

Portsmouth NH 2018 Partial Update - Summary of Values Conclusions

Vision Government Solutions has completed a preliminary valuation of all the properties in Portsmouth NH for their 2018 Partial Update. A review and analysis of all sale properties was performed. This included reviewing all construction costs and land values. It entailed a detail review of each sale parcel through a drive by review to ensure accurate data. These rates and value conclusions were tested against qualified sales that have occurred from 4/1/2017 to 3/31/2018 to ensure they are at market value.

Below is a breakdown of the old to new value change by land class, residential building style and by residential neighborhood. Also included are varies sales analysis studies by land class, date, building style and neighborhood to indicate that the assessments are at 100% of market value based on a comparison of recent sales data. These reports are separated into two date categories.

4/1/2017 to 3/31/2018

Old to New Review

Portsmouth's Residential Class increased 2% in value.

Land Class

Type of Property	% Change
Single Family	2%
Overall Residential Condos	2%
Two Family	4%
Three Family	6%

Residential Neighborhoods

Neighborhood Code	Adjustment Factor	% Change
120	0.90	7%
115	0.95	-7%
118	1.00	0%
119	1.00	0%
121	1.00	0%
132	1.00	0%
114	1.10	-3%
117	1.10	4%
127	1.10	3%
133	1.15	3%
125	1.20	6%
130	1.20	5%
128	1.30	6%
129	1.30	6%
134	1.30	0%
123	1.35	2%
112	1.50	2%
110	1.70	0%
131	1.70	1%
111	2.05	3%
104	2.15	11%
105	2.15	14%
113	2.40	1%
101	2.50	1%
102	2.50	2%
103B	2.50	1%
109	2.50	1%
108	2.70	0%
103A	2.90	1%

Sales Analysis Summary

Residential Land Use Summary

4/1/2017- 3/31/2018

<i>Summary by Land Use</i>										08/30/2018
<i>PORTSMOUTH, NH</i>										

Land Use Code		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
101	SINGLE FAM MI	153	550,725	513,065	0.94	495,000	476,700	0.94	0.04	5.04%	0.93
102	CONDO	134	475,595	449,484	0.94	385,000	363,600	0.94	0.02	3.14%	0.95
103	MOBILE HOM	15	169,133	154,700	0.91	185,000	176,200	0.94	0.05	10.07%	0.91
104	TWO FAMILY	4	676,625	621,500	0.91	717,000	673,650	0.92	0.05	6.52%	0.92
109	MULTI HSES MI	2	1,465,000	1,413,000	1.00	1,465,000	1,413,000	1.00	0.05	5.00%	0.96
			507,027	475,203	0.94	430,400	404,700	0.94	0.03	4.50%	0.94

Residential Sales Date Summary – 101,104,109 Land Use Codes

4/1/2017- 3/31/2018

<i>Summary by Sale Date</i>										08/29/2018
<i>PORTSMOUTH, NH</i>										

Sale Date Quarter	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
2017, Q 2	42	492,388	473,650	0.96	465,000	479,800	0.97	0.03	4.49%	0.96
2017, Q 3	54	559,052	520,809	0.94	484,500	464,800	0.93	0.04	4.48%	0.93
2017, Q 4	39	655,174	599,323	0.92	544,900	456,500	0.92	0.03	4.24%	0.91
2018, Q 1	24	561,525	517,517	0.93	573,250	503,100	0.93	0.05	7.30%	0.92
		565,393	527,113	0.94	497,000	480,100	0.94	0.03	5.12%	0.93

Residential Sales Price Summary

4/1/2017- 3/31/2018

<i>Summary by Sale Price Quartile</i>	08/29/2018
PORTSMOUTH, NH	

Sale Price Quartile	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
1	40	300,498	282,078	0.94	299,700	271,100	0.93	0.04	5.35%	0.94
2	40	433,898	410,652	0.95	435,000	404,700	0.95	0.03	4.42%	0.95
3	40	603,405	567,030	0.94	602,500	572,550	0.94	0.05	5.61%	0.94
4	39	932,962	856,938	0.92	814,900	783,500	0.93	0.03	4.96%	0.92
		565,393	527,113	0.94	497,000	480,100	0.94	0.04	5.12%	0.93

