

All C/I/A

Portsmouth, NH C&I Sales 4/1/12 to 4/1/15  
All by M-B-L

All

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	NHBD Quality	New Ass'd L+B Value	New A/S Ratio
101 64	134 South St.	Apartments	7/12/2013	\$1,166,600	Red Moose Realty Inc.	One Thirty Four South St LLC	5459/1784	V	\$1,166,600	\$97,217	\$1,166,600	12	\$97,217	AP4	\$1,010,700	86.6%
102 56	420 Pleasant St.	Apartments	10/23/2013	\$520,000	Karl Belliah Rev Tr	Neal Pleasant St Properties	5488/2982	V	\$570,000	\$104,000	\$570,000	5	\$114,000	AP5	\$582,000	102.1%
103 43	30 Gardner St.	Apartments	10/2/2013	\$575,000	Steerpoint Properties	Mishael Reagan	5784/885	V	\$575,000	\$143,750	\$575,000	4	\$143,750	AP6	\$601,200	104.8%
105 13 102	68 State St. #102	Retail Condo	4/30/2012	\$310,000	68 State St Trust	64 State St RE Trust	5311/1001	V	\$330,000	\$373	\$330,000	831	\$397	305	\$320,320	97.1%
105 13 103	68 State St. #103	Retail Condo	1/9/2012	\$214,000	68 State St Trust	Alekosta LLC	5278/683	V	\$237,000	\$360	\$237,000	595	\$398	305	\$227,401	95.9%
105 18	67-77 State St	Vacant Commcl	12/21/2011	\$1,105,000	Joe Hunt	Wright Avenue LLC	5273/814	V	\$1,105,000		\$1,105,000			305	\$1,200,163	108.6%
105 1A	121 Bow St #1A	Inn Condo	11/1/2013	\$1,175,000	AHI Holdings	121 Bow St RT	5492/855	V	\$1,175,000	\$326	\$1,175,000	3,602	\$326	305	\$1,148,280	97.7%
106 3.	110 Chapel St.	Office/Apt	11/22/2013	\$842,500	Edward Weissman	Roxyjames Realty	5496/2647	V	\$1,013,500	\$195	\$1,013,500	4,320	\$235	305	\$1,023,873	101.0%
106 45	45 Market St	Retl/Ofc/Apt	10/15/2013	\$525,000	Doris light	Colaco LLC	5486/2899	V	\$542,000	\$338	\$542,000	1,551	\$349	305	\$575,482	106.2%
106 34 C	135 Market St #C	Office Condo	7/19/2013	\$257,500	Gallant Marital Dist	Colmax Rev Tr 2011	5461/2110	V	\$257,500	\$258	\$257,500	997	\$258	305	\$264,400	102.7%
106 34 F	135 Market St #F	Retail Condo	8/27/2012	\$385,000	Gallant Marital Dist	Light Play Properties	5349/2338	V	\$391,000	\$410	\$391,000	940	\$416	305	\$406,800	104.0%
106 34 G	135 Market St #G	Retail Condo	8/30/2013	\$395,000	Gallant Marital Dist	Kim Lively	5475/1649	V	\$395,000	\$397	\$395,000	994	\$397	305	\$420,800	106.5%
107 37	49 Pleasant St.	Retl/Ofc/Apt	5/20/2014	\$1,575,000	Russell Hammer	3 West Property Mngmnt	5531/2544	V	\$1,589,000	\$249	\$1,589,000	6,324	\$251	305	\$1,435,520	90.3%
107 48 1	123 State St. #1	Office Condo	7/3/2012	\$731,533	Mark Connolly Trust	Barbara Noyes	5331/2128	V	\$731,533	\$292	\$731,533	2,509	\$292	305	\$794,100	108.6%
107 52 1	102 State St.	Store	12/18/2014	\$365,000	Alex Ray Portsmouth	Brick Act LLC	5583/293	V	\$365,000	\$513	\$365,000	711	\$513	305	\$413,998	113.4%
107 53	110 State St.	Retl/Apt	2/4/2014	\$750,000	Streetscapes Prop	DLJ Group	5511/1421	V	\$750,000	\$226	\$750,000	3,312	\$226	305	\$745,888	99.5%
107 68 103	222 State St.	Retail Condo	3/1/2013	\$250,000	Edward Weissman	Banela LLC	5417/2230	V	\$250,000	\$280	\$250,000	894	\$280	305	\$299,401	119.8%
107 76	92 Pleasant St.	Retl/Ofc/Apt	2/3/2014	\$710,000	Deborah Phillips	Working Sliff Prop	5511/446	V	\$728,000	\$199	\$728,000	3,568	\$203	305	\$820,844	85.5%
116 12	402 State St.	Office	7/22/2014	\$875,000	402 State St LLC	JR Seely Co LLC	5547/1332	V	\$895,000	\$174	\$895,000	5,037	\$178	305	\$1,065,265	119.0%
117 31	44 Market St.	Retl/Ofc/Apts	8/28/2014	\$1,599,000	Nancy Alexander	44-46 Market St LLC	5558/1902	V	\$1,599,000	\$254	\$1,599,000	6,294	\$254	305	\$1,298,641	81.1%
117 43	74 Congress St.	Retl/Ofc/Apts	1/31/2014	\$800,000	Martine Cottagge LLC	Colaco LLC	5510/2139	V	\$800,000	\$306	\$800,000	2,616	\$306	305	\$462,734	57.8%
117 44	76 Congress St.	Retail Office	12/21/2012	\$550,000	Steeplechase Assoc	daryle Kent Rev Tr 2012	5391/1664	V	\$550,000	\$224	\$550,000	2,450	\$224	305	\$509,381	92.6%
118 26 4	407 Deer St. #6-16	Office Condo	5/7/2013	\$515,000	Travis McGee LLC	Samual Beck House	5436/309	V	\$519,000	\$283	\$519,000	1,820	\$285	305	\$487,701	94.0%
118 26 10	Deer St. #8-4	Office Condo	10/9/2012	\$510,000	One Rocks Rd LLC	Danielk Pinkham House LLC	5384/2516	V	\$519,000	\$224	\$519,000	2,280	\$228	305	\$545,100	105.0%
123 9	335 Maplewood Av	Apartments	6/27/2014	\$795,000	Two Hundred 35	Jackson Point LLC	5540/2145	V	\$795,000	\$132,500	\$795,000	6	\$132,500	AP7	\$790,800	99.5%
124 5 C3	118 Maplewood Av	Office Condo	11/21/2014	\$170,000	Michael Singer	Tyrion RE LLC	5576/2657	V	\$170,000	\$179	\$170,000	951	\$179	305	\$164,399	96.7%
124 8	111 Maplewood Ave	Office	11/5/2014	\$8,000,000	Maplewood & Vaughn	RJF Maplewood LLC	5573/64	V	\$8,000,000	\$394	\$8,000,000	20,307	\$394	305	\$8,935,206	86.7%
125 8	285 Hanover St.	Apartments	6/16/2014	\$386,000	Jonathon Estes	Stewgood LLC	5537/2018	V	\$386,000	\$96,500	\$386,000	4	\$96,500	AP4	\$387,500	100.4%
126 6 105	107 Congress St #1	Retail Condo	8/25/2014	\$650,000	Z&L Brothers	Sarnia Properties Inc	5069/2834	V	\$650,000	\$337	\$650,000	1,927	\$337	305	\$703,200	108.2%
126 30	45 Pearl St.	Retail/Apts	11/1/2014	\$625,000	45 Pearl St Prop	Palsan Properties	5574/775	V	\$625,000	\$193	\$625,000	3,240	\$193	304	\$527,698	84.4%
126 33 101	51 Islington St. #1	Retail Condo	6/26/2012	\$1,347,133	51 Islington St LLC	Tanner Place LLC	5329/587	V	\$1,347,133	\$422	\$1,347,133	3,190	\$422	302	\$1,231,230	91.4%
127 1	40 Court St.	Inn/Motel	11/20/2013	\$2,485,000	Baxfam Inc	AHI Holdings	5496/468	V	\$2,605,000	\$77,656	\$2,605,000	32	\$81,406	305	\$2,854,916	109.6%
127 4	159 Middle st.	Office	12/13/2013	\$768,000	Middlestone RE Invest	PF Jax RE LLC	5501/1757	V	\$768,000	\$192	\$768,000	3,991	\$192	304	\$783,078	102.0%
129 17	10 Merrimac St.	Apartments	5/16/2013	\$835,000	Lillian Bratter Family	10 Merrimac Develop	5439/1007	V	\$847,000	\$104,375	\$847,000	8	\$105,875	AP3	\$846,500	99.9%
130 41	186 Miller St.	Apartments	6/29/2012	\$1,150,000	David Greer	Mcadams Properties	5330/2180	V	\$1,220,000	\$143,750	\$1,220,000	8	\$152,500	AP5	\$1,192,800	97.8%
135 45	426 Middle St	Retail/Ofc	1/17/2014	\$450,000	426 Middle St.	Samii Babak	5508/1175	V	\$450,000	\$195	\$450,000	2,306	\$195	304	\$444,251	98.7%
138 62	Hanover st.	Whrse/Mixed	3/18/2014	\$1,485,066	Hill Hanover Grp	Deer Street Assoc	5518/1744	V	\$1,485,066	\$108	\$1,485,066	13,688	\$108	305	\$1,580,445	106.4%
145 33	404 Islington St.	Inn/Motel	11/22/2013	\$800,000	MHI Realty	404 Islington St LLC	5496/2593	V	\$800,000	\$100,000	\$800,000	8	\$100,000	302	\$731,969	91.5%
146 16	184 Madison St.	Apartments	5/31/2013	\$5,500,000	One Eighty Four One	184 Madison St Inc	5444/2426	V	\$5,548,000	\$76,389	\$5,548,000	72	\$77,056	AP3	\$5,648,500	101.8%
146 24 3	100 Albany St. #C	Retail Condo	10/8/2014	\$185,000	Robert Wason	South & Marcy Realty	5566/138	V	\$185,000	\$148	\$185,000	1,249	\$148	304	\$153,100	82.8%
151 6 D7	230 Lafayette Rd. #	Office Condo	12/19/2012	\$140,000	William Devaney	Gaylin Proepriety	5390/1346	V	\$170,000	\$124	\$170,000	1,127	\$151	302	\$175,500	103.2%
151 6 D13	230 Lafayette Rd. #	Office Condo	2/15/2012	\$122,000	Constance Passas	Mary Keenan	5288/1826	V	\$122,000	\$151	\$122,000	810	\$151	302	\$124,199	101.8%
151 6 D8+D9A+D1	230 Lafayette Rd. #C	Office Condo	9/13/2013	\$319,900	William Pingree	Bradford Watterworth	5475/2435	V	\$319,900	\$139	\$319,900	2,309	\$139	302	\$334,800	104.7%

