is utilized to distinguish the different types of locations within the market area of Portsmouth. Site indexes were utilized for views and waterfront.

Landline #2

Any excess acreage over 43,560 square feet will be priced at \$15,000/acre. In addition, any applicable topography, wetlands, or any other detrimental factors can be found in the condition factor. Excess acreage is factored by both street index, but *not* the site index.

Site Index/Influence Adjustments:

The following table illustrates the rating and the adjustment factor applied to the unit price:

<u>Site Index</u>	<u>Adjustment Factor</u>	<u>10,000 sqft lot</u>	<u>20,000 sqftlot</u>
1 (No Influence)	1.00	147,000	154,000
3 (Downtown)	1.25	184,400	192,500
A (Harbor South)	2.75	405,600	423,500
B (Harbor North)	1.75	258,100	269,500
C (South Mill Pond)	1.25	184,400	192,500
D (North Mill Pond 1)	1.45	213,900	223,300
E (North Mill Pond 2)	1.60	236,000	246,400
F (Pisc River 1)	2.00	295,000	308,000
G (Pisc River 2)	2.10	309,800	323,400
H (Pisc River 3)	2.20	324,500	338,800
I (Sag Creek West)	2.00	295,000	308,000
J (Sag Creek East)	2.60	383,500	400,400
V (FR/OBS WView)	1.05	154,900	161,700
X (WView)	1.20	177,000	184,800
Y (EX WView)	1.30	191,800	200,200

Neighborhood Adjustments:

The following table illustrates the rating and the adjustment factor applied to the unit price:

<u>Neighborhood</u>	<u>Adjustment Factor</u>	<u>10,000 sqft lot</u>	<u>20,000 sqft lot</u>
101	2.50	368,750	385,000
102	2.50	368,750	385,000
103A	2.90	427,750	446,600
103B	2.50	368,750	368,750
104	1.85	272,900	284,900
105	1.80	265,500	277,200
108	2.70	398,250	415,800
109	2.50	368,750	385,000
110	1.70	250,750	261,800
111	2.05	302,400	315,700
112	1.50	221,250	231,000
113	2.40	354,000	369,600
114	1.20	177,000	184,800
115	1.20	177,000	184,800
118	1.00	147,500	154,000
119	1.00	147,500	154,000
120	0.80	118,000	123,200
121	1.00	147,500	154,000
123	1.30	191,750	200,200
124	1.20	177,000	184,800
125	1.10	162,250	169,400
127	1.10	162,250	169,400
128	1.20	177,000	184,800
129	1.20	177,000	184,800
130	1.10	162,250	169,400

131	1.70	250,750	261,800
132	1.00	147,500	154,000
133	1.10	162,250	169,400
134	1.30	191,750	200,200

Condition Factors:

Condition factors are used to acknowledge parcel specific adjustments such as wetlands, easements, poor topography, and shape.

Landline #1:

Prime site condition factors should be 1.00 unless there are topo/wet issues, traffic, easements, or row's. Condition Factor discounts are between 5% and 50% based on the severity.

Landline #2:

Discounts to excess acreage are based on the severity of the condition and broken into 5 categories:

<u>Condition Factor</u>	<u>Impact Of Topography, Wetlands, Easements, Shape, Etc</u>
.90-.95	Slight
0.75	Moderate
0.50	Heavy
0.25	Severe
0.10	Unusable/Undevelopable

Land Valuation Model:

The land valuation model for each land line is defined as Land Value = Size x Unit Price x Site Index factor x Condition Factor x Neighborhood factor.

Example:

43,560 Square Foot Lot

\$3.78 per Sq. Ft. (from Land Curve)

Site Index Factor 1.00 (SI 1)

Condition Factor 1.00

Neighborhood Factor 1.00 (118)

$$43,560 \times \$3.78 \times 1.00 \times 1.00 \times 1.00 = \$164,700$$

Land Value = \$164,700 rounded

Portsmouth, NH Base Rate Documentation

		<u>2015</u>	<u>2017</u>	
Code	Description	Base Rate	Base Rate	Reason For Change
01	Ranch	80	96	Market Data
02	Split Level	90	106	Market Data
03	Colonial	85	101	Market Data
04	Cape Cod	85	106	Market Data
05	Bungalow	95	108	Market Data
06	Conventional	95	108	Market Data
07	Modern/Contemp	90	106	Market Data
08	Raised Ranch	90	106	Market Data
09	2 unit	95	108	Market Data
10	Duplex	95	108	Market Data
11	3 unit	95	122	Market Data
36	Camp	80	95	Market Data
106	Gambrel	95	109	Market Data
107	Garrison	85	101	Market Data
108	Saltbox	90	101	Market Data
	Condominiums (all styles)	165	198	Market Data

Brief Narrative

We began the process of creating our building rate tables by extensively researching building costs published by Marshall & Swift, a building valuation service well regarded in the industry and used by appraisers, insurance companies and banks nationally. These rates were then fine tuned based upon further analysis to better reflect the current market in Portsmouth. Once set, we analyzed all of our rate calculations versus actual sales data to make sure that we were arriving at a proper estimate of value for all buildings.

After they have been fully tested against the sales data, the building rates became our starting point for assessing building costs across the City. Because all properties are valued using a computer model, we need to adjust the cost per square foot figure so that we can properly assess houses on all ends of the value scale. In order to arrive at value rates that are seen in the local construction market, our adjustment tables are applied to the starting rates to increase or decrease this rate based on quality of construction, size, amenities, interior finish, etc.

BUILDING STYLES

Below are descriptions of typical styles of single-family and small apartment residential houses.

RANCH

A rambling one story house that is low to the ground and has a low pitched gable roof or roofs.

SPLIT - LEVEL

The living area is on two or more levels with each level having a single story height, generally seen on uneven terrain lots. It can be a front/rear or side/rear split or a combination of the two.

COLONIAL

Generally 2 or 2 ½ stories with balanced openings along the main façade. Second floor overhangs are common. Newer colonials attempt to imitate this classic New England design.

Cape Cod

Built “close to the ground” with simple lines. A high roof ridge often supplemented with full or partial dormers may provide a second level of living area, but not a full upper story. Generally a gable roof.

Bungalow

A small, one-story design often seen with an expansion attic area and/or dormers. Usually with an open or enclosed front porch. Narrow across the front and deep from front to back.

Conventional

An older type of house with no particular architectural design. Story heights generally range from 1.5 to 2.5 stories.

Modern or Contemporary

One-story, two-stories or split-level. Characterized by large windows, open planning, horizontal lines, cathedral ceilings and simple details.

Raised Ranch

A combination of the ranch and tri-level designs. The basement area sets on or slightly below the ground level and is usually partially or totally finished. Basement garages are common.

Multi-Family

This dwelling is typically 2 to 2.5 stories in height consisting of 2-3 living units.

GRADING

Grading is process of determining the quality and workmanship of construction. Below, is an illustration and of the grading used in the City of Portsmouth.

