

Portsmouth, NH
Base Building Rate Analysis (1/01/15)

Updated 1/1/15

Base Rate	Desc.	Class./Qual.	Date	\$/Unit	Adj1	Adj1 \$-	Adj 2	Adj 2 \$-	Refined Cost	11/1/2015 Mult.	Local Mult.	Base Rate	Entrepreneurial Profit	2015 Final Base Rate	MVS Reference
12	Commercial	D/Avg.	May-14	\$74.71	ExtrHt	\$4.34	A/C	(\$4.88)	\$74.17	1.04	1.06	\$81.77	0%	\$82.00	13-353
13	Disc Store	C/Avg.	May-14	\$63.19	ExtrHt	\$4.34	A/C	(\$4.88)	\$62.65	1.05	1.07	\$70.39	0%	\$70.00	13-319
14	Apartments	D/Avg+10	Aug-14	\$77.62	ExtrHt	\$1.97	A/C	(\$4.88)	\$79.59	1.03	1.06	\$86.90	15%	\$100.00	12-352
15	Reg/Comm Shop Cnt	C/Avg.	May-14	\$90.97	ExtrHt	\$4.34	A/C	(\$4.88)	\$90.43	1.05	1.07	\$101.60	5%	\$107.00	13-413
16	Lcl/Nhbd Shop Cntr	C/Avg.	May-14	\$75.38	ExtrHt	\$4.34	A/C	(\$4.88)	\$84.84	1.05	1.07	\$95.32	5%	\$100.00	13-412
17	Store	C/Avg.	May-14	\$78.82	ExtrHt	\$4.34	A/C	(\$4.88)	\$87.28	1.05	1.07	\$97.95	5%	\$92.00	13-353
18	Office	C/Avg.	Nov-13	\$105.46	ExtrHt	\$5.35	Elev	(\$2.10)	\$108.71	1.06	1.07	\$123.30	5%	\$129.00	15-344
19	Profess Office	D-5%/Avg.	Nov-13	\$120.73	XH/AC	\$2.25	Elev	(\$2.24)	\$120.74	1.04	1.06	\$133.10	5%	\$140.00	15-341
21	Fast Food Chain	C/Avg.	May-14	\$128.57	ExtrHt	\$1.91	A/C	(\$9.23)	\$121.25	1.05	1.07	\$136.22	5%	\$143.00	13-349
23	Financial Instit	C/Avg.	Nov-13	\$155.75	XH/AC	(\$4.85)	Elev	(\$2.18)	\$148.72	1.06	1.07	\$168.68	0%	\$169.00	15-443
25	Service Shop	C/Avg.	Feb-14	\$53.35	ExtrHt	\$1.32			\$54.67	1.04	1.07	\$60.84	5%	\$64.00	14-528
26	Serv Stat 2 Bay	C/Avg.	Feb-14	\$118.00	ExtrHt	\$1.22			\$119.22	1.05	1.07	\$133.94	0%	\$134.00	64-408
27	Auto Dealer	C/Avg.	Feb-14	\$83.79	XH/AC	(\$1.78)			\$82.01	1.04	1.07	\$91.26	5%	\$96.00	14-455
29	Nursing Home	D/Avg.	Nov-13	\$129.75	XH/AC	\$2.25			\$132.00	1.04	1.06	\$145.52	5%	\$153.00	15-313