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Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	NHBD Quality	New Ass'd L+B Value	New A/S Ratio
156	5	536 Islington St.	Apartments	9/19/2014	\$460,000	Karen Current	Smutlynose Prop	5561/2239	V	\$460,000	\$92,000	5	\$92,000	AP4	\$465,650	101.2%
161	43	806 US Rte 1 Bypa	Restaurant	9/15/2014	\$405,000	Portsmouth Land Acqu	Amba Realty LLC	5580/783	V	\$405,000	\$149	2,724	\$149	302	\$430,607	106.3%
164	7	601 Islington St	Store	1/15/2013	\$850,000	Boxer Family Tr	HH Wholesalers LLC	5399/810	V	\$959,000	\$69	12,244	\$78	302	\$1,033,302	107.7%
165	4 B102	871 Islington St	Bsmnt Condo	4/8/2013	\$29,000	Great Islington St	David A Narlee	5426/2003	V	\$29,000	\$37	777	\$37	302	\$30,800	105.2%
165	4 B104	871 Islington St.	Bsmnt Condo	5/22/2013	\$25,000	Great Islington St	Blue Spruce Ocean	5441/1400	V	\$25,000	\$35	705	\$35	302	\$28,000	112.0%
168	27	75 Monroe St.	Apartments	10/9/2013	\$918,200	Historic Portsmouth	Aviezri Natan Rev Tr	5486/562	V	\$918,200	\$114,775	8	\$114,775	AP3	\$841,000	91.6%
172	8	951 Islington St	Office	11/6/2012	\$1,890,000	Sarnia Salem Inc	Summit 951 Is,ington LLC	5375/1410	V	\$1,905,000	\$86	21,875	\$87	302	\$1,981,549	104.0%
212	26	1 Falkland Pl	Office	2/6/2015	\$450,000	Dasaro Properties	BC2 Holdings LLC	5593/867	V	\$450,000	\$74	6,058	\$74	301	\$479,295	106.5%
216	1	155 Commerce Way	Office	8/1/2014	\$4,500,000	Tazman Investments	CIT Finance	5550/788	V	\$4,500,000	\$115	38,986	\$115	303	\$4,239,981	94.2%
219	52	1009 Maplewood A	Apartments	9/9/2013	\$508,000	Ten Walker St Realty	Jamison Clouthier	5477/620	V	\$523,000	\$127,000	4	\$130,750	AP5	\$558,200	106.7%
223	34	895 Sagamore Ave	Store	7/19/2013	\$204,700	Jonathon Patek	High Marsh Boat Shop	5481/1708	V	\$204,700	\$118	1,732	\$118	303	\$228,642	111.7%
229	8	599 Lafayette Rd.	Shopping Center	1/30/2015	\$6,451,000	William Genimatas Rev	599 Lafayette LLC	5592/456	V	\$6,451,000	\$128	50,407	\$128	302	\$5,777,603	89.6%
229	8B	581 Lafayette Rd.	Movie Theatre	6/6/2013	\$1,515,000	Mani Properties	581 Lafayette Rity LLC	5446/2583	V	\$1,515,000	\$105	14,366	\$105	302	\$1,283,223	84.7%
231	52 B1A	264 Lafayette Rd.B	Office Condo	4/12/2013	\$158,000	Pullen Rhodes etal	Buckeyes Rule LLC	5428/1650	V	\$180,000	\$107	1,480	\$122	304	\$182,300	101.3%
231	52 B2A	264 Lafayette Rd. E	Office Condo	1/17/2012	\$149,000	Khavari Living Trust	Ren Yueer	5279/2380	V	\$149,000	\$137	1,090	\$137	304	\$138,000	92.6%
233	4	1200 Islington St.	Apartments	12/3/2012	\$590,000	Bruce Jewett Rev Tr	Christopher Anctil	5383/1994	V	\$590,000	\$147,500	4	\$147,500	AP4	\$635,400	107.7%
238	16	1600 Woodbury Av.	Shopping Center	6/2/2014	\$24,186,000	DSQ Holdings	DPF Acquisitions	5534/1681	V	\$24,186,000	\$181	133,369	\$181	304	\$23,368,113	96.6%
240	2	330 Borthwick Ave	Office Condo	4/1/2014	\$300,000	Thomas Habib	Cosmopolitan Portsmouth Pr	5521/2654	V	\$300,000	\$148	2,028	\$148	301	\$324,198	108.1%
241	15	1808 Islington St.	Commnd Condo	6/27/2012	\$196,000	Rishard Harding	Nextwave Boatyard	5329/2013	V	\$196,000	\$100	1,967	\$100	301	\$213,400	108.9%
243	56	290 Peverly Hill Rd.	Day Care	6/11/2014	\$268,500	Parsons Coerd	Childrens Garden Prop	5536/2616	V	\$268,500	\$202	1,326	\$202	303	\$276,428	103.0%
253	9	115 Mirona Rd. #8	Retail Condo	9/12/2013	\$195,000	Richard Gamester 50% F	Series Realty LLC	5478/1560	V	\$195,000	\$181	1,080	\$181	301	\$165,000	84.6%
259	12 B04+B05	875 Greenland Rd.	Office Condo	11/26/2014	\$340,000	Seacoast Bulldogs LLC	Singer Portsmouth LLC	5578/852	V	\$340,000	\$156	2,178	\$156	304	\$330,200	97.1%
275	7	Heritage Ave	Vacant Commcl	1/15/2015	\$615,000	Harbour Links	Old Tex Mex LLC	5589/415	V	\$615,000	\$815,000			301	\$510,470	83.0%
284	7	280 Heritage Ave #	Indust Condo	12/31/2014	\$247,000	Darwin White	Pearson 03833 LLC	5586/632	V	\$247,000	\$97	2,550	\$97	301	\$262,801	106.4%
285	13	2600 Lafayette Rd.	Restaurant Cond	12/30/2014	\$1,200,000	Mainly Portsmouth Pizz	Legacy Partners of NH LLC	5585/2825	V	\$1,200,000	\$311	3,856	\$311	301	\$1,170,900	97.6%
291	7	3201 Lafayette Rd.	Mobil Home Park	5/30/2013	\$10,770,000	RLD & AMD Rev Tr	Hillcrest at Portsmouth	5444/0198	V	\$10,770,000	\$51,286	210	\$51,286	MH4	\$9,599,200	89.1%
302	7	14 Manchester Sq	Office Condo	6/5/2014	\$657,700	25-29 Retail LLC	Suite 215 Holdings LLC	5535/1962	V	\$657,700	\$255	2,583	\$255	307	\$651,800	99.1%
302	7	14 Manchester Sq	Office Condo	5/1/2014	\$671,800	25-29 Retail LLC	CTJ RE Properties LLC	5528/66	V	\$671,800	\$273	2,464	\$273	307	\$628,400	93.5%
302	7	14 Manchester Sq	Office Condo	5/22/2014	\$1,079,500	25-29 Retail LLC	Little Bubble Prop LLC	5532/606	V	\$1,079,500	\$217	4,968	\$217	307	\$1,117,800	103.5%
309	2	201 Flightline Rd	Hangar Condo	9/10/2014	\$45,000	Hangar One Condo As:	Hangar One Condo Assoc	5559/1266	V	\$45,000	\$41	1,095	\$41	307	\$47,200	104.9%
309	3	203 Flightline Rd U	Hangar Condo	2/10/2014	\$49,900	Hangar Two Condo As:	Hangar Two Condo Assoc	5512/953	V	\$49,900	\$46	1,095	\$46	307	\$47,200	94.6%
309	4	205 Flightline Rd U:	Hangar Condo	2/3/2014	\$50,000	Hangar Three Condo A	Hangar Three Condo Assoc	5510/2737	V	\$50,000	\$46	1,095	\$46	307	\$47,200	94.4%
309	4	205 Flightline Rd U:	Hangar Condo	5/23/2014	\$60,000	Hangar Three Condo A	Hangar Three Condo Assoc	5532/2068	V	\$60,000	\$55	1,095	\$55	307	\$47,200	78.7%

\$103,739,532

	\$99,209,123
AVG	98.9%
MEDIAN	100.7%
Weighted Mean	95.6%
Avg Abs Deviation	7.6%
COD	7.53
PRD	1.03