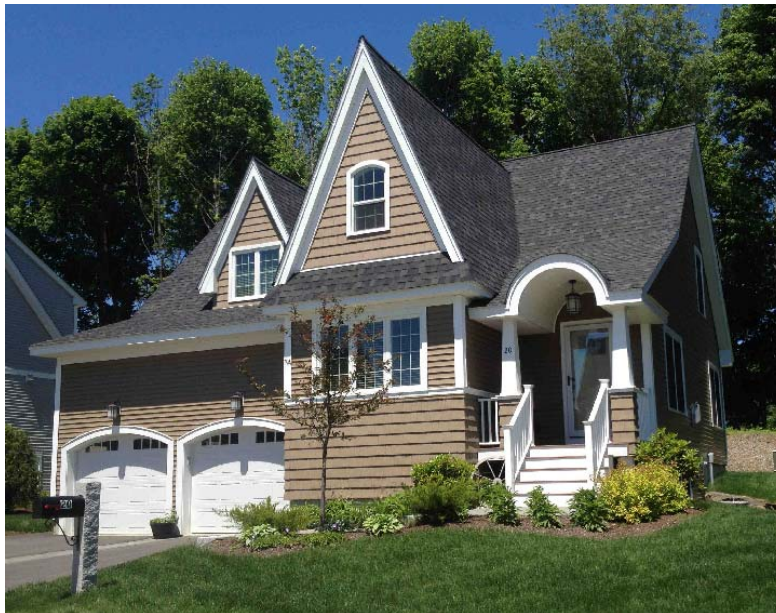
The following is the general quality specifications for each grade level.



Very Good Grade (X): Buildings constructed with very good quality materials and workmanship throughout. Moderate architectural treatment. Very good quality interior finish and built-in features. Very good grade heating, plumbing and lighting fixtures.



Good Grade (A): Buildings constructed with good quality materials and workmanship throughout. Moderate architectural treatment. Good quality interior finish and built-in features. Good grade heating, plumbing and lighting fixtures.



Above Average Grade (B): Buildings constructed with above average quality materials and workmanship throughout. Above average architectural treatment. Above average quality interior finish and built-in features. Above average plumbing and heating fixtures.



Average Grade (C): Buildings constructed with average quality materials and workmanship throughout, conforming to the base specifications used to develop the pricing schedule. Minimal architectural treatment, average quality interior finish and features, standard grade heating, plumbing and lighting fixtures.



Below Average Grade (D): Buildings constructed with minimum grade materials, usually “culls” and “seconds” and poor quality workmanship resulting from unskilled, inexperienced, “do-it-yourself” type labor. Low-grade heating, plumbing and lighting fixtures.

Minimum Grade (E): Buildings constructed with very cheap grades of materials. No extras, only bare minimum.

Mobile Home Quality Grading Guidelines

Grade A&B: Custom and Semi-Custom -type mobile homes, built of high quality materials and workmanship throughout, having an abundance of special features, and exhibiting distinguished and attractive exterior wall and roof treatment, with conventional residential doors and windows, including bay windows in select areas, and 8' ceilings in the living, dining, and kitchen areas.

Grade C: Standard-type mobile homes, built of average quality material and workmanship throughout, having a moderate amount of special features, and exhibiting a moderate exterior wall and roof treatment, with a conventional entrance door, louvered and picture windows, a raise roof, 8' ceiling in the living room.

Grade D: Economy-type mobile homes, built of low cost quality materials and workmanship throughout, have no special features and exhibiting conventional, but scant mobile home exterior treat in doors and windows.

BUILDING VALUATION MODEL

START WITH:

1. Beginning Square Foot Price
2. +/- Base Rate Adjustments
3. +/- Size Adjustment
4. +/- Construction Grade
5. +/- Number of Baths etc. (net other adjustments)
Adjusted Cost per Square Foot Price

THEN:

Adjusted Cost per Square Foot Price X Building Square Footage=Replacement Cost New - Depreciation Adjustment
=Building Value

+Other Building Features and Detached Structures (fireplaces, decks, garages)

=Total of all Building Values

EXAMPLE using the Sample Field Card:

PID = 35049

Use Code = 1010

Cost rate Group = SIN

Model ID = P01

Section #1

Base Rate: 108 (**starting base rate**)

Size Adjustment: 1.21593 (**adjustment for building size**)

Effective Area: 1446 (Size of Building)

Adjusted Base Rate = (108 + 2.16) (**comes from amenities listed under base rate adjustments**) * 1.21593

Adjusted Base Rate: 133.95 (**does not include quality of construction grade adjustment**)

RCN = (((133.95 * 1446) + 6000 (**comes from flat value additions**)) * 1.1 (**grade adjustment**)) + 0 (**comes from non-factored flat value additions**)

RCN: 219661 (**cost new**)

Base Rate Adjustments

FLOOR COVER 1 12 (Hardwood) = 1.08 + Base Rate

FLOOR COVER 2 (Ceramic Clay Tile) = 1.08 + Base Rate

Flat Value Additions

FULL BATHROOMS = 4500 + RCN

EXTRA PLUMBING FIXTURE =1500+ RCN

Percent Good = 79

RCNLD: 173500

Building Value = \$173,500 rounded

Residential Base Rates

	Group	Style	Description	Base Rate
	SIN	01	Ranch	96
	SIN	02	Split-Level	106
	SIN	03	Colonial	101
	SIN	04	Cape Cod	106
	SIN	05	Bungalow	108
	SIN	06	Conventional	108
	SIN	07	Modern/Contemp	106
	SIN	08	Raised Ranch	106
	SIN	09	2 Unit	108
	SIN	10	Duplex	108
	SIN	105	Townhouse/Row	107
	SIN	106	Gambrel	109
	SIN	107	Garrison	101
	SIN	108	Saltbox	101
	SIN	109	Log	108
	SIN	11	3 Unit	122
	SIN	20	Mobile Home	65
	SIN	20D	Double Wide MH	78
	SIN	36	Camp	95

	Group	Style	Description	Base Rate
▶	CND	120	House Conv 1FL	198
	CND	121	House Conv 1FL+	198
	CND	122	Townhouse End	198
	CND	123	Garden End	198
	CND	124	Townhouse Int	198
	CND	125	Garden Int	198
	CND	129	Townhouse/Row	198