30	Restaurant	C/Avg.	May-14	\$120.21	ExtrHt	\$1.91	A/C	(\$9.23)	\$112.89	1.05	1.07	\$126.83	5%	\$133.00	13-350
31	Branch Bank	D/Avg.	Nov-14	\$149.90	XH/AC	\$2.25			\$152.15	1.04	1.06	\$167.73	0%	\$168.00	15-304
32	Theatres	C/Avg.	Aug-13	\$97.62	ExtrHt	\$0.50			\$98.12	1.07	1.07	\$112.34	0%	\$112.00	16-13
33	Bars/NightClub	D/Avg.	May-14	\$90.79	ExtrHt	\$1.91	A/C	(\$9.23)	\$83.47	1.05	1.06	\$92.90	5%	\$98.00	13-442
38	Country Club	D/Avg.	Nov-14	\$126.28	XH/AC	\$1.03			\$127.31	1.04	1.06	\$140.35	0%	\$140.00	11-314
39	Motel/Inn	C/Avg.	Aug-14	\$86.66	ExtrHt	\$1.60	AC	(\$1.60)	\$86.66	1.05	1.07	\$97.36	5%	\$102.00	12-343
40	Light Industrial	C/Avg.	Feb-14	\$48.52	ExtrHt	\$1.32			\$49.84	1.04	1.07	\$55.46	5%	\$58.00	14-494
41	R & D	C/Avg.	Feb-14	\$68.02	ExtrHt	(\$1.92)			\$66.10	1.04	1.07	\$73.56	5%	\$77.00	14-392
43	Car Wash	S/Avg.	Mar-14	\$85.33	XH/AC				\$85.33	1.05	1.04	\$93.18	0%	\$93.00	61-435
47	Cold Storage	C/Avg.	Feb-14	\$63.12					\$63.12	1.04	1.07	\$70.24	5%	\$74.00	14-447
48	Warehouse	C/Avg.	Feb-14	\$40.92	ExtrHt	\$1.32			\$42.24	1.04	1.07	\$47.00	5%	\$49.00	14-406
49	Serv Stat 3 Bay	C/Avg.	Mar-14	\$118.00	ExtrHt	\$1.22			\$119.22	1.05	1.07	\$133.94	0%	\$134.00	64-408
4C	Commerc Withse	C/Avg.	Feb-14	\$40.92	ExtrHt	\$1.32			\$42.24	1.04	1.07	\$47.00	5%	\$49.00	14-406
5C	Bank Condo	D/Avg.	Nov-13	\$149.90	XH/AC	\$2.25			\$152.15	1.04	1.06	\$167.73	0%	\$168.00	15-304
51	Industrial Offices	S/Avg.	Nov-13	\$91.83	ExtrHt	\$4.82			\$96.65	1.05	1.04	\$105.54	5%	\$111.00	15-344
52	Pre-Eng Mnfg	S/Avg -10%	Feb-14	\$38.86	ExtrHt	\$1.32			\$40.18	1.04	1.04	\$43.46	5%	\$46.00	14-494
53	Pre-Eng Warhse	S/Avg -10%	Feb-14	\$32.66	ExtrHt	\$1.32			\$33.98	1.04	1.04	\$36.75	5%	\$39.00	14-406
54	Health Club	C/Low Cost	Nov-14	\$84.80	ExtrHt	\$1.03			\$85.83	1.04	1.07	\$95.51	0%	\$96.00	11-418