**Apartments**  
**Portsmouth, NH C&I Sales 4/1/12 to 4/1/15**  
**All by M-B-L**

All

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	NHBD Quality	New Ass'd L+B Value	New A/S Ratio
129 17	10 Merrimac St.	Apartments	5/16/2013	\$835,000	Lillian Bratter Family	10 Merrimac Develop	5439/1007	V	\$847,000	\$104,375	\$847,000	8	\$105,875	AP3	\$846,500	99.9%
146 16	184 Madison St.	Apartments	5/31/2013	\$5,500,000	One Eighty Four One	184 Madison St Inc	5444/2426	V	\$5,548,000	\$76,389	\$5,548,000	72	\$77,056	AP3	\$5,648,500	101.8%
168 27	75 Monroe St.	Apartments	10/9/2013	\$918,200	Historic Portsmouth	Aviezri Natan Rev Tr	5486/562	V	\$918,200	\$114,775	\$918,200	8	\$114,775	AP3	\$841,000	91.6%
101 64	134 South St.	Apartments	7/12/2013	\$1,166,600	Red Moose Realty Inc.	One Thirty Four South St LLC	5459/1784	V	\$1,166,600	\$97,217	\$1,166,600	12	\$97,217	AP4	\$1,010,700	86.6%
125 8	285 Hanover St.	Apartments	6/16/2014	\$386,000	Jonathon Estes	Stewgood LLC	5537/2018	V	\$386,000	\$96,500	\$386,000	4	\$96,500	AP4	\$387,500	100.4%
156 5	536 Islington St.	Apartments	9/19/2014	\$460,000	Karen Cument	Smutynose Prop	5561/2239	V	\$460,000	\$92,000	\$460,000	5	\$92,000	AP4	\$465,650	101.2%
233 4	1200 Islington St.	Apartments	12/3/2012	\$590,000	Bruce Jewett Rev Tr	Christopher Ancill	5383/1994	V	\$590,000	\$147,500	\$590,000	4	\$147,500	AP4	\$635,400	107.7%
102 56	420 Pleasant St.	Apartments	10/23/2013	\$520,000	Karl Belillah Rev Tr	Neal Pleasant St Properties	5488/2982	V	\$570,000	\$104,000	\$570,000	5	\$114,000	AP5	\$582,000	102.1%
130 41	186 Miller St.	Apartments	6/29/2012	\$1,150,000	David Greer	Mcadams Properties	5330/2180	V	\$1,220,000	\$143,750	\$1,220,000	8	\$152,500	AP5	\$1,192,800	97.8%
219 52	1009 Maplewood A	Apartments	9/9/2013	\$508,000	Ten Walker St Realty	Jamison Clouthier	5477/620	V	\$523,000	\$127,000	\$523,000	4	\$130,750	AP5	\$558,200	106.7%
103 43	30 Gardner St.	Apartments	10/2/2013	\$575,000	Steerpoint Properties	Mishael Reagan	5784/885	V	\$575,000	\$143,750	\$575,000	4	\$143,750	AP6	\$601,200	104.6%
123 9	335 Maplewood Av	Apartments	6/27/2014	\$795,000	Two Hubndred 35	Jackson Point LLC	5540/2145	V	\$795,000	\$132,500	\$795,000	6	\$132,500	AP7	\$790,800	99.5%
												\$13,598,800				
															\$13,560,250	
															<b>AVG</b>	<b>100.0%</b>
															<b>MEDIAN</b>	<b>100.8%</b>
															<b>Weighted Mean</b>	<b>99.7%</b>
															<b>Avg Abs Devlation</b>	<b>4.0%</b>
															<b>COD</b>	<b>3.99</b>
															<b>PRD</b>	<b>1.00</b>

C/I Non-Apartments  
 Portsmouth, NH C&I Sales 4/1/12 to 4/1/15  
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212	26	1 Falkland Pl	Office	2/6/2015	\$450,000	Dasaro Properties	BC2 Holdings LLC	5593/867	V	\$450,000	\$74	\$450,000	6,058	\$74	301	\$479,295	106.5%
275	7	Heritage Ave	Vacant Commcl	1/15/2015	\$615,000	Harbour Links	Old Tex Mex LLC	5589/415	V	\$615,000		\$615,000			301	\$510,470	83.0%
240	2	2303 330 Borthwick Ave	Office Condo	4/1/2014	\$300,000	Thomas Habif	Cosmopolitan Portsmouth Pr	5521/2654	V	\$300,000	\$148	\$300,000	2,028	\$148	301	\$324,198	108.1%
241	15	20 1808 Islington St.	Commcl Condo	6/27/2012	\$196,000	Rishard Harding	Nextwave Boatyard	5329/2013	V	\$196,000	\$100	\$196,000	1,967	\$100	301	\$213,400	108.9%
253	9	8 115 Mirona Rd. #8	Retail Condo	9/12/2013	\$195,000	Richard Gamester 50% F Series Realty LLC	5478/1560	V	\$195,000	\$181	\$195,000	1,080	\$181	301	\$185,000	84.6%	
284	7	7 280 Heritage Ave #	Indust Condo	12/31/2014	\$247,000	Darwin White	Pearson 03833 LLC	5586/632	V	\$247,000	\$97	\$247,000	2,550	\$97	301	\$262,801	106.4%
285	13	2 2600 Lafayette Rd.	Restaurant Cond	12/30/2014	\$1,200,000	Mainly Portsmouth Pizz	Legacy Partners of NH LLC	5585/2825	V	\$1,200,000	\$311	\$1,200,000	3,856	\$311	301	\$1,170,900	97.6%
145	33	404 Islington St.	Inn/Motel	11/22/2013	\$800,000	MHI Realty	404 Islington St LLC	5496/2593	V	\$800,000	\$100,000	\$800,000	8	\$100,000	302	\$731,969	91.5%
161	43	806 US Rte 1 Bypa	Restaurant	9/15/2014	\$405,000	Portsmouth Land Acqu	Amba Realty LLC	5560/783	V	\$405,000	\$149	\$405,000	2,724	\$149	302	\$430,607	106.3%
164	7	601 Islington St	Store	1/15/2013	\$850,000	Boxer Family Tr	HH Wholesalers LLC	5399/810	V	\$959,000	\$69	\$959,000	12,244	\$78	302	\$1,033,302	107.7%
172	8	951 Islington St	Office	11/6/2012	\$1,890,000	Sarnia Salem Inc	Summit 951 Is,ington LLC	5375/1410	V	\$1,905,000	\$86	\$1,905,000	21,875	\$87	302	\$1,981,549	104.0%
229	8	599 Lafayette Rd.	Shopping Center	1/30/2015	\$6,451,000	William Genimatas Res	599 Lafayette LLC	5592/456	V	\$6,451,000	\$128	\$6,451,000	50,407	\$128	302	\$6,777,603	89.6%
229	8B	581 Lafayette Rd.	Movie Theatre	6/6/2013	\$1,515,000	Mani Properties	581 Lafayette Rity LLC	5446/2583	V	\$1,515,000	\$105	\$1,515,000	14,366	\$105	302	\$1,283,223	84.7%
126	33	101 51 Islington St. #1	Retail Condo	6/26/2012	\$1,347,133	51 Islington St LLC	Tanner Place LLC	5329/587	V	\$1,347,133	\$422	\$1,347,133	3,190	\$422	302	\$1,231,230	91.4%
151	6 D7	230 Lafayette Rd. #	Office Condo	12/19/2012	\$140,000	William Devaney	Gaylin Proepries	5390/1346	V	\$170,000	\$124	\$170,000	1,127	\$151	302	\$175,500	103.2%
151	6 D8+D9A+D1	230 Lafayette Rd. #C	Office Condo	9/13/2013	\$319,900	William Pingree	Bradford Watterworth	5475/2435	V	\$319,900	\$139	\$319,900	2,309	\$139	302	\$334,800	104.7%
151	6 D13	230 Lafayette Rd. #	Office Condo	2/15/2012	\$122,000	Constance Passas	Mary Keenan	5288/1826	V	\$122,000	\$151	\$122,000	810	\$151	302	\$124,199	101.8%
165	4 B102	871 Islington St.	Bsmnt Condo	4/8/2013	\$29,000	Great Islington St	David A Narlee	5426/2003	V	\$29,000	\$37	\$29,000	777	\$37	302	\$30,800	106.2%
165	4 B104	871 Islington St.	Bsmnt Condo	5/22/2013	\$25,000	Great Islington St	Blue Spruce Ocean	5441/1400	V	\$25,000	\$35	\$25,000	705	\$35	302	\$28,000	112.0%
216	1	10 155 Commerce Way	Office	8/1/2014	\$4,500,000	Tazman Investments	CIT Finance	5550/788	V	\$4,500,000	\$115	\$4,500,000	38,986	\$115	303	\$4,239,961	94.2%
223	34	895 Sagamore Ave	Store	7/19/2013	\$204,700	Jonathon Patek	High Marsh Boat Shop	5461/1708	V	\$204,700	\$118	\$204,700	1,732	\$118	303	\$228,642	111.7%
243	56	290 Peverly Hill Rd.	Day Care	6/11/2014	\$268,500	Parsons Coerd	Childrens Garden Prop	5536/2516	V	\$268,500	\$202	\$268,500	1,326	\$202	303	\$276,426	103.0%
126	30	45 Pearl St.	Retail/Apts	11/1/2014	\$625,000	45 Pearl St Prop	Paisan Properties	5574/775	V	\$625,000	\$193	\$625,000	3,240	\$193	304	\$527,698	84.4%
127	4	159 Middle st.	Office	12/13/2013	\$768,000	Middlestone RE Invest	PF Jax RE LLC	5501/1757	V	\$768,000	\$192	\$768,000	3,991	\$192	304	\$783,078	102.0%
135	45	428 Middle St	Retail/Ofc	1/17/2014	\$450,000	428 Middle St.	Samij Babak	5508/1175	V	\$450,000	\$195	\$450,000	2,306	\$195	304	\$444,251	98.7%
238	16	1600 Woodbury Av.	Shopping Center	6/2/2014	\$24,186,000	DSQ Holdings	DPF Acquisitions	5534/1681	V	\$24,186,000	\$181	\$24,186,000	133,369	\$181	304	\$23,368,113	96.6%
146	24	3 100 Albany St. #C	Retail Condo	10/8/2014	\$185,000	Robert Wason	South & Marcy Realty	5566/138	V	\$185,000	\$148	\$185,000	1,249	\$148	304	\$153,100	82.8%
231	52 B1A	264 Lafayette Rd.B	Office Condo	4/12/2013	\$158,000	Pullen Rhodes etal	Buckeyes Rule LLC	5428/1650	V	\$180,000	\$107	\$180,000	1,480	\$122	304	\$182,300	101.3%
231	52 B2A	264 Lafayette Rd. E	Office Condo	1/17/2012	\$149,000	Khavari Living Trust	Ren Yuesr	5279/2380	V	\$149,000	\$137	\$149,000	1,090	\$137	304	\$138,000	92.6%
259	12 B04+B05	875 Greenland Rd.	Office Condo	11/26/2014	\$340,000	Seacoast Bulldogs LLC	Singer Portsmouth LLC	5578/852	V	\$340,000	\$156	\$340,000	2,178	\$156	304	\$330,200	97.1%
105	18	67-77 State St	Vacant Commcl	12/21/2011	\$1,105,000	Joe Hunt	Wright Avenue LLC	5273/814	V	\$1,105,000		\$1,105,000			305	\$1,200,163	108.6%
106	3	110 Chapel St.	Office/Apt	11/22/2013	\$842,500	Edward Weissman	Roxyjames Realty	5496/2647	V	\$1,013,500	\$195	\$1,013,500	4,320	\$235	305	\$1,023,873	101.0%
106	28	45 Market St	Retl/Ofc/Apt	10/15/2013	\$525,000	Doris light	Colaco LLC	5486/2899	V	\$542,000	\$338	\$542,000	1,551	\$349	305	\$575,482	106.2%
107	37	49 Pleasant St.	Retl/Ofc/Apt	5/20/2014	\$1,575,000	Russell Hammer	3 West Property Mngmnt	5531/2544	V	\$1,589,000	\$249	\$1,589,000	6,324	\$251	305	\$1,435,520	90.3%
107	52	1 102 State St.	Store	12/18/2014	\$365,000	Alex Ray Portsmouth	Brick Act LLC	5583/293	V	\$365,000	\$513	\$365,000	711	\$513	305	\$413,998	113.4%
107	53	110 State St.	Retl/Apt	2/4/2014	\$750,000	Streetscapes Prop	DLJ Group	5511/1421	V	\$750,000	\$226	\$750,000	3,312	\$226	305	\$745,888	99.5%
107	76	92 Pleasant St.	Retl/Ofc/Apt	2/3/2014	\$710,000	Deborah Phillips	Working Stiff Prop	5511/446	V	\$726,000	\$199	\$726,000	3,568	\$203	305	\$620,844	85.5%
116	12	402 State St.	Office	7/22/2014	\$875,000	402 State St LLC	JR Seely Co LLC	5547/1332	V	\$895,000	\$174	\$895,000	5,037	\$178	305	\$1,065,265	119.0%
117	31	44 Market St.	Retl/Ofc/Apts	8/28/2014	\$1,599,000	Nancy Alexander	44-46 Market St LLC	5556/1902	V	\$1,599,000	\$254	\$1,599,000	6,294	\$254	305	\$1,296,641	81.1%