Single Family Rates and Tables

Exterior Siding		Coefficient	Roof Structure		Coefficient
Minimum		-0.16	Flat		-0.02
Comp./Wall Brd		-0.13	Shed		-0.01
Below Average		-0.1	Gable/Hip		0
Single Siding		-0.02	Wood Truss		0
Average		0	Salt Box		0.01
Board & Batten		0	Mansard		-0.03
Asbest Shingle		-0.02	Gambrel		-0.05
Wood on Sheath		0	Irregular		0.03
Logs		0.03	Rigid Frm/BJst		0
CEMENT FIBER		0.03	Steel Frm/Trus		0
Clapboard		0	Bowstring Trus		0
Cedar or Redwd		0.02	Reinforc Concr		0
Pre-Fab Wood		-0.02	Prestres Concr		0
Wood Shingle		0.02			
Concr/Cinder		-0.05	Heat	Coefficient	
Stucco on Wood		0.04	None		-0.05
Stucco/Masonry		0.04	Warm Air		0
Asphalt		-0.04	Electric		0
Brick Veneer		0.02	Hot Water		0
Brick/Masonry		0.04	Steam		-0.01
Stone/Masonry		0.08	Wall Unit		-0.02
Precast Panel		0	Baseboard		-0.02
Pre-cast Concr		0	Solar		0
Reinforc Concr		0			
Vinyl Siding		0	Air Conditioning	Multiplier	
Aluminum Sidng		0			1
Pre-finish Metl		-0.01	Wood Fireplace	Unit Price	
Glass/Thermo.		0.05		\$	3,500
	Roof Cover	Coefficient	Extra Wood FP Opening	Unit Price	
				\$	1,500
Metal/Tin		0	Metal Fireplace	Unit Price	
Rolled Compos		-0.01		\$	1,800
Asph/F Gls/Cmp		0	Extra Metal FP Opening	Unit Price	
Tar & Gravel		0		\$	700
Corrugated Asb		0			
Asbestos Shing		0	Grade	Multiplier	
Concrete Tile		0.01	A		0.9
Clay Tile		0.03	A+		1.1
Enam Mtl Shing		0	A-		0.7
Wood Shingle		0.02	B		0.35
Slate		0.03	B+		0.5
	Floor Cover	Coefficient	B-		0.2
			C		0
Dirt/None		-0.1	C+		0.1
Minimum/Plywd		-0.05	C-		-0.1
Concr-Finished		-0.05	D		-0.3
Concr Abv Grad		-0.05	D+		-0.2
Vinyl/Asphalt		-0.01	D-		-0.4
Inlaid Sht Gds		-0.01	E		-0.5
Cork Tile		0	X		1.7
Average		0	X+		2.1
Pine/Soft Wood		0	X-		1.35
Terrazzo Monol		0			
Ceram Clay Til		0.02	Bedroom	Coefficient	
Hardwood		0.02	BEDROOMS_00		-0.15
Parquet		0.01	1 Bedroom		-0.1
Carpet		0	2 Bedrooms		-0.05
Quarry Tile		0.02	3 Bedrooms		0
Terrazzo Epoxy		0	4 Bedrooms		0
Precast Concr		-0.05	5 Bedrooms		0
Slate		0.02	6 Bedrooms		0
Marble		0.04	7 Bedrooms		0
	Interior Wall	Coefficient	8 Bedrooms		0
			9+ Bedrooms		0
Minim/Masonry		-0.1	Bath/Plumbing	Unit Price	
Wall Brd/Wood		-0.03	Extra Plumbing Fixture	\$	1,500
Plastered		0	Full Bath	\$	4,500
Plywood Panel		-0.03	3 Plus Full Bath	\$	3,000
Drywall/Sheet		0	Half Bath	\$	3,000
Cust Wd Panel		0.03			
K PINE/A WD		0			
	Garage	Unit Price			
Basement Garage		\$ 2,000			

Condominium Rates, Tables, Complex Codes

<u>Heat</u>	<u>Coefficient</u>		<u>Extra WD FP Opening</u>	<u>Unit Price</u>
None	-0.05			\$ 1,500
Warm Air	0			
Electric	0		<u>Metal Fireplace</u>	<u>Unit Price</u>
Hot Water	0			\$ 1,500
Steam	-0.01			
Wall Unit	-0.02		<u>Extr Metal Opening</u>	<u>Unit Price</u>
Baseboard	0			\$ 700
Solar	0			
			<u>Grade</u>	<u>Multiplier</u>
<u>Becroom</u>	<u>Coefficient</u>		A	0.9
BEDROOMS_00	-0.1		A+	1.1
1 Bedroom	-0.05		A-	0.7
2 Bedrooms	0		B	0.35
3 Bedrooms	0		B+	0.5
4 Bedrooms	0		B-	0.2
5 Bedrooms	0		C	0
6 Bedrooms	0		C+	0.1
7 Bedrooms	0		C-	-0.1
8 Bedrooms	0		D	-0.25
9+ Bedrooms	0		D+	-0.15
			D-	-0.3
<u>AC</u>	<u>Coefficient</u>		E	-0.5
None	0		X	1.6
Heat Pump	1.5		X+	1.9
Central	1.5		X-	1.35
Unit/AC	0.5			
Vapor Cooler	1.5		<u>Plumbing/Baths</u>	<u>Unit Price</u>
AC_TYPE_	0		Full Baths	\$ 4,500
			3 Plus Baths	\$ 3,000
<u>Wood Burning Fireplace</u>	<u>Unit Price</u>		Half Bath	\$ 3,000
	\$ 3,500		Extra Fixture	\$ 1,500

Cmplx	Description	Lvl	Units	Ownshp	Adj
1	0101-0035				1.50
10	0103-0008				1.50
100	0122-0004				1.15
102	0124-0007				1.00
103	0125-0011				1.35
104	0126-0014				1.00
105	0126-0017				1.00
106	0126-0024				1.40
107	0126-0025				1.65
108	0126-0032				1.50
109	0126-0051				1.00
110	0127-0014				1.50
111	0128-0001				1.50
112	0129-0001				1.50
113	0129-0006				1.50
114	0129-0007				1.35
115	0129-0015				1.50
116	0129-0018				1.30
117	0130-0027				1.40
118	0130-0034				1.30
119	0130-0050				1.40
12	0103-0045				1.40
120	0130-0056				1.60
121	0130-0058				1.30
122	0131-0013				1.25
123	0131-0014				1.50
124	0131-0021				1.30
125	0131-0022				1.30
126	0131-0023				1.30
127	0131-0026				1.40
128	0132-0019				1.70
129	0132-0020				1.25
13	0103-0083				1.60
130	0133-0020				1.30
131	0133-0049				1.20
132	0134-0014				1.25
133	0134-0044				1.25
134	0134-0054				1.50
135	0135-0007				1.00
136	0135-0021				1.55
137	0135-0033				1.30
138	0136-0002				1.60
139	0136-0035				1.25
14	0103-0085				1.00
140	0137-0010				1.20
141	0137-0014				1.20
142	0137-0025				1.00
143	0137-0028				1.70
144	0137-0030				1.50
145	0138-0015				1.35
146	0138-0016				1.20
147	0138-0025				1.10
148	0138-0030				1.10
149	0138-0042				1.40
15	0103-0094				1.70
150	0138-0045				1.20
151	0138-0046				1.20
152	0138-0064				1.35
153	0140-0016				1.55
154	0140-0018				1.20
155	0140-0019				1.40

Cmplx	Description	Lvl	Units	Ownshp	Adj
156	0141-0002				1.50
157	0141-0018				1.10
158	0141-0030				1.30
159	0141-0037				1.10
16	0105-0002				1.75
160	0143-0001				1.30
161	0143-0003				1.30
162	0143-0007				1.10
163	0144-0021				1.00
164	0144-0022				1.10
165	0144-0026				1.45
166	0144-0034				1.20
167	0145-0001				1.50
168	0145-0002				1.55
169	0145-0013				1.25
17	0105-0010				1.00
170	0145-0050				1.30
171	0145-0051				1.45
172	0145-0062				1.20
173	0145-0068				1.50
174	0145-0080				1.25
175	0145-0087				1.50
176	0145-0088				1.45
177	0145-0093				1.30
178	0146-0018				1.50
179	0146-0023				1.40
180	0146-0024				1.00
181	0146-0025				1.45
182	0147-0001				1.20
183	0147-0003				1.60
184	0147-0012				1.40
185	0147-0014				1.50
186	0147-0021				1.30
187	0147-0029				1.30
188	0148-0007				1.20
189	0148-0032				1.50
190	0148-0036				1.05
191	0148-0055				1.40
192	0149-0026				1.60
193	0149-0029				1.20
194	0149-0062				1.10
195	0150-0006				1.45
196	0150-0027				1.70
197	0151-0016				1.30
198	0151-0021				1.10
199	0151-0022				1.20
2	0101-0060				1.55
200	0152-0001				1.20
201	0152-0045				1.10
202	0152-0046				1.10
203	0153-0008				1.35
204	0153-0009				1.25
205	0153-0037				1.40
206	0156-0001				1.05
207	0156-0002				1.20
208	0156-0016				1.50
209	0156-0021				1.30
210	0157-0004				1.00
211	0162-0058				1.20
212	0162-0064				1.30
213	0163-0022				1.15

