

Portsmouth, NH C&I Sales 4/1/12 -4/1/15																				NBHDC 301			All			All				
Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Blk./Pg.	Valid	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	Estimated RCNLD	Indic Land Value	Total Land Units	- Excess Land	Site Units	S.P. Site/Units	Base Site Price	Indicated NHBD Factor	Suggested NHBDFactor	Land Sales Ratio	NBC	Notes	New Ass'd L. Value	New Ass'd L+B Value	New A/S Ratio	
212	26	1 Falkland Pl	Office	2/5/2015	\$450,000	Dasaro Properties	BC2 Holdings LLC	5593/857	V	D, Q	\$450,000	\$74	\$450,000	6,058	\$74	\$347,700	\$102,300	12,964	\$0	12,964	\$7.89	\$46.14	17%	22%	120%	301		\$131,595	\$479,295	105.5%
275	7	Heritage Ave	Vacant Commcl	1/15/2016	\$615,000	Harbour Links	Old Tax Max LLC	6589/415	V	D, Q	\$615,000		\$615,000			\$915,000	214,750	\$94,900	106,000		\$5.28	\$19.76	27%	22%	82%	301		\$515,470	\$515,470	83.8%
												\$1,065,000												\$894,765						
All C/I		Average				105%		All Imp C/I		AVG		95.2%																		
All C/I		Median				108%		All Imp C/I		MEDIAN		85.2%																		
		Weighted Mean								83.4%																				
		Avg Abs Deviation								11.3%																				
		COD								11.82																				
		PRD								1.019																				

Portsmouth, NH C&I Sales 4/1/12 -4/1/15																				NBHDC 302			All			All				
Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Blk./Pg.	Valid	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	Estimated RCNLD	Indic Land Value	Total Land Units	- Excess Land	Site Units	S.P. Site/Units	Base Site Price	Indicated NHBD Factor	Suggested NHBDFactor	Land Sales Ratio	NBC	Notes	New Ass'd L. Value	New Ass'd L+B Value	New A/S Ratio	
145	33	404 Islington St.	Inn/Motel	11/22/2013	\$800,000	MHI Realty	404 Islington St LLC	5498/2593	V	D, Q	\$800,000	\$100,000	\$800,000	8	\$100,000	\$470,400	\$329,600	12,752	\$0	12,752	\$25.85	\$51.28	90%	40%	79%	302		\$261,569	\$731,959	91.5%
161	43	808 US Rto 1 Bypass	Restaurant	9/15/2014	\$405,000	Portsmouth Land	Ambe Realty LLC	5560/783	V	D, Q	\$405,000	\$149	\$405,000	2,724	\$149	\$190,300	\$214,700	21,854	\$0	21,854	\$9.82	\$27.41	38%	40%	112%	302		\$239,607	\$429,607	108.1%
164	7	501 Islington St	Store	1/15/2013	\$850,000	Boxer Family Tr	HH Wholesalers LLC	5369/610	V	D, Q	\$850,000	\$69	\$850,000	12,244	\$78	\$737,500	\$221,500	21,105	\$0	21,105	\$10.47	\$34.94	30%	40%	134%	302	\$109 Renov	\$285,802	\$1,035,302	107.7%
172	8	951 Islington St	Office	11/8/2012	\$1,890,000	Sahnia Salem Inc	Summit 951 Islington	5375/1410	V	D, Q	\$1,905,000	\$88	\$1,905,000	21,875	\$87	\$1,691,000	\$214,000	20,398	\$0	20,398	\$10.48	\$36.81	28%	40%	138%	302	\$16K Renov	\$280,549	\$1,951,549	104.0%
229	8	599 Lafayette Rd.	Shopping Cente	1/29/2015	\$8,451,000	William Gonimatas	599 Lafayette LLC	8559/455	V	D, Q	\$8,451,000	\$128	\$8,451,000	50,407	\$128	\$4,078,500	\$2,372,500	25,803	\$0	205,603	\$11.54	\$20.86	63%	40%	72%	302		\$1,699,103	\$5,777,803	88.0%
229	8B	581 Lafayette Rd.	Movie Theatre	6/6/2013	\$1,515,000	Mani Properties	581 Lafayette Rty LLC	5448/2383	V	D, Q	\$1,515,000	\$105	\$1,515,000	14,355	\$105	\$375,100	\$1,139,900	66,881	\$0	66,881	\$11.53	\$22.90	50%	40%	80%	302		\$906,123	\$1,265,223	84.7%
												\$12,035,000												\$11,237,654						
All C/I		Average				102%		All Imp C/I		AVG		87.3%																		
All C/I		Median				98%		All Imp C/I		MEDIAN		87.8%																		
		Weighted Mean								83.4%																				
		Avg Abs Deviation								5.7%																				
		COD								8.89																				
		PRD								1.042																				

Portsmouth, NH C&I Sales 4/1/12 -4/1/15																				NBHDC 303			All			All				
Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Blk./Pg.	Valid	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	Estimated RCNLD	Indic Land Value	Total Land Units	- Excess Land	Site Units	S.P. Site/Units	Base Site Price	Indicated NHBD Factor	Suggested NHBDFactor	Land Sales Ratio	NBC	Notes	New Ass'd L. Value	New Ass'd L+B Value	New A/S Ratio	
243	56	290 Peverly Hill Rd.	Day Care	6/11/2014	\$268,500	Parsons Coward	Childrens Garden Proj	5539/2019	V	D, Q	\$268,500	\$202	\$268,500	1,326	\$202	\$160,700	\$108,400	12,000	\$0	12,000	\$9.03	\$46.47	19%	20%	107%	303		\$116,329	\$276,428	103.0%
218	1	165 Commerce Way	Office	8/1/2014	\$4,500,000	Tazman Investment	CIT Finance	8550/788	V	D, Q	\$4,500,000	\$115	\$4,500,000	39,986	\$115	\$3,611,000	\$989,000	299,144	\$84,100	165,944	\$5.80	\$20.83	28%	20%	71%	303		\$728,481	\$4,239,481	94.2%
223	34	895 Sagamore Ave.	Store	7/19/2013	\$204,700	Jonathon Patek	High Marsh Boat Shop	5461/1708	V	D, Q	\$204,700	\$118	\$204,700	1,732	\$118	\$102,400	\$102,300	14,880	\$0	14,880	\$6.98	\$42.42	18%	20%	123%	303		\$128,242	\$228,642	111.7%
												\$4,973,200												\$4,744,631						
All C/I		Average				101%		All Imp C/I		AVG		103.0%																		
All C/I		Median				107%		All Imp C/I		MEDIAN		103.0%																		
		Weighted Mean								95.4%																				
		Avg Abs Deviation								6.8%																				
		COD								5.88																				
		PRD								1.072																				