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Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	NHBD Quality	New Ass'd L+B Value	New A/S Ratio		
117	43	74 Congress St.	Retl/Ofc/Apts	1/31/2014	\$800,000	Martine Cottage LLC	Colaco LLC	5510/2139	V	\$800,000	\$306	\$800,000	2,616	\$306	305	\$462,734	57.8%	
117	44	76 Congress St.	Retail Office	12/21/2012	\$550,000	Steeplechase Assoc	daryle Kent Rev Tr 2012	5391/1664	V	\$550,000	\$224	\$550,000	2,450	\$224	305	\$509,381	92.6%	
124	8	111Maplewood Ave	Office	11/5/2014	\$8,000,000	Maplewood & Vaughn	RJF Maplewood LLC	5573/84	V	\$8,000,000	\$394	\$8,000,000	20,307	\$394	305	\$6,935,206	86.7%	
127	1	40 Court St.	Inn/Motel	11/20/2013	\$2,485,000	Baxfam Inc	AHI Holdings	5496/468	V	\$2,605,000	\$77,656	\$2,605,000	32	\$81,406	305	\$2,854,916	109.6%	
138	62	Hanover st.	Whrse/Mixed	3/18/2014	\$1,485,066	Hill Hanover Grp	Deer Street Assoc	5518/1744	V	\$1,485,066	\$108	\$1,485,066	13,688	\$108	305	\$1,580,445	106.4%	
105	13	102	68 State St. #102	Retail Condo	4/30/2012	\$310,000	68 State St Trust	64 State St RE Trust	5311/1001	V	\$330,000	\$573	\$330,000	831	\$397	305	\$320,320	97.1%
105	13	103	68 State St. #103	Retail Condo	1/9/2012	\$214,000	68 State St Trust	Alekosta LLC	5278/683	V	\$237,000	\$360	\$237,000	595	\$398	305	\$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	\$1,175,000	\$326	\$1,175,000	3,602	\$326	305	\$1,148,280	97.7%
106	34	C	135 Market St #C	Office Condo	7/19/2013	\$257,500	Gallant Marital Dist	Colmax Rev Tr 2011	5461/2110	V	\$257,500	\$258	\$257,500	997	\$258	305	\$264,400	102.7%
106	34	F	135 Market St #F	Retail Condo	8/27/2012	\$385,000	Gallant Marital Dist	Light Play Properties	5349/2338	V	\$391,000	\$410	\$391,000	940	\$416	305	\$406,800	104.0%
106	34	G	135 Market St #G	Retail Condo	8/30/2013	\$395,000	Gallant Marital Dist	Kim Lively	5475/1649	V	\$395,000	\$397	\$395,000	994	\$397	305	\$420,800	106.5%
107	48	1	123 State St. #1	Office Condo	7/3/2012	\$731,533	Mark Connolly Trust	Barbara Noyes	5331/2128	V	\$731,533	\$292	\$731,533	2,509	\$292	305	\$794,100	108.6%
107	68	103	222 State St.	Retail Condo	3/12/2013	\$250,000	226 State St LLC	Banela LLC	5417/2230	V	\$250,000	\$280	\$250,000	894	\$280	305	\$299,401	119.8%
118	26	4	407 Deer St. #6-16	Office Condo	5/7/2013	\$515,000	Travis McGee LLC	Samual Beck House	5436/309	V	\$519,000	\$283	\$519,000	1,820	\$285	305	\$487,701	94.0%
118	26	10	Deer St. #8-4	Office Condo	10/9/2012	\$510,000	One Rocks Rd LLC	Danleki Pinkham House LLC	5364/2516	V	\$519,000	\$224	\$519,000	2,280	\$228	305	\$545,100	105.0%
124	5	C3	118 Maplewood Av	Office Condo	11/21/2014	\$170,000	Michael Singer	Tyrion RE LLC	5576/2657	V	\$170,000	\$179	\$170,000	951	\$179	305	\$164,399	96.7%
126	6	105	107 Congress St #1	Retail Condo	8/25/2014	\$650,000	Z&L Brothers	Sarnia Properties Inc	5069/2634	V	\$650,000	\$337	\$650,000	1,927	\$337	305	\$703,200	108.2%
302	7	2	14 Manchester Sq	Office Condo	6/5/2014	\$657,700	25-29 Retail LLC	Sulte 215 Holdings LLC	5535/1962	V	\$657,700	\$255	\$657,700	2,583	\$255	307	\$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	5528/68	V	\$671,800	\$273	\$671,800	2,464	\$273	307	\$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	\$1,079,500	\$217	\$1,079,500	4,968	\$217	307	\$1,117,800	103.5%
309	2	7	201 Flightline Rd	Hangar Condo	9/10/2014	\$45,000	Hangar One Condo As:	Hangar One Condo Assoc	5559/1266	V	\$45,000	\$41	\$45,000	1,095	\$41	307	\$47,200	104.9%
309	3	4	203 Flightline Rd U	Hangar Condo	2/10/2014	\$49,900	Hangar Two Condo As:	Hangar Two Condo Assoc	5512/953	V	\$49,900	\$46	\$49,900	1,095	\$46	307	\$47,200	94.6%
309	4	2	205 Flightline Rd U	Hangar Condo	2/3/2014	\$50,000	Hangar Three Condo A	Hangar Three Condo Assoc	5510/2737	V	\$50,000	\$46	\$50,000	1,095	\$46	307	\$47,200	94.4%
309	4	5	205 Flightline Rd U	Hangar Condo	5/23/2014	\$60,000	Hangar Three Condo A	Hangar Three Condo Assoc	5532/2068	V	\$60,000	\$55	\$60,000	1,095	\$55	307	\$47,200	78.7%
291	7		3201 Lafayette Rd.	Mobil Home Park	5/30/2013	\$10,770,000	RLD & AMD Rev Tr	Hillcrest at Portsmouth	5444/0198	V	\$10,770,000	\$51,286	\$10,770,000	210	\$51,286	MH4	\$9,599,200	89.1%

\$90,140,732

\$85,648,873

AVG	98.7%
MEDIAN	100.2%
Weighted Mean	95.0%
Avg Abs Deviation	8.2%
COD	8.23
PRD	1.04

**NHBD 301**  
**Portsmouth, NH C&I Sales 4/1/12 to 4/1/15**  
**All by M-B-L**

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	NHBD Quality	New Ass'd L+B Value	New A/S Ratio	
212	26	1 Falkland Pl	Office	2/6/2015	\$450,000	Dasaro Properties	BC2 Holdings LLC	5593/867	V	\$450,000	\$74	\$450,000	6,058	\$74	301	\$479,295	106.5%
275	7	Heritage Ave	Vacant Commcl	1/15/2015	\$615,000	Harbour Links	Old Tex Mex LLC	5589/415	V	\$615,000		\$615,000			301	\$510,470	83.0%
240	2	2303 330 Borthwick Ave	Office Condo	4/1/2014	\$300,000	Thomas Habif	Cosmopolitan Portsmouth Pr	5521/2654	V	\$300,000	\$148	\$300,000	2,028	\$148	301	\$324,198	108.1%
241	15	20 1808 Islington St.	Commcl Condo	6/27/2012	\$196,000	Rishard Harding	Nextwave Boatyard	5329/2013	V	\$196,000	\$100	\$196,000	1,967	\$100	301	\$213,400	108.9%
253	9	8 115 Mirona Rd. #8	Retail Condo	9/12/2013	\$195,000	Richard Gamester	50% F Series Realty LLC	5478/1580	V	\$195,000	\$181	\$195,000	1,080	\$181	301	\$165,000	84.6%
284	7	7 280 Heritage Ave #	Indust Condo	12/31/2014	\$247,000	Darwin White	Pearson 03833 LLC	5586/632	V	\$247,000	\$97	\$247,000	2,550	\$97	301	\$262,801	106.4%
285	13	2 2600 Lafayette Rd.	Restaurant Cond	12/30/2014	\$1,200,000	Mainly Portsmouth Pizz	Legacy Partners of NH LLC	5585/2825	V	\$1,200,000	\$311	\$1,200,000	3,856	\$311	301	\$1,170,900	97.6%
											\$3,203,000						
											\$3,126,063						
											AVG	99.3%					
											MEDIAN	106.4%					
											Weighted Mean	97.6%					
											Avg Abs Deviation	8.3%					
											COD	7.82					
											PRD	1.02					