Cmplx	Description	Lvl	Units	Ownshp	Adj
214	0163-0024				1.15
215	0165-0004				1.00
216	0165-0009				1.25
217	0166-0004				1.20
218	0168-0018				1.20
219	0171-0001				1.10
22	0106-0013				1.00
220	0171-0014				1.00
221	0202-0013				1.80
222	0207-0051				1.40
223	0209-0023				1.40
224	0212-0028				1.60
225	0212-0167				1.15
226	0212-0168				1.15
227	0212-0169				1.15
228	0212-0170				1.15
229	0212-0171				1.15
23	0106-0017				1.00
230	0212-0172				1.15
231	0212-0173				1.15
232	0217-0002				1.00
233	0219-0040				1.20
234	0219-0044				1.50
235	0219-0055				1.40
236	0222-0021				1.00
237	0223-0030				1.25
238	0231-0052				1.00
239	0232-0121				1.00
24	0106-0025				1.00
240	0233-0099				1.10
241	0233-0116				1.10
242	0237-0060				1.05
243	0243-0054				1.00
244	0272-0006	2			0.95
245	0272-0009	3			0.90
246	0292-0014				1.10
247	0293-0019				0.95
248	0294-0021				1.00
249	0297-012A				1.10
25	0106-0034				1.00
250	0151-0006				1.00
251	0117-0002				1.00
252	0126-0009				1.00
253	0138-0063				1.00
254	0163-0035				1.00
255	0273-0002				1.00
256	0252-0002				1.00
257	0118-0026				1.00
258	0117-0020				1.00
259	0107-0048				1.00
26	0106-0035				1.00
261	0105-0001				1.00
262	0219-0063				1.00
263	0243-0006				1.00
264	0243-0002				0.70
265	0267-0021				1.00
266	0253-0009				1.00
267	0267-0017				1.00
268	0267-0019				1.00
269	0267-0007				1.00
27	0106-0039				1.00

Rectangular Snip

Cmplx	Description	Lvl	Units	Ownshp	Adj
270	0284-0007				1.00
271	0303-0002				1.00
272	0285-0014				1.00
273	0309-0002				1.00
274	0309-0003				1.00
275	0285-0016				1.00
276	0301-0001				1.00
277	0309-0006				1.00
278	0309-0004				1.00
279	0310-0008				1.00
28	0106-0055				1.00
280	0306-0002				1.00
281	0285-0013				1.00
282	0272-0008				1.00
283	0267-0011				1.00
284	0240-0002				1.00
285	0259-0014				1.00
286	0259-0012				1.00
287	0106-0032				0.70
288	0126-0006				1.00
289	0127-0020				1.00
29	0106-0056				1.80
290	0124-0005				1.00
291	0157-0006				1.00
292	0116-0003				1.00
293	0117-0041				1.00
294	0107-0046				1.55
296	0263-0001-0002				1.00
297	0107-0046-0004				1.70
298	0263-0001-0003				1.00
299	0263-0001-0004				1.00
3	0101-0065				1.40
300	0135-0007				1.00
301	0263-0001-0001				1.00
302	0106-0057				1.00
303	0141-0035	3	3		1.00
304	STATE ST 48		4		1.00
305	0107-0039	3	6		1.00
306	0142-0028	2	3		1.00
307	0143-0005		2		1.25
308	0148-0035	2	3		1.30
309	0148-0041				1.40
310	0224-0013				1.00
311	0105-0012	4	4		1.00
312	0106-0048-000A				1.00
313	0306-0003		5		1.00
314	0234-0051				1.00
315	0105-0002				1.00
316	0107-0030				1.00
317	0105-0013				1.00
318	0140-0021				1.30
319	0212-0023-0001				1.15
320	0138-0006				1.50
321	0101-0070				1.55
322	0142-0021				1.20
323	0156-0022				1.40
324	0145-0079				1.50
325	0138-0043				1.00
326	0113-0003				1.50
327	0152-0010				1.25
328	0137-0009				1.05

Cmplx	Description	Lvl	Units	Ownshp	Adj
329	0126-0033				1.00
33	0107-0003				1.90
330	0107-0068				1.00
331	0129-0039				1.50
332	0140-0024				1.30
333	0241-0015				1.00
334	0125-0001				1.00
335	0155-0005				1.00
336	0137-0020				1.40
337	0134-0057				1.30
338	0305-0003				1.00
339	0302-0007				1.00
34	0107-0009				1.00
340	0163-0019				1.30
341	0116-0051				1.30
342	0150-0009				1.50
343	0140-0012				1.05
344	0130-0053				1.60
345	0160-0031				1.30
346	0207-0037				1.00
347	0116-0047				1.50
348	0102-0055				2.00
349	0145-0091				1.25
35	0107-0011				1.00
350	0209-0085				1.00
351	0302-0007				1.00
352	0219-0035				1.00
353	0144-0008				1.40
354	0111-0005				1.50
355	0135-0026				1.55
356	0135-0043				1.40
357	0223-0003				1.25
358	0111-0006				1.45
359	0145-0041				1.35
36	0107-0046				1.00
360	0124-0014				1.00
361	0138-0036				1.25
362	0125-0002				1.00
363	0302-0007-0007				1.00
364	0273-0003				1.00
365	0147-0026				1.40
366	0138-0035				1.40
367	0105-0004				1.80
368	0105-0018				1.00
369	0134-0010				1.50
37	0107-0055				1.50
370	0116-0012				1.50
371	0105-0019				1.00
38	0107-0057				1.40
39	0107-0070				1.00
4	0102-0015				1.70
40	0108-0006				1.60
41	0108-0012				1.80
42	0109-0019				1.50
43	0109-0020				1.60
44	0110-0007				1.30
45	0111-0034				1.00
46	0113-0047				1.40
47	0116-0013				1.00
48	0116-0039				1.50
5	0102-0017				1.50

Cmplx	Description	Lvl	Units	Ownshp	Adj
6	0102-0044				1.50
7	0102-0053				1.40
8	0102-0072				1.50
84	0117-0009				1.00
85	0117-0017				1.00
86	0117-0023				1.00
87	0117-0029				1.00
88	0117-0037				1.00
9	0102-0075				1.50
95	0118-0023				1.00
96	0118-0029				1.00
97	0119-001B				1.00
98	0120-0001				1.35
99	0120-0002				1.00