Residential Style Summary

4/1/2017- 3/31/2018

<i>Summary by Style</i>		08/29/2018
PORTSMOUTH, NH		

Style	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
01 Ranch	29	328,169	303,941	0.92	310,000	274,600	0.92	0.03	4.20%	0.93
02 Split-Level	2	531,500	497,600	0.94	531,500	497,600	0.94	0.02	2.13%	0.94
03 Colonial	17	545,871	532,500	0.98	545,000	511,000	0.97	0.03	3.34%	0.98
04 Cape Cod	21	644,781	587,243	0.92	571,500	523,300	0.92	0.03	4.30%	0.91
05 Bungalow	10	641,410	621,640	0.97	600,650	580,350	0.97	0.04	4.02%	0.97
06 Conventional	42	620,631	567,890	0.92	620,500	572,450	0.93	0.04	5.71%	0.92
07 Modern/Contemp	3	929,667	886,533	0.96	999,000	930,400	0.94	0.01	2.48%	0.95
08 Raised Ranch	4	386,250	374,825	0.97	383,500	374,300	0.98	0.04	4.08%	0.97
09 2 Unit	3	739,667	701,133	0.95	750,000	717,300	0.92	0.01	3.62%	0.95
10 Duplex	1	487,500	382,600	0.78	487,500	382,600	0.78	0.00	0.00%	0.78
105 Townhouse/Row	8	266,625	250,212	0.94	262,500	242,950	0.94	0.04	5.19%	0.94
106 Gambrel	2	425,000	424,000	1.00	425,000	424,000	1.00	0.00	0.00%	1.00
107 Gamson	3	474,800	427,400	0.91	497,000	443,200	0.89	0.02	3.00%	0.90
60 Victorian	1	936,000	872,800	0.93	936,000	872,800	0.93	0.00	0.00%	0.93
63 Antique	13	894,838	838,423	0.96	685,000	668,000	0.99	0.04	5.83%	0.94
		565,393	527,113	0.94	497,000	480,100	0.94	0.03	5.12%	0.93

Mobile Home Style Summary

4/1/2017- 3/31/2018

Summary by Land Use
PORTSMOUTH, NH

08/29/2018

Land Use Code	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
103 MOBILE HOM	15	169,133	154,700	0.91	185,000	176,200	0.94	0.05	10.07%	0.91
		169,133	154,700	0.91	185,000	176,200	0.94	0.05	10.07%	0.91

Residential Neighborhood Summary

4/1/2017- 3/31/2018

Summary by Land Neighborhood
PORTSMOUTH, NH

08/29/2018

Land NBHD	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
101	6	739,833	709,050	0.96	660,000	638,000	0.97	0.04	3.95%	0.96
102	7	907,786	802,157	0.91	760,000	718,100	0.92	0.09	9.32%	0.88
103A	5	897,980	816,380	0.91	750,000	700,100	0.92	0.01	2.17%	0.91
103B	16	678,569	642,612	0.95	692,000	634,400	0.95	0.04	5.07%	0.95
104	12	726,592	672,358	0.93	750,300	657,650	0.92	0.05	6.07%	0.93
105	16	592,975	547,338	0.93	587,500	511,650	0.94	0.05	6.58%	0.92
108	1	2,600,000	2,480,100	0.95	2,600,000	2,480,100	0.95	0.00	0.00%	0.95
111	3	980,000	900,900	0.93	850,000	819,000	0.96	0.04	5.56%	0.92
112	1	1,307,500	1,236,500	0.95	1,307,500	1,236,500	0.95	0.00	0.00%	0.95
114	6	414,083	395,033	0.96	398,000	380,600	0.95	0.03	4.21%	0.95
115	5	577,200	551,600	0.96	599,000	572,300	0.95	0.03	3.16%	0.96
117	2	574,950	530,850	0.92	574,950	530,850	0.92	0.05	5.43%	0.92
118	11	328,118	308,045	0.94	320,000	292,500	0.94	0.04	5.71%	0.94
120	2	272,500	245,150	0.90	272,500	245,150	0.90	0.01	1.11%	0.90
121	14	325,186	298,750	0.92	307,450	272,600	0.92	0.03	4.97%	0.92
123	2	299,950	278,250	0.93	299,950	278,250	0.93	0.04	4.30%	0.93
125	7	441,786	417,586	0.94	455,000	446,500	0.93	0.03	3.38%	0.95
127	4	631,175	599,475	0.95	544,850	518,700	0.95	0.01	1.58%	0.95
128	3	443,333	394,200	0.90	472,500	382,600	0.89	0.11	8.99%	0.89
129	16	465,225	443,450	0.96	447,500	422,600	0.95	0.03	4.67%	0.95
130	9	297,444	276,067	0.94	265,000	243,000	0.93	0.04	5.14%	0.93
131	8	492,725	465,275	0.94	473,000	453,700	0.95	0.02	2.89%	0.94
133	2	433,500	393,000	0.91	433,500	393,000	0.91	0.02	2.20%	0.91
134	1	999,000	930,400	0.93	999,000	930,400	0.93	0.00	0.00%	0.93
		565,393	527,113	0.94	497,000	480,100	0.94	0.04	5.12%	0.93