**NHBD 302**  
**Portsmouth, NH C&I Sales 4/1/12 to 4/1/15**  
**All by M-B-L**

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	NHBD Quality	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	5496/2593	V	\$800,000	\$100,000	\$800,000	8	\$100,000	302	\$731,969	91.5%
161	43	806 US Rte 1 Bypa	Restaurant	9/15/2014	\$405,000	Portsmouth Land Acqu	Amba Realty LLC	5580/783	V	\$405,000	\$149	\$405,000	2,724	\$149	302	\$430,607	106.3%
164	7	601 Islington St	Store	1/15/2013	\$850,000	Boxer Family Tr	HH Wholesalers LLC	5399/810	V	\$959,000	\$69	\$959,000	12,244	\$78	302	\$1,033,302	107.7%
172	8	951 Islington St	Office	11/6/2012	\$1,890,000	Samia Salem Inc	Summit 951 Is.ington LLC	5375/1410	V	\$1,905,000	\$86	\$1,905,000	21,875	\$87	302	\$1,981,549	104.0%
229	8	599 Lafayette Rd.	Shopping Center	1/30/2015	\$6,451,000	William Genimatas Re	599 Lafayette LLC	5592/456	V	\$6,451,000	\$128	\$6,451,000	50,407	\$128	302	\$5,777,603	89.6%
229	8B	581 Lafayette Rd.	Movie Theatre	6/6/2013	\$1,515,000	Mani Properties	581 Lafayette Rity LLC	5446/2583	V	\$1,515,000	\$105	\$1,515,000	14,366	\$105	302	\$1,283,223	84.7%
126	33	101 51 Islington St. #1	Retail Condo	6/26/2012	\$1,347,133	51 Islington St LLC	Tanner Place LLC	5329/587	V	\$1,347,133	\$422	\$1,347,133	3,190	\$422	302	\$1,231,230	91.4%
151	6	D7 230 Lafayette Rd. #	Office Condo	12/19/2012	\$140,000	William Devaney	Gaylin Proepries	5390/1346	V	\$170,000	\$124	\$170,000	1,127	\$151	302	\$175,500	103.2%
151	6	D8+D9A+D 230 Lafayette Rd. #	Office Condo	9/13/2013	\$319,900	William Pingree	Bradford Walterworth	5475/2435	V	\$319,900	\$139	\$319,900	2,309	\$139	302	\$334,800	104.7%
151	6	D13 230 Lafayette Rd. #	Office Condo	2/15/2012	\$122,000	Constance Passas	Mary Keenan	5288/1826	V	\$122,000	\$151	\$122,000	810	\$151	302	\$124,199	101.8%
165	4	B102 871 Islington St.	Bsmnt Condo	4/8/2013	\$29,000	Great Islington St	David A Narlee	5426/2003	V	\$29,000	\$37	\$29,000	777	\$37	302	\$30,800	106.2%
165	4	B104 871 Islington St.	Bsmnt Condo	5/22/2013	\$25,000	Great Islington St	Blue Spruce Ocean	5441/1400	V	\$25,000	\$35	\$25,000	705	\$35	302	\$28,000	112.0%
											\$14,048,033						
											\$13,162,782						
											AVG	100.3%					
											MEDIAN	103.6%					
											Weighted Mean	93.7%					
											Avg Abs Deviation	6.6%					
											COD	6.33					
											PRD	1.07					

NHBD 303  
 Portsmouth, NH C&I Sales 4/1/12 to 4/1/15  
 All by M-B-L

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	NHBD Quality
216	10 155 Commerce Way	Office	8/1/2014	\$4,500,000	Tazman Investments	CIT Finance	5550/788	V	\$4,500,000	\$115	\$4,500,000	38,986	\$115	303
223	895 Sagamore Ave	Store	7/19/2013	\$204,700	Jonathon Patek	High Marsh Boat Shop	5461/1708	V	\$204,700	\$118	\$204,700	1,732	\$118	303
243	290 Peverly Hill Rd.	Day Care	6/11/2014	\$268,500	Parsons Coerdt	Childrens Garden Prop	5536/2816	V	\$268,500	\$202	\$268,500	1,326	\$202	303
											\$4,973,200			

All

New Ass'd L+B Value	New A/S Ratio
\$4,239,961	94.2%
\$228,642	111.7%
\$276,428	103.0%
\$4,745,031	
AVG	103.0%
MEDIAN	103.0%
Weighted Mean	95.4%
Avg Abs Deviation	5.8%
COD	5.67
PRD	1.08

NHBD 304  
 Portsmouth, NH C&I Sales 4/1/12 to 4/1/15  
 All by M-B-L

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	NHBD Quality
126	45 Pearl St.	Retail/Apts	11/1/2014	\$625,000	45 Pearl St Prop	Paisan Properties	5574/775	V	\$625,000	\$193	\$625,000	3,240	\$193	304
127	159 Middle st.	Office	12/13/2013	\$768,000	Middlestone RE Invest	PF Jax RE LLC	5501/1757	V	\$768,000	\$192	\$768,000	3,991	\$192	304
135	426 Middle St	Retail/Ofc	1/17/2014	\$450,000	426 Middle St.	Samii Babak	5508/1175	V	\$450,000	\$195	\$450,000	2,306	\$195	304
238	1600 Woodbury Av	Shopping Center	6/2/2014	\$24,186,000	DSQ Holdings	DPF Acquisitions	5534/1681	V	\$24,186,000	\$181	\$24,186,000	133,369	\$181	304
146	3 100 Albany St. #C	Retail Condo	10/8/2014	\$185,000	Robert Wason	South & Marcy Realty	5566/138	V	\$185,000	\$148	\$185,000	1,249	\$148	304
231	52 B1A 264 Lafayette Rd. B	Office Condo	4/12/2013	\$158,000	Pullen Rhodes etal	Buckeyes Rule LLC	5428/1650	V	\$180,000	\$107	\$180,000	1,480	\$122	304
231	52 B2A 264 Lafayette Rd. E	Office Condo	1/17/2012	\$149,000	Khavari Living Trust	Ren Yueer	5279/2380	V	\$149,000	\$137	\$149,000	1,090	\$137	304
259	12 B04+B05 875 Greenland Rd.	Office Condo	11/26/2014	\$340,000	Seacoast Bulldogs LLC	Singer Portsmouth LLC	5578/852	V	\$340,000	\$156	\$340,000	2,178	\$156	304
											\$26,883,000			

All

New Ass'd L+B Value	New A/S Ratio
\$527,698	84.4%
\$783,078	102.0%
\$444,251	98.7%
\$23,368,113	96.6%
\$153,100	82.8%
\$182,300	101.3%
\$138,000	92.6%
\$330,200	97.1%
\$25,926,740	
AVG	94.4%
MEDIAN	96.9%
Weighted Mean	96.4%
Avg Abs Deviation	5.3%
COD	5.50
PRD	0.98