Multi Family Rates and Tables

<u>Exterior Wall</u>	<u>Coefficient</u>		<u>Interior Wall</u>	<u>Coefficient</u>
Minimum	-0.16		Minim/Masonry	-0.1
Comp./Wall Brd	-0.13		Wall Brd/Wood	-0.03
Below Average	-0.1		Plastered	0
Single Siding	-0.02		Plywood Panel	-0.03
Average	0		Drywall/Sheet	0
Board & Batten	0		Cust Wd Panel	0.03
Asbest Shingle	-0.02		K PINE/A WD	0.02
Wood on Sheath	0			
Logs	0			
Above Average	0.03		<u>Roof Structure</u>	<u>Coefficient</u>
Clapboard	0		Flat	-0.02
Cedar or Redwd	0		Shed	-0.01
Pre-Fab Wood	-0.02		Gable/Hip	0
Wood Shingle	0		Wood Truss	0
Concr/Cinder	-0.05		Salt Box	0.01
Stucco on Wood	0		Mansard	0.01
Stucco/Masonry	0		Gambrel	0.01
Asphalt	-0.04		Irregular	0.03
Brick Veneer	0.04		Rigid Frm/BJst	0
Brick/Masonry	0.04		Steel Frm/Trus	0
Stone/Masonry	0.08		Bowstring Trus	0
Precast Panel	0		Reinforc Concr	0
Pre-cast Concr	0		Prestres Concr	0
Reinforc Concr	0			
Vinyl Siding	0		<u>Bedroom</u>	<u>Coefficient</u>
Aluminum Sidng	0		BEDROOMS_00	-0.1
Pre-finsh Metl	-0.01		1 Bedroom	-0.07
Glass/Thermo.	0		2 Bedrooms	-0.05
			3 Bedrooms	0
			4 Bedrooms	0
			5 Bedrooms	0
			6 Bedrooms	0
			7 Bedrooms	0
			8 Bedrooms	0
			9+ Bedrooms	0
<u>Roof Cover</u>	<u>Coefficient</u>		<u>Heat</u>	<u>Coefficient</u>
Metal/Tin	0		None	-0.05
Rolled Compos	-0.01		Warm Air	-0.03
Asph/F Gls/Cmp	0		Electric	-0.03
Tar & Gravel	0		Hot Water	0
Corrugated Asb	0		Steam	0
Asbestos Shing	0		Wall Unit	-0.01
Concrete Tile	0.01		Baseboard	-0.03
Clay Tile	0.03		Solar	0
Enam Mtl Shing	0			
Wood Shingle	0.02		<u>Grade</u>	<u>Multiplier</u>
Slate	0.03		GRADE_01	-0.25
			GRADE_02	-0.1
			GRADE_03	0
			GRADE_04	0.1
			GRADE_05	0.21
			GRADE_06	0.33
			GRADE_07	0.46
			GRADE_08	0.61
			GRADE_09	0.8
			GRADE_10	1
			GRADE_11	1.25
<u>Floor Cover</u>	<u>Coefficient</u>		<u>Plumbing/Baths</u>	<u>Unit Price</u>
Dirt/None	-0.1		Plumbing Fixture	\$ 300
Minimum/Plywd	-0.05		Full Baths	\$ 5,000
Concr-Finished	-0.05		Half Baths	\$ 2,000
Concr Abv Grad	-0.05		3 Plus Full Bath	\$ 3,000
Vinyl/Asphalt	-0.02			
Inlaid Sht Gds	-0.02			
Cork Tile	0			
Average	0			
Pine/Soft Wood	0.01			
Terrazzo Monol	0			
Ceram Clay Til	0.02			
Hardwood	0.02			
Parquet	0.02			
Carpet	0			
Quarry Tile	0.02			
Terrazzo Epoxy	0			
Precast Concr	-0.05			
Slate	0.02			
Marble	0.04			

Mobile Home Rates and Tables

P02	20	GRADE ADJUSTMENT	A	A	0.80
P02	20	GRADE ADJUSTMENT	A+	A+	1.00
P02	20	GRADE ADJUSTMENT	A-	A-	0.65
P02	20	GRADE ADJUSTMENT	B	B	0.35
P02	20	GRADE ADJUSTMENT	B+	B+	0.50
P02	20	GRADE ADJUSTMENT	B-	B-	0.25
P02	20	GRADE ADJUSTMENT	C	C	0.00
P02	20	GRADE ADJUSTMENT	C+	C+	0.20
P02	20	GRADE ADJUSTMENT	C-	C-	-0.10
P02	20	GRADE ADJUSTMENT	D	D	-0.30
P02	20	GRADE ADJUSTMENT	D+	D+	-0.20
P02	20	GRADE ADJUSTMENT	D-	D-	-0.50
P02	20	GRADE ADJUSTMENT	E	E	-0.70
P02	20	GRADE ADJUSTMENT	X	X	1.20
P02	20	GRADE ADJUSTMENT	X+	X+	1.30
P02	20	GRADE ADJUSTMENT	X-	X-	1.10
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P02	72	INTERIOR WALL 2	01	Minim/Masonry	-0.10
P02	72	INTERIOR WALL 2	02	Wall Brd/Wood	-0.03
P02	72	INTERIOR WALL 2	03	Plastered	0.00
P02	72	INTERIOR WALL 2	04	Plywood Panel	-0.03
P02	72	INTERIOR WALL 2	05	Drywall/Sheet	0.00
P02	72	INTERIOR WALL 2	06	Cust Wd Panel	0.03
P02	72	INTERIOR WALL 2	07	K PINE/A WD	0.00
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P02	73	ROOF STRUCTURE	01	Flat	-0.10
P02	73	ROOF STRUCTURE	02	Shed	-0.01
P02	73	ROOF STRUCTURE	03	Gable/Hip	0.00
P02	73	ROOF STRUCTURE	04	Wood Truss	0.00
P02	73	ROOF STRUCTURE	05	Salt Box	0.01
P02	73	ROOF STRUCTURE	06	Mansard	0.01
P02	73	ROOF STRUCTURE	07	Gambrel	0.01
P02	73	ROOF STRUCTURE	08	Irregular	0.03
P02	73	ROOF STRUCTURE	09	Rigid Frm/BJst	0.00
P02	73	ROOF STRUCTURE	10	Steel Frm/Trus	0.00
P02	73	ROOF STRUCTURE	11	Bowstring Trus	0.00
P02	73	ROOF STRUCTURE	12	Reinforc Concr	0.00
P02	73	ROOF STRUCTURE	13	Prestres Concr	0.00
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P02	260	NUMBER OF BEDROOMS	00	BEDROOMS_00	-0.20
P02	260	NUMBER OF BEDROOMS	01	1 Bedroom	-0.10
P02	260	NUMBER OF BEDROOMS	02	2 Bedrooms	0.00
P02	260	NUMBER OF BEDROOMS	03	3 Bedrooms	0.05
P02	260	NUMBER OF BEDROOMS	04	4 Bedrooms	0.05
P02	260	NUMBER OF BEDROOMS	05	5 Bedrooms	0.00
P02	260	NUMBER OF BEDROOMS	06	6 Bedrooms	0.00
P02	260	NUMBER OF BEDROOMS	07	7 Bedrooms	0.00
P02	260	NUMBER OF BEDROOMS	08	8 Bedrooms	0.00
P02	260	NUMBER OF BEDROOMS	09	9+ Bedrooms	0.00
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P02	270	TYPE OF HEAT	01	None	-0.05
P02	270	TYPE OF HEAT	02	Warm Air	0.00
P02	270	TYPE OF HEAT	03	Electric	0.00
P02	270	TYPE OF HEAT	04	Hot Water	0.00
P02	270	TYPE OF HEAT	05	Steam	0.00
P02	270	TYPE OF HEAT	06	Wall Unit	-0.01
P02	270	TYPE OF HEAT	07	Baseboard	0.00
P02	270	TYPE OF HEAT	08	Solar	0.00