Portsmouth, NH C&I Sales 4/1/12 - 4/1/15																				NBHDC 304					All			All					
Land Value Extraction - All C/I (non-Condos) not Inc Apts																				Land Sales Ratio			NBC			Notes			New Ass'd L. Value		New Ass'd L+B Value		New A/S Ratio
Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Valid	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	Estimated RCNLD	Indic Land Value	Total Land Units	- Excess Land	Site Units	S.P. Site/Units	Base Site Price	Indicated NHBDFactor	Suggested NHBDFactor	Land Sales Ratio	NBC	Notes	New Ass'd L. Value	New Ass'd L+B Value	New A/S Ratio				
238	1500 Woodbury Ave.	Shopping Center	6/22/2014	\$24,185,000	DSQ Holdings	DPF Acquisitions	5534/1681	V	D, Q	\$24,185,000	\$181	\$24,185,000	133,369	\$181	\$13,583,800	\$10,603,200	694,348	\$0	694,348	\$15.27	\$15.15	101%	93%	92%	304		\$9,782,938	\$23,965,788	98.6%				
127	159 Middle St.	Office	12/13/2013	\$768,000	Middlestone RE Inv	PF Jax RE LLC	9501/1757	V	D, Q	\$768,000	\$192	\$768,000	3,991	\$192	\$492,000	\$276,000	13,440	\$0	13,440	\$20.54	\$45.12	46%	48%	105%	304		\$291,078	\$789,078	102.0%				
127	119 Summer St.	Office	12/5/2014	\$415,000	Wilson & Gould	Susan Cerro	5580/448	V	D, Q	\$428,000	\$201	\$428,000	2,065	\$208	\$285,200	\$183,800	5,030	\$0	5,030	\$32.58	\$80.68	40%	48%	119%	304	\$13K Renov	\$194,794	\$459,994	107.2%				
128	45 Pearl St.	Retail/Apts	11/1/2014	\$825,000	45 Pearl St Prop	Palan Properties	5574/775	V	D, Q	\$825,000	\$193	\$825,000	3,240	\$193	\$382,100	\$282,900	3,480	\$0	3,480	\$75.88	\$98.71	76%	48%	83%	304		\$185,598	\$527,898	84.4%				
135	426 Middle St	Retail/Ofc	1/17/2014	\$450,000	426 Middle St.	Santji Babak	5508/1175	V	D, Q	\$450,000	\$195	\$450,000	2,306	\$195	\$281,000	\$189,000	4,410	\$0	4,410	\$42.86	\$98.57	90%	48%	97%	304		\$183,251	\$444,251	95.7%				
										\$28,458,000													\$25,580,810										
All C/I	Average																												97.8%				
All C/I	Median																												98.7%				
																Weighted Mean								96.7%									
																Avg Abs Deviation								6.6%									
																COD								6.71									
																PRD								1.011									

Portsmouth, NH C&I Sales 4/1/12 - 4/1/15																				NBHDC 305					All			All					
Land Value Extraction - All C/I (non-Condos) not Inc Apts																				Land Sales Ratio			NBC			Notes			New Ass'd L. Value		New Ass'd L+B Value		New A/S Ratio
Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Valid	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	Estimated RCNLD	Indic Land Value	Total Land Units	- Excess Land	Site Units	S.P. Site/Units	Base Site Price	Indicated NHBDFactor	Suggested NHBDFactor	Land Sales Ratio	NBC	Notes	New Ass'd L. Value	New Ass'd L+B Value	New A/S Ratio				
105	67-77 State St	Vacant Commcl	12/21/2011	\$1,105,000	Joe Hunt	Wright Avenue LLC	5273/814	V	D, Q	\$1,105,000	\$195	\$1,105,000		\$195	\$1,105,000	\$1,105,000	11,413	\$0	11,413	\$96.82	\$100.16	97%	105%	109%	305	C1-Density	\$1,200,163	\$1,200,163	106.6%				
106	110 Chapel St	Office/Apt	11/22/2013	\$842,500	Edward Weissman	Roxjamas Realty	5499/2847	V	D, Q	\$1,013,500	\$195	\$1,013,500	4,320	\$235	\$223,000	\$490,500	7,579	\$0	7,579	\$64.72	\$52.94	109%	105%	102%	305	\$171K Renov	\$500,873	\$1,023,873	101.0%				
107	48 Pleasant St	Retail/Apt	10/15/2013	\$525,000	Doris Light	Colaco LLC	5489/2899	V	D, Q	\$542,000	\$338	\$542,000	1,551	\$349	\$275,400	\$286,600	1,445	\$0	1,445	\$164.60	\$187.78	83%	105%	113%	305	\$171K Renov	\$300,082	\$675,482	106.2%				
107	52	102 State St	Store	5/20/2014	\$1,575,000	Russell Hammar	3 West Property Mngr	5531/2544	V	D, Q	\$1,588,000	\$249	\$1,588,000	6,324	\$251	\$90,100	\$728,900	2,030	\$0	2,030	\$359	\$268.58	133%	105%	79%	305	\$14K Renov	\$575,420	\$1,435,520	90.3%			
107	53	110 State St	Retail/Apt	12/18/2014	\$365,000	Alex Rav Portsmouth	Brick Act LLC	5535/293	V	D, Q	\$365,000	\$513	\$365,000	711	\$513	\$81,900	\$284,100	2,285	\$0	2,285	\$109.55	\$140.03	79%	105%	134%	305		\$333,696	\$415,996	113.4%			
107	76	82 Pleasant St.	Retail/Apt	2/4/2014	\$750,000	Streetscapes Prop	DLJ Group	5511/1421	V	D, Q	\$750,000	\$226	\$750,000	3,312	\$226	\$402,300	\$347,700	2,413	\$0	2,413	\$144.09	\$135.61	106%	105%	88%	305		\$345,588	\$745,888	99.5%			
107	76	402 State St.	Office	7/22/2014	\$710,000	Deborah Phillips	Working Stiff Prop	5511/446	V	D, Q	\$726,000	\$199	\$726,000	3,668	\$203	\$272,700	\$453,300	3,113	\$0	3,113	\$148	\$108.51	137%	105%	77%	305	\$16K Renov	\$348,144	\$620,844	85.5%			
116	31	44 Market St.	Retail/Apts	8/28/2014	\$1,589,000	Nancy Alexandr	44-46 Market St LLC	5558/1902	V	D, Q	\$1,589,000	\$254	\$1,589,000	5,294	\$254	\$735,100	\$863,900	3,758	\$0	3,758	\$229.88	\$142.31	162%	105%	65%	305	\$20K Renov	\$561,541	\$1,296,841	81.1%			
117	43	74 Congress St.	Retail/Apts	1/31/2014	\$800,000	Martine Cottogue LI	Colaco LLC	5510/2139	V	D, Q	\$800,000	\$306	\$800,000	2,616	\$306	\$188,600	\$611,400	2,979	\$0	2,979	\$205	\$87.64	234%	105%	45%	305		\$274,134	\$482,734	57.8%			
117	44	76 Congress St.	Retail Office	12/21/2012	\$550,000	Steepchase Assoi	darlye Kent Rev Tr 20	5391/1684	V	D, Q	\$550,000	\$224	\$550,000	2,450	\$224	\$253,200	\$296,800	1,540	\$0	1,540	\$158.43	\$34.44	123%	105%	88%	305		\$255,181	\$609,381	92.6%			
124	8	111 Maplewood Ave	Office	11/5/2014	\$8,000,000	Maplewood & Vaou	RJF Maplewood LLC	5573/84	V	D, Q	\$8,000,000	\$394	\$8,000,000	20,307	\$394	\$3,259,700	\$4,740,300	101,840	\$0	101,840	\$46.84	\$34.44	135%	105%	78%	305		\$3,575,506	\$8,935,206	85.7%			
127	1	40 Court St.	Inn/Motel	11/29/2013	\$2,485,000	Baxfam Inc	AH Holdings	5496/488	V	D, Q	\$2,905,000	\$77.656	\$2,905,000	32	\$81.406	\$2,020,000	\$585,000	25,700	\$0	26,700	\$22.76	\$30.94	74%	105%	143%	305	\$120 Renov	\$834,916	\$2,854,916	109.6%			
138	62	Hanover st.	Whse/Mixed	3/18/2014	\$1,485,066	Hill Hanover Grp	Dear Street Assoc	5518/1744	V	D, Q	\$1,485,066	\$108	\$1,485,066	13,688	\$108	\$645,500	\$839,566	42,604	\$0	42,604	\$19.71	\$20.90	94%	105%	111%	305		\$934,945	\$1,580,445	106.4%			
										\$22,024,566													\$20,720,364										
All C/I	Average																												97.0%				
All C/I	Median																												100.2%				
																Weighted Mean								94.1%									
																Avg Abs Deviation								12.2%									
																COD								12.17									
																PRD								1.031									