NHBD 305  
 Portsmouth, NH C&I Sales 4/1/12 to 4/1/15  
 All by M-B-L

All

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	NHBD Quality	New Ass'd L+B Value	New A/S Ratio
105 18	67-77 State St	Vacant Commcl	12/21/2011	\$1,105,000	Joe Hunt	Wright Avenue LLC	5273/814	V	\$1,105,000		\$1,105,000			305	\$1,200,183	108.6%
106 3	110 Chapel St	Office/Apt	11/22/2013	\$842,500	Edward Weissman	Roxyjames Realty	5496/2647	V	\$1,013,500	\$195	\$1,013,500	4,320	\$235	305	\$1,023,873	101.0%
106 28	45 Market St	Retl/Ofc/Apt	10/15/2013	\$525,000	Doris light	Colaco LLC	5486/2899	V	\$542,000	\$338	\$542,000	1,551	\$349	305	\$575,482	106.2%
107 37	49 Pleasant St.	Retl/Ofc/Apt	5/20/2014	\$1,575,000	Russell Hammer	3 West Property Mngmnt	5531/2544	V	\$1,589,000	\$249	\$1,589,000	6,324	\$251	305	\$1,435,520	90.3%
107 52	102 State St.	Store	12/18/2014	\$365,000	Alex Ray Portsmouth	Brick Act LLC	5583/293	V	\$365,000	\$513	\$365,000	711	\$513	305	\$413,998	113.4%
107 53	110 State St.	Retl/Apt	2/4/2014	\$750,000	Streetscapes Prop	DLJ Group	5511/1421	V	\$750,000	\$226	\$750,000	3,312	\$226	305	\$745,888	99.5%
107 76	92 Pleasant St.	Retl/Ofc/Apt	2/3/2014	\$710,000	Deborah Phillips	Working Stiff Prop	5511/446	V	\$726,000	\$199	\$726,000	3,568	\$203	305	\$620,844	85.5%
116 12	402 State St.	Office	7/22/2014	\$875,000	402 State St LLC	JR Seely Co LLC	5547/1332	V	\$895,000	\$174	\$895,000	5,037	\$178	305	\$1,065,265	119.0%
117 31	44 Market St.	Retl/Ofc/Apts	8/28/2014	\$1,599,000	Nancy Alexander	44-48 Market St LLC	5556/1902	V	\$1,599,000	\$254	\$1,599,000	6,294	\$254	305	\$1,296,641	81.1%
117 43	74 Congress St.	Retl/Ofc/Apts	1/31/2014	\$800,000	Martine Cottage LLC	Colaco LLC	5510/2139	V	\$800,000	\$306	\$800,000	2,616	\$306	305	\$482,734	57.8%
117 44	76 Congress St.	Retail Office	12/21/2012	\$550,000	Steeplechase Assoc	daryle Kent Rev Tr 2012	5391/1664	V	\$550,000	\$224	\$550,000	2,450	\$224	305	\$509,381	92.6%
124 8	111Maplewood Ave	Office	11/5/2014	\$8,000,000	Maplewood & Vaughn	RJF Maplewood LLC	5573/84	V	\$8,000,000	\$394	\$8,000,000	20,307	\$394	305	\$6,935,206	86.7%
127 1	40 Court St.	Inn/Motel	11/20/2013	\$2,485,000	Baxfam Inc	AHI Holdings	5496/468	V	\$2,605,000	\$77,656	\$2,605,000	32	\$81,406	305	\$2,854,916	109.6%
138 62	Hanover st.	Whse/Mixed	3/18/2014	\$1,485,066	Hill Hanover Grp	Deer Street Assoc	5518/1744	V	\$1,485,066	\$108	\$1,485,066	13,688	\$108	305	\$1,580,445	106.4%
105 13	68 State St. #102	Retail Condo	4/30/2012	\$310,000	68 State St Trust	64 State St RE Trust	5311/1001	V	\$330,000	\$373	\$330,000	831	\$397	305	\$320,320	97.1%
105 13	68 State St. #103	Retail Condo	1/9/2012	\$214,000	68 State St Trust	Alekosta LLC	5278/683	V	\$237,000	\$360	\$237,000	595	\$398	305	\$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	\$1,175,000	\$326	\$1,175,000	3,602	\$326	305	\$1,148,280	97.7%
106 34 C	135 Market St #C	Office Condo	7/19/2013	\$257,500	Gallant Marital Dist	Colmax Rev Tr 2011	5461/2110	V	\$257,500	\$258	\$257,500	997	\$258	305	\$264,400	102.7%
106 34 F	135 Market St #F	Retail Condo	8/27/2012	\$385,000	Gallant Marital Dist	Light Play Properties	5349/2338	V	\$391,000	\$410	\$391,000	940	\$416	305	\$406,800	104.0%
106 34 G	135 Market St #G	Retail Condo	8/30/2013	\$395,000	Gallant Marital Dist	Kim Lively	5475/1649	V	\$395,000	\$397	\$395,000	994	\$397	305	\$420,800	106.5%
107 48	123 State St. #1	Office Condo	7/3/2012	\$731,533	Mark Connolly Trust	Barbara Noyes.	5331/2128	V	\$731,533	\$292	\$731,533	2,509	\$292	305	\$794,100	108.6%
107 68	222 State St.	Retail Condo	3/12/2013	\$250,000	226 State St LLC	Banela LLC	5417/2230	V	\$250,000	\$280	\$250,000	894	\$280	305	\$299,401	119.8%
118 26	407 Deer St. #6-16	Office Condo	5/7/2013	\$515,000	Travis McGee LLC	Samual Beck House	5436/309	V	\$519,000	\$283	\$519,000	1,820	\$285	305	\$487,701	94.0%
118 26	Deer St. #8-4	Office Condo	10/9/2012	\$510,000	One Rocks Rd LLC	Daniel Pinkham House LLC	5364/2516	V	\$519,000	\$224	\$519,000	2,280	\$228	305	\$545,100	105.0%
124 5 C3	118 Maplewood Av	Office Condo	11/21/2014	\$170,000	Michael Singer	Tyrion RE LLC	5578/2657	V	\$170,000	\$179	\$170,000	951	\$179	305	\$164,399	96.7%
126 6	105 107 Congress St #1	Retail Condo	8/25/2014	\$650,000	Z&L Brothers	Samia Properties Inc	5069/2634	V	\$650,000	\$337	\$650,000	1,927	\$337	305	\$703,200	108.2%

\$27,649,599

\$26,502,256	
AVG	99.8%
MEDIAN	101.9%
Weighted Mean	95.9%
Avg Abs Deviation	9.3%
COD	9.14
PRD	1.04



NHBD 307  
 Portsmouth, NH C&I Sales 4/1/12 to 4/1/15  
 All by M-B-L

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	NHBD Quality	New Ass'd L+B Value	New A/S Ratio		
302	7	2	14 Manchester Sq	Office Condo	6/5/2014	\$657,700	25-29 Retail LLC	Suite 215 Holdings LLC	5535/1962	V	\$657,700	\$255	\$657,700	2,583	\$255	307	\$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	\$671,800	\$273	\$671,800	2,464	\$273	307	\$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	\$1,079,500	\$217	\$1,079,500	4,968	\$217	307	\$1,117,800	103.5%
309	2	7	201 Flightline Rd	Hangar Condo	9/10/2014	\$45,000	Hangar One Condo As	Hangar One Condo Assoc	5559/1266	V	\$45,000	\$41	\$45,000	1,095	\$41	307	\$47,200	104.9%
309	3	4	203 Flightline Rd U	Hangar Condo	2/10/2014	\$49,900	Hangar Two Condo As	Hangar Two Condo Assoc	5512/953	V	\$49,900	\$46	\$49,900	1,095	\$46	307	\$47,200	94.6%
309	4	2	205 Flightline Rd U	Hangar Condo	2/3/2014	\$50,000	Hangar Three Condo A	Hangar Three Condo Assoc	5510/2737	V	\$50,000	\$46	\$50,000	1,095	\$46	307	\$47,200	94.4%
309	4	5	205 Flightline Rd U	Hangar Condo	5/23/2014	\$60,000	Hangar Three Condo A	Hangar Three Condo Assoc	5532/2068	V	\$60,000	\$55	\$60,000	1,095	\$55	307	\$47,200	78.7%

\$2,613,900

All

	New Ass'd L+B Value	New A/S Ratio
	\$2,586,800	
AVG		95.5%
MEDIAN		94.6%
Weighted Mean		99.0%
Avg Abs Deviation		5.8%
COD		6.18
PRD		0.97