Residential Subarea Table

Area Type	Description	Living Area %	Eff Area %
AOF	Office	1	100
APT	Apartment	1	100
BAS	First Floor	1	100
BAY	Bay	1	100
BSM	BSM	0	20
CAN	Canopy	0	20
CLP	Loading Platform, Finished	0	0
CRL	Crawl Space	0	5
CTH	Cathedral Ceiling	0	0
DCK	Deck, Metal	0	10
EAF	Attic Expansion	0.35	35
EAU	Attic Expansion Unfin	0	25
FAT	Attic	0.25	25
FBM	Basement, Finished	0	45
FCP	Carport	0	20
FEP	Porch, Enclosed	0	70
FGR	Garage, Attached	0	40
FHS	Half Story, Finished	0.5	50
FOP	Porch, Open	0	20
FSP	Porch, Screened	0	25
FST	Utility Storage	0	15
FUS	Upper Story, Finished	1	100
GRN	Greenhouse	0	45
OVH	Over hang	0	20
PDA	Pull Down Attic	0	5
PTO	Patio	0	10
SDA	Store Display Area	0	0
SFB	Base, Semi-Finished	0	40
SLB	Slab	0	0
SPA	Service Production Area	0	0
STP	Stoop	0	0
TQS	Three Quarter Story	0.75	75
UAT	Attic	0	10
UBM	Basement, Unfinished	0	20
UEP	Porch, Enclosed, Unfinished	0	50
UGR	Garage, Unfinished	0	30
UHS	Half Story, Unfinished	0	30
ULP	Loading Platform, Unfinished	0	0
UNK	Unknown	0	0
UQS	Three Quarter Story, Unfished	0	40
URB	Basement, Unfinished, Raised	0	30
UST	Utility, Storage, Unfinished	0	10
UUS	Upper Story, Unfinished	0	50
WDK	Deck, Wood	0	10

*Summary by Land Use
PORTSMOUTH, NH*

08/18/2017

Land Use Code	Count	Mean Sale Price	Mean Appraised A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
101	134	517,275	0.98	458,750	429,900	0.99	0.03	4.32%	0.98
104	5	429,560	0.98	407,000	407,900	0.99	0.02	3.84%	0.97
105	2	579,000	1.00	579,000	581,900	1.00	0.03	3.00%	1.01
109	1	327,900	1.15	327,900	378,500	1.15	0.00	0.00%	1.15
		513,723	0.98	458,750	423,150	0.99	0.03	4.37%	0.98

Summary by Style
PORTSMOUTH, NH

08/18/2017

Style	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
01 Ranch	22	376,973	361,327	0.97	337,000	312,000	0.96	0.05	5.49%	0.96
02 Split-Level	1	326,000	303,900	0.93	326,000	303,900	0.93	0.00	0.00%	0.93
03 Colonial	13	565,731	567,785	1.00	535,000	533,400	1.00	0.02	2.00%	1.00
04 Cape Cod	28	430,896	425,932	0.99	383,250	384,250	0.99	0.03	3.39%	0.99
05 Bungalow	6	538,817	531,933	1.00	584,450	554,800	0.97	0.03	5.33%	0.99
06 Conventional	29	579,745	555,300	0.96	594,900	563,000	0.97	0.05	5.62%	0.96
07 Modern/Contemp	3	978,333	968,900	0.99	825,000	787,600	1.00	0.00	1.67%	0.99
08 Raised Ranch	1	375,000	366,200	0.98	375,000	366,200	0.98	0.00	0.00%	0.98
09 2 Unit	4	435,200	421,550	0.97	452,000	417,350	1.00	0.02	4.75%	0.97
10 Duplex	1	407,000	404,600	0.99	407,000	404,600	0.99	0.00	0.00%	0.99
105 Townhouse/Row	12	291,400	300,000	1.03	229,750	230,250	1.01	0.02	3.65%	1.03
106 Gambrel	3	439,333	413,267	0.94	418,000	407,700	0.93	0.01	2.15%	0.94
107 Garrison	3	492,000	478,500	0.98	481,000	481,800	1.00	0.02	3.35%	0.97
11 3 Unit	2	579,000	581,900	1.00	579,000	581,900	1.00	0.03	3.00%	1.01
60 Victorian	2	907,500	927,750	1.03	907,500	927,750	1.03	0.07	6.31%	1.02
63 Antique	12	845,208	828,583	0.99	707,500	685,450	0.99	0.03	3.37%	0.98
		513,723	503,218	0.98	458,750	423,150	0.99	0.03	4.37%	0.98

Summary by Actual Year Built
PORTSMOUTH, NH

08/18/2017

AYBGroup	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
0-1890	19	713,911	701,737	0.99	675,000	667,900	1.00	0.03	3.93%	0.98
1890-1930	41	489,400	480,702	0.99	508,000	500,400	0.99	0.04	4.53%	0.98
1930-1940	8	553,188	523,275	0.95	549,250	500,700	0.98	0.02	5.10%	0.95
1940-1950	22	373,936	364,877	0.98	320,000	312,750	0.99	0.04	4.78%	0.98
1950-1960	19	379,942	368,053	0.97	360,000	349,200	0.95	0.05	4.99%	0.97
1960-1970	7	530,714	524,486	0.98	400,000	383,400	0.96	0.04	4.91%	0.95
1970-1980	4	393,375	381,225	0.97	376,250	368,500	0.98	0.01	2.59%	0.97
1980-1990	3	394,167	403,900	1.03	390,000	391,000	1.01	0.01	2.31%	1.02
1990-2000	7	610,000	613,314	1.01	589,000	586,400	1.01	0.02	1.84%	1.01
2000-2010	7	884,857	883,200	1.00	639,000	639,900	1.00	0.01	1.14%	1.00
2010-2015	1	559,900	533,300	0.95	539,900	533,300	0.95	0.00	0.00%	0.95
2015-2017	4	453,250	447,950	1.01	392,000	378,750	0.99	0.03	4.80%	0.99
		513,723	503,218	0.98	458,750	423,150	0.99	0.03	4.37%	0.98

**Summary by Site Index
PORTSMOUTH, NH**

08/18/2017

Site Index	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
1	135	486,916	476,739	0.98	421,000	410,900	0.99	0.04	4.47%	0.98
3	4	1,097,500	1,065,850	0.98	835,000	846,050	0.99	0.02	3.03%	0.97
D	1	975,000	973,500	1.00	975,000	973,500	1.00	0.00	0.00%	1.00
I	1	1,550,000	1,557,500	1.00	1,550,000	1,557,500	1.00	0.00	0.00%	1.00
V	1	299,900	302,800	1.01	299,900	302,800	1.01	0.00	0.00%	1.01
		513,723	503,218	0.98	458,750	423,150	0.99	0.03	4.37%	0.98