Portsmouth, NH C&I Sales 4/1/12 -4/1/15 NBHDC 307
Land Value Extraction - All C/I (non-Condos) not Inc Apts

P #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Valid	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	Estimated RCNLD	Indic Land Value	Total Land Units	- Excess Land	Site Units	S.P. Site/Units	Base Site Price	Indicated NHBD Factor	Suggested NHBDFactor	All			New Ass'd L. Value	New Ass'd L+B Value	New A/S Ratio
																								Land Sales Ratio	NBC	Notes			
307	68 New Hampshire Av Warehouse		8/22/2014	\$1,450,000	88 NH Ave LLC	Old Tex Mex LLC	5554/2973	V	D, Q	\$1,450,000	\$78	\$1,450,000	18,525	\$78	Income Land Not Inc with Sale														
											\$1,450,000															\$0			
All C/I	Average																								AVG			#DIV/0!	
All C/I	Median																								MEDIAN			#NUM!	
																									Weighted Mean			0.0%	
																									Avg Abs Deviation			#DIV/0!	
																									COD			#DIV/0!	
																									PRD			#DIV/0!	

Portsmouth, NH C&I Sales 4/1/12 -4/1/15 Hotels/Motel
Land Value Extraction - All C/I (non-Condos) not Inc Apts

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Valid	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	Estimated RCNLD	Indic Land Value	Total Land Units	- Excess Land	Site Units	S.P. Site/Units	Base Site Price	Indicated NHBD Factor	Suggested NHBDFactor	All			New Ass'd L. Value	New Ass'd L+B Value	New A/S Ratio	
																								Land Sales Ratio	NBC	Notes				
127	40 Court St.	Inn/Motel	11/20/2013	\$2,485,000	Baxfam Inc	AHI Holdings	5496/468	V	D, Q	\$2,605,000	\$77,658	\$2,605,000	32	\$81,406	\$2,020,000	\$585,000	25,700	\$0	26,700	\$22.76	\$30.94	74%	105%							
											\$2,605,000															\$2,854,918	\$2,854,918	109.6%		
All C/I	Average																								AVG			109.6%		
All C/I	Median																								MEDIAN			105.8%		
																									Weighted Mean			105.8%		
																									Avg Abs Deviation			5.8%		
																									COD			0.01		
																									PRD			1.000		

Portsmouth, NH C&I Sales 4/1/12 -4/1/15 Mobil Home Park
Land Value Extraction - All C/I (non-Condos) not Inc Apts

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Valid	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	Estimated RCNLD	Indic Land Value	Total Land Units	- Excess Land	Site Units	S.P. Site/Units	Base Site Price	Indicated NHBD Factor	Suggested NHBDFactor	All			New Ass'd L. Value	New Ass'd L+B Value	New A/S Ratio	
																								Land Sales Ratio	NBC	Notes				
291	3201 Lafayette Rd.	Mobil Home Park	5/30/2013	\$10,770,000	RLD & AMD Rev Tr	Hilcrest at Portsmouth	54440/198	V	D, Q	\$10,770,000	\$51,286	\$10,770,000	210	\$51,286	\$2,009,300	\$9,760,700	210	\$277,600	210	\$40,396	\$34,200	116%	100%							
											\$10,770,000															\$0,468,600	\$9,468,500	87.0%		
All C/I	Average																								AVG			87.8%		
All C/I	Median																								MEDIAN			87.9%		
																									Weighted Mean			87.9%		
																									Avg Abs Deviation			0.0%		
																									COD			0.02		
																									PRD			1.000		

Portsmouth, NH C&I Sales 4/1/12 - 4/1/15
Condo Site Factor Extraction - All by M-B-L