C/I Condos Only  
 Portsmouth, NH C&I Sales 4/1/12 to 4/1/15  
 All by M-B-L

All

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	NHBD Quality	New Ass'd L+B Value	New A/S Ratio
107 48	1 123 State St. #1	Office Condo	7/3/2012	\$731,533	Mark Connolly Trust	Barbara Noyes	5331/2128	V	\$731,533	\$292	\$731,533	2,509	\$292	305	\$794,100	108.6%
285 13	2 2600 Lafayette Rd.	Restaurant Cond	12/30/2014	\$1,200,000	Mainly Portsmouth Pizz	Legacy Partners of NH LLC	5585/2825	V	\$1,200,000	\$311	\$1,200,000	3,856	\$311	301	\$1,170,900	97.6%
302 7	2 14 Manchester Sq	Office Condo	6/5/2014	\$657,700	25-29 Retail LLC	Suite 215 Holdings LLC	5535/1962	V	\$657,700	\$255	\$657,700	2,583	\$255	307	\$651,800	99.1%
309 4	2 205 Flightline Rd U	Hangar Condo	2/3/2014	\$50,000	Hangar Three Condo A	Hangar Three Condo Assoc	5510/2737	V	\$50,000	\$46	\$50,000	1,095	\$46	307	\$47,200	94.4%
146 24	3 100 Albany St. #C	Retail Condo	10/8/2014	\$185,000	Robert Wason	South & Marcy Realty	5566/138	V	\$185,000	\$148	\$185,000	1,249	\$148	304	\$153,100	82.8%
302 7	3 14 Manchester Sq	Office Condo	5/1/2014	\$671,800	25-29 Retail LLC	CTJ RE Properties LLC	5528/66	V	\$671,800	\$273	\$671,800	2,484	\$273	307	\$628,400	93.5%
118 26	4 407 Deer St. #6-16	Office Condo	5/7/2013	\$515,000	Travis McGee LLC	Samual Beck House	5436/309	V	\$519,000	\$283	\$519,000	1,820	\$285	305	\$487,701	94.0%
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	\$1,079,500	\$217	\$1,079,500	4,968	\$217	307	\$1,117,800	103.5%
309 3	4 203 Flightline Rd U	Hangar Condo	2/10/2014	\$49,900	Hangar Two Condo As:	Hangar Two Condo Assoc	5512/953	V	\$49,900	\$48	\$49,900	1,095	\$46	307	\$47,200	94.6%
309 4	5 205 Flightline Rd U	Hangar Condo	5/23/2014	\$60,000	Hangar Three Condo A	Hangar Three Condo Assoc	5532/2068	V	\$60,000	\$55	\$60,000	1,095	\$55	307	\$47,200	78.7%
284 7	7 280 Heritage Ave #	Indust Condo	12/31/2014	\$247,000	Darwin White	Pearson 03833 LLC	5566/632	V	\$247,000	\$97	\$247,000	2,550	\$97	301	\$262,801	106.4%
309 2	7 201 Flightline Rd	Hangar Condo	9/10/2014	\$45,000	Hangar One Condo As:	Hangar One Condo Assoc	5559/1266	V	\$45,000	\$41	\$45,000	1,095	\$41	307	\$47,200	104.9%
253 9	8 115 Mirona Rd. #8	Retail Condo	9/12/2013	\$195,000	Richard Gamester 50% F	Series Realty LLC	5478/1560	V	\$195,000	\$181	\$195,000	1,080	\$181	301	\$165,000	84.6%
118 26	10 Deer St. #8-4	Office Condo	10/9/2012	\$510,000	One Rocks Rd LLC	Daniell Pinkham House LLC	5364/2516	V	\$519,000	\$224	\$519,000	2,280	\$228	305	\$545,100	105.0%
241 15	20 1808 Islington St.	Commcl Condo	6/27/2012	\$196,000	Rishard Harding	Nextwave Boatyard	5329/2013	V	\$196,000	\$100	\$196,000	1,967	\$100	301	\$213,400	108.9%
126 33	101 51 Islington St. #1	Retail Condo	6/26/2012	\$1,347,133	51 Islington St LLC	Tanner Place LLC	5329/587	V	\$1,347,133	\$422	\$1,347,133	3,190	\$422	302	\$1,231,230	91.4%
105 13	102 68 State St. #102	Retail Condo	4/30/2012	\$310,000	68 State St Trust	64 State St RE Trust	5311/1001	V	\$330,000	\$373	\$330,000	831	\$397	305	\$320,320	97.1%
105 13	103 68 State St. #103	Retail Condo	1/9/2012	\$214,000	68 State St Trust	Alekosta LLC	5278/683	V	\$237,000	\$360	\$237,000	595	\$398	305	\$227,401	95.9%
107 68	103 222 State St.	Retail Condo	3/12/2013	\$250,000	226 State St LLC	Baneia LLC	5417/2230	V	\$250,000	\$280	\$250,000	894	\$280	305	\$299,401	119.8%
126 6	105 107 Congress St #1	Retail Condo	8/25/2014	\$650,000	Z&L Brothers	Sarnia Properties Inc	5069/2634	V	\$650,000	\$337	\$650,000	1,927	\$337	305	\$703,200	108.2%
240 2	2303 330 Borthwick Ave	Office Condo	4/1/2014	\$300,000	Thomas Habib	Cosmopolitan Portsmouth Pr	5521/2654	V	\$300,000	\$146	\$300,000	2,028	\$148	301	\$324,198	108.1%
151 6	D7 230 Lafayette Rd. #	Office Condo	12/19/2012	\$140,000	William Devaney	Gaylin Proepries	5390/1346	V	\$170,000	\$124	\$170,000	1,127	\$151	302	\$175,500	103.2%
259 12	B04+B05 875 Greenland Rd.	Office Condo	11/26/2014	\$340,000	Seacoast Bulldogs LLC	Singer Portsmouth LLC	5578/852	V	\$340,000	\$156	\$340,000	2,178	\$156	304	\$330,200	97.1%
165 4	B102 871 Islington St.	Bsmnt Condo	4/8/2013	\$29,000	Great Islington St	David A Narlee	5426/2003	V	\$29,000	\$37	\$29,000	777	\$37	302	\$30,800	106.2%
165 4	B104 871 Islington St.	Bsmnt Condo	5/22/2013	\$25,000	Great Islington St	Blue Spruce Ocean	5441/1400	V	\$25,000	\$35	\$25,000	705	\$35	302	\$28,000	112.0%
231 52	B1A 264 Lafayette Rd.B	Office Condo	4/12/2013	\$158,000	Pullen Rhodes etal	Buckeyes Rule LLC	5428/1650	V	\$180,000	\$107	\$180,000	1,480	\$122	304	\$182,300	101.3%
231 52	B2A 264 Lafayette Rd. E	Office Condo	1/17/2012	\$149,000	Khavari Living Trust	Ren Yueer	5279/2380	V	\$149,000	\$137	\$149,000	1,090	\$137	304	\$138,000	92.6%
106 34	C 135 Market St #C	Office Condo	7/19/2013	\$257,500	Gallant Marital Dist	Colmax Rev Tr 2011	5461/2110	V	\$257,500	\$258	\$257,500	997	\$258	305	\$264,400	102.7%
124 5	C3 118 Maplewood Av.	Office Condo	11/21/2014	\$170,000	Michael Singer	Tyrion RE LLC	5576/2657	V	\$170,000	\$179	\$170,000	951	\$179	305	\$164,399	96.7%
151 6	D13 230 Lafayette Rd. #	Office Condo	2/15/2012	\$122,000	Constance Passas	Mary Keenan	5288/1826	V	\$122,000	\$151	\$122,000	810	\$151	302	\$124,199	101.8%
151 6	D8+D9A+D 230 Lafayette Rd. #C	Office Condo	9/13/2013	\$319,900	William Pingree	Bradford Wattenworth	5475/2435	V	\$319,900	\$139	\$319,900	2,309	\$139	302	\$334,800	104.7%
106 34	F 135 Market St #F	Retail Condo	8/27/2012	\$385,000	Gallant Marital Dist	Light Play Properties	5349/2338	V	\$391,000	\$410	\$391,000	940	\$416	305	\$406,800	104.0%
106 34	G 135 Market St #G	Retail Condo	8/30/2013	\$395,000	Gallant Marital Dist	Kim Lively	5475/1649	V	\$395,000	\$397	\$395,000	994	\$397	305	\$420,800	106.5%
105 1A	121 Bow St #1A	Inn Condo	11/1/2013	\$1,175,000	AHI Holdings	121 Bow St RT	5492/855	V	\$1,175,000	\$326	\$1,175,000	3,602	\$326	305	\$1,148,280	97.7%

\* Time Adj -4%.Yr Except Large Apt Complexes @ -6%/Yr and Motel/Hotel @ -8%/Yr.

\$13,243,966

\$13,233,129

AVG	100.1%
MEDIAN	101.5%
Weighted Mean	99.9%
Avg Abs Deviation	6.6%
COD	6.53
PRD	1.00

Retail  
 Portsmouth, NH C&I Sales 4/1/12 to 4/1/15  
 All by M-B-L

All

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	NHBD Quality	New Ass'd L+B Value	New A/S Ratio		
146	24	3	100 Albany St. #C	Retail Condo	10/8/2014	\$185,000	Robert Wason	South & Marcy Realty	5566/138	V	\$185,000	\$148	\$185,000	1,249	\$148	304	\$163,100	82.8%
253	9	8	115 Mirona Rd. #8	Retail Condo	9/12/2013	\$195,000	Richard Gamester	50% F Series Realty LLC	5478/1560	V	\$195,000	\$181	\$195,000	1,080	\$181	301	\$165,000	84.6%
126	33	101	51 Islington St. #1	Retail Condo	6/26/2012	\$1,347,133	51 Islington St LLC	Tanner Place LLC	5329/587	V	\$1,347,133	\$422	\$1,347,133	3,190	\$422	302	\$1,231,230	91.4%
105	13	102	68 State St. #102	Retail Condo	4/30/2012	\$310,000	68 State St Trust	64 State St RE Trust	5311/1001	V	\$330,000	\$373	\$330,000	831	\$397	305	\$320,320	97.1%
105	13	103	68 State St. #103	Retail Condo	1/9/2012	\$214,000	68 State St Trust	Alekosta LLC	5278/683	V	\$237,000	\$360	\$237,000	595	\$398	305	\$227,401	95.9%
107	68	103	222 State St.	Retail Condo	3/12/2013	\$250,000	226 State St LLC	Banela LLC	5417/2230	V	\$250,000	\$280	\$250,000	894	\$280	305	\$299,401	119.8%
126	6	105	107 Congress St #1	Retail Condo	8/25/2014	\$650,000	Z&L Brothers	Samia Properties Inc	5069/2634	V	\$650,000	\$337	\$650,000	1,927	\$337	305	\$703,200	108.2%
106	34	F	135 Market St #F	Retail Condo	8/27/2012	\$385,000	Gallant Marital Dist	Light Play Properties	5349/2338	V	\$391,000	\$410	\$391,000	940	\$416	305	\$406,800	104.0%
106	34	G	135 Market St #G	Retail Condo	8/30/2013	\$395,000	Gallant Marital Dist	Kim Lively	5475/1649	V	\$395,000	\$397	\$395,000	994	\$397	305	\$420,800	106.5%
117	44		76 Congress St.	Retail Office	12/21/2012	\$550,000	Steeplechase Assoc	daryle Kent Rev Tr 2012	5391/1664	V	\$550,000	\$224	\$550,000	2,450	\$224	305	\$509,381	92.6%
126	30		45 Pearl St.	Retail/Apts	11/1/2014	\$625,000	45 Pearl St Prop	Paisan Properties	5574/775	V	\$625,000	\$193	\$625,000	3,240	\$193	304	\$527,698	84.4%
135	45		426 Middle St	Retail/Ofc	1/17/2014	\$450,000	426 Middle St.	Samii Babak	5508/1175	V	\$450,000	\$195	\$450,000	2,306	\$195	304	\$444,251	98.7%
107	53		110 State St.	Retl/Apt	2/4/2014	\$750,000	Streetscapes Prop	DLJ Group	5511/1421	V	\$750,000	\$226	\$750,000	3,312	\$226	305	\$745,888	99.5%
106	28		45 Market St	Retl/Ofc/Apt	10/15/2013	\$525,000	Doris light	Colaco LLC	5486/2899	V	\$542,000	\$338	\$542,000	1,551	\$349	305	\$575,482	106.2%
107	37		49 Pleasant St.	Retl/Ofc/Apt	5/20/2014	\$1,575,000	Russell Hammer	3 West Property Mngmnt	5531/2544	V	\$1,589,000	\$249	\$1,589,000	6,324	\$251	305	\$1,435,520	90.3%
107	76		92 Pleasant St.	Retl/Ofc/Apt	2/3/2014	\$710,000	Deborah Phillips	Working Stiff Prop	5511/446	V	\$726,000	\$199	\$726,000	3,568	\$203	305	\$620,844	85.5%
117	31		44 Market St.	Retl/Ofc/Apts	8/28/2014	\$1,599,000	Nancy Alexander	44-48 Market St LLC	5556/1902	V	\$1,599,000	\$254	\$1,599,000	6,294	\$254	305	\$1,296,641	81.1%
117	43		74 Congress St.	Retl/Ofc/Apts	1/31/2014	\$800,000	Martine Cottagge LLC	Colaco LLC	5510/2139	V	\$800,000	\$306	\$800,000	2,616	\$306	305	\$462,734	57.8%
229	8		599 Lafayette Rd.	Shopping Center	1/30/2015	\$6,451,000	William Genimatas Rev	599 Lafayette LLC	5592/456	V	\$6,451,000	\$128	\$6,451,000	50,407	\$128	302	\$5,777,603	89.6%
238	16		1600 Woodbury Av	Shopping Center	6/2/2014	\$24,186,000	DSQ Holdings	DPF Acquisitions	5534/1681	V	\$24,186,000	\$181	\$24,186,000	133,369	\$181	304	\$23,368,113	96.6%
107	52	1	102 State St.	Store	12/18/2014	\$365,000	Alex Ray Portsmouth	Brick Act LLC	5583/293	V	\$365,000	\$513	\$365,000	711	\$513	305	\$413,998	113.4%
184	7		601 Islington St	Store	1/15/2013	\$850,000	Boxer Family Tr	HH Wholesalers LLC	5399/810	V	\$959,000	\$69	\$959,000	12,244	\$78	302	\$1,033,302	107.7%
223	34		895 Sagamore Ave	Store	7/19/2013	\$204,700	Jonathon Patek	High Marsh Boat Shop	5461/1708	V	\$204,700	\$118	\$204,700	1,732	\$118	303	\$228,642	111.7%
															\$43,776,833			
															\$41,367,348			
															AVG	95.9%		
															MEDIAN	96.6%		
															Weighted Mean	94.5%		
															Avg Abs Deviation	10.3%		
															COD	10.65		
															PRD	1.015		

Office  
 Portsmouth, NH C&I Sales 4/1/12 to 4/1/15  
 All by M-B-L

MEDIAN  
 Avg Abs Deviation  
 All #DIV/0!