**Summary by Sale Price Quartile
PORTSMOUTH, NH**

08/18/2017

Sale Price Quartile	Count	Mean Sale Price	Mean Appraised A/S Ratio	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
1	36	264,625	264,472	1.00	277,500	272,350	0.99	0.03	4.59%	1.00
2	35	383,223	374,991	0.98	385,000	380,100	0.98	0.04	4.20%	0.98
3	36	549,083	531,836	0.97	557,450	533,350	0.98	0.03	4.37%	0.97
4	35	864,066	847,577	0.98	738,000	734,800	1.00	0.04	4.34%	0.98
		513,723	503,218	0.98	458,750	423,150	0.99	0.03	4.37%	0.98

Rectangular Snip

*Summary by Lot Size
PORTSMOUTH, NH*

08/18/2017

Land Area	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
00.00-0.11 AC	34	525,900	516,026	0.99	503,950	504,000	1.00	0.03	4.32%	0.98
00.11-0.17 AC	24	505,975	496,258	0.98	559,950	557,300	0.97	0.04	4.30%	0.98
00.17-0.23 AC	31	435,281	424,119	0.98	359,000	346,100	0.98	0.03	5.20%	0.97
00.23-0.46 AC	28	485,857	470,821	0.97	414,750	404,400	0.97	0.04	4.68%	0.97
00.46-0.69 AC	10	635,400	614,920	0.98	552,250	540,200	0.99	0.02	2.53%	0.97
00.69-1 AC	5	498,800	486,780	0.97	481,000	481,800	0.99	0.01	2.22%	0.98
01.00-9999 AC	10	697,890	708,810	1.03	505,000	514,200	1.02	0.02	2.84%	1.02
		513,723	503,218	0.98	458,750	423,150	0.99	0.03	4.37%	0.98

**Summary by Building Size
PORTSMOUTH, NH**

08/18/2017

Building Size	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
500 - 1000	11	223,000	227,336	1.02	225,000	226,600	1.00	0.02	3.91%	1.02
1000 - 1500	27	313,696	305,452	0.98	315,000	300,600	0.98	0.04	4.65%	0.97
1500 - 2000	40	458,400	440,710	0.97	419,000	405,050	0.97	0.04	5.00%	0.96
2000 - 2500	31	559,113	544,042	0.98	515,000	526,400	1.00	0.02	3.74%	0.98
2500 - 3000	13	668,523	664,800	1.00	650,000	668,900	1.01	0.02	3.50%	0.99
3000 - 4000	13	728,654	719,131	0.99	612,000	590,200	1.00	0.04	3.31%	0.99
4000 - 5000	4	1,083,750	1,038,250	0.97	810,000	787,550	0.98	0.01	2.04%	0.96
5000 - 10000	3	1,348,333	1,357,100	1.01	1,400,000	1,390,500	1.00	0.01	1.33%	1.01
		513,723	503,218	0.98	458,750	423,150	0.99	0.03	4.37%	0.98

**Summary by Sale Date
PORTSMOUTH, NH**

08/18/2017

Sale Date Quarter	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
2016, Q 2	44	504,102	498,500	1.00	419,000	406,050	1.00	0.04	3.73%	0.99
2016, Q 3	46	532,139	525,948	0.99	450,750	443,750	0.99	0.04	4.74%	0.99
2016, Q 4	31	465,252	445,048	0.96	377,500	370,800	0.96	0.04	4.64%	0.96
2017, Q 1	21	565,090	549,186	0.97	585,000	562,900	0.99	0.03	3.51%	0.97
		513,723	503,218	0.98	458,750	423,150	0.99	0.04	4.37%	0.98

Summary by Land Neighborhood
PORTSMOUTH, NH

08/18/2017

Land NBHD	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
101	6	750,633	748,800	0.99	705,000	685,450	1.01	0.03	3.96%	1.00
102	3	725,000	700,367	0.96	680,000	608,200	0.97	0.05	4.47%	0.97
103A	5	677,800	678,960	1.00	655,000	639,900	1.00	0.01	2.00%	1.00
103B	20	679,065	661,645	0.98	650,000	626,700	0.96	0.06	5.52%	0.97
104	4	610,000	588,400	0.96	546,750	524,250	0.96	0.04	4.17%	0.96
105	9	489,678	481,556	0.98	508,000	494,900	1.00	0.03	4.00%	0.98
108	2	1,447,500	1,385,250	0.97	1,447,500	1,385,250	0.97	0.04	3.61%	0.96
109	1	1,450,000	1,321,400	0.91	1,450,000	1,321,400	0.91	0.00	0.00%	0.91
111	1	825,000	787,600	0.95	825,000	787,600	0.95	0.00	0.00%	0.95
112	1	599,000	595,400	0.99	599,000	595,400	0.99	0.00	0.00%	0.99
113	3	1,348,333	1,357,100	1.01	1,400,000	1,390,500	1.00	0.01	1.33%	1.01
114	9	402,944	395,944	0.98	385,000	383,400	0.98	0.03	2.72%	0.98
115	2	607,000	601,950	0.99	607,000	601,950	0.99	0.00	0.51%	0.99
118	8	325,062	319,475	0.99	327,500	308,650	0.98	0.05	5.61%	0.98
119	6	558,667	553,900	0.99	557,500	547,500	1.00	0.02	2.17%	0.99
120	1	310,000	307,900	0.99	310,000	307,900	0.99	0.00	0.00%	0.99
121	14	308,893	298,321	0.97	310,000	281,300	0.97	0.05	5.67%	0.97
123	6	391,853	364,333	0.94	367,500	368,050	0.96	0.05	5.90%	0.93
125	4	347,500	344,825	0.99	361,000	357,450	0.99	0.01	1.52%	0.99
127	1	390,000	391,000	1.00	390,000	391,000	1.00	0.00	0.00%	1.00
128	2	356,000	338,750	0.95	356,000	338,750	0.95	0.00	0.00%	0.95
129	8	376,275	367,575	0.99	385,000	372,150	1.00	0.04	4.75%	0.98
130	12	265,142	270,300	1.02	229,750	230,250	1.00	0.02	4.08%	1.02
131	10	495,360	482,380	0.97	442,800	418,850	0.98	0.04	3.98%	0.97
133	4	305,600	307,200	1.01	303,700	303,350	1.00	0.06	6.50%	1.01
		513,723	503,218	0.98	458,750	423,150	0.99	0.03	4.37%	0.98

Summary by Style
PORTSMOUTH, NH

08/18/2017

Style	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
20	6	66,117	59,433	0.91	62,450	61,300	0.94	0.04	6.56%	0.90
20D	8	201,600	189,650	0.95	204,950	180,800	0.97	0.02	5.03%	0.94
		143,536	133,843	0.93	146,500	143,650	0.96	0.03	5.65%	0.93