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Valid	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	Estimated RCNLD	Indic Site Factor	Applied Site Factor	Indicated Site Factor	Applied Site Factor	Site Sales Ratio	NBC	Notes	New Ass'd Site Value	New Ass'd L+B Value	New A/S Ratio
105 13 102	68 State St. #102	Retail Condo	4/30/2012	\$310,000	68 State St Trus	64 State St RE Trust	5311/1001	V	Q, D	\$330,000	\$373	\$330,000	831	\$397	\$146,800	2.27	2.20	227%	220%	97%	305	Avg Loc	\$174,720	\$320,320	97.1%
105 13 103	68 State St. #103	Retail Condo	1/5/2012	\$214,000	68 State St Trus	Aleoksta LLC	5278/683	V	Q, D	\$237,000	\$360	\$237,000	595	\$398	\$103,364	2.29	2.20	229%	220%	96%	305	Avg Loc	\$124,037	\$227,401	95.9%
105 1A	121 Bow St. #1A	Inn Condo	11/1/2013	\$1,175,000	AHI Holdings	121 Bow St RT	5492/855	V	Q, D	\$1,175,000	\$326	\$1,175,000	3,602	\$326	\$410,100	2.87	2.80	287%	280%	98%	305	Good+ Loc	\$738,180	\$1,148,280	97.7%
106 34 C	135 Market St #C	Office Condo	7/18/2013	\$267,500	Gallant Marital C	Colmax Rev Tr 2011	54612/110	V	Q, D	\$267,500	\$258	\$267,500	997	\$268	\$132,200	1.95	2.00	195%	200%	103%	305	Avg Loc	\$132,200	\$264,400	102.7%
106 34 F	135 Market St #F	Retail Condo	8/27/2012	\$385,000	Gallant Marital C	Light Play Properties	5349/2338	V	Q, D	\$391,000	\$410	\$391,000	940	\$416	\$101,700	3.84	4.00	384%	400%	104%	305	VG Loc	\$305,100	\$406,800	104.0%
106 34 G	135 Market St #G	Retail Condo	8/30/2012	\$395,000	Gallant Marital C	Kim Lively	5475/1649	V	Q, D	\$395,000	\$397	\$395,000	994	\$397	\$105,200	3.75	4.00	375%	400%	107%	305	VG Loc	\$315,600	\$420,800	106.5%
107 48 1	123 State St. #1	Office Condo	7/9/2012	\$731,533	Mark Connolly T	Barbara Noyes	5331/2128	V	Q, D	\$731,533	\$292	\$731,533	2,599	\$292	\$397,050	1.84	2.00	184%	200%	108%	305	Avg Loc	\$397,050	\$794,100	106.6%
107 68 103	222 State St. #1	Retail Condo	3/12/2013	\$250,000	226 State St LLC	Banela LLC	5417/230	V	Q, D	\$250,000	\$280	\$250,000	894	\$280	\$133,067	1.88	2.25	188%	225%	120%	305	Avg Loc	\$166,334	\$299,401	119.8%
118 26 4	407 Deer St. #6-16	Office Condo	5/7/2013	\$515,000	Travis McGee L1	Samuel Beck House	5436/309	V	Q, D	\$519,000	\$283	\$519,000	1,820	\$285	\$361,290	1.44	1.35	144%	135%	94%	305	Fair Loc	\$126,441	\$487,701	94.0%
118 26 10	Deer St. #8-4	Office Condo	10/9/2012	\$510,000	One Rooks Rd L	Daniel Pinkham Hous	5364/2516	V	Q, D	\$519,000	\$224	\$519,000	2,280	\$228	\$363,400	1.43	1.50	143%	150%	105%	305	Fair Loc	\$181,700	\$548,100	104.0%
124 5 C3	118 Maplewood Ave C3	Office Condo	11/21/2014	\$170,000	Michael Singer	Tyron RE LLC	5576/2657	V	Q, D	\$170,000	\$179	\$170,000	951	\$179	\$142,956	1.19	1.15	119%	115%	97%	305	Poor Loc	\$21,443	\$154,359	96.7%
126 6 105	107 Congress St #1-5	Retail Condo	8/25/2014	\$650,000	Z&L Brothers	Sanna Properties Inc	5069/2634	V	Q, D	\$650,000	\$337	\$650,000	1,927	\$337	\$175,800	3.70	4.00	370%	400%	108%	305	VG Loc	\$527,400	\$703,200	108.2%
126 33 101	51 Islington St. #1	Retail Condo	6/28/2012	\$1,347,133	51 Islington St L	Tanner Place LLC	5329/687	V	Q, D	\$1,347,133	\$422	\$1,347,133	3,190	\$422	\$746,200	1.81	1.65	181%	165%	91%	302	Good Loc	\$485,050	\$1,231,230	91.4%
146 24 3	100 Albany St. #C	Retail Condo	10/8/2014	\$185,000	Robert Watson	South & Marcy Realty	5568/136	V	Q, D	\$185,000	\$148	\$185,000	1,249	\$148	\$80,579	2.30	1.90	230%	190%	83%	304	Good Loc	\$72,521	\$153,100	82.8%
151 6 D7	230 Lafayette Rd. #D7	Office Condo	12/19/2012	\$140,000	William Devaney	Gaylin Proeprties	5390/1346	V	Q, D	\$170,000	\$124	\$170,000	1,127	\$151	\$140,400	1.21	1.25	121%	125%	103%	302	Avg Loc	\$35,100	\$175,500	103.2%
151 6 D8+D9A+D8B	230 Lafayette Rd. #D8+9A&B	Office Condo	9/13/2013	\$319,900	William Pingree	Bradford Watterworth	5475/2435	V	Q, D	\$319,900	\$139	\$319,900	2,309	\$139	\$267,840	1.19	1.25	119%	125%	105%	302	Avg Loc	\$86,960	\$334,800	104.7%
151 6 D13	230 Lafayette Rd. #D13	Office Condo	2/15/2012	\$122,000	Constance Pass	Mary Keenan	5268/1826	V	Q, D	\$122,000	\$161	\$122,000	810	\$151	\$95,538	1.26	1.30	126%	130%	102%	302	Avg Loc	\$28,861	\$124,159	101.8%
165 4 B102	871 Islington St.	Bsmnt Condo	4/8/2013	\$28,000	Great Islington E	David A Narlee	5426/2003	V	Q, D	\$29,000	\$37	\$29,000	777	\$37	\$30,800	0.94	1.00	94%	100%	106%	302	Fair Loc	\$0	\$30,800	108.2%
165 4 B104	871 Islington St.	Bsmnt Condo	5/22/2013	\$25,000	Great Islington E	Blue Spruce Ocean	5441/1400	V	Q, D	\$25,000	\$35	\$25,000	706	\$35	\$28,000	0.89	1.00	89%	100%	112%	302	Fair Loc	\$0	\$28,000	112.0%
231 52 B1A	264 Lafayette Rd. B1A	Office Condo	4/12/2013	\$158,000	Pullen Rhodes e	Buckeyes Rule LLC	5428/1650	V	Q, D	\$180,000	\$107	\$180,000	1,480	\$122	\$165,727	1.09	1.10	109%	110%	101%	304	Fair Loc	\$16,573	\$182,300	101.3%
231 52 B2A	264 Lafayette Rd. B2A	Office Condo	1/17/2012	\$149,000	Khayari Living T	Ren Yueer	5279/2380	V	Q, D	\$149,000	\$137	\$149,000	1,090	\$137	\$115,000	1.30	1.20	130%	120%	93%	304	Fair Loc	\$23,000	\$138,000	92.6%
240 2 2303	330 Borthwick Ave #303	Office Condo	4/1/2014	\$300,000	Thomas Habib	Cosmopolitan Portmo	5512/2654	V	Q, D	\$300,000	\$148	\$300,000	2,028	\$148	\$249,383	1.20	1.30	120%	130%	108%	301	Avg Loc	\$74,815	\$324,198	108.1%
241 15 20	1808 Islington St.	Commnd Condo	6/27/2012	\$196,000	Rishard Harding	Nextwave Boatyard	5329/2013	V	Q, D	\$196,000	\$100	\$196,000	1,967	\$100	\$177,833	1.10	1.20	110%	120%	109%	301	Fair Loc	\$35,667	\$213,400	108.9%
253 9 8	115 Mirona Rd. #8	Retail Condo	9/12/2013	\$165,000	Richard Gamest	F Series Realty LLC	5478/1560	V	Q, D	\$165,000	\$181	\$165,000	1,080	\$181	\$177,857	1.65	1.40	165%	140%	85%	301	Avg Loc	\$47,143	\$168,000	84.6%
259 12 B04+805	875 Greenland Rd. #B4+85	Office Condo	11/26/2014	\$340,000	Seacoast Buldo	Singer Portsmouth LLC	5578/652	V	Q, D	\$340,000	\$156	\$340,000	2,178	\$156	\$330,200	1.03	1.00	103%	100%	97%	304	Avg Loc	\$0	\$330,200	97.1%
284 7 7	280 Heritage Ave #G	Indust Condo	12/31/2014	\$247,000	Darwin White	Pearson 03833 LLC	5586/632	V	Q, D	\$247,000	\$97	\$247,000	2,550	\$97	\$187,715	1.32	1.40	132%	140%	106%	301	Avg Loc	\$75,088	\$262,801	106.4%
285 13 2	2600 Lafayette Rd. #2	Restaurant Condo	12/30/2014	\$1,200,000	Mainly Portsmouth	Legacy Partners of NH	5585/2825	V	Q, D	\$1,200,000	\$311	\$1,200,000	3,856	\$311	\$487,875	2.46	2.40	246%	240%	98%	301	Good+ Loc	\$883,025	\$1,170,900	97.6%
302 7 2	14 Manchester Sq	Office Condo	6/5/2014	\$657,700	25-29 Retail LLC	Site 215 Holdings LLC	5535/1962	V	Q, D	\$657,700	\$255	\$657,700	2,583	\$255	\$407,376	1.61	1.60	161%	160%	99%	307	2nd Floor	\$244,425	\$651,800	99.1%
302 7 3	14 Manchester Sq	Office Condo	5/1/2014	\$671,800	25-29 Retail LLC	CTJ RE Properties LLC	5528/66	V	Q, D	\$671,800	\$273	\$671,800	2,464	\$273	\$392,750	1.71	1.60	171%	160%	94%	307	2nd Floor	\$235,650	\$628,400	93.5%
302 7 4	14 Manchester Sq	Office Condo	5/22/2014	\$1,079,500	25-29 Retail LLC	Little Bubble Prop LLC	5532/606	V	Q, D	\$1,079,500	\$217	\$1,079,500	4,968	\$217	\$698,625	1.55	1.60	155%	160%	104%	307	2nd Floor	\$419,175	\$1,117,800	103.5%
309 2 7	201 Flightline Rd	Hangar Condo	9/10/2014	\$45,000	Hangar One Coi	Hangar One Condo As	5559/1266	V	Q, D	\$45,000	\$41	\$45,000	1,095	\$41	\$47,200	0.95	1.00	95%	100%	105%	307	Fair Loc	\$0	\$47,200	104.9%
308 3 4	203 Flightline Rd U14	Hangar Condo	2/10/2014	\$49,900	Hangar Two Coi	Hangar Two Condo As	5512/953	V	Q, D	\$49,900	\$46	\$49,900	1,095	\$46	\$47,200	1.06	1.00	106%	100%	95%	307	Fair Loc	\$0	\$47,200	94.6%
308 4 2	205 Flightline Rd U22	Hangar Condo	2/3/2014	\$50,000	Hangar Three C	Hangar Three Condo A	5510/2737	V	Q, D	\$50,000	\$46	\$50,000	1,095	\$46	\$47,200	1.06	1.00	106%	100%	94%	307	Fair Loc	\$0	\$47,200	94.4%
309 4 5	205 Flightline Rd U25	Hangar Condo	5/23/2014	\$60,000	Hangar Three C	Hangar Three Condo A	5532/2068	V	Q, D	\$60,000	\$55	\$60,000	1,095	\$55	\$47,200	1.27	1.00	127%	100%	79%	307	Fair Loc	\$0	\$47,200	78.7%