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	NHBD Quality	New Ass'd L+B Value	New A/S Ratio		
216	1	10	155 Commerce Way	Office	8/1/2014	\$4,500,000	Tazman Investments	CIT Finance	5550/788	V	\$4,500,000	\$115	\$4,500,000	38,986	\$115	303	\$4,239,961	94.2%
212	26		1 Falkland Pl	Office	2/6/2015	\$450,000	Dasaro Properties	BC2 Holdings LLC	5593/867	V	\$450,000	\$74	\$450,000	6,058	\$74	301	\$479,295	106.5%
172	8		951 Islington St	Office	11/6/2012	\$1,890,000	Samia Salem Inc	Summit 951 Is,ington LLC	5375/1410	V	\$1,905,000	\$86	\$1,905,000	21,876	\$87	302	\$1,981,549	104.0%
127	4		159 Middle st.	Office	12/13/2013	\$768,000	Middlestone RE Invest	PF Jax RE LLC	6501/1757	V	\$768,000	\$192	\$768,000	3,991	\$192	304	\$783,078	102.0%
116	12		402 State St.	Office	7/22/2014	\$875,000	402 State St LLC	JR Seely Co LLC	5547/1332	V	\$895,000	\$174	\$895,000	5,037	\$178	305	\$1,065,265	119.0%
124	8		111Maplewood Ave	Office	11/5/2014	\$8,000,000	Maplewood & Vaughn	RJF Maplewood LLC	5573/84	V	\$8,000,000	\$394	\$8,000,000	20,307	\$394	305	\$6,935,206	86.7%
107	48	1	123 State St. #1	Office Condo	7/3/2012	\$731,533	Mark Connolly Trust	Barbara Noyes	5331/2128	V	\$731,533	\$292	\$731,533	2,509	\$292	305	\$794,100	108.6%
302	7	2	14 Manchester Sq	Office Condo	6/5/2014	\$657,700	25-29 Retail LLC	Suite 215 Holdings LLC	5535/1962	V	\$657,700	\$255	\$657,700	2,583	\$255	307	\$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	\$671,800	\$273	\$671,800	2,464	\$273	307	\$628,400	93.5%
118	26	4	407 Deer St. #6-16	Office Condo	5/7/2013	\$515,000	Travis McGee LLC	Samual Beck House	5438/309	V	\$519,000	\$283	\$519,000	1,820	\$285	305	\$487,701	94.0%
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	\$1,079,500	\$217	\$1,079,500	4,968	\$217	307	\$1,117,800	103.5%
118	26	10	Deer St. #8-4	Office Condo	10/9/2012	\$510,000	One Rocks Rd LLC	Danieki Pinkham House LLC	5364/2516	V	\$519,000	\$224	\$519,000	2,280	\$228	305	\$545,100	105.0%
240	2	2303	330 Borthwick Ave	Office Condo	4/1/2014	\$300,000	Thomas Habif	Cosmopolitan Portsmouth Pn	5521/2654	V	\$300,000	\$148	\$300,000	2,028	\$148	301	\$324,198	108.1%
151	6	D7	230 Lafayette Rd. #	Office Condo	12/19/2012	\$140,000	William Devaney	Gaylin Proeprties	5390/1346	V	\$170,000	\$124	\$170,000	1,127	\$151	302	\$175,500	103.2%
259	12	B04+B05	875 Greenland Rd.	Office Condo	11/26/2014	\$340,000	Seacoast Bulldogs LLC	Singer Portsmouth LLC	5578/852	V	\$340,000	\$156	\$340,000	2,178	\$156	304	\$330,200	97.1%
231	52	B1A	264 Lafayette Rd. B	Office Condo	4/12/2013	\$158,000	Pullen Rhodes etal	Buckeyes Rule LLC	5428/1650	V	\$180,000	\$107	\$180,000	1,480	\$122	304	\$182,300	101.3%
231	52	B2A	264 Lafayette Rd. E	Office Condo	1/17/2012	\$149,000	Khavari Living Trust	Ren Yueer	5279/2380	V	\$149,000	\$137	\$149,000	1,090	\$137	304	\$138,000	92.6%
106	34	C	135 Market St #C	Office Condo	7/19/2013	\$257,500	Gallant Marital Dist	Colmax Rev Tr 2011	5461/2110	V	\$257,500	\$258	\$257,500	997	\$258	305	\$264,400	102.7%
124	5	C3	118 Maplewood Av.	Office Condo	11/21/2014	\$170,000	Michael Singer	Tyrion RE LLC	5576/2657	V	\$170,000	\$179	\$170,000	951	\$179	305	\$164,399	96.7%
151	6	D13	230 Lafayette Rd. #	Office Condo	2/15/2012	\$122,000	Constance Passas	Mary Keenan	5288/1826	V	\$122,000	\$151	\$122,000	810	\$151	302	\$124,199	101.8%
151	6	D8+D9A+D:	230 Lafayette Rd. #C	Office Condo	9/13/2013	\$319,900	William Pingree	Bradford Watterworth	5475/2435	V	\$319,900	\$139	\$319,900	2,309	\$139	302	\$334,800	104.7%

\$22,704,933

	\$21,747,251
AVG	101.2%
MEDIAN	102.0%
Weighted Mean	95.8%
Avg Abs Deviation	5.2%
COD	5.06
PRD	1.056

Mixed Com/Res Use  
 Portsmouth, NH C&I Sales 4/1/12 to 4/1/15  
 All by M-B-L

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	NHBD Quality	New Ass'd L+B Value	New A/S Ratio
106 3	110 Chapel St.	Office/Apt	11/22/2013	\$842,500	Edward Weissman	Roxyjames Realty	5496/2647	V	\$1,013,500	\$195	\$1,013,500	4,320	\$235	305	\$1,023,873	101.0%
126 30	45 Pearl St.	Retail/Apts	11/1/2014	\$625,000	45 Pearl St Prop	Paisan Properties	5574/775	V	\$625,000	\$193	\$625,000	3,240	\$193	304	\$527,698	84.4%
107 53	110 State St.	Retl/Apt	2/4/2014	\$750,000	Streetscapes Prop	DLJ Group	5511/1421	V	\$750,000	\$226	\$750,000	3,312	\$226	305	\$745,888	99.5%
106 28	45 Market St	Retl/Ofc/Apt	10/15/2013	\$525,000	Doris light	Colaco LLC	5486/2899	V	\$542,000	\$338	\$542,000	1,551	\$349	305	\$575,482	106.2%
107 37	49 Pleasant St.	Retl/Ofc/Apt	5/20/2014	\$1,575,000	Russell Hammer	3 West Property Mngmnt	5531/2544	V	\$1,589,000	\$249	\$1,589,000	6,324	\$251	305	\$1,435,520	90.3%
107 76	92 Pleasant St.	Retl/Ofc/Apt	2/3/2014	\$710,000	Deborah Phillips	Working Stiff Prop	5511/446	V	\$726,000	\$199	\$726,000	3,588	\$203	305	\$620,844	85.5%
117 31	44 Market St.	Retl/Ofc/Apts	8/28/2014	\$1,599,000	Nancy Alexander	44-46 Market St LLC	5556/1902	V	\$1,599,000	\$254	\$1,599,000	6,294	\$254	305	\$1,296,641	81.1%
															\$6,844,500	
															\$6,225,946	
															AVG	92.6%
															MEDIAN	90.3%
															Weighted Mean	91.0%
															Avg Abs Deviation	8.0%
															COD	8.80
															PRD	1.018

Restaurant  
 Portsmouth, NH C&I Sales 4/1/12 to 4/1/15  
 All by M-B-L

Map #	Address	Prop. Type	Date of Sale	Sale Price	Seller	Buyer	Bk./Pg.	Verif.	Adj Sale Price	Sale Price/Unit	Adj. Sale Price	Bldg. Units	Adj. Sale Price/Unit	NHBD Quality	New Ass'd L+B Value	New A/S Ratio
161 43	806 US Rte 1 Bypa	Restaurant	9/15/2014	\$405,000	Portsmouth Land Acqu	Amba Realty LLC	5560/783	V	\$405,000	\$149	\$405,000	2,724	\$149	302	\$430,607	106.3%
285 13	2600 Lafayette Rd.	Restaurant Cond	12/30/2014	\$1,200,000	Mainly Portsmouth Pizz	Legacy Partners of NH LLC	5585/2825	V	\$1,200,000	\$311	\$1,200,000	3,856	\$311	301	\$1,170,900	97.6%
															\$1,601,507	
															AVG	101.9%
															MEDIAN	101.9%
															Weighted Mean	99.8%
															Avg Abs Deviation	4.4%
															COD	4.29
															PRD	1.022