Residential Condominium Style & Complex

4/1/2017- 3/31/2018

<i>Summary by Style</i> PORTSMOUTH, NH	08/30/2018
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Style		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
120	House Conv 1FL	17	431,018	402,206	0.94	425,000	389,400	0.93	0.01	1.27%	0.93
121	House Conv 1FL+	17	463,659	435,118	0.94	459,000	437,700	0.94	0.01	2.88%	0.94
122	Townhouse End	22	488,886	461,859	0.93	394,000	371,650	0.93	0.02	3.91%	0.94
123	Garden End	39	359,244	340,487	0.94	205,000	199,500	0.94	0.03	3.49%	0.95
124	Townhouse Int	24	340,050	318,896	0.93	293,500	272,600	0.94	0.02	3.01%	0.94
125	Garden Int	4	607,875	583,650	0.96	634,250	616,600	0.95	0.00	1.32%	0.96
55	Condominium	11	1,196,500	1,142,582	0.95	1,046,000	1,049,100	0.95	0.03	3.44%	0.95
			475,595	449,484	0.94	385,000	363,600	0.94	0.02	3.14%	0.95

<i>Summary by Condo Complex</i> PORTSMOUTH, NH	08/30/2018
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Condo Complex		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
107	0126-0025	1	363,000	343,300	0.95	363,000	343,300	0.95	0.00	0.00%	0.95
112	0129-0001	1	352,000	328,000	0.93	352,000	328,000	0.93	0.00	0.00%	0.93
12	0103-0045	2	567,000	496,250	0.88	567,000	496,250	0.88	0.05	5.68%	0.88
121	0130-0058	2	434,450	408,650	0.94	434,450	408,650	0.94	0.00	0.00%	0.94
126	0131-0023	1	205,000	191,900	0.94	205,000	191,900	0.94	0.00	0.00%	0.94
128	0132-0019	1	273,500	258,100	0.94	273,500	258,100	0.94	0.00	0.00%	0.94
129	0132-0020	1	534,000	495,100	0.93	534,000	495,100	0.93	0.00	0.00%	0.93
13	0103-0083	1	505,000	475,800	0.94	505,000	475,800	0.94	0.00	0.00%	0.94
132	0134-0014	1	555,000	558,500	1.01	555,000	558,500	1.01	0.00	0.00%	1.01
138	0136-0002	1	580,000	542,000	0.93	580,000	542,000	0.93	0.00	0.00%	0.93
144	0137-0030	1	440,000	410,200	0.93	440,000	410,200	0.93	0.00	0.00%	0.93
145	0138-0015	1	512,000	478,700	0.93	512,000	478,700	0.93	0.00	0.00%	0.93
150	0138-0045	1	523,500	477,700	0.91	523,500	477,700	0.91	0.00	0.00%	0.91
152	0138-0064	1	390,000	355,500	0.91	390,000	355,500	0.91	0.00	0.00%	0.91
155	0140-0019	1	412,500	437,700	1.06	412,500	437,700	1.06	0.00	0.00%	1.06
156	0141-0002	1	485,000	458,300	0.94	485,000	458,300	0.94	0.00	0.00%	0.94
16	0105-0002	1	1,167,500	1,287,800	1.10	1,167,500	1,287,800	1.10	0.00	0.00%	1.10
164	0144-0022	1	235,000	226,400	0.96	235,000	226,400	0.96	0.00	0.00%	0.96
168	0145-0002	1	315,000	292,300	0.93	315,000	292,300	0.93	0.00	0.00%	0.93
169	0145-0013	1	459,000	419,600	0.91	459,000	419,600	0.91	0.00	0.00%	0.91
170	0145-0050	1	279,500	255,100	0.91	279,500	255,100	0.91	0.00	0.00%	0.91
176	0145-0088	1	330,000	308,900	0.94	330,000	308,900	0.94	0.00	0.00%	0.94
178	0146-0018	1	395,000	361,900	0.92	395,000	361,900	0.92	0.00	0.00%	0.92
179	0146-0023	1	250,000	235,500	0.94	250,000	235,500	0.94	0.00	0.00%	0.94
180	0146-0024	3	327,333	308,333	0.94	379,000	354,800	0.94	0.03	2.48%	0.94
189	0148-0032	1	521,300	492,300	0.94	521,300	492,300	0.94	0.00	0.00%	0.94
191	0148-0055	1	434,500	406,100	0.93	434,500	406,100	0.93	0.00	0.00%	0.93
198	0151-0021	1	292,000	272,200	0.93	292,000	272,200	0.93	0.00	0.00%	0.93
208	0156-0016	1	366,000	341,100	0.93	366,000	341,100	0.93	0.00	0.00%	0.93
214	0163-0024	1	473,000	444,000	0.94	473,000	444,000	0.94	0.00	0.00%	0.94
219	0171-0001	1	505,000	475,000	0.94	505,000	475,000	0.94	0.00	0.00%	0.94
220	0171-0014	1	285,000	276,100	0.97	285,000	276,100	0.97	0.00	0.00%	0.97