\$13,243,986

All All

					\$13,233,129
All C/I	Average	100%	All Imp C/I	AVG	100.1%
All C/I	Median	102%	All Imp C/I	MEDIAN	101.6%
				Weighted Mean	99.9%
				Avg Abs Deviation	6.6%
				COD	6.53
				PRD	1.002

Portsmouth, NH C&I Sales 4/1/12 -4/1/15
Condo Site Factor Extraction - NHBD 301

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Valid	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	Estimated RCNLD	Indic Site Factor	Applied Site Factor	Indicated Site Factor	Applied Site Factor
240 2 2303	330 Borthwick Ave #303	Office Condo	4/1/2014	\$300,000	Thomas Habib	Cosmopolitan Portsmo	5521/2654	V	Q, D	\$300,000	\$148	\$300,000	2,028	\$148	\$249,400	1.20	1.30	120%	130%
241 15 20	1808 Islington St.	Commcl Condo	6/27/2012	\$196,000	Richard Harding	Nextwave Boatyard	5329/2013	V	Q, D	\$196,000	\$100	\$196,000	1,967	\$100	\$176,200	1.11	1.20	111%	120%
253 9 8	115 Mirona Rd. #8	Retail Condo	9/12/2013	\$195,000	Richard Gamest	F Series Realty LLC	5478/1560	V	Q, D	\$195,000	\$181	\$195,000	1,080	\$181	\$117,800	1.66	1.40	166%	140%
284 7 7	280 Heritage Ave #G	Indust Condo	12/31/2014	\$247,000	Darwin White	Pearson 03833 LLC	5586/632	V	Q, D	\$247,000	\$97	\$247,000	2,550	\$97	\$187,700	1.32	1.40	132%	140%
285 13 2	2600 Lafayette Rd. #2	Restaurant Condo	12/30/2014	\$1,200,000	Mainly Portsmouth	Legacy Partners of NH	5585/2825	V	Q, D	\$1,200,000	\$311	\$1,200,000	3,856	\$311	\$487,875	2.46	2.40	246%	240%

\$2,138,000

All			All		
Site Sales Ratio	NBC	Notes	New Ass'd Site Value	New Ass'd L+B Value	New A/S Ratio
108%	301	Avg Loc	\$74,820	\$324,220	108.1%
108%	301	Fair Loc	\$35,240	\$211,440	107.9%
85%	301	Avg Loc	\$47,120	\$164,920	84.6%
106%	301	Avg Loc	\$75,080	\$262,780	106.4%
98%	301	Good+ Loc	\$683,025	\$1,170,900	97.6%
			\$2,134,260		
All C/I	Average		101%	All Imp C/I	AVG
All C/I	Median		106%	All Imp C/I	MEDIAN
			Weighted Mean		
			Avg Abs Deviation		
			COD		
			PRD		