Cont'd

Cont'd from Previous Page

Base Rate	Desc.	Class./Qual.	Date	\$/Unit	Adj1	Adj1 -\$	Adj 2	Adj 2 -\$	Refined Cost	1/1/2015 Mult.	Local Mult.	Base Rate	Entrepreneurial Profit	2015 Final Base Rate	MVS Reference
56	Condo Office	C/Avg.	Nov-13	\$105.46	ExtrHt	\$5.35	Elev	(\$2.10)	\$108.71	1.06	1.07	\$123.30	0%	\$123.00	15-344
57	Library	C/Avg.	Nov-13	\$130.97	XHt-AC	\$2.25			\$133.22	1.06	1.07	\$151.10	0%	\$151.00	15-377
59	Fire Station	C/Avg.	Nov-13	\$118.43	ExtrHt	\$5.35			\$123.78	1.06	1.07	\$140.39	0%	\$140.00	15-322
61	Dry Cleaner/Laund	C/Avg.	May-14	\$77.49	XHt-AC				\$77.49	1.05	1.07	\$87.06	0%	\$87.00	13-499
64	Tennis Club	S/Avg.	Aug-13	\$53.80	ExtrHt	(\$3.16)			\$50.64	1.04	1.04	\$54.77	0%	\$55.00	16-416
65	Skating Arena	S/Avg.	Aug-13	\$81.33	AC	(\$4.65)			\$76.68	1.04	1.04	\$82.94	0%	\$83.00	16-175
66	Hotel	C/Avg.	Nov-14	\$127.65	XHt-AC	(\$0.06)	Elev	(\$3.06)	\$124.53	1.04	1.07	\$138.58	5%	\$146.00	11-594
67	Coin Op Car Wash	S/Avg.	Mar-14	\$64.14	ExtrHt				\$64.14	1.05	1.04	\$70.04	0%	\$70.00	64-434
69	Truck Terminal	S/Avg.	Feb-14	\$56.72	ExtrHt	\$1.32			\$58.04	1.04	1.04	\$62.78	0%	\$63.00	14-387
70	Dormitory	C/Avg.	Nov-14	\$107.85	ExtrHt	\$5.21			\$113.06	1.04	1.07	\$125.81	0%	\$125.00	11-321
71	Church	C/Avg.	Aug-14	\$126.27	XHt-AC	\$0.50			\$126.77	1.07	1.07	\$145.14	0%	\$145.00	16-309
72	School/College	D-10%/Avg	Feb-13	\$109.84	XHt-AC				\$109.84	1.07	1.06	\$124.58	0%	\$125.00	18-156
73	Private Hospital	C/Avg.	Nov-13	\$134.77	XHt-AC	\$2.25			\$137.02	1.06	1.07	\$155.41	0%	\$155.00	15-313
74	Home for Aged	C/Avg.	Nov-14	\$115.77	XHt	\$5.21	Elev	(\$2.50)	\$118.48	1.04	1.07	\$131.84	5%	\$138.00	11-330
75	Gas/Conv Mart	C/Avg.	May-14	\$140.29	XHt-AC	\$1.83			\$142.12	1.05	1.07	\$159.67	0%	\$160.00	13-531
76	Mortuary/Fun Hm	D/Avg	Nov-14	\$101.07	ExtrHt	\$1.03			\$102.10	1.04	1.06	\$112.56	0%	\$113.00	11-342
77	Club/Hall/Lounge	D/ILC-to Avg	Aug-13	\$93.36	ExtrHt				\$93.36	1.07	1.06	\$105.89	0%	\$106.00	16-323
78	Airport Hangar	S/Avg	Feb-14	46.82	ExtrHt	\$1.32			\$48.14	1.04	1.04	\$52.07	0%	\$52.00	14-329
79	Telephone Bldg	C/Avg.	Feb-14	\$145.00	ExtrHt		A/C	(\$5.00)	\$140.00	1.04	1.07	\$155.79	0%	\$156.00	14-40
80	Store/Apt	C/Avg.	May-14	\$94.98	ExtrHt	\$4.34	A/C	(\$4.88)	\$84.04	1.05	1.07	\$94.42	5%	\$99.00	13-459
82	Auditorium	C/Avg.	Aug-13	\$116.23	XHt-AC	\$0.50			\$116.73	1.07	1.07	\$133.64	0%	\$134.00	16-302
83	Public School	C/Avg.	Feb-13	\$124.04	XHt-AC				\$124.04	1.08	1.07	\$143.34	0%	\$143.00	18-366