Condo Complex	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average	
224	0212-0028	1	249,900	232,600	0.93	249,900	232,600	0.93	0.00	0.00%	0.93
225	0212-0167	2	392,450	372,950	0.95	392,450	372,950	0.95	0.00	0.00%	0.95
227	0212-0169	1	392,500	370,100	0.94	392,500	370,100	0.94	0.00	0.00%	0.94
230	0212-0172	1	395,500	370,100	0.94	395,500	370,100	0.94	0.00	0.00%	0.94
232	0217-0002	12	311,317	289,958	0.93	306,000	282,750	0.92	0.05	6.16%	0.93
233	0219-0040	2	272,500	254,500	0.93	272,500	254,500	0.93	0.01	0.54%	0.93
237	0223-0030	3	783,667	725,600	0.93	796,000	741,600	0.93	0.00	0.36%	0.93
239	0232-0121	4	216,875	200,850	0.92	221,750	205,550	0.93	0.01	1.61%	0.93
242	0237-0060	2	285,000	258,700	0.91	285,000	258,700	0.91	0.00	0.00%	0.91
244	0272-0006	6	220,333	204,167	0.93	223,000	206,500	0.93	0.02	4.30%	0.93
245	0272-0009	18	168,450	156,722	0.93	169,950	159,800	0.93	0.02	3.82%	0.93
247	0293-0019	5	282,820	251,160	0.89	295,000	246,200	0.92	0.01	3.91%	0.89
294	0107-0046	2	637,500	598,750	0.94	637,500	598,750	0.94	0.01	1.06%	0.94
315	0105-0002	1	735,000	698,100	0.95	735,000	698,100	0.95	0.00	0.00%	0.95
317	0105-0013	3	895,600	863,000	0.97	718,000	712,000	0.95	0.00	1.40%	0.96
318	0140-0021	1	881,100	811,100	0.92	881,100	811,100	0.92	0.00	0.00%	0.92
319	0212-0026-0001	2	404,550	371,200	0.92	404,550	371,200	0.92	0.01	1.09%	0.92
320	0138-0006	2	532,000	491,300	0.92	532,000	491,300	0.92	0.01	0.54%	0.92
329	0126-0033	3	718,000	699,567	0.97	744,000	683,400	0.98	0.04	3.40%	0.97
336	0137-0020	3	538,000	518,800	0.96	428,000	403,300	0.94	0.00	1.77%	0.96
340	0163-0019	1	311,000	284,400	0.91	311,000	284,400	0.91	0.00	0.00%	0.91
341	0116-0051	1	625,000	569,500	0.91	625,000	569,500	0.91	0.00	0.00%	0.91
347	0116-0047	1	425,000	389,400	0.92	425,000	389,400	0.92	0.00	0.00%	0.92
35	0107-0011	1	600,000	569,900	0.95	600,000	569,900	0.95	0.00	0.00%	0.95
353	0144-0008	3	808,333	766,000	0.95	790,000	753,000	0.95	0.01	0.70%	0.95