Portsmouth, NH C&I Sales 4/1/12 -4/1/15
Condo Site Factor Extraction - NHBD 302

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Valid	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	Estimated RCNLD	Indic Site Factor	Applied Site Factor	Indicated Site Factor	Applied Site Factor
126 33 101	51 Islington St. #1	Retail Condo	6/26/2012	\$1,347,133	51 Islington St L	Tanber Place LLC	5329/587	V	Q, D	\$1,347,133	\$422	\$1,347,133	3,190	\$422	\$746,200	1.81	1.65	181%	165%
151 6 D7	230 Lafayette Rd. #D7	Office Condo	12/19/2012	\$140,000	William Devaney	Gaylin Proeprieties	5390/1346	V	Q, D	\$170,000	\$124	\$170,000	1,127	\$151	\$140,400	1.21	1.25	121%	125%
151 6 D8+D9A+D9B	230 Lafayette Rd. #D8+9A&B	Office Condo	9/13/2013	\$319,900	William Pingree	Bradford Waterworth	5475/2435	V	Q, D	\$319,900	\$139	\$319,900	2,309	\$139	\$267,840	1.19	1.25	119%	125%
151 6 D13	230 Lafayette Rd. #D13	Office Condo	2/15/2012	\$122,000	Constance Pass	Mary Keenan	5288/1826	V	Q, D	\$122,000	\$151	\$122,000	810	\$151	\$96,538	1.28	1.30	128%	130%
165 4 B102	871 Islington St.	Bsmnt Condo	4/8/2013	\$29,000	Great Islington E	David A Narlee	5426/2003	V	Q, D	\$29,000	\$37	\$29,000	777	\$37	\$30,800	0.94	1.00	94%	100%
165 4 B104	871 Islington St.	Bsmnt Condo	5/22/2013	\$25,000	Great Islington E	Blue Spruce Ocean	5441/1400	V	Q, D	\$25,000	\$35	\$25,000	705	\$35	\$28,000	0.89	1.00	89%	100%

\$2,013,033

All			All		
Site Sales Ratio	NBC	Notes	New Ass'd Site Value	New Ass'd L+B Value	New A/S Ratio
91%	302	Good Loc	\$485,030	\$1,231,230	91.4%
103%	302	Avg Loc	\$36,100	\$176,500	103.2%
105%	302	Avg Loc	\$66,960	\$334,800	104.7%
102%	302	Avg Loc	\$28,861	\$124,189	101.8%
108%	302	Fair Loc	\$0	\$30,800	106.2%
112%	302	Fair Loc	\$0	\$28,000	112.0%
			\$1,924,529		
All C/I	Average		103%	All Imp C/I	AVG
All C/I	Median		104%	All Imp C/I	MEDIAN
			Weighted Mean		
			Avg Abs Deviation		
			COD		
			PRD		

Portsmouth, NH C&I Sales 4/1/12 -4/1/15
Condo Site Factor Extraction - NHBD 307

Map #			Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Blk./Pg.	Valid	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	Estimated RCNLD	Indic Site Factor	Applied Site Factor	Indicated Site Factor	Applied Site Factor	All			All		
																						Site Sales Ratio	NBC	Notes	New Ass'd Site Value	New Ass'd L+B Value	New A/S Ratio
309	2	7	201 Flightline Rd	Hangar Condo	9/10/2014	\$45,000	Hangar One Cor	Hangar One Condo As	5559/1266	V	Q, D	\$45,000	\$41	\$45,000	1,095	\$41	\$47,200	0.95	1.00	95%	100%	105%	307	Fair Loc	\$0	\$47,200	104.9%
309	3	4	203 Flightline Rd U14	Hangar Condo	2/10/2014	\$49,900	Hangar Two Cor	Hangar Two Condo As	5512/953	V	Q, D	\$49,900	\$46	\$49,900	1,095	\$46	\$47,200	1.06	1.00	106%	100%	95%	307	Fair Loc	\$0	\$47,200	94.6%
309	4	2	206 Flightline Rd U22	Hangar Condo	2/3/2014	\$50,000	Hangar Three C	Hangar Three Condo A	5510/2737	V	Q, D	\$50,000	\$46	\$50,000	1,095	\$46	\$47,200	1.06	1.00	106%	100%	94%	307	Fair Loc	\$0	\$47,200	94.4%
309	4	5	205 Flightline Rd U25	Hangar Condo	5/23/2014	\$50,000	Hangar Three C	Hangar Three Condo A	5532/2068	V	Q, D	\$50,000	\$55	\$50,000	1,095	\$55	\$47,200	1.27	1.00	127%	100%	79%	307	Fair Loc	\$0	\$47,200	78.7%
																									\$188,800		
																						All C/I	Average	93%	All Imp C/I	AVG	93.1%
																						All C/I	Median	94%	All Imp C/I	MEDIAN	94.5%
																								Weighted Mean	82.1%		
																								Avg Abs Deviation	6.6%		
																								COD	6.99		
																								PRD	1.011		

Office Condos
Portsmouth, NH C&I Sales 4/1/12 -4/1/15
Condo Site Factor Extraction - All by M-B-L