**Summary by Condo Complex
PORTSMOUTH, NH**

08/18/2017

Condo Complex	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
107	1	357,000	354,600	0.99	357,000	354,600	0.99	0.00	0.00%	0.99
112	2	358,750	360,500	1.01	358,750	360,500	1.01	0.02	2.48%	1.00
122	1	466,000	450,400	0.97	466,000	450,400	0.97	0.00	0.00%	0.97
137	1	425,000	417,900	0.98	425,000	417,900	0.98	0.00	0.00%	0.98
141	1	273,000	279,400	1.02	273,000	279,400	1.02	0.00	0.00%	1.02
149	1	410,000	403,400	0.98	410,000	403,400	0.98	0.00	0.00%	0.98
151	1	260,000	243,700	0.94	260,000	243,700	0.94	0.00	0.00%	0.94
152	1	385,000	384,500	1.00	385,000	384,500	1.00	0.00	0.00%	1.00
156	1	529,000	502,200	0.95	529,000	502,200	0.95	0.00	0.00%	0.95
157	2	230,750	233,700	1.03	230,750	233,700	1.03	0.06	5.34%	1.02
16	1	949,500	938,900	0.99	949,500	938,900	0.99	0.00	0.00%	0.99
162	1	605,000	591,000	0.98	605,000	591,000	0.98	0.00	0.00%	0.98
164	1	225,000	227,500	1.01	225,000	227,500	1.01	0.00	0.00%	1.01
165	1	610,000	605,000	0.99	610,000	605,000	0.99	0.00	0.00%	0.99
168	1	262,000	254,400	0.97	262,000	254,400	0.97	0.00	0.00%	0.97
173	1	449,900	452,400	1.01	449,900	452,400	1.01	0.00	0.00%	1.01
176	1	265,000	261,100	0.99	265,000	261,100	0.99	0.00	0.00%	0.99
178	1	365,000	360,100	0.99	365,000	360,100	0.99	0.00	0.00%	0.99
181	2	345,000	339,850	0.99	345,000	339,850	0.99	0.01	1.52%	0.99
182	2	623,950	632,350	1.01	623,950	632,350	1.01	0.02	2.48%	1.01
192	1	450,000	443,400	0.99	450,000	443,400	0.99	0.00	0.00%	0.99
206	1	479,900	434,900	1.00	479,900	434,900	1.00	0.00	0.00%	1.00
209	1	435,000	470,100	0.98	435,000	470,100	0.98	0.00	0.00%	0.98
213	1	450,000	448,700	1.00	450,000	448,700	1.00	0.00	0.00%	1.00
215	1	535,000	483,400	0.90	535,000	483,400	0.90	0.00	0.00%	0.90
219	1	445,000	449,000	1.01	445,000	449,000	1.01	0.00	0.00%	1.01
220	1	292,500	287,600	0.98	292,500	287,600	0.98	0.00	0.00%	0.98
227	1	365,000	370,100	1.01	365,000	370,100	1.01	0.00	0.00%	1.01
228	1	375,000	370,100	0.99	375,000	370,100	0.99	0.00	0.00%	0.99
23	2	270,450	271,800	1.01	270,450	271,800	1.01	0.02	2.48%	1.00
231	1	385,000	375,800	0.98	385,000	375,800	0.98	0.00	0.00%	0.98
232	4	272,875	274,725	1.01	270,000	274,150	1.00	0.02	2.75%	1.01

**Summary by Condo Complex
PORTSMOUTH, NH**

08/18/2017

Condo Complex	Count	Mean Sale Price	Mean Appraised A/S Ratio	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
237	5	704,600	690,820	0.98	617,000	636,000	1.02	0.01	4.71%	0.98
239	3	209,933	217,200	1.04	215,000	216,700	1.01	0.01	3.30%	1.03
244	13	197,223	188,485	0.98	193,000	189,500	0.98	0.02	2.12%	0.98
245	17	140,759	137,882	0.99	147,900	144,000	0.97	0.03	4.61%	0.98
247	2	233,000	226,400	0.98	233,000	226,400	0.98	0.09	9.18%	0.97
248	1	375,000	364,000	0.97	375,000	364,000	0.97	0.00	0.00%	0.97
292	1	307,000	303,900	0.99	307,000	303,900	0.99	0.00	0.00%	0.99
293	3	215,833	221,933	1.03	200,000	207,000	1.01	0.02	3.30%	1.03
294	1	489,000	557,800	1.14	489,000	557,800	1.14	0.00	0.00%	1.14
297	1	645,000	636,100	0.99	645,000	636,100	0.99	0.00	0.00%	0.99
317	1	681,000	642,300	0.94	681,000	642,300	0.94	0.00	0.00%	0.94
321	1	417,000	399,200	0.96	417,000	399,200	0.96	0.00	0.00%	0.96
324	1	385,000	383,100	1.00	385,000	383,100	1.00	0.00	0.00%	1.00
325	3	402,500	391,767	0.97	435,000	413,800	0.96	0.03	2.78%	0.97
329	5	559,200	568,180	1.02	575,000	578,200	1.01	0.04	4.75%	1.02
33	2	396,250	384,150	0.96	396,250	384,150	0.96	0.01	1.56%	0.97
330	1	475,000	461,100	0.97	475,000	461,100	0.97	0.00	0.00%	0.97
332	1	825,000	793,700	0.96	825,000	793,700	0.96	0.00	0.00%	0.96
336	2	567,450	567,650	1.00	567,450	567,650	1.00	0.00	0.00%	1.00
347	1	385,000	381,400	0.99	385,000	381,400	0.99	0.00	0.00%	0.99
349	2	442,200	445,050	1.01	442,200	445,050	1.01	0.02	1.98%	1.01
35	1	535,000	519,900	0.97	535,000	519,900	0.97	0.00	0.00%	0.97
353	8	797,212	801,588	1.01	788,850	801,400	1.01	0.01	1.24%	1.01
356	2	345,000	343,600	1.00	345,000	343,600	1.00	0.00	0.00%	1.00
359	4	514,750	525,850	1.02	569,500	579,450	1.02	0.04	3.92%	1.02
360	2	1,262,500	1,256,700	1.00	1,262,500	1,256,700	1.00	0.00	0.50%	1.00
366	2	437,500	432,200	0.98	437,500	432,200	0.98	0.06	6.63%	0.99
368	9	1,048,256	986,833	0.96	835,800	787,300	0.95	0.03	4.68%	0.94
369	2	369,000	362,900	0.98	369,000	362,900	0.98	0.01	0.51%	0.98
370	2	757,500	737,150	0.97	757,500	737,150	0.97	0.02	1.52%	0.97
371	7	1,170,571	1,136,814	0.97	1,099,000	1,094,600	1.00	0.04	5.57%	0.97
4	1	308,500	313,100	1.01	308,500	313,100	1.01	0.00	0.00%	1.01

**Summary by Condo Complex
PORTSMOUTH, NH**

08/18/2017

Condo Complex	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
42 0109-0019	1	310,000	311,900	1.01	310,000	311,900	1.01	0.00	0.00%	1.01
7 0102-0053	1	355,000	343,400	0.97	355,000	343,400	0.97	0.00	0.00%	0.97
84 0117-0009	2	343,000	339,400	0.99	343,000	339,400	0.99	0.03	3.03%	0.99
96 0118-0029	1	899,000	861,500	0.96	899,000	861,500	0.96	0.00	0.00%	0.96
97 0119-001B	1	450,000	443,900	0.99	450,000	443,900	0.99	0.00	0.00%	0.99
99 0120-0002	1	394,000	395,200	1.00	394,000	395,200	1.00	0.00	0.00%	1.00
		481,175	473,234	0.99	385,000	382,250	0.99	0.01	3.29%	0.98

Rectangular Snip