85	Hospital General	C/Avg.	Nov-13	\$203.23	XHt-AC		Elev	(\$2.47)	\$200.76	1.06	1.07	\$227.70	0%	\$228.00	15-331
87	Gvrnmt/State	C/Avg.	Nov-13	\$138.26	XHt-AC	(\$4.85)			\$133.41	1.06	1.07	\$151.31	0%	\$151.00	15-327
88	Gvrnmt/Federal	C/Avg.	Nov-13	\$138.26	XHt-AC	(\$4.85)			\$133.41	1.06	1.07	\$151.31	0%	\$151.00	15-327
89	Gvrnmt/Municipl	C/Avg.	Nov-13	\$138.26	XHt-AC	(\$4.85)			\$133.41	1.06	1.07	\$151.31	0%	\$151.00	15-327
90	Retail Condo	C/Avg.	May-14	\$78.82	ExtrHt	\$4.34	A/C	(\$4.88)	\$78.28	1.05	1.07	\$87.95	0%	\$88.00	13-353
91	Fast Food T/O	D/Avg.	May-14	\$69.75	ExtrHt				\$69.75	1.04	1.06	\$76.89	0%	\$77.00	13-529
92	Court House	C/Avg.	Nov-13	\$138.26	XHt-AC	(\$4.85)			\$133.41	1.06	1.07	\$151.31	0%	\$151.00	15-327
95	Garage&Office	C/Avg.	Feb-14	\$64.02	ExtrHt	\$1.32			\$65.34	1.04	1.07	\$72.71	5%	\$76.00	14-528+20%
96	Warehouse&Office	C/Avg.	Feb-14	\$49.10	ExtrHt	\$1.32			\$50.42	1.04	1.07	\$56.11	5%	\$59.00	14-406+20%
97	Hi Rise Apt	C/Avg.	Nov-14	\$90.13	ExtrHt	\$4.35	Elev	(\$2.78)	\$91.70	1.04	1.07	\$102.04	10%	\$112.00	11-300
98	Industrial Condo	C/Avg.	Feb-14	\$48.52	ExtrHt	\$1.32			\$49.84	1.04	1.07	\$55.46	0%	\$55.00	14-494
200	Retail/Office	C/Avg.	May-14	\$86.57	ExtrHt	\$4.34	A/C	(\$4.88)	\$86.03	1.05	1.07	\$96.65	5%	\$101.00	13-597
201	Food Stand	D/Avg.	Feb-14	\$69.75	ExtrHt				\$69.75	1.04	1.06	\$76.89	0%	\$77.00	13-529
202	Parking Garage	C/Avg.	May-14	\$50.25	ExtrHt		Elev	(\$1.96)	\$48.29	1.04	1.06	\$53.23	0%	\$53.00	12-345
203	Conv Store	C/Avg.	May-14	\$84.63	ExtrHt	\$1.82			\$86.45	1.05	1.07	\$97.13	0%	\$97.00	13-419
204	Day Care	D-10%/Avg	Feb-13	\$97.24	ExtrHt	\$4.93			\$102.17	1.07	1.06	\$115.88	5%	\$122.00	18-426
205	Ret/Off/Apt	C/Avg.	May-14	\$84.58	XHt-AC	(\$1.83)			\$81.18	1.05	1.07	\$92.97	10%	\$102.00	13-459
206	Self Storage	S/Avg.	Feb-14	\$31.18	ExtrHt				\$31.18	1.04	1.04	\$33.72	5%	\$35.00	14-386
207	Cultural Facility	C/Avg.-10%	Aug-13	\$108.53	XHt-AC	\$0.50			\$109.03	1.07	1.07	\$124.83	0%	\$125.00	16-514
208	Office/Apt	C/Avg.	Aug-14	\$89.79	ExtrHt	\$1.97			\$91.76	1.02	1.07	\$100.15	5%	\$105.00	12-544
210	Hangar Condo	S/Avg.	Feb-14	46.82	ExtrHt	\$1.32			\$48.14	1.04	1.04	\$52.07	0%	\$52.00	14-329
211	Comm Condo	D/Avg.	May-14	\$74.71	ExtrHt	\$4.34	A/C	(\$4.88)	\$74.17	1.04	1.06	\$81.77	0%	\$82.00	13-353

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

Source: Marshall Valuation Service