Map #			Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Blk./Pg.	Valid	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	Estimated RCNLD	Indic Site Factor	Applied Site Factor	Indicated Site Factor	Applied Site Factor	All			All		
																						Site Sales Ratio	NBC	Notes	New Ass'd Site Value	New Ass'd L+B Value	New A/S Ratio
240	2	2303	330 Borthwick Ave #303	Office Condo	4/1/2014	\$300,000	Thomas Habib	Cosmopolitan Portsmo	5521/2654	V	Q, D	\$300,000	\$148	\$300,000	2,028	\$148	\$246,400	1.20	1.30	120%	130%	108%	301	Avg Loc	\$74,820	\$324,220	108.1%
151	5	D7	230 Lafayette Rd. #D7	Office Condo	12/19/2012	\$140,000	William Devanes	Gaylin Proepries	5390/1346	V	Q, D	\$170,000	\$124	\$170,000	1,127	\$151	\$140,400	1.21	1.25	121%	125%	103%	302	Avg Loc	\$35,100	\$175,500	103.2%
151	5	D8+D9A+D9B	230 Lafayette Rd. #D8+9A&B	Office Condo	9/13/2013	\$319,900	William Pingree	Bradford-Walterworth	5475/2435	V	Q, D	\$319,900	\$139	\$319,900	2,309	\$139	\$267,840	1.19	1.25	119%	125%	105%	302	Avg Loc	\$66,960	\$334,800	104.7%
151	5	D13	230 Lafayette Rd. #D13	Office Condo	2/15/2012	\$122,000	Constance Pass	Mary Keenan	5288/1826	V	Q, D	\$122,000	\$151	\$122,000	810	\$151	\$95,538	1.28	1.30	128%	130%	102%	302	Avg Loc	\$28,661	\$124,199	101.8%
231	52	B1A	284 Lafayette Rd. B1A	Office Condo	4/12/2013	\$158,000	Pullen Rhodes e	Buekayes Rule LLC	5428/1650	V	Q, D	\$180,000	\$107	\$180,000	1,480	\$122	\$165,500	1.09	1.10	109%	110%	101%	304	Fair Loc	\$16,550	\$182,050	101.1%
231	52	B2A	284 Lafayette Rd. B2A	Office Condo	1/17/2012	\$149,000	Khavari Living T	Ren Yuseer	5279/2380	V	Q, D	\$149,000	\$137	\$149,000	1,090	\$137	\$115,000	1.30	1.20	130%	120%	83%	304	Fair Loc	\$23,000	\$138,000	92.6%
259	12	B04+B05	675 Greenland Rd. #B4+B5	Office Condo	11/26/2014	\$340,000	Seacoast Buldo	Singer Portsmouth LLC	5578/852	V	Q, D	\$340,000	\$155	\$340,000	2,178	\$156	\$330,200	1.03	1.00	103%	100%	97%	304	Avg Loc	\$0	\$330,200	97.1%
106	34	C	135 Market St #C	Office Condo	7/19/2013	\$257,500	Gallant Marital C	Colmax Rev Tr 2011	5461/2110	V	Q, D	\$257,500	\$258	\$257,500	997	\$258	\$132,200	1.95	2.00	195%	200%	103%	305	Avg Loc	\$132,200	\$264,400	102.7%
107	48	1	123 State St. #1	Office Condo	7/3/2012	\$731,533	Mark Connolly T	Barbara Noyes	5331/2128	V	Q, D	\$731,533	\$292	\$731,533	2,509	\$292	\$397,000	1.84	2.00	184%	200%	109%	305	Avg Loc	\$397,000	\$794,000	106.5%
118	26	4	407 Deer St. #9-16	Office Condo	5/7/2013	\$519,000	Travis McGee L	Samual Beck House	5436/309	V	Q, D	\$519,000	\$283	\$519,000	1,820	\$285	\$361,200	1.44	1.35	144%	135%	94%	305	Fair Loc	\$126,420	\$487,620	94.0%
118	26	10	Dear St. #9-4	Office Condo	10/9/2012	\$510,000	One Rocks Rd L	Daniel Pinkham Hous	5364/2515	V	Q, D	\$519,000	\$224	\$519,000	2,280	\$225	\$363,400	1.43	1.50	143%	150%	105%	305	Fair Loc	\$181,700	\$645,100	105.0%
124	5	C3	118 Maplewood Ave C3	Office Condo	11/21/2014	\$170,000	Michael Singer	Tyrion RE LLC	5576/2657	V	Q, D	\$170,000	\$179	\$170,000	951	\$179	\$143,000	1.19	1.15	119%	115%	97%	305	Poor Loc	\$21,450	\$164,450	96.7%
302	7	2	14 Manchester Sq	Office Condo	6/5/2014	\$657,700	25-29 Retail LLC	Suite 215 Holdings LLC	5535/1962	V	Q, D	\$657,700	\$255	\$657,700	2,583	\$255	\$407,375	1.81	1.60	181%	160%	99%	307	2nd Floor	\$244,425	\$651,800	99.1%
302	7	3	14 Manchester Sq	Office Condo	5/1/2014	\$671,800	25-29 Retail LLC	CTJ RE Properties LLC	5528/666	V	Q, D	\$671,800	\$273	\$671,800	2,464	\$273	\$392,750	1.71	1.60	171%	160%	94%	307	2nd Floor	\$235,650	\$628,400	93.5%
302	7	4	14 Manchester Sq	Office Condo	5/22/2014	\$1,079,500	25-29 Retail LLC	Little Bubble Prop LLC	5532/606	V	Q, D	\$1,079,500	\$217	\$1,079,500	4,988	\$217	\$698,625	1.55	1.60	155%	160%	104%	307	2nd Floor	\$419,175	\$1,117,600	103.5%
																									\$6,262,539		
																						All C/I	Average	101%	All Imp C/I	AVG	100.8%
																						All C/I	Median	102%	All Imp C/I	MEDIAN	101.8%
																								Weighted Mean	101.2%		
																								Avg Abs Deviation	4.1%		
																								COD	4.03		
																								PRD	0.996		

Retail Condos
 Portsmouth, NH C&I Sales 4/1/12 - 4/1/15
 Condo Site Factor Extraction - All by M-B-L

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Valid	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	Estimated RCNLD	Indic Site Factor	Applied Site Factor	Indicated Site Factor	Applied Site Factor	All			All			
																				Site Sales Ratio	NBC	Notes	New Ass'd Site Value	New Ass'd L+B Value	New A/S Ratio	
253 9 8	115 Mirona Rd. #8	Retail Condo	9/12/2013	\$195,000	Richard Gamest F Series Realty LLC	5478/1560	V	Q, D	\$195,000	\$181	\$195,000	1,060	\$181	\$117,800	1.65	1.40	165%	140%	85%	301	Avg Loc	\$47,120	\$164,920	84.6%		
126 33 101	51 Islington St. #1	Retail Condo	9/23/2012	\$1,347,133	51 Islington St L. Tanner Place LLC	5329/587	V	Q, D	\$1,347,133	\$422	\$1,347,133	3,190	\$422	\$746,200	1.81	1.65	181%	165%	91%	302	Good Loc	\$485,030	\$1,231,230	91.4%		
146 24 3	100 Albany St. #C	Retail Condo	10/8/2014	\$185,000	Robert Watson South & Marcy Realty	5566/138	V	Q, D	\$185,000	\$148	\$185,000	1,249	\$148	\$80,600	2.30	1.90	230%	190%	83%	304	Good Loc	\$72,540	\$153,140	82.8%		
105 13 102	68 State St. #102	Retail Condo	4/30/2012	\$310,000	68 State St Trus 64 State St RE Trust	5311/1001	V	Q, D	\$330,000	\$373	\$330,000	831	\$387	\$145,600	2.27	2.20	227%	220%	97%	305	Avg Loc	\$174,720	\$320,320	97.1%		
105 13 103	68 State St. #103	Retail Condo	1/9/2012	\$214,000	68 State St Trus Alekosta LLC	5278/683	V	Q, D	\$237,000	\$360	\$237,000	595	\$388	\$103,400	2.29	2.20	229%	220%	96%	305	Avg Loc	\$124,080	\$227,480	96.0%		
106 34 F	135 Market St. #F	Retail Condo	8/27/2012	\$385,000	Gallant Marital C Light Play Properties	5349/2338	V	Q, D	\$391,000	\$410	\$391,000	940	\$416	\$101,700	3.84	4.00	384%	400%	104%	305	VG Loc	\$305,100	\$406,800	104.0%		
106 34 G	135 Market St. #G	Retail Condo	8/30/2012	\$395,000	Gallant Marital C Kim Lively	5475/1649	V	Q, D	\$395,000	\$397	\$395,000	994	\$397	\$105,000	3.76	4.00	376%	400%	106%	305	VG Loc	\$315,000	\$420,000	105.3%		
107 68 103	222 State St.	Retail Condo	3/12/2013	\$250,000	226 State St LLC Baneta LLC	5417/2230	V	Q, D	\$250,000	\$280	\$250,000	894	\$280	\$133,100	1.68	2.25	188%	225%	120%	305	Avg Loc	\$166,375	\$289,475	119.8%		
126 6 105	107 Congress St #1-5	Retail Condo	8/25/2014	\$650,000	Z&L Brothers Samia Properties Inc	5069/2634	V	Q, D	\$650,000	\$337	\$650,000	1,927	\$337	\$175,800	3.70	4.00	370%	400%	108%	305	VG Loc	\$527,400	\$703,200	108.2%		
																								\$3,980,133		
																								\$3,926,565		
All C/I	Average		98%	All Imp C/I	AVG	98.9%																				
All C/I	Median		97%	All Imp C/I	MEDIAN	97.1%																				
						Weighted Mean	98.7%																			
						Avg Abs Deviation	9.4%																			
						COD	9.72																			
						PRD	1.003																			