357	0223-0003	2	657,400	611,300	0.93	657,400	611,300	0.93	0.04	4.30%	0.93
360	0124-0014	2	2,311,100	2,196,450	0.95	2,311,100	2,196,450	0.95	0.02	2.63%	0.95
362	0125-0002	4	1,082,125	1,050,025	0.98	1,123,000	1,099,250	0.99	0.02	3.03%	0.97
368	0105-0018	1	1,952,800	1,854,800	0.95	1,952,800	1,854,800	0.95	0.00	0.00%	0.95
369	0134-0010	1	215,000	204,600	0.95	215,000	204,600	0.95	0.00	0.00%	0.95
374	0126-0052	2	724,450	689,100	0.96	724,450	689,100	0.96	0.03	3.65%	0.95
7	0102-0053	1	390,000	365,300	0.94	390,000	365,300	0.94	0.00	0.00%	0.94

Condo Complex	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average	
96	0118-0029	2	946,750	915,550	0.97	946,750	915,550	0.97	0.02	2.06%	0.97
97	0119-001B	1	432,500	427,300	0.99	432,500	427,300	0.99	0.00	0.00%	0.99
99	0120-0002	1	443,000	420,500	0.95	443,000	420,500	0.95	0.00	0.00%	0.95
			475,595	449,484	0.94	385,000	363,600	0.94	0.01	3.14%	0.95

Residential Condominium Complex – Price Quartile

4/1/2017- 3/31/2018

Summary by Sale Price Quartile 08/30/2018
PORTSMOUTH, NH

Sale Price Quartile	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
1	34	193,074	179,512	0.93	175,950	171,800	0.93	0.02	3.29%	0.93
2	33	309,876	287,370	0.93	305,000	277,800	0.93	0.02	3.62%	0.93
3	34	457,771	431,794	0.94	439,950	416,050	0.94	0.01	1.85%	0.94
4	33	950,761	907,979	0.95	790,000	753,000	0.95	0.03	3.35%	0.96
		475,595	449,484	0.94	385,000	363,600	0.94	0.02	3.14%	0.95

Residential Condominium Complex – Date Quartile

4/1/2017- 3/31/2018

Summary by Sale Date
PORTSMOUTH, NH

08/30/2018

Sale Date Quarter	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
2017, Q2	35	440,723	418,189	0.95	390,000	355,500	0.94	0.01	2.19%	0.95
2017, Q3	31	455,348	428,532	0.94	380,000	371,200	0.94	0.03	4.15%	0.94
2017, Q4	33	575,691	542,594	0.94	395,000	375,800	0.94	0.01	1.87%	0.94
2018, Q1	35	434,023	411,549	0.93	310,000	288,800	0.93	0.02	4.09%	0.95
		475,595	449,484	0.94	385,000	363,600	0.94	0.02	3.14%	0.95