Hangar Condos
 Portsmouth, NH C&I Sales 4/1/12 - 4/1/15
 Condo Site Factor Extraction - All by M-B-L

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Valid	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	Estimated RCNLD	Indic Site Factor	Applied Site Factor	Indicated Site Factor	Applied Site Factor	All			All			
																				Site Sales Ratio	NBC	Notes	New Ass'd Site Value	New Ass'd L+B Value	New A/S Ratio	
309 2 7	201 Flightline Rd	Hangar Condo	9/19/2014	\$45,000	Hangar One Coi	Hangar One Condo As 5559/1266	V	Q, D	\$45,000	\$41	\$45,000	1,095	\$41	\$47,200	0.95	1.00	95%	100%	105%	307	Fair Loc	\$0	\$47,200	104.9%		
309 3 4	203 Flightline Rd U14	Hangar Condo	2/10/2014	\$49,900	Hangar Two Coi	Hangar Two Condo As 5512/953	V	Q, D	\$49,900	\$46	\$49,900	1,085	\$46	\$47,200	1.06	1.00	106%	100%	95%	307	Fair Loc	\$0	\$47,200	94.8%		
309 4 2	205 Flightline Rd U22	Hangar Condo	2/3/2014	\$50,000	Hangar Three C	Hangar Three Condo A 5510/2737	V	Q, D	\$50,000	\$46	\$50,000	1,095	\$46	\$47,200	1.06	1.00	106%	100%	94%	307	Fair Loc	\$0	\$47,200	94.4%		
309 4 5	205 Flightline Rd U25	Hangar Condo	5/23/2014	\$60,000	Hangar Three C	Hangar Three Condo A 5532/2068	V	Q, D	\$60,000	\$55	\$60,000	1,095	\$55	\$47,200	1.27	1.00	127%	100%	79%	307	Fair Loc	\$0	\$47,200	78.7%		
																								\$204,900		
																								\$188,800		
All C/I	Average		93%	All Imp C/I	AVG	83.1%																				
All C/I	Median		94%	All Imp C/I	MEDIAN	94.6%																				
						Weighted Mean	92.1%																			
						Avg Abs Deviation	6.6%																			
						COD	6.99																			
						PRD	1.011																			

Misc Other Condos
 Portsmouth, NH C&I Sales 4/1/12 - 4/1/15
 Condo Site Factor Extraction - All by M-B-L

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Valid	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	Estimated RCNLD	Indic Site Factor	Applied Site Factor	Indicated Site Factor	Applied Site Factor	All			All			
																				Site Sales Ratio	NBC	Notes	New Ass'd Site Value	New Ass'd L+B Value	New A/S Ratio	
165 4 B102	871 Islington St.	Bsmnt Condo	4/8/2013	\$29,000	Great Islington E David A Narlee	5426/2003	V	Q, D	\$29,000	\$37	\$29,000	777	\$37	\$30,800	0.94	1.00	94%	100%	106%	302	Fair Loc	\$0	\$30,800	106.2%		
165 4 B104	871 Islington St.	Bsmnt Condo	5/22/2013	\$25,000	Great Islington E Blue Spruce Ocean	5441/1400	V	Q, D	\$25,000	\$35	\$25,000	705	\$35	\$28,000	0.89	1.00	89%	100%	112%	302	Fair Loc	\$0	\$28,000	112.0%		
241 15 20	1808 Islington St.	Commnl Condo	6/27/2012	\$196,000	Rishard Harding Nextwave Boatyard	5329/2013	V	Q, D	\$196,000	\$100	\$196,000	1,967	\$100	\$176,200	1.11	1.20	111%	120%	108%	301	Fair Loc	\$35,240	\$211,440	107.9%		
105 1A	121 Bow St #1A	Inn Condo	11/1/2013	\$1,175,000	AHI Holdings	121 Bow St RT 5492/855	V	Q, D	\$1,175,000	\$326	\$1,175,000	3,602	\$326	\$414,700	2.83	2.80	283%	280%	99%	305	Good+ Loc	\$746,460	\$1,181,180	98.8%		
284 7 7	280 Heritage Ave #G	Indust Condo	12/31/2014	\$247,000	Darwin White	Pearson 03833 LLC 5586/632	V	Q, D	\$247,000	\$97	\$247,000	2,550	\$97	\$167,700	1.32	1.40	132%	140%	108%	301	Avg Loc	\$75,080	\$262,780	106.4%		
285 13 2	2600 Lafayette Rd. #2	Restaurant Condo	12/30/2014	\$1,200,000	Mainly Portsmot Legacy Partners of NH	5585/2825	V	Q, D	\$1,200,000	\$311	\$1,200,000	3,856	\$311	\$467,875	2.46	2.40	246%	240%	98%	301	Good+ Loc	\$683,925	\$1,170,800	97.6%		
																								\$2,872,000		
																								\$2,865,080		
All C/I	Average		108%	All Imp C/I	AVG	104.8%																				
All C/I	Median		106%	All Imp C/I	MEDIAN	106.3%																				
						Weighted Mean	99.8%																			
						Avg Abs Deviation	3.9%																			
						COD	3.71																			
						PRD	1.051																			